



**TCPDC**

**TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION**

607.687.8260 | [www.tiogacountyny.com](http://www.tiogacountyny.com) | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation  
Regular Board of Directors  
Wednesday, April 27, 2022 at 4:00 PM  
Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Hubbard Auditorium**

**Agenda**

1. Call to Order
2. Attendance
  - a. Roll Call: M. Sauerbrey; P. Ayres; M. Baratta; R. Kelsey; S. Yetter, D. Astorina, L. Pelotte, H. Murray
  - b. Invited Guests: B. Woodburn, M. Schnabl
3. Old Business
  - a. Approval of Minutes of Regular and Annual Board Meetings, January 26, 2022.
  - b. Acknowledgement of Financial Reports through March 31, 2022
  - c. Status report on Temple/Liberty St demolition project
  - d. Status report on INHS Re-development Project on Temple/Liberty Street
  - e. Status of purchase of property on Liberty Street/OACSD project
  - f. Status of 80, 82 and 84 Main St, Candor NYMS Project
  - g. Status of American Rescue Plan Act funds
  - h. Discussion regarding acquisition of properties from Tioga County Tax Foreclosure List
4. New Business
  - a. Approval of 2021 Audit Report
  - b. Approval of 2021 PARIS report
  - c. NYCOM / NYLBA Conference
  - d. Discussion regarding Mother Cabrini Health Foundation Grant Application
  - e. Resignation of Board Member/Discussion of New Board Member
5. Chairman's Remarks
6. Adjournment

**A PARTNER OF**

**TEAM TIOGA** 

## Tioga County Property Development Corporation

## Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10000 · Tioga State Bank	737,043.23
<b>Total Checking/Savings</b>	<u>737,043.23</u>
<b>Total Current Assets</b>	737,043.23
<b>Fixed Assets</b>	
14045 · 117 Liberty St	3,001.02
14050 · 39-41 Temple St.	3,000.72
14055 · 115-117 Chestnut Owego	5,001.32
14060 · 112 Liberty St.	50.00
14061 · 110 Liberty Street, Owego	6,339.93
14062 · 107 Liberty Street, Owego	4,162.13
14063 · 96-102 Liberty Street, Owego	36,800.16
14075 · 119 Liberty Street	6,799.74
14081 · 92-94 Liberty Str.	11,700.00
14082 · 37 Temple Str.	9,200.00
14083 · 43-45 Temple St.	15,200.00
14084 · 47 Temple Str.	7,300.00
14085 · 49 Temple Str.	9,999.60
14086 · 113 Liberty Street, Owego	1.00
<b>Total Fixed Assets</b>	<u>118,555.62</u>
<b>TOTAL ASSETS</b>	<b><u><u>855,598.85</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
23000 · Deferred Grant Revenue	638,057.00
<b>Total Other Current Liabilities</b>	<u>638,057.00</u>
<b>Total Current Liabilities</b>	<u>638,057.00</u>
<b>Total Liabilities</b>	638,057.00
<b>Equity</b>	
32000 · Unrestricted Net Assets	154,404.57
Net Income	63,137.28
<b>Total Equity</b>	<u>217,541.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>855,598.85</u></u></b>

## Tioga County Property Development Corporation

## Profit &amp; Loss

04/25/22

January through March 2022

Accrual Basis

	<u>Jan - Mar 22</u>
Ordinary Income/Expense	
Income	
44400 · Government Contracts	
44450 · State Contracts	65,000.00
Total 44400 · Government Contracts	65,000.00
46400 · Other Types of Income	
46430 · Miscellaneous Revenue	78.91
Total 46400 · Other Types of Income	78.91
Total Income	65,078.91
Gross Profit	65,078.91
Expense	
62800 · Facilities and Equipment	
62840 · Equip Rental and Maintenance	1,468.80
62870 · Property Insurance	437.06
62890 · Rent, Parking, Utilities	35.77
Total 62800 · Facilities and Equipment	1,941.63
Total Expense	1,941.63
Net Ordinary Income	63,137.28
Net Income	<u><u>63,137.28</u></u>

