

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

Tuesday, September 18, 2012

**CCIDA OFFICE
9 East Washington Street
Ellicottville, New York
11:15 a.m.**

Roll Call:

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mr. Joseph Eade
Ms. Crystal Abers
Mr. Gregory Fitzpatrick
Mr. Brent Driscoll

Members Excused:

Mr. Salvatore Marranta

Staff:

Mr. Corey R. Wiktor - Executive Director
Mr. George Cregg, Jr. - Legal Counsel

Guests:

Mr. Rick Miller - *The Olean Times Herald*
Mr. John Hutchins - *The Woods At Bear Creek, Inc.*
Mr. Ken Pawlukovich - *The Woods At Bear Creek, Inc.*
Mr. James Henzler - *The Woods At Bear Creek, Inc.*
Mr. Ron Tritto - *Managing Director-The Woods At Bear Creek, Inc.*
Mr. Jason Crisafulli - *President, Kinley Corp.*

Mr. Steven Teuscher - *Director, The Vineyard Group*

CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 11:17 a.m. A roll call of the Board of Directors of the CCIDA was conducted - Mr. Marranca was excused from the meeting.

APPROVAL OF MINUTES:

A Motion was made by Joseph Eade, with a second by Gregory Fitzpatrick to accept the minutes from the July 24, 2012 Board of Directors Meeting. Motion Carried.

Mr. Wiktor next introduced Mr. John Hutchins - *Owner -The Woods At Bear Creek, Inc.*, Mr. Ken Pawlukovich - *Partner -CFO*, Mr. James Henzler, and Mr. Ron Tritto - *Marketing Director* to make a brief presentation in regards to the new project being contemplated at The Woods At Bear Creek, Inc. in Machias, New York.

Plans are underway for a new family resort in Cattaraugus County at the Former Jewish Community Center of Buffalo. The Woods at Bear Creek Family Resort is located on 750 acres of forested hills and meadows in Machias, New York – just 10 minutes from Ellicottville, NY. The resort’s main facilities overlook a 20 acre spring fed lake.

The property was formerly operated as Camp Lakeland by the Jewish Community Center of Buffalo until it closed in 2008. In 2011, entrepreneur and business developer John Hutchins purchased the property and plans are underway to create an all-inclusive year round family camping resort. The buildings and cabins will be renovated to feature “Glamping” services (Glamorous Camping). Hutchins’ passion is to have Glamping motivate area families to come together for a wilderness vacation that provides plenty of opportunity for family fun and bonding.

The climate controlled cabins sleep up to 8 people and include private bathrooms with hot and cold running water and showers, and even daily housekeeping. For those who prefer a more traditional means of camping, the resort will also feature Glamping tent options. The Resort will offer Glamping experiences that can include concierge services to guests which will add to the upscale niceties of their camping experience.

The Resort will feature 14 miles of nature trails as well as amenities such as an Olympic size swimming pool, basketball and tennis courts, and horseback riding to name a few. Affordable all inclusive packages will be available for families and guests, in addition to special rates for girls night out packages, bikers, school functions and team events, and hunters for off site hunting. A 6,800 square foot banquet facility offers scenic views of the lake from the dining area that is able to serve over 400 guests inside or outside - perfect for weddings, reunions, corporate functions & special events.

Construction and renovations to the property are expected to begin soon, and the resort is slated to open in spring 2013. Visit www.TheWoodsAtBearCreek.com. Phase two operations will

include a very upscale RV Park featuring roomy, private spots with views of the lake.

This project is will create nearly 40 jobs (FT/PT-Seasonal) and many local construction jobs in the first year alone. The project investment is roughly \$3,875,000(+,-). This project will feature multiple phases.

This project is looking for mortgage recording tax abatement and sales tax abatement assistance on this particular project. Mr. Wiktor stated that the cost of the property was \$1.3 Million alone even before any construction upgrades are completed. This property will come back out to the tax rolls.

