



Tioga County Industrial Development Agency
November 3, 2021 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Hubbard Auditorium, 1st Floor
Agenda

Call to Order and Introductions

Attendance

IDA Board Members

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

Excused:

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

Privilege of the Floor:

Approval of Minutes

- A. October 6, 2021 Regular Meeting Minutes

Financials

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

ED&P Update: L. Tinney

- A. [Top Ten](#)
- B. Office relocation
- C. Workforce Coordinator

Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
 - 1. [Updated Project Cost Spreadsheet](#)
- B. SunEast Valley Solar
- C. Lounsberry Power Study

New Business: C. Curtis

- A. TEAM Tioga Breakfast
- B. Administration Fees

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. Industrial Park Account closed
- 4. Loan Committee: S. Thomas, 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 - \$44,832.46/Authorized \$524,194
 - 2. RB Robinson - \$16,929.00/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$6,799.04/Authorized \$17,856.40
- B. PILOT payments disbursed

Grant Updates: C. Curtis

- A. Monkey Run FEMA Application – Project Complete & Final Reports Submitted
- B. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
 - 1. Application due November 10

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

Next Meeting: Wednesday December 1, 2021

Tioga County Industrial Development Agency

11/01/21

Balance Sheet

Accrual Basis

As of October 31, 2021

	Oct 31, 21	Oct 31, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	311,398.26	330,048.47	-18,650.21
Community- Facade Improvement	188,732.30	142,495.10	46,237.20
CCTC- Industrial Park	0.00	9,706.03	-9,706.03
USDA Funds			
CCTC- Loan Loss Reserve	40,476.38	40,461.86	14.52
TSB- IRP 2016 (Formerly IRP 4)	119,645.67	148,621.49	-28,975.82
TSB- RBEG	148,306.27	138,560.53	9,745.74
TSB- marketing	1,115.90	1,115.69	0.21
Total USDA Funds	309,544.22	328,759.57	-19,215.35
Total Restricted Cash Accounts	809,674.78	811,009.17	-1,334.39
CCTC- CDs			
Site Development			
Site Development 2441	100,000.00	0.00	100,000.00
Site Development 2440	100,000.00	0.00	100,000.00
Site Development 2439	100,000.00	0.00	100,000.00
Total Site Development	300,000.00	0.00	300,000.00
Land Acquisition (879)	545,414.33	545,414.33	0.00
Capital Improvement (284)	318,847.13	318,847.13	0.00
Total CCTC- CDs	1,164,261.46	864,261.46	300,000.00
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	81.35	16,706.35	-16,625.00
TSB-Crown Cork and Seal	105.67	105.67	0.00
Community- BestBuy PILOT Acct.	369.98	367.38	2.60
Total Temporarily Restricted Cash Acc	557.00	17,179.40	-16,622.40
Unrestricted Cash Accounts			
TSB ICS	1,264,950.36	1,863,155.56	-598,205.20
TSB- checking	62,260.29	103,494.83	-41,234.54
TSB- general fund	125,731.30	25,691.59	100,039.71
Total Unrestricted Cash Accounts	1,452,941.95	1,992,341.98	-539,400.03
Total Checking/Savings	3,427,435.19	3,684,792.01	-257,356.82
Other Current Assets			
COVID-19 ERLP			
C-7-A	19,124.10	25,000.00	-5,875.90
C-6-A	0.00	60,000.00	-60,000.00
C-5-A	6,909.68	10,000.00	-3,090.32
C-4-A	6,749.60	10,000.00	-3,250.40
C-2-A	9,815.05	15,000.00	-5,184.95
C-1-A	17,447.52	25,000.00	-7,552.48
Total COVID-19 ERLP	60,045.95	145,000.00	-84,954.05
Accounts Receivable 1300.01	788,453.05	395,041.19	393,411.86
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	20,625.00	28,125.00	-7,500.00
Loan Rec - 2018-03-C	10,625.00	14,375.00	-3,750.00
Loan Rec - 2018-01-C	3,120.02	5,070.02	-1,950.00
Loan Rec - 2017-03-C	0.00	4,320.00	-4,320.00
Loan Rec - 2017-02-C	14,059.20	20,547.96	-6,488.76
Loan Rec - 2016-03-C	0.00	6,836.64	-6,836.64
Loan Rec - 2016-02-C	6,944.72	14,583.56	-7,638.84
Loan Rec - 2016-01-C	0.00	-0.09	0.09
Loan Rec - 2015-06-C	2,195.10	6,585.42	-4,390.32
Loan Rec - 2014-01-C	0.00	-0.20	0.20
Loan Rec - 2015-05-C	1,501.71	5,093.43	-3,591.72
Total Commercial Facade Loan Program	59,070.75	105,536.74	-46,465.99
RBEG			
Loan Rec - RBEG 2019 -06	64,081.21	71,084.72	-7,003.51
Total RBEG	64,081.21	71,084.72	-7,003.51
IRP 4			
Loan Rec 2021-02-A	15,111.49	0.00	15,111.49

