

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES-(SPECIAL BOARD MEETING)

May 4, 2016

CCIDA OFFICE

**9 East Washington Street
Ellicottville, New York
9:00 a.m.**

Roll Call: **-Taken-**

Members

Present:

Mr. Joseph Higgins, Vice Chairman
Mr. Brent Driscoll
Mr. Gregory Fitzpatrick
Mr. Michael Wimer
Mr. Joe Snyder

Excused:

Mr. Thomas Buffamante
Mr. Matthew Keller

CCIDA Staff/Consultant:

Mr. Corey R. Wiktor – Executive Director

Mr. Gregory Sehr - Consultant

Presenters/Guests:

Mr. Minesh Patel - *Chief Financial Officer - Visions Hotels*
Mr. Brett Bixby - *Regional Performance Mgr. – Visions Hotels*

Mr. John Thomas - *The Villager, Newspaper*

Vice Chairman Joseph Higgins called the Special Meeting to order at 9:01 a.m. This Special Meeting is being held to take consider taking action on the proposed Olean Lodging Partnership project in Olean, New York. A roll call of the Board of Directors of the CCIDA was conducted; Mr. Buffamante and Mr. Keller were excused from the meeting. It is to be noted, that Mr. Buffamante did call into the meeting via conference call.

Mr. Wiktor first introduced representatives of the Olean Lodging Partnership, Mr. Minesh Patel the Chief Financial Officer, and Mr. Brett Bixby – Regional Performance Manager with Visions Hotels.

The Olean Lodging Partnership has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider their application for the renovation of the former Hampton Inn Hotel into a Holiday Inn Express. This project will qualify as a “tourism destination” project in the City of Olean, New York.

The proposed project is calling for the complete renovation of the existing lodging facility in the City of Olean. The renovation will be quite extensive and will include the main lobby, 76 guest rooms, and additional upgrades to the hotel as well.

Mr. Wiktor also advised the Board that the property will remain in section 1 tax roll and there will be retention of the current employment and possibility to grow the employment numbers. This will be an approximate \$2,000,000 investment. The last thing that we want to do is loose this anchor tenant/taxpayer to the Olean General Hospital, Cattaraugus County, Olean Medical Complex, school district, and the City of Olean. Approximately 16% of Cattaraugus County’s employment is tied to tourism and equates to \$225M with 8% sales tax and 5% bed tax added to this. Cattaraugus County would take a major hit with the loss of this hotel in the City of Olean.

Mr. Wiktor stated that this project is asking for sales tax abatement, mortgage recording tax abatement and also a PILOT agreement. There are a few different PILOTS that are available that for use on this particular project. We have a tourism pilot, commercial pilot (10 year pilot) and also we have a renovation PILOT.

Mr. Wimer asked about the employment numbers increasing after the renovation. Mr. Patel explained that they expect to be busier with the new walk able Olean and there is a possibility of putting on more maintenance people and also house keepers. Mr. Patel stated that they have already started the renovations on the outside of the building and are going to be working floor by floor without closing down the Hotel during the renovation process. They plan on a September completion of the entire renovation.

Mr. Patel explained that if you are not a branded hotel it is much more difficult to make the economics work because when you become an independent hotel you don’t have the exposure and central reservations that are ready available to the branded hotels. Without the assistance of the CCIDA it would not be feasible for this project to go forward.

Mr. Wiktor discussed with Chautauqua County IDA about the loss of the Holiday Inn in Jamestown. Recently the Hamister Group has opened the Hotel back up in Jamestown and the Chautauqua County IDA said it means everything to have a branded Hotel back in the area. They are working on the Comedy Hall of Fame, Ice Rink, and it means a lot to have lodging back in Jamestown.

Mr. Wiktor stated that he wanted to meet with the taxing jurisdictions to discuss their feelings in regards to a PILOT on the retention project at the Hampton Inn. This is something that will be discussed with the CCIDA Board when all the facts and figures have been investigated. This facility is paying almost \$100,000 in property taxes. This property is right at the start of the first round-about in the new Walk able Olean Project.

Mr. Wiktor made a call to IDA Chairman Thomas Buffamante who added his support for this proposed project, and thinks this is a great reinvestment into Olean's lodging base.

A Motion was made by Michael Wimer, seconded by Brent Driscoll **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 OLEAN LODGING PARTNERSHIP.** A Roll Call vote was taken with Mr. Higgins, Mr. Wimer, Mr. Snyder, Mr. Fitzpatrick, and Mr. Driscoll, voting yes. Mr. Buffamante and Mr. Keller were excused. **Motion – Carried.**

A Motion was made by Joseph Snyder, seconded by Brent Driscoll **RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR OF THE 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 OLEAN LODGING PARTNERSHIP.** A Roll Call vote was taken with Mr. Higgins, Mr. Wimer, Mr. Snyder, Mr. Fitzpatrick, and Mr. Driscoll, voting yes. Mr. Buffamante and Mr. Keller were excused. **Motion – Carried.**

-No other IDA business was discussed and or conducted at this Special Board Meeting.

ADJOURNMENT:

A **Motion** to adjourn the CCIDA Board Meeting was made by Gregory Fitzpatrick, seconded by Joseph Snyder at 9:26 a.m. **Motion Carried.**

The next CCIDA Board Meeting: Tuesday June 7, 2016 at 11:15 a.m.