

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

September 20, 2016

**CCIDA OFFICE
11:15 a.m.
9 East Washington Street
Ellicottville, New York 14731**

Roll Call: -Taken-

Members

Present:

Mr. Thomas Buffamante -Chairman
Mr. Joseph Higgins
Mr. Joe Snyder
Mr. Brent Driscoll
Mr. Michael Wimer
Mr. Dick Giardini

Excused:

Mr. Greg Fitzpatrick

CCIDA Staff:

Mr. Corey R. Wiktor, Executive Director
Mr. George Cregg, Jr., Agency Counsel
Mr. Greg Sehr, Upstate Consultants, LLC (IDA Consultant)

Presenters/Guests:

Mr. Rich Miller – *Olean Times Herald*
Mr. Nick Percio – *WPIG Radio Station*

Chairman Thomas Buffamante called the meeting to order at 11:19 a.m.

A roll call vote of the Board of Directors of the CCIDA was taken everyone was present with the exception of Mr. Greg Fitzpatrick who was excused. Mr. Wiktor introduced the newest member

of the CCIDA Board Mr. Dick Giardini who is also a member of the Cattaraugus County Legislature. Mr. Wiktor also discussed the reappointment of Mr. Mike Wimer. due to a conflict of interest Mr. Wimer was advised by Counsel to resign and after the deal was closed was able to be reappointed to the CCIDA Board by the Cattaraugus County Legislature.

APPROVAL OF MINUTES:

A Motion was made by Brent Driscoll, with a second by Joe Snyder to accept the July 19, 2016 CCIDA Board Meeting Minutes as presented to the CCIDA Board. **Motion Carried**

***NEW APPLICATION/PROJECT:**

-3032 Penn, LLC.: 3032 Penn LLC has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider inducing their proposed light manufacturing project that is proposed to take place in Franklinville, NY.

Mr. Wiktor advised the CCIDA Board that the developer 3032 Penn LLC was not able to attend our board meeting because they are closing on the property in Franklinville, NY and could not reschedule the closing.

The Company is proposing to renovate and overhaul the former “Mosler Safe Building” The building is roughly a 55,000 sq. foot, they are planning on an expansion to the current facility as well as to renovate the existing structure (office) as well. This renovation greatly needed to bring the building back to life, as it has been mostly vacant and underutilized for nearly 12 years. This project will allow Gordon Companies Inc. to open up a net new business in Cattaraugus County, that will not only bring in new jobs to the Village of Franklinville, and the surrounding area, but it will improve an existing location. This is excellent news for Franklinville and what this dynamic project with the multiple sectors could bring to Cattaraugus County. Mr. Wiktor stated that this initial project could bring multiple projects to come to Cattaraugus County

Mr. Wiktor is being developed by Frank Bork and David Gordon – of Dave’s Christmas Tree World. They are the number one online retailer of Christmas products however they also sell a number of other products everything from toilet paper to lawn furniture, and currently employ 350 people at their other location. They are looking to add 12 -15 jobs in the first year alone after the renovations are complete. They are looking at starting this fall with the office, roof, lighting etc. renovations. The discussion of phase II has already taken place as they are looking for additional light manufacturing, distribution, warehouse space, packaging. Mr. Wiktor mentioned that in Buffalo he runs two shifts 365 days a year. Mr. Wiktor also stated that Christmas is a major component of the business, however there are numerous other products that are provided for retail

Mr. Wiktor mentioned that this same developer just finished a project (\$4 Million) with the ECIDA and it has been completely built out.

Mr. Gordon and Mr. Bork are looking for sales tax abatement on purchases for the renovation and for a PILOT agreement. The current taxes on the former Mosler Safe building would remain

however, the new value added would have a PILOT Agreement so that the developer would have a definite tax payment schedule for the next ten (10) years. Also, potentially a mortgage recording tax exemption later down the road. They will also be using all local labor in regards to the renovations.

This building needs a great deal of work and upgrades, which are to be started in later 2016. **The total project cost/investment is \$500,000.**

RESOLUTIONS:

A **Motion** was made by Brent Driscoll, seconded by Mike Wimer, **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 3032 PENN LLC.** A Roll Call vote was taken with, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Giardini, Mr. Wimer and Mr. Buffamante voting yes. Mr. Fitzpatrick was excused. **Motion- Carried.**

A **Motion** was made by Brent Driscoll, seconded by Joseph Higgins, **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 3032 PENN LLC.** A Roll Call vote was taken with, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Giardini, Mr. Wimer and Mr. Buffamante voting yes. Mr. Fitzpatrick was excused. **Motion- Carried.**

-HoliMont Inc: HoliMont has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider their application for the construction and installation of various items to the Resort that include the following; various upgrades/machinery for the 2016/2017 ski season. Waterline replacement/construction to improve/upgrade snow making, construction of a new resort/office equipment upgrades and also Power plant upgrades. HoliMont Inc. is asking for sales tax abatement only. **The Total project cost/investment is \$350,000**

Mr. Wiktor mentioned that this a much small project than in the past however coming off of a light winter it is understandable. Sue Quattrone had mentioned that the winter season was off however the wedding season has been brisk with has helped with the bottom line. The HoliMont Inc. Board meeting will be held on October Fest weekend and Mr. Wiktor is hoping to hear some good news in regards to a next phase of the WestMont Ridge project.

