

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING MINUTES  
Tuesday, September 20, 2011  
CCIDA OFFICE  
3 East Washington Street  
Ellicottville, NY  
11:15 a.m.**

**Roll Call:**

**Members**

**Present:**

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

**Members Excused:**

Mr. Joseph Higgins

**Staff:**

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

**Guests:**

Ms. Sue Quattrone - HoliMont Inc.  
Mr. Nick Porcello - Casadent LLC

Mr. Eric Hund - The Villager  
Mr. Rick Miller - Olean Times Herald

CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 11:17 a.m.

Mr. Buffamante conducted the roll call, Mr. Joseph Higgins was excused from the meeting.

### **APPROVAL OF MINUTES**

A Motion was made by Joseph Eade, with a second by Greg Fitzpatrick to accept the minutes as submitted from the July 26, 2011 Board of Directors Meeting. Motion Carried.

Mr. Buffamante next introduced Ms. Sue Quattrone from HoliMont Inc. For a brief presentation in regards to their submitted Sale/Leaseback application that the CCIDA received from HoliMont Ski Resort. This project is for approximately \$450,000, which consist of new tower locations for snowmaking capability, mower, ski racks, rangers, corrals for skiers, employee uniforms, recycling containers, carpeting for main chalet, road repairs, point of sale computers, seat pads for lifts, and snowcat gps system, and renovations to the lift house.

Mr. Wiktor congratulated HoliMont Inc., one of the two ski resorts in the Cattaraugus County region for their continued reinvestment into their facilities. Sue Quattrone mentioned that with the economic down turn their resort has not seen much growth in new members in the last few years however, business has been stable to good over the past few years.

### **RESOLUTION(s)**

A motion was made by Greg Fitzpatrick seconded by Joseph Eade, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A COMMERCIAL PROJECT FOR HOLIMONT, INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried Mr. Buffamante disclosed that his firm does limited work for HoliMont Inc., however, Mr. Buffamante's firm is not directly connected to this particular project.

A motion was made by Crystal Abers seconded by Salvatore Marranca , **RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED COMMERCIAL PROJECT FOR HOLIMONT INC.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried. Mr. Buffamante disclosed that his firm does limited work for HoliMont Inc., however, Mr. Buffamante's firm is not directly connected to this particular project

Mr. Wiktor next gave a brief overview on the DST Properties LLC project - DST Properties LLC recently approached the CCIDA in early September and would like to request additional benefits for the increase in size of their manufacturing facility to be built from 10,200 sq. ft. To 16, 230 sq. ft. to increase production. Scott Rotary Seals current project is under construction in Olean, NY.

Mr. Wiktor mentioned that the SEQR and Public Hearing Resolutions and the Approving Resolution were approved in April 2011. This Resolution is an amendment to the current application that was submitted to the CCIDA in March of 2011.

A motion was made by Brent Driscoll seconded by Joseph Eade, **RESOLUTION AMENDING PROJECT DESCRIPTION REGARDING THE DST PROPERTIES NY, LLC PROJECT.**

A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Mr. Wiktor discussed the next set of Resolutions regarding the application from Win Sum Ski Corp. for the substation transmission line submitted at the July 26, 2011 CCIDA Board Meeting.

A motion was made by Salvatore Marranca seconded by Crystal Abers, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF WIN-SUM SKI CORP. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried. Mr. Buffamante disclosed that his firm does limited work for Win-Sum Ski Corp. however, Mr. Buffamante's firm is not directly connected to this particular project

A motion was made by Joseph Eade seconded by Brent Driscoll, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR WIN-SUM SKI CORP. (THE "COMPANY")** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried. Mr. Buffamante disclosed that his firm does limited work for Win-Sum Ski Corp., however, Mr. Buffamante's firm is not directly connected to this particular project.

Mr. Buffamante next introduced Mr. Nick Porcello from Casadent LLC to give a brief presentation of the project being considered by the CCIDA. Casadent LLC has asked the CCIDA to consider their application for the construction of a new dental office that will be constructed in on Buffalo Road in the Town of Allegany, New York. The applicant is looking to construct a brand new, state of the art 2,400 sq. ft. Facility to serve dental needs and patients in the Cattaraugus County Region.

Mr. Porcello stated that the investment \$260,000 would be in building and land costs with an additional \$400,000 in machinery and equipment costs along with \$181,000 in project related/infrastructure costs for a total project cost/investment of \$841,000.

