



Tioga County Industrial Development Agency
December 6, 2023 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Agenda

Call to Order and Introductions

Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, T. Monell, E. Knolles,
J. Ward, M. Townsend

Excused:

Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney

Privilege of the Floor

Approval of Minutes

- A. [November 1, 2023 Regular Meeting Minutes](#)

Financials

- A. [Balance Sheet](#)
B. [Profit & Loss](#)
C. [Transaction Detail](#)
D. [Accounts Receivable](#)

ED&P Update: L. Tinney

New Business: C. Curtis

- A. Buck Road – asbestos abatement/demolition
1. Sunstream Corporation
2. Sullivan Contracting
B. Tioga County Chamber Expo – Loan presentation

Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
a. No report
2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles
a. M. Townsend ABO Training complete
3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
a. CDs
4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
a. Loan fund applications – ARC/USDA
5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
a. Town of Berkshire – crossing at Route 38



PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

1. Best Bev LLC - \$1,642,065.88/Authorized \$2,242,066.00
2. 231 Main LLC - \$320.85/ Authorized \$34,320
3. SEASON II LLC - \$8,380.71/ Authorized \$17,942
4. Arteast Café LLC - \$0/ Authorized \$24,000
5. Navo Properties LLC - \$0/ Authorized \$1,128

Project Updates: C. Curtis

A. Owego Gardens II

1. Belva Lockwood Lane
2. Veolia – NYSEG (attach invoice), Clerk invoice, developer agreements, refund
3. Anticipated costs vs. final costs

Grant Updates: C. Curtis

A. New York State Division of Homeland Security and Emergency Services (DHSES)
DR-4567 Planning Grant – Richford Railroad

1. Approved; Contract Executed; Study in Progress by Larson Design Group

B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings – Approved

1. Sub-committee recommendation

Hunt

Delta

Fagan

C. ESD Grant Application – Municipal Water Extension to Raymond Hadley

1. Approved; Contract Executed; Study in Progress by Larson Design Group

D. Local Meat Capacity Grant – Reed Brook Meats application submitted 7-14-23

E. Blodgett Road – Application submitted by SWCD - Update

Motion to move into Executive Session pursuant to Public Officers Law Section 105

Next Meeting: Wednesday January 3, 2023; Annual 4:15; Regular 4:30



Tioga County Industrial Development Agency
November 1, 2023 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting Minutes

I. Call to Order and Introductions: Ms. Ceccherelli called the meeting to order at 4:30 pm.

II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, E. Knolles, M. Townsend

Excused: J. Ward, T. Monell

Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney, R. Pedro, B. Woodburn, D. Castellucci

III. Privilege of the Floor

Rick Pedro, Town of Owego Assessor – Solar Discussion: Mr. Pedro provided information to the board regarding the status of solar PILOTS. He discussed the calculation that New York State uses for solar properties, which decreases the value of the assessment each year. Based on this calculation, there will come a time during the PILOT that the amount collected from the PILOT payments will be greater than what the tax payment would be based on the tax rate on of the assessed value, which is not permissible. He noted that this problem can be remediated by collecting a portion of the payment in the form of administration fees, which has been done in other towns. He also discussed the issue of payment going up for property that used to be assessed using the agricultural assessment. Once a property has been taken out of agricultural production, they can no longer receive the agricultural assessment, including if it is used for solar. Discussion ensued regarding sending a letter to property owners in the agricultural district to alert them of this stipulation.

Brittany Woodburn, ED&P Deputy Director – DRI Project Updates: Ms. Woodburn updated the board on the DRI projects that fall under the TCIDA multi-site program being administered by ED&P. The 15 projects are at various stages of construction, with four being completed, and another three in the final stages. Ms. Woodburn reported that the contract with NYS HCR for the project will expire at the end of December, at which point Ms. Woodburn will request a contract extension until June 30, 2024. She also noted that efforts are being made to reach the 30% MWBE participation goal for these projects.

