



Tioga County Industrial Development Agency
November 2, 2022 – 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, J. Ward, A. Gowan, E. Knolles

Excused:

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

Privilege of the Floor:

Approval of Minutes

- A. [October 5, 2022 Regular Meeting Minutes](#)

Financials

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

ED&P Update: L. Tinney

Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
 - 1. [Updated Project Cost Spreadsheet](#)
- B. DRI Administration Fee

New Business: C. Curtis

- A. [Resolution – PILOT Application – Best Bev](#)

Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. No report
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. No report
 - 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
 - a. No report
 - 4. Loan Committee: A. Gowan, R. Kelsey, K. Dougherty, D. Barton,



- J. Ward, E. Knolles
 - a. No report
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. No report

PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update:
 - 1. Owego Gardens II – Home Leasing - \$173,515.44/Authorized \$524,194
 - 2. RB Robinson - \$28,537.73/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$17,036.71/Authorized \$35,712.80

Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES)
DR-4567 Planning Grant – Richford Railroad
 - 1. Application pending
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings
 - 1. Application Submitted 7-26-22; pending
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley – In progress
 - 1. Application Submitted 7-28-22; pending

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

Next Meeting: Wednesday December 7, 2022



DRAFT

**Tioga County Industrial Development Agency
October 5, 2022 – 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, T. Monell, J. Ward, A. Gowan, E. Knolles

Absent: K. Gillette

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

III. Privilege of the Floor: None

IV. Approval of Minutes

A. September 7, 2022 Regular Meeting Minutes

B. September 23, 2022 Special Meeting Minutes

C. September 30, 2022 Loan Committee Meeting Minutes

Motion to approve September 7, 2022 regular meeting minutes, September 23, 2022 special meeting minutes, and September 30, 2022 loan committee meeting minutes, as written. (T. Monell, M. Sauerbrey)

Aye – 6

Abstain – 0

No – 0

Carried

V. Financials

A. Balance Sheet

B. Profit & Loss

C. Transaction Detail

D. Accounts Receivable

Motion to acknowledge financials, as presented. (A. Gowan, T. Monell)

Aye – 6

Abstain – 0

No – 0

Carried

VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- The department is working on 17 potential grants, 21 pending grants, 36 active grants, and has completed 12 grants.
- DRI projects continue to move forward.
- The New York Main Street grant on North Ave is ongoing.
- The department secured a grant for the rehabilitation of the Village of Owego Police Department.



- The NY Forward grant application for the Village of Waverly has been submitted.
- The New York Main Street grant in Candor continues to move forward.
- The ConnectAll program in Nichols continues to move forward. Fiber has been strung along East and West River Road, and has been connected to some homes. Fiber Spark out of Ithaca is the internet service provider.
- The department will be submitting two Restore NY grants, one on behalf of Fuddy Duddy's for their restoration of 178-180 Lake Street in the Village of Owego, and one for the Tioga Trails building at 48-50 Lake Street in the Village of Owego.
- The Best Bev project at the Waverly Trade Center in the Village of Waverly continues to move forward.
- Work is continuing to finalize the grant and shared services agreement for the Sweeper/Vacuum truck.
- The Recruitment website is working on being finalized.
- Members of the department attended the Chamber Stakes event, and will attend the Chamber Business Expo tomorrow. The Chamber is also planning to hold a Meet the Candidates event.
- Education Workforce Coordinator Sean Lanning continues to hold meetings with school districts and business.
- Mr. Lanning is also working with the Waverly School District, Chamber, and Greater Valley Chamber regarding a Twin Tiers job fair.
- The Town of Nichols is holding a cleanup event.
- Sustainability Manager Ellen Pratt is working towards having an EV Charging station installed in the county lot in Owego, upon legislative approval.

VII. Project Updates: L. Tinney & C. Curtis

A. Owego Gardens II

1. Updated Project Cost Spreadsheet: There have been no new payments disbursed.
2. PSC Meeting update: A meeting was held on Wednesday between PSC and the IDA. Ms. Curtis, Ms. Tinney, Mr. Gowan, and Mr. Meagher were in attendance. The timeline of completions was discussed. It was agreed that the fence, guiderail, and gate must be in place before Veolia takes site control. Installing a temporary gate was deemed acceptable, as the permanent gate will not be ready for a number of weeks. Mr. Meagher is working on defining the easements and property transfers with Veolia's counsel.