Tioga County Industrial Development Agency

11/01/21

Balance Sheet

Accrual Basis

As of October 31, 2021

	Oct 31, 21	Oct 31, 20	\$ Change
Loan Rec 2021-01-A	76,456.64	0.00	76,456.64
Loan Rec 2019-07-A	37,576.66	39,409.94	-1,833.28
Loan Rec - 2019 - 06A	80,103.82	88,858.22	-8,754.40
Loan Rec 2018-02-A	5,569.98	7,014.62	-1,444.64
Loan Rec 2018-01-A	59,424.75	63,201.01	-3,776.26
Loan Rec 2017-05-A	3,405.48	8,309.12	-4,903.64
Loan Rec 2017-04-A	31,380.66	33,401.16	-2,020.50
Loan Rec 2017-02-A	0.00	43,524.48	-43,524.48
Loan Rec 2017-01-A	14,912.13	17,385.70	-2,473.57
Loan Rec 2016-01-A	0.00	5,258.39	-5,258.39
Loan Rec 2009-02-A	49,451.58	50,051.58	-600.00
Total IRP 4	373,393.19	356,414.22	16,978.97
IRP 3			
Loan Rec 2007-08-A	8,456.92	15,759.16	-7,302.24
Total IRP 3	8,456.92	15,759.16	-7,302.24
IRP 2			
Loan Rec 2011-03-A	5,376.99	17,834.72	-12,457.73
Total IRP 2	5,376.99	17,834.72	-12,457.73
Total Other Current Assets	1,323,878.06	1,071,670.75	252,207.31
Total Current Assets	4,751,313.25	4,756,462.76	-5,149.51
Fixed Assets			
Land- Mitchell	0.00	58,453.51	-58,453.51
Equipment			
2012 computer upgrade	0.00	1,436.88	-1,436.88
Equipment - Other	0.00	264.00	-264.00
Total Equipment	0.00	1,700.88	-1,700.88
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,557.05	601,257.05	300.00
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	-1,216,347.46	-1,197,077.10	-19,270.36
Total Fixed Assets	2,174,459.64	2,253,584.39	-79,124.75
TOTAL ASSETS	6,925,772.89	7,010,047.15	-84,274.26
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	0.00	453.05	-453.05
PILOT Payments			
Gateway Owego, LLC	0.00	-0.69	0.69
Midwestern Pet Foods, Inc.	0.00	-0.31	0.31
Nichols Cross Dock			
School	0.00	-2.60	2.60
Total Nichols Cross Dock	0.00	-2.60	2.60
Owego Gardens	50.00	16,675.00	-16,625.00
School - 231 Main Street	0.00	-0.45	0.45
231 Main Village	0.00	-0.30	0.30
Tioga Downs Racetrack			
Village - Tioga Downs	0.00	-0.01	0.01
School - Tioga Downs	0.00	-1.39	1.39
Total Tioga Downs Racetrack	0.00	-1.40	1.40
CNYOG			