IV. Approval of Minutes

A. October 4, 2023 Regular Meeting Minutes

B. October 23, 2023 Loan Committee Minutes

Motion to approve October 4, 2023 Regular Meeting Minutes and October 23, 2023 Loan Committee Minutes, as written. (M. Sauerbrey, M. Townsend)

Aye – 5

Abstain – 0

No – 0

Carried



V. Financials

- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail
- D. Accounts Receivable

Motion to table acknowledgement of financials to allow for board to review. (M. Sauerbrey, K. Gillette)

Aye – 5 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney Report – NY Southern Tier Presentation: Ms. Tinney presented the board with information regarding the Southern Tier’s Clean Energy and Clean Technology Strategy. The Southern Tier region has been designated as a regional technology hub by the federal government, led by research in the battery industry at Binghamton University. Steuben County and Broome County initiated an RFP to develop a strategy for how to best position the Southern Tier for public and private investment to take advantage of this regional technology hub designation. A proposal was received for \$200,000. Stueben and Broome Counties have already committed to providing a portion of the cost needed to fund the study, with participation from other counties expected. Ms. Tinney requested that the IDA board contribute \$25,000 towards the study. After board discussion, it was decided that the proposal will be sent around to all board members to review and then a determination will be made if they wish to contribute \$25,000. This determination will be made by email vote.

VII. New Business: C. Curtis

A. Business Council Quarterly Newsletter – Ad selection: Ms. Curtis was approached by the NYS Business Council Quarterly Newsletter about placing an ad in their upcoming November/December publication and January/February publication. The cost for a quarter page ad in both the November/December and January/February publications is \$2000. Ms. Curtis suggested the ad could be used to market IDA owned sites, or any other item the board wished to advertise. The board agreed to pay the \$2000 to run an ad in the publications.

Motion to approve purchasing quarter page advertisements in the Business Council Quarterly Newsletter November/December and January/February publications for \$2000. (M. Sauerbrey, M. Townsend)

Aye – 5 Abstain – 0
No – 0 Carried

B. Deluge Media Social Media Content Proposal
Proposed Cost Share
MOU

Ms. Curtis provided the board with information regarding a proposal from Deluge Media to provide photos and videos to be used for TEAM Tioga’s social media content. The proposal includes providing photos and videos for Sustainability, Economic Development, Planning, the Land Bank, and the IDA for one month in 2023 and 10 months in 2024. Ms. Curtis requested that the IDA pay upfront for all parties, which totals \$17,145, and receive reimbursement from Sustainability, Economic Development, Planning, and the Property Development Corporation for their respective portions. After reimbursement, the cost to



the IDA would be \$2,968.18. A memorandum of understating was presented outlining the payment terms and conditions. The board agreed to pay the upfront cost of \$17,145 and receive reimbursement payments from each party.

Motion to authorize spending \$17,145 for the upfront cost of social media content from Deluge Media, and to authorize signing Memorandum of Understanding between Tioga County Sustainability, Economic Development, Planning and Property Development Corporation, which states that each agency will reimburse the IDA their respective portion of the total cost. (K. Gillette, M. Sauerbrey)

Aye – 5 Abstain – 0
No – 0 Carried

VIII. Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
 - a. No report
 - 2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles
 - a. No report
 - 3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
 - a. PARIS Budget Submitted
 - b. CD – penalty and interest rate comparison in progress
 - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
 - a. C. Curtis Loan Analysis Training: Ms. Curtis reported that she will be taking loan analysis training classes through the Risk Management Association. She will be taking two courses, one which costs \$349, and one which costs \$225.
 - 1. Self-Directed Courses | Risk Management Association | RMA (rmahq.org)
 - 2. Façade Loan Fund – STREDC determination in progress: Ms. Curtis reported that she spoke with G. Miner of STREDC regarding opening the façade loan program up to small business loans since the current small business loan fund is dwindling. A determination from STREDC will be forthcoming.
 - 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. Jim Conway & C. Curtis – meetings October 17 & 18 – report: Ms. Curtis toured three RJ Corman sites, including a site visit at their Owego Location with a transload company who had interest in the site.
 - b. Corporate Drive repairs completed

IX. PILOT Updates: C. Curtis

- A. PILOT Disbursements in Progress
- B. Sales Tax Exemptions Update:
 - 1. Best Bev LLC - \$1,642,065.88/Authorized \$1,619,751.00
 - a. Letter of Request: Best Bev LLC provided a letter explaining their overages and sales tax exemption, and requested a new sales tax exemption of \$2,242,065.88, based on \$28,025,823.48 in expenditures.
 - b. Resolution



Motion to authorize an increase in sales tax exemption for Best Bev, LLC to \$2,242,065.88. (E. Knolles, M. Sauerbrey)

Aye – 5 **Abstain – 0**
No – 0 **Carried**

- 2. RB Robinson - \$36,231.89/Authorized \$55,990.00 – Project Complete
- 3. 231 Main LLC – \$320.85/ Authorized \$34,320
- 4. SEASON II LLC - \$4,289.94/ Authorized \$17,942
- 5. Arteast Café LLC - \$0/ Authorized \$24,000
- 6. Navo Properties LLC - \$0/ Authorized \$1,128

X. Project Updates: C. Curtis

- A. Owego Gardens II
 - 1. Robinson completed outstanding items, waiting for Veolia to okay the final punch list items.
 - 2. Original budget vs. projected final expenses: Ms. Curtis will email the board a spreadsheet of the original budget and the projected final expenses for the project.