**Tioga County Property Development Corporation**  
**Custom Transaction Detail Report**  
 January through March 2022

	<u>Type</u>	<u>Date</u>	<u>Num</u>
<b>10000 · Tioga State Bank</b>			
	Check	01/04/2022	256
	Check	01/12/2022	257
	Check	02/02/2022	258
	Check	02/08/2022	259
	Deposit	02/28/2022	
	Check	03/21/2022	260
	Check	03/21/2022	261
Total 10000 · Tioga State Bank			
<b>14086 · 113 Liberty Street, Owego</b>			
	Check	01/12/2022	257
Total 14086 · 113 Liberty Street, Owego			
<b>44400 · Government Contracts</b>			
<b>44460 · Local Contracts</b>			
	Deposit	02/28/2022	1101465
Total 44460 · Local Contracts			
Total 44400 · Government Contracts			
<b>46400 · Other Types of Income</b>			
<b>46430 · Miscellaneous Revenue</b>			
	Deposit	02/28/2022	1000286822
	Deposit	02/28/2022	1000286821
Total 46430 · Miscellaneous Revenue			
Total 46400 · Other Types of Income			
<b>62800 · Facilities and Equipment</b>			
<b>62840 · Equip Rental and Maintenance</b>			
	Check	02/02/2022	258
	Check	02/08/2022	259
	Check	03/21/2022	260
Total 62840 · Equip Rental and Maintenance			
<b>62870 · Property Insurance</b>			
	Check	03/21/2022	261
Total 62870 · Property Insurance			
<b>62890 · Rent, Parking, Utilities</b>			
	Check	01/04/2022	256
Total 62890 · Rent, Parking, Utilities			
Total 62800 · Facilities and Equipment			
<b>TOTAL</b>			

**Tioga County Property Development Corporation**  
**Custom Transaction Detail Report**  
January through March 2022

	<u>Name</u>
<b>10000 · Tioga State Bank</b>	
	NYSEG
	Tioga County Treasurer's Office
	Wet Grass Property Care, LCC
	Wet Grass Property Care, LCC
	Wet Grass Property Care, LCC
	Leatherstocking Cooperative Insurance Co.
Total 10000 · Tioga State Bank	
<b>14086 · 113 Liberty Street, Owego</b>	
	Tioga County Treasurer's Office
Total 14086 · 113 Liberty Street, Owego	
<b>44400 · Government Contracts</b>	
<b>44460 · Local Contracts</b>	
	Floyd Hooker Foundation
Total 44460 · Local Contracts	
Total 44400 · Government Contracts	
<b>46400 · Other Types of Income</b>	
<b>46430 · Miscellaneous Revenue</b>	
	NYSEG
	NYSEG
Total 46430 · Miscellaneous Revenue	
Total 46400 · Other Types of Income	
<b>62800 · Facilities and Equipment</b>	
<b>62840 · Equip Rental and Maintenance</b>	
	Wet Grass Property Care, LCC
	Wet Grass Property Care, LCC
	Wet Grass Property Care, LCC
Total 62840 · Equip Rental and Maintenance	
<b>62870 · Property Insurance</b>	
	Leatherstocking Cooperative Insurance Co.
Total 62870 · Property Insurance	
<b>62890 · Rent, Parking, Utilities</b>	
	NYSEG
Total 62890 · Rent, Parking, Utilities	
Total 62800 · Facilities and Equipment	
<b>TOTAL</b>	

**Tioga County Property Development Corporation**  
**Custom Transaction Detail Report**  
January through March 2022

**Memo**

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**10000 · Tioga State Bank**

Electric charges 37 Temple St. Owego 2E and 2W  
Purchase of 113 Liberty Street, Owego  
Snow removal Temple/Liberty/Chestnut Street Prop  
Snow removal for Temple/Liberty/Chestnut Street P  
Deposit  
Snow removal for Liberty/Temple Street properties -  
Property Insurance - Q1 2022

Total 10000 · Tioga State Bank

**14086 · 113 Liberty Street, Owego**

Purchase of 113 Liberty Street, Owego

Total 14086 · 113 Liberty Street, Owego

**44400 · Government Contracts**

**44460 · Local Contracts**

Hooker Foundation Grant for OACSD home rehabili

Total 44460 · Local Contracts

Total 44400 · Government Contracts

**46400 · Other Types of Income**

**46430 · Miscellaneous Revenue**

Refund for 37 Temple Street, Owego Apt. 2W - Elec  
Refund for 37 Temple Street, Owego Apt. 2E - Elect

Total 46430 · Miscellaneous Revenue

Total 46400 · Other Types of Income

**62800 · Facilities and Equipment**

**62840 · Equip Rental and Maintenance**

Snow removal Temple/Liberty/Chestnut Street Prop  
Snow removal for Temple/Liberty/Chestnut Street P  
Snow removal for Liberty/Temple Street properties -

