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ECONOMIC DEVELOPMENT & PLANNING | INDUSTRIAL DEVELOPMENT AGENCY | LOCAL DEVELOPMENT CORPORATION

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, 1<sup>st</sup> 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

### **Privilege of the Floor:**

### **Approval of Minutes**

- A. [September 7, 2022 Regular Meeting Minutes](#)
- B. [September 23, 2020 Special Meeting Minutes](#)
- C. [September 30, 2022 Loan Committee 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](#)
  - 2. PSC Meeting update
- B. Barn RFP

### **New Business: C. Curtis**

### **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](#)



4. Loan Committee: A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
  - a. Two applications reviewed
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
- B. West Bay PILOT

**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 November 2, 2022**



Tioga County Industrial Development Agency
September 7, 2022 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Meeting Minutes

I. Call to Order and Introductions – Ms. Ceccherelli called the meeting to order at 4:31 pm.

II. Attendance

IDA Board Members

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

Excused: M. Sauerbrey

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

III. Privilege of the Floor: Sean Lanning, Education Workforce Coordinator; James Gensel, Fagan Engineers

- a. Mr. Lanning gave the board an overview of his position and what he has been working on. His main objective is to manage the Talent Supply Table which includes working with the schools districts and BOCES in the county. He also is working to connect the school districts with businesses in the county, and determine a baseline for what each school district has in terms of programs available for students. The three main priorities for the Talent Supply Table are rolling out work-based learning software for school districts to use, building connections between the schools and businesses, and adding career pathways in schools by working with guidance counselors to get students to take classes depending on what career path they wish to take. Mr. Lanning is also working on other projects such as securing grant funding for Candor EMS, working with the Chamber of Commerce, Home Central Trades Day, the Land Bank/OFA house restoration project, and the Waverly/Tioga County job fair.

- b. Mr. Gensel joined the meeting to address the board regarding the Owego Gardens II project.

Motion to move into Executive Session at 4:41 pm pursuant to Public Officers Law 105 to discuss financial matters (K. Gillette, J. Ward)

Motion to adjourn Executive Session at 4:56 pm.

Motion to approve change order for fencing at Owego Gardens II site in the amount of \$4,935. (K. Gillette, J. Ward)

Aye – 6 Abstain – 0
No – 0 Carried

IV. Approval of Minutes

- A. August 3, 2022 Regular Meeting Minutes
B. August 16, 2022 Railroad Committee Meeting Minutes
C. August 5, 2022 Loan Committee Meeting Minutes

Motion to approve August 3, 2022 Regular Meeting Minutes, August 16, 2022 Railroad



**Committee Meeting Minutes, and August 5, 2022 Loan Committee Meeting Minutes as written.  
(A. Gowan, T. Monell)**

**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 has identified 15 potential grants, has 18 pending grants, and 44 active grants.
- DRI projects in the Village of Owego continue to move forward.
- New York Main Street grant on North Ave in the Village of Owego is ongoing.
- The department assisted the Village of Owego in obtaining an OPRHP grant for the Owego Police Department building.
- The department is assisting the Village of Waverly with an application for New York Forward funding.
- The department assisted the Village of Waverly in completing their economic analysis report. This report is now complete.
- The New York Main Street grant project on Main Street in Candor is ongoing.
- The Town of Nichols ConnectAll grant to expand broadband access in the Town is moving forward quickly.
- The department continues to work on and develop a recruitment website that will be able to be used by new residents coming to the county.
- The Land Bank received funding through a New York State grant. This funding is Phase I of the grant program and can be used for administrative costs.

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

**A. Owego Gardens II**

1. Updated Project Cost Spreadsheet – Ms. Curtis reported that payments have been made to Robinson and Aquastore

**B. Strong Road Property – Rezone Request Outcome** – Ms. Curtis reported that she met with the Town of Owego regarding the rezoning of IDA property in the Town. Ms. Curtis inquired if the acreage requirement for parcels per residence could be reduced in order to better attract developers. Ms. Curtis reported that the current zoning requirement, which is a half-acre lot size, is optimal as it allows flexibility for single family and two family residences. This lot size requirement is contingent upon municipal water and sewer being present. If a well and septic system is used, then the required acreage is five acres per parcel. This requirement would make it more difficult to



develop.

- D. Barn RFP Update – Ms. Curtis reported that there are three companies interested in the barn structure. One company is interested in just taking the lumber from the barn, another is interested in moving the whole barn structure. Ms. Curtis mentioned the presence of asbestos in the barn to both companies. Ms. Curtis will get three quotes for the cost of asbestos removal from the barn before moving forward.