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School- CNYOG	0.00	-112.09	112.09
Total CNYOG	0.00	-112.09	112.09
Total PILOT Payments	50.00	16,557.16	-16,507.16
Total Other Current Liabilities	50.00	17,010.21	-16,960.21
Total Current Liabilities	50.00	17,010.21	-16,960.21
Long Term Liabilities			
Tioga County COVID-19 ERLP	370,725.78	475,000.00	-104,274.22
Loan Pay- IRP 4	191,770.48	212,507.33	-20,736.85
Loan Pay- IRP 3	181,608.37	181,608.37	0.00
Loan Pay- IRP 2	101,111.91	112,327.63	-11,215.72
Loan Pay- IRP 1	46,180.14	53,900.28	-7,720.14
Total Long Term Liabilities	891,396.68	1,035,343.61	-143,946.93
Total Liabilities	891,446.68	1,052,353.82	-160,907.14
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,724,944.51	4,740,191.06	-15,246.55
Net Income	-96,920.93	-188,800.36	91,879.43
Total Equity	6,034,326.21	5,957,693.33	76,632.88
TOTAL LIABILITIES & EQUITY	6,925,772.89	7,010,047.15	-84,274.26

Tioga County Industrial Development Agency
Profit & Loss
 January through October 2021

	Jan - Oct 21	Jan - Oct 20	\$ Change
Ordinary Income/Expense			
Income			
Bank Service Charge Refund	0.00	47.50	-47.50
Gain/Loss on Sale of Asset	-58,453.51	0.00	-58,453.51
Loan Interest Income			
COVID-19 C-7-A	377.45	0.00	377.45
COVID-19 C-5-A	177.46	0.00	177.46
COVID-19 C-1-A	392.96	0.00	392.96
COVID-19 C-2-A	252.03	0.00	252.03
COVID-19 C-4-A	171.81	0.00	171.81
IRP 4 - 2019 - 06A	2,805.00	3,091.53	-286.53
RBEG 2019 -06	2,244.00	2,471.35	-227.35
IRP 2			
2011-03-A	464.44	637.09	-172.65
Total IRP 2	464.44	637.09	-172.65
IRP 3			
2007-08-A	553.88	667.41	-113.53
Total IRP 3	553.88	667.41	-113.53
IRP 4			
2021-02-A	131.21	0.00	131.21
2021-01-A	981.60	0.00	981.60
2019-07-A	1,681.13	696.14	984.99
2018-02-A	209.92	175.62	34.30
2018-01-A	2,431.55	1,276.43	1,155.12
2017-04-A	1,094.70	769.80	324.90
2017-03-A	0.00	211.63	-211.63
2017-05-A	102.08	148.88	-46.80
2017-01-A	334.41	265.36	69.05
2017-02-A	482.31	1,189.10	-706.79
2016-01-A	66.88	438.99	-372.11
Total IRP 4	7,515.79	5,171.95	2,343.84
Total Loan Interest Income	14,954.82	12,039.33	2,915.49
Loan Program Fee			
COVID-19 ERLP	50.00	500.00	-450.00
Facade	100.00	200.00	-100.00
IRP 4	1,261.25	0.00	1,261.25
Total Loan Program Fee	1,411.25	700.00	711.25
Loan Late Fee			
COVID-19 C-7-A	21.65	0.00	21.65
COVID-19 C-1-A	194.85	0.00	194.85