Other Owego Gardens updates include:

- Robinson has completed the paving of the road. They will not be paving around the sites needed for water testing.
- Water testing is set to start next week. There is a short timeframe of when the water is allowed to be used after testing.
- Gary Hammond of Tioga County DPW took down trees at the site.

B. Barn RFP

1. Sullivan Contracting Inc Quote:

Ms. Curtis reported that she distributed the asbestos abatement RFP to six companies. Two options were laid out in the RFP, one to remove the asbestos from the structure, and one to demolish the structure with the asbestos in place. The IDA received one RFP response from Sullivan Contracting to remove the asbestos at a cost of \$42,000, not including the air



monitoring cost. After board discussion, it was decided that Ms. Curtis will send out the RFP to more contractors.

2. Avery Demolition Quote:

Avery demolition was the initial contractor to reach out to Ms. Curtis regarding the barn structure. They originally wanted to take down the barn and sell the lumber, sharing some of the profit with the IDA.

3. Asbestos Survey Report: Ms. Curtis shared the asbestos survey report with the board.

VIII. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward

a. No report

2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles

a. No report

3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward

a. TCIDA Budget – The finance committee met on September 23, 2022 to review the budget. The finance committee has recommended the adoption of the 2023 budget to the full board.

Motion to approve 2023 budget, based upon finance committee recommendation. (A. Gowan, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

4. Loan Committee: A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles

a. The loan committee reviewed two loan applications. The committee will continue to review them after more information is received.

5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell

a. No report

IX. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

1. Owego Gardens II – Home Leasing - \$173,515.44/Authorized \$524,194

2. RB Robinson - \$28,537.73/Authorized \$55,990

3. Statewide Aquastore Inc. - \$17,036.71/Authorized \$35,712.80

B. West Bay PILOT

X. Grant Updates: C. Curtis

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

1. Application pending

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

1. Application Submitted 7-26-22; pending

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

1. Application Submitted 7-28-22; pending

Before moving into Executive Session, Ms. Tinney asked Ms. Curtis about the process of getting



reimbursed by Empire State Development (ESD) for the Owego Gardens II project. Ms. Curtis has been in contact with ESD regarding the reimbursement.

- XI. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 4:58 pm to discuss property acquisitions and personnel matters. (T. Monell, M. Sauerbrey)**

Motion to adjourn Executive Session at 5:20 pm.

Motion to approve obtaining wetland delineation for IDA owned property located off of Southside Drive in the Village of Owego (T. Monell, J. Ward)