The HoliMont Inc representative Susan Quattrone was unable to be here today due to a prior commitment at Holiday Valley who is hosting a State Association of Ski Resorts that she was required to attend.

RESOLUTIONS:

A **Motion** was made by Brent Driscoll, 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 HOLIMONT, INC.** A Roll Call vote was taken with, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Giardini, Mr. Wimer and Mr. Buffamante voting yes. Mr. Fitzpatrick was excused. **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for HoliMont Inc. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that the Cattaraugus County Bank has done work for HoliMont Inc. but has no financial interest or direct involvement in this proposed project.)*

A **Motion** was made by Brent Driscoll, seconded by Joseph Higgins, **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 HOLIMONT INC.** A Roll Call vote was taken with, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Giardini, Mr. Wimer and Mr. Buffamante voting yes. Mr. Fitzpatrick was excused. **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for HoliMont Inc. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that the Cattaraugus County Bank has done work for HoliMont Inc. but has no financial interest or direct involvement in this proposed project.)*

Resolution from prior Application/Project that are in process

Olean Gateway LLC: A Resolution supplementing the terms of an approving resolution adopted by the agency on June 7, 2016 regarding a certain lease/leaseback transaction for the Olean Gateway, LLC. The IDA will be looking to close on this proposed project on September 20, 2016. The following supplemental approving Resolutions are needed to bring this previously approved but unclosed project into compliance with the new law that became effective June 15, 2016. The first phase of this project is for 30,000 to 40,000 sq. ft. of mixed use retail space and the second phase is for the 100 room hotel that is looking to start sometime in 2017.

A **Motion** was made by Brent Driscoll, seconded by Mike Wimer, **RESOLUTION AUTHORIZING A DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED PAYMENT IN LIEU OF TAX AGREEMENT TO BE ENTERED INTO BY THE AGENCY IN CONNECTION WITH THE PROPOSED PROJECT FOR OLEAN GATEWAY LLC (THE "COMPANY").** A Roll Call vote was taken with, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. Mr. Fitzpatrick was excused. **Motion- Carried.**

A Motion was made by Joseph Higgins, seconded by Brent Driscoll, **RESOLUTION SUPPLEMENTING THE TERMS OF AN APPROVING RESOLUTION ADOPTED BY THE AGENCY ON FEBRUARY 5, 2016 REGARDING A CERTAIN LEASE/LEASEBACK TRANSACTION FOR THE OLEAN GATEWAY LLC PROJECT.** A Roll Call vote was taken with, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. Mr. Fitzpatrick was excused. **Motion- Carried.**

FINANCIAL REPORT:

A Motion was made by Joe Snyder, seconded by Mike Wimer to approve the July 2016 and August 2016 Operating Statement as prepared. **Motion - Carried**

Mr. Wiktor stated that **\$43,483** of income was received in the month of August 2016. The income received by the Agency was in regards to an Administrative Fee from closing of the Olean Lodging Partnership (\$22,870) and 49 S. Water Street LLC (\$20,613) project closings.

Mr. Wiktor also stated that Holiday Valley will be closing a project this week with the CCIDA and Olean Gateway will be closing this week. This will give the CCIDA income for the month of September 2016. There are also a couple of project on the horizon that are in the closing stages. The income is down slightly but we are hoping to get all deals that are in process to come to fruition. We have tried very hard to keep the expenses to a minimal. We also anticipate two new applications for the month of October.

EXECUTIVE DIRECTORS REPORT:

CCIDA Board Members: Provided an updated listing of all CCIIDA Board Members with new members listed.

NYSEDC Conference: Conference held in Saratoga Springs, NY on August 23& 24, 2016. Mr. Wiktor and Mr. Sehr attended this two day well attended/run conference. Very good conference, discussions and information provided. This conference was called Washington Comes to Albany. Many federal agencies attended this event which is very beneficial to get a contact from the various agencies.

Uneven Progress: By: Thomas P. DiNapoli, State Comptroller – *Office of the New York State Comptroller Report that explores employment and wage trends in upstate New York. When comparing the 12 months ending in June 2016 to the previous year, almost every upstate region saw an increase in jobs.* Please see the attached Report for additional valuable information.