Tioga County Industrial Development Agency

Profit & Loss

January through October 2021

11/03/21

Accrual Basis

	Jan - Oct 21	Jan - Oct 20	\$ Change
2016-02-C	104.16	104.15	0.01
RBEG 2019-16	0.00	48.60	-48.60
IRP 4 2019-06-A	0.00	60.74	-60.74
2018-02-A	5.00	0.00	5.00
2018-01-C	10.00	10.00	0.00
Loan Late Fee - Other	0.00	5.00	-5.00
Total Loan Late Fee	335.66	228.49	107.17
Loan Administrative Fee	1,034.24	447.24	587.00
4110 · Grants			
Suez Rfnd	270,000.00	0.00	270,000.00
Broadband Study	65,397.00	0.00	65,397.00
Ag Value Chain	40,000.00	8,745.00	31,255.00
ESD Grant - E-Site	350,000.00	0.00	350,000.00
4110 · Grants - Other	263,948.26	232,500.00	31,448.26
Total 4110 · Grants	989,345.26	241,245.00	748,100.26
Interest Income-			
Interest Income- TSB ICS	1,327.73	7,288.50	-5,960.77
Community- Facade Improvement	12.65	23.10	-10.45
CCTC Loan Loss Reserve Account	11.08	16.84	-5.76
CCTC CD Land Acquisition (879)	0.00	4,698.52	-4,698.52
Community- Lounsberry	0.00	96.84	-96.84
TSB- checking	114.20	237.77	-123.57
TSB-general fund	37.56	72.21	-34.65
TSB- IRP 4	20.68	30.83	-10.15
TSB- RBEG	21.55	27.77	-6.22
TSB- marketing	0.17	0.31	-0.14
Total Interest Income-	1,545.62	12,492.69	-10,947.07
Leases/Licenses	13,509.36	13,013.40	495.96
4150 · Miscellaneous Income	0.00	0.00	0.00
OHRy			
freight	166,997.11	80,222.15	86,774.96
Total OHRy	166,997.11	80,222.15	86,774.96
4170 · PILOT Program Fees			
Ithaca Neighborhood Housing Ser	2,500.00	0.00	2,500.00
Tioga Downs	0.00	0.00	0.00
4170 · PILOT Program Fees - Other	2,500.00	0.00	2,500.00
Total 4170 · PILOT Program Fees	5,000.00	0.00	5,000.00

Tioga County Industrial Development Agency

Profit & Loss

January through October 2021

11/03/21

Accrual Basis

	Jan - Oct 21	Jan - Oct 20	\$ Change
Sale of Property	3,800.00	1,000.00	2,800.00
Total Income	1,139,479.81	361,435.80	778,044.01
Expense			
IDA Paint Program	0.00	0.00	0.00
Grant Expense			
Ag Value Chain	30,000.00	18,745.00	11,255.00
Grant Expense - Other	258,900.00	341,392.42	-82,492.42
Total Grant Expense	288,900.00	360,137.42	-71,237.42
Marketing			
Tioga Industrial Park	704.50	362.50	342.00
	9,750.00	2,289.34	7,460.66
Education			
Curtis	599.00	530.00	69.00
Education - Other	99.00	0.00	99.00
Total Education	698.00	530.00	168.00
Loan Admin Fee			
IRP 4	1,034.24	1,143.13	-108.89
Total Loan Admin Fee	1,034.24	1,143.13	-108.89
Loan Program Expense			
COVID-19 ERLP	0.00	137.30	-137.30
Marketing	112.50	0.00	112.50
Loan Program Expense - Other	110.00	203.50	-93.50
Total Loan Program Expense	222.50	340.80	-118.30
6120 · Bank Service Charges			
Check order			
TSB IRP 4	0.00	15.00	-15.00
TSB RBEG	0.00	25.00	-25.00
Total Check order	0.00	40.00	-40.00
6120 · Bank Service Charges - Other	35.00	71.50	-36.50
Total 6120 · Bank Service Charges	35.00	111.50	-76.50
6160 · Dues and Subscriptions	1,809.00	1,060.00	749.00
Employee benefit			
IRA Company Match	1,188.00	1,142.24	45.76
Total Employee benefit	1,188.00	1,142.24	45.76
6180 · Insurance			