XI. Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
 - 1. Approved; Contract Executed; Study in Progress by Larson Design Group, expected completion by year end.
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings – Approved
 - 1. Larson Design Group will not take on study; Original proposal dated 7/2022 \$52,100; ARC: \$26,050 TCIDA: \$26,050
Hunt \$75,000 (If Geotech & bid documents included \$115,000)
Delta \$98,000
Fagan \$80,000
Larson Design Group originally intended to complete this study, however they have recently indicated that they will no longer be able to do so. Ms. Curtis shared the other price quotes obtained from the other engineering firms to complete the study. A subcommittee of E. Knolles, J. Ward, and C. Curtis will review all proposals and make a recommendation to the full board of whom to choose to complete the study.
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 - 1. Approved; Contract Executed; Study in Progress by Larson Design Group, expected completion by year end.
- D. ESD Water Tank – ESD AB017
 - 1. Reimbursement (\$350,000) received 10-30-23
- E. Local Meat Capacity Grant – Reed Brook Meats application submitted 7-14-23, still awaiting determination from USDA.
- F. Blodgett Road – Application submitted by SWCD

XII. Motion to move into Executive Session at 5:50 pm pursuant to Public Officers Law Section



105 to discuss financial matters. (M. Sauerbrey, M. Townsend)

Motion to adjourn Executive Session at 6:09 pm.

Motion to authorize J. Meagher to commence proceedings in Village of Owego Court to remove squatters on IDA owned property. (K. Gillette, M. Townsend)

Aye – 5	Abstain – 0
No – 0	Carried

XIII. Next Meeting: Wednesday December 6, 2023

XIV. Adjournment: Mr. Gillette motioned to adjourn the meeting at 6:09 pm.

Tioga County Industrial Development Agency

Balance Sheet

12/06/23

As of November 30, 2023

Accrual Basis

	Nov 30, 23	Nov 30, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
CD Site Dev Com Bank 158	100,501.19	0.00	100,501.19
CD Site Dev Com Bank 156	100,501.18	0.00	100,501.18
CD Site Dev Com Bank 155	100,501.18	0.00	100,501.18
Restricted Cash Accounts			
COVID-19	6,285.00	9,704.54	-3,419.54
Community- Facade Improvement	242,158.07	227,633.42	14,524.65
USDA Funds			
CCTC- Loan Loss Reserve	40,501.68	40,490.53	11.15
TSB- IRP 2016 (Formerly IRP 4)	77,548.68	139,409.27	-61,860.59
TSB- RBEG	68,772.65	158,872.12	-90,099.47
Total USDA Funds	<u>186,823.01</u>	<u>338,771.92</u>	<u>-151,948.91</u>
Total Restricted Cash Accounts	435,266.08	576,109.88	-140,843.80
CCTC- CDs			
Site Development			
Site Development 2441	0.00	100,262.00	-100,262.00
Site Development 2440	0.00	100,149.67	-100,149.67
Site Development 2439	0.00	100,149.67	-100,149.67
Total Site Development	0.00	300,561.34	-300,561.34
Land Acquisition (879)	553,069.56	549,763.55	3,306.01
Capital Improvement (284)	325,351.58	323,406.76	1,944.82
Total CCTC- CDs	878,421.14	1,173,731.65	-295,310.51
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	81.35	2,708.40	-2,627.05
TSB-Crown Cork and Seal	105.67	105.67	0.00
Community- BestBuy PILOT Acct.	369.98	369.98	0.00
Total Temporarily Restricted Cash Acc	557.00	3,184.05	-2,627.05
Unrestricted Cash Accounts			
TSB ICS	0.00	500,745.45	-500,745.45
TSB- checking	479,637.47	12,748.73	466,888.74
TSB- general fund	25,794.58	25,766.23	28.35
Total Unrestricted Cash Accounts	<u>505,432.05</u>	<u>539,260.41</u>	<u>-33,828.36</u>
Total Checking/Savings	2,121,179.82	2,292,285.99	-171,106.17
Other Current Assets			
COVID-19 ERLP			
C-7-A	0.00	9,128.85	-9,128.85
C-5-A	0.00	3,151.85	-3,151.85
C-4-A	0.00	3,135.51	-3,135.51
C-1-A	0.00	10,463.15	-10,463.15
Total COVID-19 ERLP	0.00	25,879.36	-25,879.36
Accounts Receivable 1300.01	471,357.05	746,453.05	-275,096.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	5,625.00	12,500.00	-6,875.00
Loan Rec - 2018-01-C	0.00	1,470.02	-1,470.02
Loan Rec - 2017-02-C	1,081.68	7,029.71	-5,948.03
Total Commercial Facade Loan Program	6,706.68	20,999.73	-14,293.05
RBEG			
RBEG 2023-01-A	100,000.00	0.00	100,000.00
Loan Rec - RBEG 2019 -06	48,562.62	56,173.72	-7,611.10
Total RBEG	148,562.62	56,173.72	92,388.90
IRP 4			
IRP 4 2023-01-A	62,500.00	0.00	62,500.00
Loan Rec 2021-02-A	8,850.03	11,758.71	-2,908.68
Loan Rec 2021-01-A	61,832.10	69,235.60	-7,403.50
Loan Rec 2019-07-A	33,609.74	35,479.91	-1,870.17
Loan Rec - 2019 - 06A	60,703.05	70,216.92	-9,513.87
Loan Rec 2018-02-A	0.00	3,793.05	-3,793.05
Loan Rec 2018-01-A	51,313.34	55,126.65	-3,813.31
Loan Rec 2017-04-A	26,801.76	29,012.14	-2,210.38
Loan Rec 2017-01-A	9,354.91	12,051.79	-2,696.88