**VIII. New Business: C. Curtis**

- A. Memorandum of Understanding: regarding Workforce Coordinator Position and funding: Tioga County & Tioga County IDA

The Workforce Coordinator position is funded by two grants, one being a grant from the Floyd Hooker Foundation, and the other being the ARC grant the IDA was awarded for the position. Moving forward, ED&P will invoice the IDA, and then the IDA will invoice ARC to receive funds for the position. The MOU has been reviewed by J. Meagher. The board was agreeable to this invoice structure, and agreed to allow J. Ceccherelli to sign the MOU between the IDA and Tioga County.

**Motion to authorize Chairperson J. Ceccherelli to sign the MOU between Tioga County IDA and Tioga County for the funding of the Workforce Coordinator position. (K. Gillette, T. Monell).**

**Aye – 6                      Abstain – 0**  
**No – 0                        Carried**

**IX. 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. The governance committee met on Thursday September 1, 2022 to discuss personnel items. The annual review will occur in Executive Session.
  - 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. Ms. Curtis shared with the board the meeting minutes from the Railroad Committee meeting with RJ Corman. Ms. Curtis noted that RJ Corman stated that they would be willing to construct a cross-dock or contribute to the construction of a cross-dock if a company provided a significant amount of freight.

**X. 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

**XI. 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
- D. ARC Grant Agreement – Workforce Coordinator - Executed

**XII. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:26 pm to discuss personnel matters. (K. Gillette, T. Monell)**

**Motion to adjourn Executive Session at 5:49 pm.**

**Motion to promote C. Curtis to Executive Director and increase C. Curtis’ salary 8% effective immediately. (E. Knolles, J. Ward)**

|                |                    |
|----------------|--------------------|
| <b>Aye – 6</b> | <b>Abstain – 0</b> |
| <b>No – 0</b>  | <b>Carried</b>     |

**Motion to reduce L. Tinney stipend from \$2,125 per month to \$1,500 per month. (T. Monell, J. Ward).**

|                |                    |
|----------------|--------------------|
| <b>Aye – 6</b> | <b>Abstain – 0</b> |
| <b>No – 0</b>  | <b>Carried</b>     |

**XIII. Next Meeting: Wednesday October 5, 2022**

**XIV. Adjournment: Mr. Gowan motioned to adjourn the meeting at 5:51 pm.**



**Tioga County Industrial Development Agency  
Board of Directors Special Meeting  
September 23, 2022  
Meeting Minutes**

- I. Call to Order and Introductions** – The meeting was called to order at 9:03 am.
- II. Attendance**
- A. IDA Board Members: J. Ceccherelli, A. Gowan, J. Ward, E. Knolles
  - B. Absent: T. Monell
  - C. Excused: M. Sauerbrey, K. Gillette
  - D. Guests: C. Curtis, J. Meagher, L. Tinney, K. Schwesinger, D. Lemmon, M. Schnabl
- III. Privilege of the Floor:** Karl Schwesinger, Fagan Engineers, & Land Surveyors, PC  
Dean Lemmon, RB Robinson
- IV. Discussion on Owego Gardens II Construction**  
The board discussed the following items with Mr. Schwesinger and Mr. Lemmon:
- Guardrail – Mr. Schwesinger reported that he is waiting on confirmation from Veolia on where to place the required guardrails. The guardrail will likely cost more than the original quote of \$19,300.
  - Lower Gate - Mr. Schwesinger and Mr. Lemmon are awaiting an update from Veolia regarding the type of gate that is needed for the water tank access road and where to place the gate.
  - Paving – The access road is currently not paved. Water testing ports along the road need to be accessed before paving occurs. Mr. Lemmon recommended paving over the testing ports before testing is done, as taking up the blacktop after paving will cause quality issues for the road. The road needs to be paved in order for Veolia to take site control. Mr. Schwesinger suggested moving the water testing ports so that they would be easier to access, then pave the road in two weeks. However, if the ports cannot be moved, paving will not occur until spring.
  - Developer Agreement/ Water System Operation – Mr. Meagher is still waiting to hear from Veolia’s counsel regarding the developer agreement, escrow agreement, and easements. Ms. Curtis will contact Veolia to get Mr. Meagher an updated contact for their counsel. Veolia is currently unwilling to take site control until the lower gate, and paving of the access road are complete. Mr. Meagher will propose an operating agreement to Veolia’s counsel.

Moving forward, Mr. Schwesinger will investigate whether or not it is possible to move the water testing access port, and then pave the access road. If the port cannot be moved, paving will have to occur in the spring. Mr. Meagher will work with Veolia’s counsel to see if they are agreeable to taking site control if the access road is not paved



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until the spring. A meeting will also be set up with PSC, the IDA, and Veolia to discuss the above items.