Tioga County Industrial Development Agency

Profit & Loss

January through October 2021

11/03/21

Accrual Basis

	Jan - Oct 21	Jan - Oct 20	\$ Change
WC (Utica)	381.00	622.00	-241.00
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	4,201.00	4,203.00	-2.00
6190 · Disability (First Rehab Life)	357.83	243.27	114.56
Employee Health (SSA)	4,704.10	4,595.26	108.84
6185 · Property & Liability (Dryden)	10,947.28	10,678.20	269.08
RR Liability (Steadfast)	26,648.14	25,529.80	1,118.34
Total 6180 · Insurance	47,989.35	46,621.53	1,367.82
6200 · Interest Expense			
6205 · Loan Int Exp Covid	1,240.15	0.00	1,240.15
6200 · Interest Expense - Other	5,603.43	5,996.23	-392.80
Total 6200 · Interest Expense	6,843.58	5,996.23	847.35
6240 · Miscellaneous	199.12	0.00	199.12
6560 · Payroll Expenses			
Payroll Expenses - HSA	3,027.10	1,500.00	1,527.10
6560 · Payroll Expenses - Other	40,768.23	40,028.54	739.69
Total 6560 · Payroll Expenses	43,795.33	41,528.54	2,266.79
6250 · Postage and Delivery	0.00	27.45	-27.45
6270 · Professional Fees			
BizILife LLC	2,750.00	0.00	2,750.00
Ag Ec Dev Specialist Position	15,000.00	15,000.00	0.00
Administrative Services			
Tinney, M	0.00	1,800.00	-1,800.00
Haskell	0.00	7,750.00	-7,750.00
Tinney	21,250.00	21,250.00	0.00
Total Administrative Services	21,250.00	30,800.00	-9,550.00
6650 · Accounting			
Jan Nolis	1,520.00	2,520.00	-1,000.00
6650 · Accounting - Other	7,300.00	7,000.00	300.00
Total 6650 · Accounting	8,820.00	9,520.00	-700.00
6280 · Legal Fees			
Loan Program Fees	83.89	0.00	83.89
6280 · Legal Fees - Other	27,774.52	21,922.45	5,852.07
Total 6280 · Legal Fees	27,858.41	21,922.45	5,935.96
6270 · Professional Fees - Other	7,153.98	0.00	7,153.98

Tioga County Industrial Development Agency
Profit & Loss
January through October 2021

	Jan - Oct 21	Jan - Oct 20	\$ Change
Total 6270 · Professional Fees	82,832.39	77,242.45	5,589.94
6670 · Program Expense			
Water Tower	747,227.89	8,640.79	738,587.10
Total 6670 · Program Expense	747,227.89	8,640.79	738,587.10
Property Taxes			
Stanton Hill 9.64A Town Lot	226.20	234.97	-8.77
96 · Smith Creek Rd	27.96	256.00	-228.04
540 · Stanton Hill	171.19	177.83	-6.64
Spring St	0.26	0.26	0.00
Berry Road (47)	144.26	149.85	-5.59
Carmichael Road	4.47	4.43	0.04
Smith Creek Road	23.97	24.90	-0.93
Glenmary Drive	10.74	10.49	0.25
Metro Road	8.95	8.74	0.21
Total Property Taxes	618.00	867.47	-249.47
Recording fees	385.50	0.00	385.50
6770 · Supplies	830.99	729.72	101.27
6350 · Travel & Ent			
6380 · Travel	109.45	0.00	109.45
6350 · Travel & Ent - Other	275.03	1,513.52	-1,238.49
Total 6350 · Travel & Ent	384.48	1,513.52	-1,129.04
Total Expense	1,235,447.87	550,284.63	685,163.24
Net Ordinary Income	-95,968.06	-188,848.83	92,880.77
Other Income/Expense			
Other Income			
Interest Income - TSB COVID19	47.13	48.47	-1.34
Total Other Income	47.13	48.47	-1.34
Net Other Income	47.13	48.47	-1.34
Net Income	-95,920.93	-188,800.36	92,879.43