Tioga County Industrial Development Agency

Balance Sheet

12/06/23

As of November 30, 2023

Accrual Basis

	Nov 30, 23	Nov 30, 22	\$ Change
Loan Rec 2009-02-A	48,251.58	48,651.58	-400.00
Total IRP 4	363,216.51	335,326.35	27,890.16
Total Other Current Assets	954,842.86	1,149,832.21	-194,989.35
Total Current Assets	3,076,022.68	3,442,118.20	-366,095.52
Fixed Assets			
Land-Rizzuto	78,395.16	78,395.16	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,707.05	0.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
Total Land-Louns	430,619.19	430,619.19	0.00
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,257,126.24	-1,237,003.24	-20,123.00
Total Fixed Assets	2,212,226.02	2,232,349.02	-20,123.00
TOTAL ASSETS	5,288,248.70	5,674,467.22	-386,218.52
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
Owego Gardens			
Sewer Subsidy	-16,625.00	0.00	-16,625.00
Owego Gardens - Other	16,675.00	50.00	16,625.00
Total Owego Gardens	50.00	50.00	0.00
Tioga Downs Racetrack	0.00	2,627.05	-2,627.05
Total PILOT Payments	50.00	2,677.05	-2,627.05
Total Other Current Liabilities	50.00	2,677.05	-2,627.05
Total Current Liabilities	50.00	2,677.05	-2,627.05
Long Term Liabilities			
Tioga County COVID-19 ERLP	5,569.84	34,876.67	-29,306.83
Loan Pay- IRP 4	181,558.10	191,977.33	-10,419.23
Loan Pay- IRP 3	149,722.87	160,457.30	-10,734.43
Loan Pay- IRP 2	78,342.87	89,784.03	-11,441.16
Loan Pay- IRP 1	30,507.49	38,382.80	-7,875.31
Total Long Term Liabilities	445,701.17	515,478.13	-69,776.96
Total Liabilities	445,751.17	518,155.18	-72,404.01
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	3,694,570.69	4,536,718.32	-842,147.63
Net Income	-258,375.79	-786,708.91	528,333.12
Total Equity	4,842,497.53	5,156,312.04	-313,814.51
TOTAL LIABILITIES & EQUITY	5,288,248.70	5,674,467.22	-386,218.52