Mr. Buffamante stated that Mr. Porcello is looking for sales tax benefits on the construction, machinery purchases, Mortgage Recording Tax Abatement and also a PILOT Agreement. This would be a 10 year Retail PILOT.

This facility will also house new, innovative dental equipment that will serve resident that now have to travel far distances to receive the dental treatments that they are seeking and needing. Per a study that we received from the Buffalo Niagara Enterprise (BNE) regarding newly constructed dental offices in Western New York, in the study it was noted that “the I-86 corridor is considered a “dental black hole” for recruiters to try and bring in new dentists to the region. As noted, we do have the study on file for those of you that may want to review the study and its findings. We also have a study noting the lack of dentists in Cattaraugus County, this study was provided by the Federal Government with respect to Health care providers by Region. Both studies are on file.

Mr. Marranca wanted to commend Corey Wiktor for going above and beyond with the extra research on this particular project and giving the CCIDA Board data from which to make their decision.

Mr. Wiktor also stated that he reached out to the Town of Allegany Supervisor Eaton. Supervisor Eaton is in favor of this project as with other projects of this type to bring more jobs into the Town.

Mr. Buffamante being a member of the Olean General Hospital Board discussed with the CCIDA Board one of the hospitals biggest challenges is recruiting of doctors/professionals and he also stated that the main core of physicians at the hospital are in the upper age bracket within five to ten years of retirement. The hospital also has a dental clinic which have a hard time of attracting dentists, and with the current nationwide shortage of physicians, OGH has to work extra hard at the recruiting process. Mr. Buffamante also mentioned that all the recruits are looking for brand new state-of-the art facilities to practice their profession and we are not on the top of geographical listing of places to go. Mr. Buffamante stated that this will be a tremendous opportunity for a growing business in the coming years and applauded the investment that Mr. Porcello is making for this state-of-art facility.

Mr. Wiktor advised the CCIDA Board that the proposed investment will be approximately \$841,000. Mr. Wiktor also, stated that Mr. Porcello had the opportunity to move to Tennessee to practice dentistry therefore this project may not have come to fruition if Mr. Procello hadn't decided he wanted to stay in the Cattaraugus County area.

A motion was made by Salvatore Marranca seconded by Crystal Abers, **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 CASADENT LLC.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

A motion was made by Joseph Eade seconded by Gregory Fitzpatrick, **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 CASADENT, LLC.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick, Mr. Marranca, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Mr. Wiktor next presented to the CCIDA Board the Approving Resolution for the Bonaventure Square Project in Allegany, New York.

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

Mr. Wiktor reviewed with the CCIDA Board of the findings of the Town of Allegany Planning Board in regards to the proposed Allegany Wind Project.

Mr. Cregg, Jr. reviewed the SEQR findings with the CCIDA Board. Mr. Buffamante mentioned that the findings was very comprehensive in the requirements placed on Allegany Wind to minimize the effects on the environment in many different aspects including ground water, noise, air quality, roads and various other items, very little was left out of their analysis which was very thorough. Mr. Buffamante explained that most of the restrictions are during the construction period however some additional monitoring is to be done after the completion of the project. The Agency spent a good deal of time in reviewing and conducting their own SEQR Findings.

Mr Wiktor also mentioned that the Town of Allegany Planning Board looked at everything from property values, to ice throw, setbacks, to 9,100 acres being disturbed by the 29 wind turbines before making the final SEQR determination.

Mr. Wiktor also mentioned to the CCIDA Board that the Public Hearing has been set for the Allegany Wind Project for 2:00 p.m. on October 18, 2011 at the Allegany Senior Center on Birch Run Road in Allegany, NY.

A motion was made by Salvatore Marranca seconded by Gregory Fitzpatrick, **RESOLUTION AUTHORIZING THE ISSUANCE OF A FINDINGS STATEMENT RELATIVE TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE ALLEGANY WIND LLC PROJECT.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Fitzpatrick, Mr. Marranca, Mr. Buffamante, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Next, Mr. Wiktor discussed the Uniform Tax Exempt Policy that was adopted on February 3, 2010 relating to commercial wind farms, that verbiage was built into the PILOT that if the impacted taxing jurisdictions, local school, county, and town agreed with the requested deviation

that it could be incorporated into that project. A request was received from Allegany Wind - Everpower for concessions/deviations from our current PILOT policy in regards to the application received from Everpower-Allegany Wind. Our position is that we would not make any deviations however if the town, county, and school agreed upon a deviation in writing we would consider their request for a deviation from our Uniform Tax Exempt Policy.