Total 62840 · Equip Rental and Maintenance

**62870 · Property Insurance**

Property Insurance - Q1 2022

Total 62870 · Property Insurance

**62890 · Rent, Parking, Utilities**

Electric charges 37 Temple St. Owego 2E and 2W

Total 62890 · Rent, Parking, Utilities

Total 62800 · Facilities and Equipment

**TOTAL**

**Tioga County Property Development Corporation**  
**Custom Transaction Detail Report**  
 January through March 2022

	<u>Account</u>	<u>Class</u>	<u>Clr</u>
<b>10000 · Tioga State Bank</b>			
	10000 · Tioga State Bank		√
	10000 · Tioga State Bank		√
	10000 · Tioga State Bank		√
	10000 · Tioga State Bank		√
	10000 · Tioga State Bank		√
	10000 · Tioga State Bank		√
	10000 · Tioga State Bank		√
Total 10000 · Tioga State Bank			
<b>14086 · 113 Liberty Street, Owego</b>			
	14086 · 113 Liberty Street, Owego		
Total 14086 · 113 Liberty Street, Owego			
<b>44400 · Government Contracts</b>			
<b>44460 · Local Contracts</b>			
	44460 · Local Contracts		
Total 44460 · Local Contracts			
Total 44400 · Government Contracts			
<b>46400 · Other Types of Income</b>			
<b>46430 · Miscellaneous Revenue</b>			
	46430 · Miscellaneous Revenue		
	46430 · Miscellaneous Revenue		
Total 46430 · Miscellaneous Revenue			
Total 46400 · Other Types of Income			
<b>62800 · Facilities and Equipment</b>			
<b>62840 · Equip Rental and Maintenance</b>			
	62840 · Equip Rental and Maintenance		
	62840 · Equip Rental and Maintenance		
	62840 · Equip Rental and Maintenance		
Total 62840 · Equip Rental and Maintenance			
<b>62870 · Property Insurance</b>			
	62870 · Property Insurance		
Total 62870 · Property Insurance			
<b>62890 · Rent, Parking, Utilities</b>			
	62890 · Rent, Parking, Utilities		
Total 62890 · Rent, Parking, Utilities			
Total 62800 · Facilities and Equipment			
<b>TOTAL</b>			

**Tioga County Property Development Corporation**  
**Custom Transaction Detail Report**  
January through March 2022

	<u>Split</u>	<u>Amount</u>	<u>Balance</u>
<b>10000 · Tioga State Bank</b>			
	62890 · Rent, Parking, Utilities	-35.77	-35.77
	14086 · 113 Liberty Street, Owego	-1.00	-36.77
	62840 · Equip Rental and Maintenance	-318.60	-355.37
	62840 · Equip Rental and Maintenance	-367.20	-722.57
	-SPLIT-	65,078.91	64,356.34
	62840 · Equip Rental and Maintenance	-783.00	63,573.34
	62870 · Property Insurance	-437.06	63,136.28
	Total 10000 · Tioga State Bank	<u>63,136.28</u>	<u>63,136.28</u>
<b>14086 · 113 Liberty Street, Owego</b>			
	10000 · Tioga State Bank	1.00	1.00
	Total 14086 · 113 Liberty Street, Owego	<u>1.00</u>	<u>1.00</u>
<b>44400 · Government Contracts</b>			
<b>44460 · Local Contracts</b>			
	10000 · Tioga State Bank	-65,000.00	-65,000.00
	Total 44460 · Local Contracts	<u>-65,000.00</u>	<u>-65,000.00</u>
	Total 44400 · Government Contracts	<u>-65,000.00</u>	<u>-65,000.00</u>
<b>46400 · Other Types of Income</b>			
<b>46430 · Miscellaneous Revenue</b>			
	10000 · Tioga State Bank	-42.51	-42.51
	10000 · Tioga State Bank	-36.40	-78.91
	Total 46430 · Miscellaneous Revenue	<u>-78.91</u>	<u>-78.91</u>
	Total 46400 · Other Types of Income	<u>-78.91</u>	<u>-78.91</u>
<b>62800 · Facilities and Equipment</b>			
<b>62840 · Equip Rental and Maintenance</b>			
	10000 · Tioga State Bank	318.60	318.60
	10000 · Tioga State Bank	367.20	685.80
	10000 · Tioga State Bank	783.00	1,468.80
	Total 62840 · Equip Rental and Maintenance	<u>1,468.80</u>	<u>1,468.80</u>
<b>62870 · Property Insurance</b>			
	10000 · Tioga State Bank	437.06	437.06
	Total 62870 · Property Insurance	<u>437.06</u>	<u>437.06</u>
<b>62890 · Rent, Parking, Utilities</b>			
	10000 · Tioga State Bank	35.77	35.77
	Total 62890 · Rent, Parking, Utilities	<u>35.77</u>	<u>35.77</u>
	Total 62800 · Facilities and Equipment	<u>1,941.63</u>	<u>1,941.63</u>
<b>TOTAL</b>		<u><u>0.00</u></u>	<u><u>0.00</u></u>