Aye – 6

Abstain – 0

No – 0

Carried

- XII. Next Meeting: Wednesday November 2, 2022**

- XIII. Adjournment – Mr. Gowan motioned to adjourn the meeting at 5:25 pm.**

Tioga County Industrial Development Agency

Balance Sheet

As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	8,315.66	311,411.71	-303,096.05
Community- Facade Improvement	226,163.91	189,733.88	36,430.03
USDA Funds			
CCTC- Loan Loss Reserve	40,488.50	40,477.34	11.16
TSB- IRP 2016 (Formerly IRP 4)	135,628.59	119,647.67	15,980.92
TSB- RBEG	158,056.31	148,308.79	9,747.52
TSB- marketing	0.00	1,115.91	-1,115.91
Total USDA Funds	334,173.40	309,549.71	24,623.69
Total Restricted Cash Accounts	568,652.97	810,695.30	-242,042.33
CCTC- CDs			
Site Development			
Site Development 2441	100,262.00	100,000.00	262.00
Site Development 2440	100,149.67	100,000.00	149.67
Site Development 2439	100,149.67	100,000.00	149.67
Total Site Development	300,561.34	300,000.00	561.34
Land Acquisition (879)			
Capital Improvement (284)	549,763.55	545,414.33	4,349.22
	323,406.76	318,847.13	4,559.63
Total CCTC- CDs	1,173,731.65	1,164,261.46	9,470.19
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	2,708.40	81.35	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	3,184.05	557.00	2,627.05
Unrestricted Cash Accounts			
TSB ICS	500,720.38	1,265,040.88	-764,320.50
TSB- checking	37,282.50	62,264.09	-24,981.59
TSB- general fund	25,764.04	125,738.69	-99,974.65
Total Unrestricted Cash Accounts	563,766.92	1,453,043.66	-889,276.74
Total Checking/Savings	2,309,335.59	3,428,557.42	-1,119,221.83
Other Current Assets			
COVID-19 ERLP			
C-7-A	9,906.58	19,124.10	-9,217.52
C-5-A	3,444.44	6,909.68	-3,465.24
C-4-A	3,417.00	6,749.60	-3,332.60
C-2-A	0.00	9,815.05	-9,815.05
C-1-A	10,463.15	17,447.52	-6,984.37
Total COVID-19 ERLP	27,231.17	60,045.95	-32,814.78
Accounts Receivable 1300.01	746,453.05	788,453.05	-42,000.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	13,125.00	20,625.00	-7,500.00
Loan Rec - 2018-03-C	0.00	10,625.00	-10,625.00
Loan Rec - 2018-01-C	1,770.02	3,120.02	-1,350.00
Loan Rec - 2017-02-C	7,570.44	14,059.20	-6,488.76
Loan Rec - 2016-02-C	0.00	6,944.72	-6,944.72
Loan Rec - 2015-06-C	0.00	2,195.10	-2,195.10
Loan Rec - 2015-05-C	0.00	1,501.71	-1,501.71
Total Commercial Facade Loan Program	22,465.46	59,070.75	-36,605.29
RBEG			
Loan Rec - RBEG 2019 -06	56,794.37	64,081.21	-7,286.84
Total RBEG	56,794.37	64,081.21	-7,286.84
IRP 4			
Loan Rec 2021-02-A	12,280.45	15,111.49	-2,831.04
Loan Rec 2021-01-A	69,844.27	76,456.64	-6,612.37
Loan Rec 2019-07-A	35,645.51	37,576.66	-1,931.15
Loan Rec - 2019 - 06A	70,992.73	80,103.82	-9,111.09
Loan Rec 2018-02-A	3,793.05	5,569.98	-1,776.93
Loan Rec 2018-01-A	55,465.17	59,424.75	-3,959.58
Loan Rec 2017-05-A	0.00	3,405.48	-3,405.48

Tioga County Industrial Development Agency

Balance Sheet

As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change
Loan Rec 2017-04-A	29,208.61	31,509.74	-2,301.13
Loan Rec 2017-01-A	12,276.01	14,912.13	-2,636.12
Loan Rec 2009-02-A	48,651.58	49,451.58	-800.00
IRP 4 - Other	12,339.00	0.00	12,339.00
Total IRP 4	350,496.38	373,522.27	-23,025.89
IRP 3			
Loan Rec 2007-08-A	0.00	8,456.92	-8,456.92
Total IRP 3	0.00	8,456.92	-8,456.92
IRP 2			
Loan Rec 2011-03-A	0.00	5,376.99	-5,376.99
Total IRP 2	0.00	5,376.99	-5,376.99
Total Other Current Assets	1,168,440.43	1,324,007.14	-155,566.71
Total Current Assets	3,477,776.02	4,752,564.56	-1,274,788.54
Fixed Assets			
Land-Rizzuto	78,395.16	0.00	78,395.16
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,557.05	150.00
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	-1,237,003.24	-1,216,347.46	-20,655.78
Total Fixed Assets	2,232,349.02	2,174,459.64	57,889.38
TOTAL ASSETS	5,710,125.04	6,927,024.20	-1,216,899.16
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
Owego Gardens	50.00	50.00	0.00
Tioga Downs Racetrack	2,627.05	0.00	2,627.05
Total PILOT Payments	2,677.05	50.00	2,627.05
Total Other Current Liabilities	2,677.05	50.00	2,627.05
Total Current Liabilities	2,677.05	50.00	2,627.05
Long Term Liabilities			
Tioga County COVID-19 ERLP	34,876.67	370,725.78	-335,849.11
Loan Pay- IRP 4	202,293.40	202,293.40	0.00
Loan Pay- IRP 3	160,457.30	171,085.45	-10,628.15
Loan Pay- IRP 2	89,784.03	101,111.91	-11,327.88
Loan Pay- IRP 1	38,382.80	46,180.14	-7,797.34
Total Long Term Liabilities	525,794.20	891,396.68	-365,602.48
Total Liabilities	528,471.25	891,446.68	-362,975.43
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,536,718.32	4,725,073.59	-188,355.27
Net Income	-761,367.16	-95,798.70	-665,568.46
Total Equity	5,181,653.79	6,035,577.52	-853,923.73
TOTAL LIABILITIES & EQUITY	5,710,125.04	6,927,024.20	-1,216,899.16