Tioga County Industrial Development Agency

Profit & Loss

12/06/23

January through November 2023

Accrual Basis

	Jan - Nov 23	Jan - Nov 22	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
COVID-19 C-7-A	38.61	324.48	-285.87
COVID-19 C-5-A	35.78	113.48	-77.70
COVID-19 C-1-A	268.61	227.40	41.21
COVID-19 C-2-A	0.00	112.92	-112.92
COVID-19 C-4-A	32.67	110.29	-77.62
RBEG 2019 -06	1,921.17	2,196.76	-275.59
IRP 2			
2011-03-A	0.00	27.05	-27.05
Total IRP 2	0.00	27.05	-27.05
IRP 3			
2007-08-A	0.00	181.93	-181.93
Total IRP 3	0.00	181.93	-181.93
IRP 4			
2019 - 06A	2,401.47	2,743.41	-341.94
2021-02-A	239.30	275.78	-36.48
2021-01-A	1,502.20	1,669.76	-167.56
2019-07-A	1,511.66	1,755.29	-243.63
2018-02-A	35.13	169.40	-134.27
2018-01-A	2,117.35	2,525.86	-408.51
2017-04-A	1,046.82	1,244.78	-197.96
2017-05-A	0.00	19.41	-19.41
2017-01-A	248.98	280.84	-31.86
Total IRP 4	9,102.91	10,684.53	-1,581.62
Loan Interest Income - Other	0.00	29.35	-29.35
Total Loan Interest Income	11,399.75	14,008.19	-2,608.44
Loan Program Fee			
Facade	200.00	300.00	-100.00
IRP 4	1,775.00	300.00	1,475.00
Total Loan Program Fee	1,975.00	600.00	1,375.00
Loan Late Fee			
COVID-19 C-5-A	25.95	0.00	25.95
COVID-19 C-1-A	216.50	173.20	43.30
2016-02-C	0.00	104.15	-104.15
2017-01-A	28.80	0.00	28.80
2018-01-C	5.00	0.00	5.00
Total Loan Late Fee	276.25	277.35	-1.10
Loan Administrative Fee	658.13	134.37	523.76
4110 · Grants			
Workforce Coordinator	25,198.49	0.00	25,198.49
DRI-HCR	218,208.87	605,782.84	-387,573.97
Suez Rfnd	116,904.00	0.00	116,904.00
Total 4110 · Grants	360,311.36	605,782.84	-245,471.48
Interest Income-			
Interest Income - TSB COVID19	1.87	111.32	-109.45
CCTC- CD Site Development 2441	239.61	0.00	239.61
CCTC- CD Site Development 2440	50.59	0.00	50.59
CCTC- CD Site Development 2439	50.59	0.00	50.59
Interest Income- TSB ICS	0.00	554.04	-554.04
Community- Facade Improvement	24.65	19.62	5.03
CCTC Loan Loss Reserve Account	10.15	11.10	-0.95
TSB- checking	342.85	30.09	312.76
TSB-general fund	26.17	17.03	9.14

Tioga County Industrial Development Agency

Profit & Loss

12/06/23

January through November 2023

Accrual Basis

	Jan - Nov 23	Jan - Nov 22	\$ Change
TSB- IRP 4	139.51	25.12	114.39
TSB- RBEG	160.69	28.86	131.83
TSB- marketing	0.00	0.04	-0.04
Total Interest Income-	1,046.68	797.22	249.46
Leases/Licenses			
RR leases	-13.78	0.00	-13.78
Leases/Licenses - Other	15,649.57	13,965.57	1,684.00
Total Leases/Licenses	15,635.79	13,965.57	1,670.22
OHRy			
freight	44,454.19	72,557.93	-28,103.74
Total OHRy	44,454.19	72,557.93	-28,103.74
4170 · PILOT Program Fees			
Best Bev	50,308.61	0.00	50,308.61
Sales Tax Exempt App & AdminFee	5,836.81	0.00	5,836.81
SunEast Valley Solar	2,500.00	2,500.00	0.00
Tioga Downs	1,500.00	0.00	1,500.00
4170 · PILOT Program Fees - Other	0.00	2,500.00	-2,500.00
Total 4170 · PILOT Program Fees	60,145.42	5,000.00	55,145.42
Total Income	495,902.57	713,123.47	-217,220.90
Expense			
Grant Expense			
Richford Railroad	14,141.00	0.00	14,141.00
Raymond Hadley Water	1,617.00	0.00	1,617.00
Workforce Coordinator	25,198.49	0.00	25,198.49
DRI-HCR	216,061.23	604,799.62	-388,738.39
Total Grant Expense	257,017.72	604,799.62	-347,781.90
Marketing	19,279.50	294.50	18,985.00
Education			
Curtis	707.40	100.00	607.40
Total Education	707.40	100.00	607.40
Loan Admin Fee			
IRP 4	80.40	134.37	-53.97
Loan Admin Fee - Other	124.47	0.00	124.47
Total Loan Admin Fee	204.87	134.37	70.50
Loan Program Expense			
Marketing	237.50	370.50	-133.00
Loan Program Expense - Other	126.00	223.85	-97.85
Total Loan Program Expense	363.50	594.35	-230.85
Property Maintenance	38.95	0.00	38.95
6120 · Bank Service Charges	111.80	0.00	111.80
6160 · Dues and Subscriptions	1,924.00	1,769.00	155.00
Employee benefit			
IRA Company Match	564.13	794.54	-230.41
Total Employee benefit	564.13	794.54	-230.41
6180 · Insurance			
Crime (Smith Brothers)	636.00	0.00	636.00
WC (Utica)	280.00	630.00	-350.00
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	3,696.00	3,483.00	213.00
6190 · Disability (First Rehab Life)	375.29	388.80	-13.51