Tioga County Industrial Development Agency Transaction Detail

October 2021

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	10/08/2021			Loan Pmts	2,271.53
Deposit	10/18/2021			Loan Pmt	300.00
Check	10/21/2021		Tioga County Treasurer	3rd QTR 2021 COVID/HUD loan principal & interest	-7,649.64
Total COVID-19					-5,078.11
Community- Facade Improvement					
Deposit	10/05/2021			Loan pmt	625.00
Deposit	10/08/2021			Loan Pmts	1,219.09
Deposit	10/20/2021			Loan Pmts	3,854.88
Deposit	10/25/2021			Loan Final Payment	273.48
Check	10/27/2021	1057	Lisa L. Curatolo	Paint Program 2021 Voucher 1	-1,000.00
Total Community- Facade Improvement					4,972.45
CCTC- Industrial Park					
Check	10/13/2021	1004	Dataflow Reprographics LLC	Invoice 478178; IDA pmt 2 of 2; Industrial park sign	-9,706.03
Total CCTC- Industrial Park					-9,706.03
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	10/01/2021			Loan Pmt	306.00
Deposit	10/06/2021			Loan Pmt	321.55
Deposit	10/08/2021			Loan Pmts	3,515.49
Deposit	10/08/2021			Loan Pmt	559.08
Deposit	10/25/2021			Loan Pmt	754.16
Total TSB- IRP 2016 (Formerly IRP 4)					5,456.28
TSB- RBEG					
Deposit	10/08/2021			Loan Pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					6,266.24
Total Restricted Cash Accounts					-3,545.45
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Check	10/13/2021	2045	Waverly Central School District	2021-22 School PILOT - Midwestern	-23,686.37
Check	10/13/2021	2046	Tioga Central School District	2021-22 School PILOT - Tioga Downs	-281,503.45
Check	10/13/2021	2047	village of Nichols	2021 Village PILOT - Tioga Downs	-2,075.59
Check	10/13/2021	2048	Owego Apalachin Central School Distr...	2021-22 School PILOT V&S New York Galvanizing	-11,037.98
Check	10/13/2021	2049	Owego Apalachin Central School Distr...	2021-22 School PILOT Stagecoach/CNYOG	-3,264,738.55
Check	10/13/2021	2050	Owego Apalachin Central School Distr...	2021-22 School PILOT FedEx	-100,973.95
Check	10/13/2021	2051	Owego Apalachin Central School Distr...	2021-22 School PILOT Owego Gardens	-3,159.84
Check	10/13/2021	2052	Village of Owego	2021 Village PILOT Owego Gardens	-2,173.38
Check	10/13/2021	2053	Town of Owego	2021 Town PILOT Owego Gardens	-132.45
Check	10/13/2021	2054	Tioga County Treasurer	2021 PILOT Owego Gardens	-1,398.33
Check	10/13/2021	2055	Town of Spencer	2021 PILOT Spencer-Tioga Solar	-18,168.36
Check	10/13/2021	2056	Tioga County Treasurer	2021 PILOT Spencer-Tioga Solar	-24,423.17
Check	10/13/2021	2057	Spencer VanEtten Central School Dist...	2021 PILOT Spencer-Tioga Solar	-48,800.47
Check	10/13/2021	2058	Home Leasing Services	2021 Sewer Subsidy	-16,625.00
Deposit	10/25/2021			2021 PILOT balance Gateway	100.00
Check	10/27/2021	2059	Town of Owego	2021 Town PILOT Gateway	-32.81
Check	10/27/2021	2060	Tioga County Treasurer	2021 County PILOT Gateway	-346.32
Check	10/27/2021	2061	Village of Owego	2021 Village PILOT Gateway	-538.28
Check	10/27/2021	2062	Owego Apalachin Central School Distr...	2021-22 School PILOT Gateway	-782.59
Total TSB-Owego Gardens					-3,800,496.89
TSB-Crown Cork and Seal					
Check	10/13/2021	2034	Town of Nichols	2021 Town PILOT Crown Cork & Seal	-17,034.42
Check	10/13/2021	2035	Tioga County Treasurer	2021 PILOT Crown Cork & Seal	-86,373.76
Check	10/13/2021	2036	Owego Apalachin Central School Distr...	2021-22 School PILOT Crown Cork & Seal	-196,591.82
Total TSB-Crown Cork and Seal					-300,000.00
Community- BestBuy PILOT Acct.					
Check	10/13/2021	1300	Town of Nichols	2021 Town PILOT Best Buy	-32,356.37
Check	10/13/2021	1301	Tioga County Treasurer	2021 PILOT Best Buy	-164,064.32
Check	10/13/2021	1302	Owego Apalachin Central School Distr...	2021-22 School PILOT Best Buy	-373,579.31
Total Community- BestBuy PILOT Acct.					-570,000.00
Total Temporarily Restricted Cash Acc					-4,670,496.89
Unrestricted Cash Accounts					
TSB- checking					
Check	10/06/2021	6750	Larson Design Group	VOID: Wetland Delineation E-Site - Inv#112447	0.00
Check	10/06/2021	6751	LeeAnn Tinney	VOID: Oct 2021 Professional Services	0.00
Check	10/06/2021	6752	Larson Design Group	Wetland Delineation E-Site - Inv#112447	-3,753.98
Check	10/06/2021	6753	LeeAnn Tinney	Oct 2021 Professional Services	-2,125.00
Check	10/07/2021	X	NYS Division of the Treasury	Sep 2021 State Tax Deposit	-213.96
Transfer	10/13/2021			Funds Transfer	300,000.00
Check	10/13/2021	6754	Statewide Aquastore	E-Site Water Main & Water Tank - Contractor Project #1645	-305,279.31
Check	10/13/2021	6755	Christine E Curtis	Pay Period: 9/26/21-10/9/21	-1,362.83
Check	10/13/2021	6756	Dataflow Reprographics LLC	Invoice 478178; IDA pmt 1 of 2; Industrial park sign	-43.97
Check	10/15/2021	X	EFTPS 941 Tax Payment	Sep 2021 Federal Tax Deposit	-1,225.74
Check	10/19/2021	6757	Christine Curtis	Oct 2021 HSA	-300.00