Tioga County Industrial Development Agency

Profit & Loss

11/01/22

January through October 2022

Accrual Basis

	Jan - Oct 22	Jan - Oct 21	\$ Change
Ordinary Income/Expense			
Income			
Gain/Loss on Sale of Asset	0.00	-58,453.51	58,453.51
Loan Interest Income			
COVID-19 C-7-A	302.21	377.45	-75.24
COVID-19 C-5-A	106.07	177.46	-71.39
COVID-19 C-1-A	227.40	392.96	-165.56
COVID-19 C-2-A	112.92	252.03	-139.11
COVID-19 C-4-A	103.17	171.81	-68.64
RBEQ 2019 -06	2,007.45	2,244.00	-236.55
IRP 2			
2011-03-A	27.05	464.44	-437.39
Total IRP 2	27.05	464.44	-437.39
IRP 3			
2007-08-A	181.93	553.88	-371.95
Total IRP 3	181.93	553.88	-371.95
IRP 4			
2019 - 06A	2,506.77	2,805.00	-298.23
2021-02-A	225.16	131.21	93.95
2021-01-A	1,524.25	981.60	542.65
2019-07-A	1,599.34	1,681.13	-81.79
2018-02-A	169.40	209.92	-40.52
2018-01-A	2,305.30	2,431.55	-126.25
2017-04-A	1,135.25	1,094.70	40.55
2017-05-A	19.41	102.08	-82.67
2017-01-A	255.06	334.41	-79.35
2017-02-A	0.00	482.31	-482.31
2016-01-A	0.00	66.88	-66.88
Total IRP 4	9,739.94	10,320.79	-580.85
Loan Interest Income - Other	29.35	0.00	29.35
Total Loan Interest Income	12,837.49	14,954.82	-2,117.33
Loan Program Fee			
COVID-19 ERLP	0.00	50.00	-50.00
Facade	300.00	100.00	200.00
IRP 4	300.00	1,261.25	-961.25
Total Loan Program Fee	600.00	1,411.25	-811.25
Loan Late Fee			
COVID-19 C-7-A	0.00	21.65	-21.65
COVID-19 C-1-A	173.20	194.85	-21.65
2016-02-C	104.15	104.16	-0.01
2018-02-A	0.00	5.00	-5.00
2018-01-C	0.00	10.00	-10.00
Total Loan Late Fee	277.35	335.66	-58.31
Loan Administrative Fee	134.37	1,034.24	-899.87
4110 - Grants			
DRI-HCR	459,938.90	0.00	459,938.90
Suez Rfnd	0.00	270,000.00	-270,000.00
Broadband Study	0.00	65,397.00	-65,397.00
Ag Value Chain	0.00	40,000.00	-40,000.00
ESD Grant - E-Site	0.00	350,000.00	-350,000.00
4110 - Grants - Other	0.00	263,948.26	-263,948.26
Total 4110 - Grants	459,938.90	989,345.26	-529,406.36
Interest Income-			
Interest Income - TSB COVID19	111.05	60.58	50.47
Interest Income- TSB ICS	528.97	1,418.25	-889.28

