

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING

August 4, 2009

CCIDA OFFICES

3 East Washington Street

Ellicottville, NY

11:15 a.m.

Roll Call

Members

Present

Thomas Buffamante - Chairman

Joseph Eade - Secretary

Crystal Abers - Member

Gregory Fitzpatrick - Member

Members

Excused

Joseph Higgins - 1st Vice Chairman

Salvatore Marranca - Second Vice Chairman

James Stitt - 1st Assistant Secretary/Treasurer

Staff

Corey R. Wiktor - Executive Director

Guests

Kathy Kellogg - Buffalo News

Rick Miller - Olean Times Herald

Ian Biggs - The Villager

Robert Dingman - NY&LE Railroad

Chairman, Thomas Buffamante called the meeting to order at 11:27 a.m..

APPROVAL OF MINUTES

A Motion was made by Joseph Eade , with a second by Greg Fitzpatrick to accept the minutes from the June 9, 2009 Board Meeting as prepared. Motion Carried.

Mr. Buffamante next addressed a group of guests from the that reside in Cattaraugus County, Mr. Bradley Parker spoke for the group. Mr. Parker wanted to follow up from last months meeting when John Schenne addressed the CCIDA Board. Mr. Parker distributed three (3) reports that documented the loss of real estate value all around the world when it comes to the installation of industrial scale wind turbines. Mr. Parker discussed the loss in property value in the immediate vicinity and also within 1.5 miles of an industrial wind turbine project according to these reports. Mr. Parker also mentioned that in regards to creation of jobs it is estimated that there would be one (1) job created for every 12-15 wind turbines. When Horizon is considering a 50 - 60 wind turbine project in Ashford, Yorkshire, and Machias they are essentially creating approximately 4 jobs. Mr. Parker also mention that US Congressman Eric Messa is coming to Franklinville on Sunday, August 9th at 2:00 p.m. to host a public forum in regards to Wind Energy.

Mr. Buffamante advised Mr. Parker and his group of the three (3) Public Hearings being conducted in September in regards to the proposed PILOT changes to include the Wind Energy. Also, most localities are in the process of developing local laws along with holding public hearings. Mr. Buffamante mentioned that the CCIDA is just one piece to the puzzle and far less significant than the local towns. Mr. Parker asked if the Wind Committee prepared a report in regards to their recommendations and findings. Mr. Buffamante advised Mr. Parker that the Wind Committee has prepared a draft Uniform Tax Exempt Policy, the findings are the responsibility of the local Towns.

Mr. Wiktor advised Mr. Parker that the CCIDA has no permitting ability and no law ability in regards to wind turbines, both of these areas are handled by the individual towns where the projects are to be located.

Mr. Eade also mentioned that Corey Wiktor the CCIDA Executive Director has been connected with the various entities involved getting their input concerns and keeping the CCIDA Board fully informed via e-mail and thru Board Meetings.

Mr. Wiktor mentioned that the Public Hearing have been scheduled for Tuesday, September 8th at West Valley Central School, Wednesday, September 9th at the Cattaraugus County Office Building in Olean, NY, and Thursday, September 10th at the Cattaraugus County Office Building in Little Valley, NY, all meetings are schedule to being at 6:30 p.m. Mr. Wiktor advised the CCIDA Board that by law the IDA is required to hold one (1) Public Hearing however, due to

transparency the CCIDA choose to do (3) three meetings and they will be held in the evening so that they would be more accessible to the working public.

APPROVAL OF FINANCIAL REPORTS

A Motion was made by Crystal Abers, with a second by Greg Fitzpatrick to accept the operating statement for June 2009. Motion Carried

FINANCIAL REPORT

Mr. Wiktor discussed with the Board that normal procedure is to revise the Annual Budget in September of each year. This revision to the 2009 Budget will be done for the next CCIDA Board Meeting scheduled for September 15, 2009. Mr. Wiktor advised the CCIDA Board that the expenses have been keep to a minimum as currently year-to-date through June 2009 the expenses are \$84,285 with a yearly budget of \$207,056. The revised Budget will be submitted to the CCIDA Board in September for their review and adoption of the adjusted Budget.

Mr. Wiktor expressed thanks to Greg Fitzpatrick for his help and review of the Financial Statements. Mr. Wiktor also thanked Mr. Marranca, Mr. Stitt, Mr. Buffamante, and Mr. Fitzpatrick for their guidance and support in the review of the current investments. After much research of current interest rates and other avenues available to invest the CCIDA monies, it has been decided that keeping the investments local (within Cattaraugus County) is the best solution at the current time.

Mr. Wiktor next reviewed the application received from HoliMont Inc. for their annual summer improvements/seasonal improvements. This project is approximately \$655,388 total package to include a new groomer, Phase III snowmaking upgrades, new tower locations for snow guns, seat cushions for lifts,enhancement of terrain park elements, snowmobiles, hill electric coordination study, radios, chargers, and mics, new roof on HoliBarn, including a sunrise deck and grill area, and various race center improvements. HoliMont Inc. is looking for sales tax abatements only for this project, they are not looking for real property tax or mortgage recording tax abatements.