Tioga County Industrial Development Agency Transaction Detail

Accrual Basis

October 2021

Type	Date	Num	Name	Memo	Amount
Check	10/19/2021	6758	Larson Design Group	Wetland Delineation E-Site - Inv#112682	-3,400.00
Check	10/19/2021	6759	Factual Data	Inv 2392819 Customer No 837909996	-10.65
Check	10/19/2021	6760	Tioga County	Oct Verizon IT invoice 4008	-38.05
Check	10/19/2021	6761	Christine Curtis	Rfnd USPS overnight mail re Tioga Downs refinance	-27.10
Check	10/26/2021	6762	Martin Kane Appraisal Service	Inv 20215526fee Rizutto Land Appraisal - Strong Rd	-300.00
Check	10/26/2021	6763	Jan Nolis, CPA	Prof Svcs	-180.00
Check	10/26/2021	6764	Excellus Health Plan	Nov 2021 Inv 29736144	-471.35
Check	10/26/2021	6765	Franklin Templeton	Oct 2021 Simple IRA - C. Curtis	-216.00
Check	10/27/2021	6766	Christine E Curtis	Pay Period: 10/10/21-10/23/21	-1,362.83
Check	10/27/2021	6767	Statewide Aquastore	E-Site Water Main & Water Tank - Contractor Project #1645	-19,079.62
Check	10/27/2021	6768	Christine Curtis	Mileage 9-8-21 to 10-27-21	-129.51
Deposit	10/28/2021			RJ Corman	11,402.75
Total TSB- checking					-28,117.15
TSB- general fund					
Transfer	10/08/2021			Funds Transfer	300,000.00
Transfer	10/13/2021			Funds Transfer	-300,000.00
Total TSB- general fund					0.00
Total Unrestricted Cash Accounts					-28,117.15
TOTAL					-4,702,159.49

TEN LARGEST EMPLOYERS

Name	Industry Type	Employees
Lockheed Martin	Manufacturing	2399
Tioga County Government	Government	400
Owego-Apalachin Schools	Education	331
Tioga Downs Casino	Gaming	316
Waverly Central School District	Education	301
Best Buy Regional Distribution Center	Distribution Warehouse	300
Elderwood	Nursing Home	295
Crown Cork & Seal	Manufacturing	242
Leprino Foods	Food Processing	230
Stateline Auto	Auto Auction	160

TEN LARGEST TAXPAYERS - 2021 ASSESSMENT ROLL

Name	Industry Type	Full Valuation (Not Assessed Value)
Central New York Oil & Gas aka Stagecoach	Natural Gas Storage	\$ 171,222,232.00
NYSEG	Utility	\$ 68,851,415.00
Lockheed Martin	Manufacturing	\$ 68,776,132.00
Millennium	Gas Pipeline	\$ 46,068,787.00
Tioga Downs	Gaming	\$ 28,534,377.00
Norfolk Southern	Railroad	\$ 15,606,680.00
Inergy Pipeline East	Utility	\$ 7,782,332.00
Sanmina Corporation	Manufacturing	\$ 7,499,265.00
Leprino Foods Co	Food Processing	\$ 6,829,375.00
37 North Chemung Street LLC	Health Bldg	\$ 6,215,625.00