RESOLUTION(S):

A Motion was made by Crystal Abers seconded by Joseph Higgins, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF THE WOODS AT BEAR CREEK, LLC.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Buffamante, Mr. Higgins, Ms. Abers, Mr. Eade, Mr. Driscoll voting yes. Mr. Marranca was excused. Motion Carried

A Motion was made by Gregory Fitzpatrick seconded by Joseph Eade, **RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF THE WOODS AT BEAR CREEK, LLC.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Buffamante, Mr. Higgins, Ms. Abers, Mr. Eade, Mr. Driscoll voting yes. Mr. Marranca was excused. Motion Carried

Mr. Wiktor next introduced Mr. Jason Crisafulli, President of *Kinley Corporation* and Mr. Steven Teuscher Director, *The Vineyard Group*. These representatives gave a brief update of the Bonaventure Square Project. Mr. Crisafulli stated that the family entertainment center, bowling alley, and the hotel will all be part of phase I of this project. Mr. Wiktor mentioned that some of the benefits of this project are the use of local contractors, local suppliers, job creation, and a 100 year old company making a commitment to the region with a \$65M project. The developer is looking to commence construction in Spring of 2013.

Mr. Wiktor next reviewed the Public Hearing minutes for the *ETJM Properties, LLC* which was conducted on August 14, 2012 at the City of Olean Municipal Building. Three people were in attendance at the public hearing, that included Mr. West Long the project developer, and two representatives of the Olean City Schools. The Olean City School Officials did comment that they are supportive of the project and appreciate Mr. Long's investment to Olean and the Region.

RESOLUTION(S):

A Motion was made by Mr. Eade seconded by Mrs. Abers, **RESOLUTION ACCEPTING THE DETERMINATION BY THE CITY OF OLEAN PLANNING BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE ETJM PROPERTIES, LLC PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Eade, Mr. Driscoll voting yes. Mr. Buffamante abstained. Mr. Marranca was excused. Motion Carried

A Motion was made by Mr. Higgins seconded by Mr. Fitzpatrick, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR ETJM PROPERTIES, LLC (THE “COMPANY”)**A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Eade, Mr. Driscoll voting yes. Mr. Buffamante abstained. Mr. Marranca was excused. Motion Carried

FINANCIAL REPORTS:

A Motion was made by Joseph Eade seconded by Brent Driscoll to accept the Financial Reports for July and August 2012 as submitted. Motion Carried

Mr. Wiktor also went over the Certificate of Deposit/Money Market Accounts for both the CCIDA and the CCRC and updated balances as of June 30, 2012. Third Party Asset Summary Agreements were confirmed as well for balance accounts over the FDIC limit of \$250,000. This information is provided to the CCIDA Board quarterly for their review and updates.

EXECUTIVE DIRECTOR’S REPORT:

Mr. Wiktor stated that we had two closing in August and we also anticipate one/two in the month of September.

Mr. Wiktor highlighted an article that appeared in the Olean Times Herald that outlined a hospitality and Tourism program that Holiday Valley held in conjunction with GCC which showcased employment opportunities in Tourism related job fields.

Mr. Wiktor advised the Board that Buffalo Niagara Enterprise will be spending the day in Cattaraugus County on September 21st. A kick off meeting will take place at our offices at 9:00 a.m., all day meetings will be held within Cattaraugus County.

Mr. Wiktor also reviewed the article on Agriculture by the numbers - New York Farming is Big

Business.

Mr. Wiktor stated that the Kwik Fill should be moving over to it's new location in November.

ADJOURNMENT:

A Motion to adjourn the CCIDA Board Meeting was made by Joseph Eade, seconded by Brent Driscoll. Motion Carried.

The meeting was adjourned at 12:44 p.m.

The next CCIDA Board of Directors Meeting: Tuesday October 23, 2012 at 11:15 a.m. the CCIDA Offices, with the dinner/tour to take place at SolEpoxy starting at 5:00 p.m. with a dinner to follow at Bartlett Country Club.