Tioga County Industrial Development Agency

Profit & Loss

12/06/23

January through November 2023

Accrual Basis

	Jan - Nov 23	Jan - Nov 22	\$ Change
Employee Health (SSA)	6,461.26	5,098.52	1,362.74
6185 · Property & Liability (Dryden)	12,458.71	11,626.93	831.78
RR Liability (Steadfast)	7,004.47	29,055.60	-22,051.13
Total 6180 · Insurance	30,911.73	51,032.85	-20,121.12
6200 · Interest Expense			
6205 · Loan Int Exp Covid	646.42	713.23	-66.81
6220 · Loan Interest			
IRP 1	383.83	0.00	383.83
IRP 2	897.84	0.00	897.84
IRP 3	1,604.57	0.00	1,604.57
IRP 4	1,919.77	2,022.93	-103.16
Total 6220 · Loan Interest	4,806.01	2,022.93	2,783.08
6200 · Interest Expense - Other	0.00	3,183.77	-3,183.77
Total 6200 · Interest Expense	5,452.43	5,919.93	-467.50
Lounsberry land	0.00	3,120.00	-3,120.00
6240 · Miscellaneous	1,115.00	1,160.00	-45.00
6550 · Office Supplies	549.90	0.00	549.90
6560 · Payroll Expenses			
Payroll Expenses - HSA	1,650.00	2,400.00	-750.00
6560 · Payroll Expenses - Other	55,197.28	51,080.35	4,116.93
Total 6560 · Payroll Expenses	56,847.28	53,480.35	3,366.93
6270 · Professional Fees			
BiziLife LLC	5,959.90	5,745.00	214.90
Ec Dev Specialist Position	15,000.00	15,000.00	0.00
Administrative Services			
Tinney	22,125.00	23,375.00	-1,250.00
Total Administrative Services	22,125.00	23,375.00	-1,250.00
6650 · Accounting			
Jan Nolis	1,410.00	1,575.00	-165.00
6650 · Accounting - Other	8,500.00	7,600.00	900.00
Total 6650 · Accounting	9,910.00	9,175.00	735.00
6280 · Legal Fees			
Loan Program Fees	0.00	0.00	0.00
6280 · Legal Fees - Other	28,540.55	32,524.00	-3,983.45
Total 6280 · Legal Fees	28,540.55	32,524.00	-3,983.45
6270 · Professional Fees - Other	962.00	3,848.00	-2,886.00
Total 6270 · Professional Fees	82,497.45	89,667.00	-7,169.55
6670 · Program Expense			
Water Tower	294,657.95	680,737.83	-386,079.88
Total 6670 · Program Expense	294,657.95	680,737.83	-386,079.88
Property Taxes			
Rizutto	0.00	1,220.65	-1,220.65
Stanton Hill 9.64A Town Lot	222.30	206.68	15.62
96 · Smith Creek Rd	27.48	25.55	1.93
540 · Stanton Hill	168.24	156.42	11.82
Spring St	0.28	0.27	0.01
Berry Road (47)	141.77	131.81	9.96
Carmichael Road	7.78	58.26	-50.48
Smith Creek Road	23.55	21.90	1.65
Glenmary Drive	10.81	10.10	0.71

11:00 AM

Tioga County Industrial Development Agency

12/06/23

Profit & Loss

Accrual Basis

January through November 2023

	Jan - Nov 23	Jan - Nov 22	\$ Change
Metro Road	9.01	8.42	0.59
Total Property Taxes	611.22	1,840.06	-1,228.84
Recording fees	390.00	0.00	390.00
6770 · Supplies	666.08	1,566.61	-900.53
6350 · Travel & Ent			
6380 · Travel	242.32	0.00	242.32
6350 · Travel & Ent - Other	125.13	2,821.37	-2,696.24
Total 6350 · Travel & Ent	367.45	2,821.37	-2,453.92
Total Expense	754,278.36	1,499,832.38	-745,554.02
Net Ordinary Income	-258,375.79	-786,708.91	528,333.12
Net Income	-258,375.79	-786,708.91	528,333.12