Olean Business Development: Grand Opening Celebration to be held on September 22, 2016 from 4- 7 p.m. All Board Members and Guests are invited to attend this event. In addition, we received letter from the Olean Business Development in regards to the IDA's \$5,000 donation and \$15,000, 5 year pre-paid rent on office space.

Manufacturing Technology Institute (MTI): Grand Opening on Thursday September 14, 2016, at 11:00 a.m. with a ribbon cutting and guided tour, at JCC Olean Campus.

Jamestown CC Opens New Manufacturing Technology Institute In Olean:

Albany Business Review: By: Mark Goshgarian August 30, 2016 The new 20,000 sq. ft. facility is equipped with large classrooms and lab space as well as areas for local entrepreneurs to develop new prototypes. This program offers classes in heavy machinery, 3-D printing and welding, which is a very significant part of the region's leading industry. This is excellent news!

MJ Painting Contractor Corp: Recent ad in the Olean Times Herald thanking the IDA and all the contractors that helped with the Multi-Million dollar expansion Project for MJ Painting Contractor Corp. that is now complete.

Olean Times Herald Article: Dated: August 31, 2016 by: Kelsey Boudin “*Rehab underway at once-condemned Marra buildings.*” Renovations at the former Marra buildings at 110 – 116 W. State Street – once slated for the wrecking ball have begun following their purchase by SolEpoxy President Jeff Belt. Mr. Belt has worked with the city Urban Renewal Agency to spark life into properties that have long sat dormant near Olean's largest intersection.

Olean Times Herald Article: September 4, 2016 by: Rick Miller “Gateway, Solean projects move forward; DEC seeks further cleanup” A cleanup plan for a 17 acre site at this Brownfield site at 251 Homer St. is being proposed by the state Department of Environmental Conservation. It is the future site of a second Solean solar project proposed by BQ Energy of Poukeepsie, with more than 12,000 solar panels, enough to power 700 homes. The city of Olean will benefit by receiving \$90,000 in electricity credits a year.

Olean Times Herald Article: Dated: September 6, 2016 by Kelsey Boudin “*Continuing momentum at SBU.*” An in-depth look and article with Interim President, Dr. Andrew Roth. The strategic plan is to increase enrollment to increase student effectiveness and financial health.

Buffalo Business First Article: dated August 24, 2016 “*Pumpkinville secures Peanuts designation*” Peanuts Inc., which oversees the Charles M Schultz estate and controls the use of images and characters from the beloved comic strip, has selected Pumpkinville as one of the designated “sincere pumpkin patches” for the 50th anniversary of “It's a Great Pumpkin Charlie Brown.”

WNY-Inter-regional Rail Tourism Corridor meeting: New Group formed to discuss some of our new rail investment and tourism ideas relating to Gowanda and the various Communities along the railroad(s).

Olean Times Herald Article: Dated: August 30, 2016 by: Kelsey Boudin, “*Mayor Aiello: Main road may be open to traffic again by end of week.*” The third and final phase of the \$8.85 million North Union Street reconstruction project should meet its late October deadline. In addition, ***a ribbon cutting ceremony has been tentatively slated for October 21, 2016 for Walkable Olean.***

WNY Conference on Sustainable Development & Collaborative Governance:

Conference was held on Wednesday, September 7, 2016 at the Hotel @ The Lafayette, Buffalo, NY.

Albany Business Review: Dated: September 13, 2016 “*New Grants for manufacturers to slash energy bills*” The state is offering \$10 million to help manufacturers in New York deal with some of the highest energy bills in the nation. Commercial energy users can apply for the \$10 million from the New York State Energy Research and Development Authority to help large energy users find ways to cut their electricity usage and costs.

Olean Times Herald Insert: Dated: July, 2016 Dedicated Community Leaders & former IDA Board Members, James Stitt and Jim Boser highlighting their commitment to the community.

General Project Updates: Review of various projects in process.

A **Motion** was made by Mr. Higgins, seconded by Mr. Driscoll to go into Executive Session to discuss a matter of property acquisition/disposition. **Motion Carried**

A **Motion** was made by Mr. Higgins, seconded by Mr. Wimer to return from Executive Session back into the CCIDA Board Meeting. **Motion Carried**

ADJOURNMENT:

A **Motion** to adjourn the CCIDA Board Meeting was made by Joseph Higgins, seconded by Thomas Buffamante at 1:45 p.m. **Motion Carried.**

The next CCIDA Board of Directors meeting: Tuesday October 25, 2016 at 11:15 a.m. at CCIDA Office in Ellicottville, New York.

PLEASE NOTE WE WILL BE MEETING AT JCC – (MTI Building) at 4:45 p.m. for a tour with dinner to follow at Century Manor.