Mr. Buffamante stated that it is great to see HoliMont Inc. continue to invest in their facilities to keep them fresh and updated which in turn brings a number of visitors into the area to continue to support the restaurants and small businesses in the area. Mr. Eade stated that this project is particularly reassuring during these tough economic times that both ski areas (HoliMont Inc. and Holiday Valley) continue to be creative in their reinvestments in their facilities.

RESOLUTION(s)

Motion was made by Joseph K. Eade seconded by Crystal Abers, **RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED COMMERCIAL PROJECT FOR HOLIMONT INC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Eade, Mr. Fitzpatrick, and Ms. Abers voting yes. Mr. Higgins, Mr. Marranca, and Mr. Stitt were excused Motion Carried.

Motion was made by Joseph Eade seconded by Crystal Abers, **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. Buffamante, Mr. Eade, Mr. Fitzpatrick and Ms. Abers voting yes. Mr. Higgins, Mr. Marranca, and Mr. Stitt were excused. Motion Carried.

Mr. Buffamante next introduced Mr. Robert Dingman from NY&LE Railroad. Mr. Buffamante stated that he felt that it would be a good opportunity to have Mr. Dingman update the CCIDA on the status of rail operations within Cattaraugus County.

Mr. Dingman distributed a package to each CCIDA Board Member outlining the proposal being submitted to the CCIDA to create a Railroad Rehabilitation and Development Fund using redundant rail assets. After a brief review of the past railroad history the final proposal was reviewed. Due to the fact that no past or present customers are located on the segment from Conewango Valley to Waterboro, nor are there likely to be in the foreseeable future. NY&LE proposed to selectively remove the majority of the track material for salvage and to place the net proceeds in a CCIDA administered Rehabilitation and Development Fund to be used for track emergencies, rehab and where no NYSDOT funds are available and in the event that an industry or other traffic source can be induced to locate and strengthen our economic base. The estimate for the gross salvage value to be \$291,449.35 less the take up cost of \$49,608.40 for at net salvage value of \$241,840.95.

Mr. Dingman also mentioned that rail line from Dayton to Cattaraugus has been temporary embargoed since February 2009 due to washout. Mr. Dingman mention that there is a since of urgency as the cash flow has faltered. Mr. Dingman is seeking approval from the CCIDA Board to go ahead with the removal of 5.5 miles of track from Conewango Valley to Waterboro. The IDA Board is still reviewing this request carefully.

EXECUTIVE DIRECTOR'S REPORT

Mr. Wiktor advised the CCIDA Board that three (3) Public Hearing will be conducted in regards to the Uniform Tax Exempt Policy proposed by the CCIDA and the nine (9) member wind committee. The meetings will be held on September 8, 2009 at West Valley Central School at

6:30 p.m., September 9, 2009 at the Cattaraugus County Building in Olean, NY at 6:30 p.m., and September 10, 2009 at the Cattaraugus County Building in Little Valley, NY at 6:30 p.m.

Mr. Wiktor also reviewed with the CCIDA Board the many meeting held with 501 (c) 3 organizations within Cattaraugus County, proposing to these organizations that we now have the ability to issue tax exempt debt. Informing these 501 (c) 3 facilities that we have established the CRC that will allow us to offer tax exempt Bonds to reduce their financing costs..

Mr. Wiktor also stated that he would like to acknowledge and thank the County Legislators, the leadership of the legislature and the Chairman, along with the CCIDA Board and Counsel, George Cregg, Jr., for all their help and assistance with the creation of the CRC. This would not have happened without them. "I sincerely appreciate their vision and help with the creation of the CRC."

Mr. Wiktor advised the CCIDA Board that IDA Presentations will be setup probably in October. Similar structure as last falls wind presentations. The CCIDA will be linking up with Southern Tier West and the Business Development Corp.

Mr. Wiktor stated that he will be going to Albany in September to be part of a Steering Committee to work on the on going IDA Reform Bill. I am very honored to be part of this committee and glad to represent our region/county with the help of many others.

Mr. Wiktor advised the CCIDA Board that he has been very busy the past few months, many, many meetings, calls etc. With developers and existing businesses. Hoping to start seeing a turn in direction with the economy, however, still a long way to go. Continue to stay positive and proactive.

Mr. Wiktor stated that he was asked to join the Board of Directors for the Red Cross and has agreed to part of the Board with the duties to begin in September 2009.

MEMBER ITEMS

A Motion was made by Joseph Eade seconded by Greg Fitzpatrick to go into Executive Session to discuss a matter of personnel.

A Motion was made by Crystal Abers seconded by Joseph Eade to return from Executive Session

ADJOURNMENT

A Motion to adjourn was made by Greg Fitzpatrick seconded by Joseph Eade. Motion Carried.

The next scheduled CCIDA Board Meeting will be September 15, at 11:15 a.m. in the CCIDA Offices.