Tioga County Industrial Development Agency

Profit & Loss

11/01/22

January through October 2022

Accrual Basis

	Jan - Oct 22	Jan - Oct 21	\$ Change
Community- Facade Improvement	15.84	14.23	1.61
CCTC Loan Loss Reserve Account	9.07	12.04	-2.97
TSB- checking	26.06	118.00	-91.94
TSB-general fund	14.84	44.95	-30.11
TSB- IRP 4	20.06	22.68	-2.62
TSB- RBEG	23.01	24.07	-1.06
TSB- marketing	0.04	0.18	-0.14
Total Interest Income-	748.94	1,714.98	-966.04
Leases/Licenses	13,965.57	13,509.36	456.21
OHRy freight	72,557.93	166,997.11	-94,439.18
Total OHRy	72,557.93	166,997.11	-94,439.18
4170 · PILOT Program Fees			
SunEast Valley Solar	2,500.00	0.00	2,500.00
Ithaca Neighborhood Housing Ser	0.00	2,500.00	-2,500.00
Tioga Downs	0.00	0.00	0.00
4170 · PILOT Program Fees - Other	0.00	2,500.00	-2,500.00
Total 4170 · PILOT Program Fees	2,500.00	5,000.00	-2,500.00
Sale of Property	0.00	3,800.00	-3,800.00
Total Income	563,560.55	1,139,649.17	-576,088.62
Expense			
IDA Paint Program	0.00	0.00	0.00
Grant Expense			
DRI-HCR	440,274.50	0.00	440,274.50
Ag Value Chain	0.00	30,000.00	-30,000.00
Grant Expense - Other	0.00	258,900.00	-258,900.00
Total Grant Expense	440,274.50	288,900.00	151,374.50
Marketing	294.50	704.50	-410.00
Tioga Industrial Park	0.00	9,750.00	-9,750.00
Education			
Curtis	100.00	599.00	-499.00
Education - Other	0.00	99.00	-99.00
Total Education	100.00	698.00	-598.00
Loan Admin Fee			
IRP 4	134.37	1,034.24	-899.87
Total Loan Admin Fee	134.37	1,034.24	-899.87
Loan Program Expense			
Marketing	370.50	112.50	258.00
Loan Program Expense - Other	223.85	110.00	113.85
Total Loan Program Expense	594.35	222.50	371.85
6120 · Bank Service Charges	0.00	35.00	-35.00
6160 · Dues and Subscriptions	1,769.00	1,809.00	-40.00
Employee benefit			
IRA Company Match	752.14	1,188.00	-435.86
Total Employee benefit	752.14	1,188.00	-435.86
6180 · Insurance			
WC (Utica)	630.00	381.00	249.00
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	3,483.00	4,201.00	-718.00
6190 · Disability (First Rehab Life)	388.80	357.83	30.97

Tioga County Industrial Development Agency

Profit & Loss

11/01/22

January through October 2022

Accrual Basis

	Jan - Oct 22	Jan - Oct 21	\$ Change
Employee Health (SSA)	5,098.52	4,704.10	394.42
6185 · Property & Liability (Dryden)	11,626.93	10,947.28	679.65
RR Liability (Steadfast)	29,055.60	26,648.14	2,407.46
Total 6180 · Insurance	51,032.85	47,989.35	3,043.50
6200 · Interest Expense			
6205 · Loan Int Exp Covid	713.23	1,240.15	-526.92
6200 · Interest Expense - Other	3,183.77	5,603.43	-2,419.66
Total 6200 · Interest Expense	3,897.00	6,843.58	-2,946.58
Lounsberry land	3,120.00	0.00	3,120.00
6240 · Miscellaneous	1,160.00	199.12	960.88
6560 · Payroll Expenses			
Payroll Expenses - HSA	2,371.38	3,000.00	-628.62
6560 · Payroll Expenses - Other	46,095.10	40,768.23	5,326.87
Total 6560 · Payroll Expenses	48,466.48	43,768.23	4,698.25
6250 · Postage and Delivery	0.00	27.10	-27.10
6270 · Professional Fees			
BiziLife LLC	5,210.00	2,750.00	2,460.00
Ag Ec Dev Specialist Position	15,000.00	15,000.00	0.00
Administrative Services			
Tinney	21,250.00	21,250.00	0.00
Total Administrative Services	21,250.00	21,250.00	0.00
6650 · Accounting			
Jan Nolis	1,575.00	1,520.00	55.00
6650 · Accounting - Other	7,600.00	7,300.00	300.00
Total 6650 · Accounting	9,175.00	8,820.00	355.00
6280 · Legal Fees			
Loan Program Fees	0.00	83.89	-83.89
6280 · Legal Fees - Other	32,524.00	27,774.52	4,749.48
Total 6280 · Legal Fees	32,524.00	27,858.41	4,665.59
6270 · Professional Fees - Other	3,848.00	7,153.98	-3,305.98
Total 6270 · Professional Fees	87,007.00	82,832.39	4,174.61
6670 · Program Expense			
Water Tower	680,737.83	747,227.89	-66,490.06
Total 6670 · Program Expense	680,737.83	747,227.89	-66,490.06
Property Taxes			
Rizutto	1,220.65	0.00	1,220.65
Stanton Hill 9.64A Town Lot	206.68	226.20	-19.52
96 · Smith Creek Rd	25.55	27.96	-2.41
540 · Stanton Hill	156.42	171.19	-14.77
Spring St	0.27	0.26	0.01
Berry Road (47)	131.81	144.26	-12.45
Carmichael Road	58.26	4.47	53.79
Smith Creek Road	21.90	23.97	-2.07
Glenmary Drive	10.10	10.74	-0.64
Metro Road	8.42	8.95	-0.53
Total Property Taxes	1,840.06	618.00	1,222.06
Recording fees	0.00	385.50	-385.50
6770 · Supplies	1,047.64	830.99	216.65
6350 · Travel & Ent			
6380 · Travel	0.00	109.45	-109.45