Mr. Buffamante explained to the CCIDA Board that we are not approving a deviation from our current Tax Exempt Policy, however if Corey Wiktor received any requests/agreements from the taxing jurisdictions he would bring them to the CCIDA Board. This Resolution is authorizing Corey Wiktor to communicate with the various taxing jurisdictions in regards to any deviations from our current Uniform Tax Exempt Policy.

A motion was made by Brent Discoll seconded by Salvatore Marranca, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEND A LETTER TO THE CHIEF EXECUTIVE OFFICERS OF THE AFFECTED TAXING ENTITIES INFORMING THEM OF A PROPOSED DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED ALLEGANY WIND LLC PROJECT.** A Roll Call vote was taken with Mr. Eade, Mr. Driscoll, Mr. Fitzpatrick, Mr. Marranca, Mr. Buffamante, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

## **FINANCIAL REPORTS**

Mr. Wiktor advised the CCIDA Board that a Proposed Budget for 2012 will be presented to the Board at our October 25, 2011 meeting.

Mr. Wiktor mentioned that our postage as will probably pass what has been budgeted because of the additional cost of mailing monthly packets.

Mr. Buffamante mentioned that Fringe Benefits was under budget however, Mr. Wiktor mentioned that the annual NYS Retirement bill was recently received and will be due December 15, 2011 in the amount of \$14,000. Mr. Marranca suggested Mr. Wiktor discuss with Denise from RA Mercer the possibility of accruing this expense on a monthly basis because it is a large item. Mr. Wiktor advised that he will look into this with the auditor RA Mercer

A Motion was made by Salvatore Marranca seconded by Joseph Eade to accept the Financial Reports for July and August 2011 as submitted. Motion Carried

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Wiktor discussed his involvement of being on the Advanced Manufacturing Sub Committee for the Regional Economic Development Council which he has been asked to serve on. Mr. Wiktor stated that he is honored to have been asked to participate in this subcommittee.

Mr. Wiktor also mentioned that the NYSEDC has decided to mirror the Cost Benefit Analysis that our IDA used on a project back in June 2011. Depending on the number of IDA that participate in this program the cost per IDA will be approximately \$1,500 with an annual fee of \$500. Mr. Wiktor feels that once this statewide program has been developed it will be a very beneficial tool for our use with each of our projects and also for other IDA's as well.

Mr. Wiktor also wanted to thank the local newspapers for their publication of the Press Release of the new web site for Cattaraugus County Economic Development Team web site which is [www.cbizhelp.com](http://www.cbizhelp.com). This Press Release was in Business First, Olean Times Herald, and the Jamestown Post Journal. This press coverage has been very beneficial in getting the word out to locals for a virtual one stop.

Mr. Wiktor also advised the CCIDA Board that he is working on a draft of a revised/updated Sale/Leaseback application. This application has not been revised in approximately 30 years so it is time to make some changes and incorporate some new items into the application. This will be presented to the Board over the next few months for their review before a new application is put into place.

Mr. Wiktor mentioned the "Getlisted.org" seminar to be held on November 1, 2011 at Holiday Valley. This is the first time that this type of seminar has been held locally and we are excited to be a part of it.

The next IDA Board meeting will be held on **October 25, 2011** at the **CCIDA offices at 11:15 a.m.** We plan to meet at John Harvard's at 5:00 p.m. for the tour of the Tamarack Club with cocktails starting at 5:45 p.m. and dinner to be served at 6:30 p.m. I realize that this might be inconvenient for some of the board members, however with such a full agenda with much discussion it was decided to have the meeting at the regular time and than to return to the Tamarack Club for the tour and dinner.

Motion was made by Joseph Eade seconded by Salavatore Marranca to go into Executive Session.

Motion was made by Brent Driscoll seconded by Greg Fitzpatrick to go out of Executive Session back to the CCIDA Board Meeting.

## **ADJOURNMENT**

A Motion to adjourn the CCIDA Board Meeting was made by Greg Fitzpatrick, seconded by Thomas Buffamante. Motion Carried. The meeting was adjourned at 1:17 P.M.