Tioga County Industrial Development Agency Transaction Detail

November 2023

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	11/06/2023			Final loan pmt Jackpot Richies	545.22
Check	11/08/2023	1025	TDS Construction	Rfnd overpayment COVID-19 Emergency Relief Loan	-79.59
Total COVID-19					465.63
Community- Facade Improvement					
Deposit	11/06/2023			Loan Commitment Fee - Romano	200.00
Total Community- Facade Improvement					200.00
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	11/02/2023			Loan pmt	286.18
Deposit	11/06/2023			Loan pmts	1,766.61
Deposit	11/17/2023			Loan pmt	250.00
Deposit	11/28/2023			Interest	1.27
Total TSB- IRP 2016 (Formerly IRP 4)					2,304.06
TSB- RBEG					
Deposit	11/06/2023			Loan pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					3,114.02
Total Restricted Cash Accounts					3,779.65
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Check	11/01/2023	2087	village of Nichols	2023 Village PILOT - Tioga Downs	-3,129.57
Check	11/01/2023	2088	Village of Owego	2023-24 Village PILOT - Owego Gardens & Gateway	-3,154.21
Check	11/01/2023	2089	Tioga County Treasurer	2023 County PILOT - Crown-Owego Gardens-Gateway-Spencer Tiog...	-115,894.58
Check	11/01/2023	2090	Town of Nichols	2023 PILOT - Crown	-21,523.50
Transfer	11/03/2023			Funds Transfer - for PILOT disbursements - Town Spencer & Owego -...	-4,353,740.29
Total TSB-Owego Gardens					-4,497,442.15
Total Temporarily Restricted Cash Acc					-4,497,442.15
Unrestricted Cash Accounts					
TSB- checking					
Check	11/01/2023	7136	Tioga County	IT Inv 5319 Sep Wireless	-37.99
Check	11/01/2023	7137	Jan Nolis, CPA	Prof Svcs	-190.00
Check	11/01/2023	7138	LeeAnn Tinney	Nov 2023 Professional Services	-2,125.00
Check	11/01/2023	7139	Christine Curtis	HSA November	-150.00
Deposit	11/02/2023			RJ Corman Aug Sep - Seasons II LLC sales tax admin fee - 2023 leas...	13,932.31
Transfer	11/03/2023			Funds Transfer - for PILOT disbursements - Town Spencer & Owego -...	4,353,740.29
Check	11/03/2023	7140	Town of Spencer	2023 Spencer-Tioga Solar Town PILOT	-18,032.84
Check	11/03/2023	7141	Town of Owego	2023 Town of Owego PILOT - Owego Gardens & Gateway	-195.38
Check	11/03/2023	7142	Tioga Central School District	2023-24 Tioga CSD PILOT - Tioga Downs Phases 1-4	-391,478.52
Check	11/03/2023	7143	Spencer VanEtten Central School District	2023-24 Spencer VanEtten CSD PILOT - Spencer Tioga Solar	-52,526.50
Check	11/03/2023	7144	Waverly Central School District	2023-24 Waverly CSD PILOT - Midwestern	-34,384.99
Check	11/03/2023	7145	Owego Apalachin Central School District	2023-24 OACSD PILOT - FedEx-Crown-Owego Gardens-Gateway-Be...	-3,840,497.06
Check	11/03/2023	7146	Owego Gardens - Home Leasing	2023 Owego Gardens Sewer Subsidy per PILOT Agreement	-16,625.00
Check	11/07/2023	X	NYS Division of the Treasury	State Tax	-192.22
Check	11/08/2023	7147	BizLife LLC	Oct social media	-545.70
Check	11/08/2023	7148	Christine E Curtis	Pay Period: 10/22/2023-11/4/2023	-1,761.42
Check	11/09/2023	7149	Christine Curtis	Rfnd No Trespassing Signs-nails purchase	-38.95
Check	11/15/2023	X	EFTPS 941 Tax Payment	Oct 2023 Federal Tax Deposit	-1,077.56
Check	11/16/2023	7150	Deluge Media	TCIDA-Deluge Contract #29	-17,145.00
Check	11/20/2023	7151	FactualData	Inv 4312415 Customer No 837909996	-39.50
Check	11/20/2023	7152	RB Robinson	Owego Water & Tank - Pay App #1252-06	-56,555.09
Check	11/20/2023	7153	Christine E Curtis	Pay Period: 11/5/2023-11/18/2023	-1,761.41
Check	11/20/2023	7154	Franklin Templeton	Nov 2023 Simple IRA - C. Curtis	-89.88
Check	11/27/2023	7155	Excellus Health Plan	Dec 2023 Inv#37157840	-543.30
Check	11/27/2023	7156	Strategic Value Media	Invoice 23098193 Business Council Connect Ad	-2,000.00
Check	11/27/2023	7157	The Risk Management Association	Order#9001102973 Customer ID#836043 Loan Analysis Training C C...	-707.40
Deposit	11/27/2023			DRI-HCR Ti-Ahwaga	10,653.50
Check	11/27/2023	7158	Larson Design Group	Richford Railroad Study Inv#126572	-4,608.00
Check	11/27/2023	7159	Ti-Ahwaga Community Players, Inc.	DRI-HCR Ti-Ahwaga	-10,653.50
Total TSB- checking					-75,636.11
Total Unrestricted Cash Accounts					-75,636.11
TOTAL					-4,569,298.61

ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

\$ 84,000.00	Crown Cork & Seal	Agency fee - annual installments of \$42,000 (2 remaining)
\$ 453.05	NYS DOT	Waverly Trade Center's final pass-thru grant disbursement
\$ 386,904.00	Suez	Water tank - installation refund
\$ 471,357.05	Total	

12/6/2023



CORPORATION

www.sunstreamny.com

6 Spring Forest Avenue, Binghamton, NY 13905 • (607) 724-4400 • FAX (607) 724-0386

Proposal Date: 12/5/2023

Tioga County Industrial Development Agency
56 Main Street
Owego, NY 13827

Re: Agricultural Buildings
Corner of Stanton Hill Road & Buck Road
Nichols, NY 13812

Option #1:

Demolition of 1,050 SF barn, 12,600 SF barn, 3 silos and a chicken coop with non-friable asbestos in place

Concrete removal

Option 1 bid price: \$94,163.83

Option #2:

Demolition of 1,050 SF barn, 12,600 SF barn, 3 silos and a chicken coop with non-friable asbestos in place

Concrete breakup and fold fill on site

Option 2 bid price: \$82,566.97

Asbestos removal of 20 SF of cement board located in the milk tank room: **\$1,700.00**

ADD for seed and mulch if wanted: **\$1,500.00**

Conditions/Exclusions:

- All work to be on straight time. (M-F)
- Notification fee to D.O.L included.
- Payment upon completion
- 3rd party air monitoring is not included in this price.

Liability Insurance will be provided upon approved proposal.

We will fulfill the requirements of OSHA1926.1101, NYSDOL ICR56, USEPA and NYSDOH rules and regulations that are in effect in NYS for asbestos abatement.

Dan Koranka
President

Acceptance Signature/ Date

STATE OF THE ART ASBESTOS, LEAD, BIO AND MOLD REMEDIATION, HAZARDOUS WASTE CLEANUP AND
GENERAL DEMOLITION

COMMERCIAL – INDUSTRIAL - RESIDENTIAL

Curtis, Christine

From: abo.sm.info <info@abo.ny.gov>
Sent: Friday, November 17, 2023 9:26 AM
To: mari.townsend.esq@gmail.com
Cc: Curtis, Christine
Subject: [EXTERNAL] Fulfillment of the Public Authorities Law training requirement

Dear Mari Townsend,

This will certify your attendance at the Public Authorities Board Member Training Webinar on November 15, 2023. This training satisfies the requirement that directors must participate in State approved training, as required by Section 2824 of Public Authorities Law, regarding their legal, fiduciary, financial and ethical responsibilities as a board member of an authority. Access to the webinar presentation is available [here](#).

The ABO will now list you as completing the State approved board member training requirement. As a reminder, Section 2824 (2) of Public Authorities Law indicates that board members shall participate in continued training to remain informed of best practices, regulatory and statutory changes. As such, we recommend that board members attend training every three years or upon reappointment to a board.

Please notify the board of any public authority that you are affiliated with that you have met this training requirement and ensure that PARIS information is properly updated. Please keep this email for your records.

NYS Authorities Budget Office
www.abo.ny.gov