Tioga County Industrial Development Agency

Profit & Loss

January through October 2022

Accrual Basis

	Jan - Oct 22	Jan - Oct 21	\$ Change
6350 · Travel & Ent - Other	2,699.99	275.03	2,424.96
Total 6350 · Travel & Ent	2,699.99	384.48	2,315.51
Total Expense	1,324,927.71	1,235,447.87	89,479.84
Net Ordinary Income	-761,367.16	-95,798.70	-665,568.46
Net Income	-761,367.16	-95,798.70	-665,568.46

Tioga County Industrial Development Agency Transaction Detail

October 2022

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	10/03/2022			rfnd bank fee	10.00
Deposit	10/12/2022			Loan pmts	2,138.61
Deposit	10/25/2022			Loan pmt	750.00
Total COVID-19					2,898.61
Community- Facade Improvement					
Deposit	10/04/2022			Loan pmt	625.00
Deposit	10/12/2022			Loan pmt	540.73
Total Community- Facade Improvement					1,165.73
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	10/06/2022			Loan pmt	321.55
Deposit	10/07/2022			Loan pmt	559.08
Deposit	10/12/2022			Loan pmts	1,901.17
Deposit	10/24/2022			Loan Pmt	152.54
Total TSB- IRP 2016 (Formerly IRP 4)					2,934.34
TSB- RBEG					
Deposit	10/12/2022			Loan pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					3,744.30
Total Restricted Cash Accounts					7,808.64
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Deposit	10/12/2022			22-23 School PILOT - Tioga Downs-FedEx	464,189.70
Deposit	10/20/2022			V&S NY Galvanizing PILOT 2022-23 School	21,941.18
Check	10/27/2022	2068	Town of Spencer	2022 PILOT Spencer-Tioga Solar	-19,870.19
Check	10/27/2022	2069	Town of Owego	2022 PILOT -Owego Garens-Gateway	-180.01
Check	10/27/2022	2070	Waverly Central School District	VOID: 2022-23 to VOID	0.00
Check	10/27/2022	2071	Waverly Central School District	2022-23 PILOT - Midwestern	-28,097.18
Check	10/27/2022	2072	Village of Owego	2022 Village PILOT Gateway & Owego Gardens	-2,924.99
Check	10/27/2022	2073	Town of Nichols	2022 PILOT - Best Buy-Crown Cork & Seal	-48,901.51
Check	10/27/2022	2074	Tioga Central School District	2022-23 School PILOT - Tioga Downs Phases 1-4	-340,622.30
Check	10/27/2022	2075	Spencer VanEtten Central School District	2022-23 PILOT Spencer VanEtten CSD Spencer-Tioga Solar	-46,610.00
Check	10/27/2022	2076	Owego Apalachin Central School District	2022-23 School PILOT-FedEx-Crown-Owego G-Gateway-Best Buy-CNYOG-V&S NY	-4,001,688.29
Check	10/27/2022	2077	Tioga County Treasurer	2022 County PILOT- Best Buy-Crown-Owego G-Gateway-SpencerTiogaSolar	-291,299.02
Check	10/27/2022	2078	Home Leasing Services	2022 Sewer Subsidy	-16,625.00
Total TSB-Owego Gardens					-4,310,688.21
Total Temporarily Restricted Cash Acc					-4,310,688.21
Unrestricted Cash Accounts					
TSB- checking					
Check	10/04/2022	6935	BizLife LLC	Sep social media	-535.00
Check	10/04/2022	6936	LeeAnn Tinney	Oct 2022 Professional Services	-2,125.00
Check	10/04/2022	6937	Tioga County	Aug wireless IT Inv#4583	-37.99
Check	10/04/2022	6938	Christine Curtis	Oct HSA	-150.00
Check	10/07/2022	6939	Christine Curtis	Mileage 7-13-2022 to 10-7-2022	-121.38
Check	10/07/2022	X	NYS Division of the Treasury	Sep 2022 State Tax Deposit	-186.80
Check	10/11/2022	6940	Dryden Mutual Insurance Company	new parcels endorsed 9-20-22 Special Multi-Peril Policy SMP00013250-07 Term: 2/21/22 - 2/21/23	-402.51
Check	10/12/2022	6941	Christine E Curtis	Pay Period: 9/25/22-10/8/22	-1,658.95
Deposit	10/12/2022			RJ Corman July & Aug; '22 Lease Swartwood	15,504.29
Check	10/14/2022	X	EFTPS 941 Tax Payment	Sep 2022 Federal Tax Deposit	-1,016.62
Deposit	10/17/2022			DRI-HCR Reimbursement	459,938.90
Check	10/19/2022	6942	Riverrow Center LLC & Tioga State Bank	DRI-HCR Reimbursement - The Cellar - Support the Business Community projects	-104,024.50
Check	10/19/2022	6943	D&A Properties	DRI-HCR Reimbursement - 133 Central Avenue - Support the Business Community projects	-336,250.00
Check	10/19/2022	6944	Jan Nolis, CPA	Prof Svcs	-190.00
Check	10/19/2022	6945	Tioga County	Sep wireless IT Inv#4646	-37.99
Check	10/21/2022	6946	IK Systems Inc	Invoice PSI-000863	-12,079.93
Check	10/24/2022	6947	Tioga County Treasurer	Rizutto School Relevy	-1,220.65
Check	10/24/2022	6948	Tioga County Treasurer	DSS Postage 3rd QTR	-18.38
Check	10/24/2022	6949	Excellus Health Plan	Nov 2022 Inv#33190270	-514.13
Deposit	10/24/2022			2022 Lease - Verizon	840.09
Check	10/26/2022	6950	Christine E Curtis	Pay Period: 10/9/22-10/22/22	-1,658.95
Check	10/26/2022	6951	Franklin Templeton	Oct 2022 Simple IRA - C. Curtis	-84.80
Total TSB- checking					13,969.70
Total Unrestricted Cash Accounts					13,969.70
TOTAL					-4,288,909.87

ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

\$ 126,000.00	Crown Cork & Seal	Agency fee - annual installments of \$42,000 (3 remaining)
\$ 453.05	NYS DOT	Waverly Trade Center's final pass-thru grant disbursement
\$ 350,000.00	ESD	Water tank grant: Project AB017 Tioga County IDA E-Site Water System Capital
\$ 270,000.00	Suez	Water tank - installation refund
\$ 746,453.05	Total	

Total	1,947,519.45
Credits	
Suez	413,527.00
ESD Grant	350,000.00
EDP	10,000.00
Total	773,527.00
Net Cost	1,173,992.45

Original Est 1,248,000

1,947,519.45	Contract Totals
1,567,790.58	IDA Payments
10,000.00	Credits
369,728.87	Balance

Remaining	369,728.87
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11/1/2022

A regular meeting of the Tioga County Industrial Development Agency (the "Agency") was convened in public session at the Ronald E. Dougherty County Office Building, 56 Main Street in the Town of Owego, Tioga County, New York on Wednesday, November 2, 2022 at 4:30 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:	Jenny Ceccherelli	Chair
	Kevin Gillette	Vice Chair
	Aaron Gowan	Treasurer
	Martha Sauerbrey	Secretary
	Tracy Monell	Member
	Jonathan Ward	Member
	Eric Knolles	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Christine Curtis	Executive Administrator
LeeAnn Tinney	Economic Development & Planning
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

RESOLUTION ACCEPTING AN APPLICATION FROM BEST BEV, LLC FOR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE EQUIPPING OF PROPERTY LOCATED AT THE WAVERLY TRADE CENTER, 830 TALMADGE HILL ROAD SOUTH, VILLAGE OF WAVERLY, TOWN OF BARTON, TIOGA COUNTY, NEW YORK AND AUTHORIZING THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERETO.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Jenny Ceccherelli	voting	_____
Kevin Gillette	voting	_____
Aaron Gowan	voting	_____
Martha Sauerbrey	voting	_____
Tracy Monell	voting	_____
Jonathan Ward	voting	_____
Eric Knolles	voting	_____

The foregoing Resolution was thereon declared duly adopted.

STATE OF NEW YORK:

: ss.:

COUNTY OF TIOGA :

I, the undersigned Secretary of the Tioga County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on November 2, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of _____, 2022.

Martha Sauerbrey
Secretary

(SEAL)