- V. Next Meeting- Wednesday October 5, 2022**
- VI. Adjournment – Mr. Gowan motioned to adjourn the meeting at 9:56 am.**





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ECONOMIC DEVELOPMENT & PLANNING | INDUSTRIAL DEVELOPMENT AGENCY | LOCAL DEVELOPMENT CORPORATION

Tioga County IDA  
Loan Committee Meeting  
September 30, 2022 – 10 am  
Agenda

Members: R. Kelsey, K. Dougherty, D. Barton, A. Gowan, J. Ward, E. Knolles  
Present: R. Kelsey, K. Dougherty, D. Barton, A. Gowan, J. Ward, E. Knolles  
Guests: C. Curtis

Meeting called to order at 10:05

New Business

A. TCIDA IRP Loan Program Application

1. HeaHea – Nadia Constant - \$162,500

Recommend the following in order to consider approval:

- license approval
- needs assessment
- Tioga County Mental Health letter of support
- New York State Mental Health letter of support
- treatment schedule
- resumes
- organization table

2. Mosier Lumber Mill – Brendon Mosier - \$95,800

Recommend denial due to lack of sufficient collateral and credit history.

Meeting adjourned at 10:45

**Tioga County Industrial Development Agency**  
**Balance Sheet**  
**As of September 30, 2022**

|  | Sep 30, 22   | Sep 30, 21   | \$ Change     |
|--|--------------|--------------|---------------|
| <b>ASSETS</b>                                |              |              |               |
| <b>Current Assets</b>                        |              |              |               |
| <b>Checking/Savings</b>                      |              |              |               |
| <b>Restricted Cash Accounts</b>              |              |              |               |
| COVID-19                                     | 5,411.64     | 316,476.37   | -311,064.73   |
| Community- Facade Improvement                | 224,371.33   | 183,759.85   | 40,611.48     |
| CCTC- Industrial Park                        | 0.00         | 9,706.03     | -9,706.03     |
| <b>USDA Funds</b>                            |              |              |               |
| CCTC- Loan Loss Reserve                      | 40,487.50    | 40,476.38    | 11.12         |
| TSB- IRP 2016 (Formerly IRP 4)               | 131,199.47   | 114,189.39   | 17,010.08     |
| TSB- RBEG                                    | 157,243.77   | 147,496.31   | 9,747.46      |
| TSB- marketing                               | 0.00         | 1,115.90     | -1,115.90     |
| <b>Total USDA Funds</b>                      | 328,930.74   | 303,277.98   | 25,652.76     |
| <b>Total Restricted Cash Accounts</b>        | 558,713.71   | 813,220.23   | -254,506.52   |
| <b>CCTC- CDs</b>                             |              |              |               |
| <b>Site Development</b>                      |              |              |               |
| 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        |
| <b>Total Site Development</b>                | 300,561.34   | 300,000.00   | 561.34        |
| <b>Land Acquisition (879)</b>                | 549,763.55   | 545,414.33   | 4,349.22      |
| <b>Capital Improvement (284)</b>             | 323,406.76   | 318,847.13   | 4,559.63      |
| <b>Total CCTC- CDs</b>                       | 1,173,731.65 | 1,164,261.46 | 9,470.19      |
| <b>Temporarily Restricted Cash Acc</b>       |              |              |               |
| TSB-Owego Gardens                            | 4,313,396.61 | 3,800,578.24 | 512,818.37    |
| TSB-Crown Cork and Seal                      | 105.67       | 300,105.67   | -300,000.00   |
| Community- BestBuy PILOT Acct.               | 369.98       | 570,369.98   | -570,000.00   |
| <b>Total Temporarily Restricted Cash Acc</b> | 4,313,872.26 | 4,671,053.89 | -357,181.63   |
| <b>Unrestricted Cash Accounts</b>            |              |              |               |
| TSB ICS                                      | 500,708.05   | 1,564,950.36 | -1,064,242.31 |
| TSB- checking                                | 23,312.01    | 90,377.44    | -67,065.43    |
| TSB- general fund                            | 25,762.98    | 125,731.30   | -99,968.32    |
| <b>Total Unrestricted Cash Accounts</b>      | 549,783.04   | 1,781,059.10 | -1,231,276.06 |
| <b>Total Checking/Savings</b>                | 6,596,100.66 | 8,429,594.68 | -1,833,494.02 |
| <b>Other Current Assets</b>                  |              |              |               |
| <b>COVID-19 ERLP</b>                         |              |              |               |
| C-7-A  | 10,682.85    | 19,881.84    | -9,198.99     |
| C-5-A  | 3,736.44     | 7,194.48     | -3,458.04     |

**Tioga County Industrial Development Agency**  
**Balance Sheet**  
**As of September 30, 2022**

|   | Sep 30, 22        | Sep 30, 21        | \$ Change         |
|---|-------------------|-------------------|-------------------|
| C-4-A                                       | 3,697.91          | 7,023.58          | -3,325.67         |
| C-2-A                                       | 0.00              | 10,226.51         | -10,226.51        |
| C-1-A                                       | 11,871.66         | 18,137.86         | -6,266.20         |
| <b>Total COVID-19 ERLP</b>                  | <b>29,988.86</b>  | <b>62,464.27</b>  | <b>-32,475.41</b> |
| <b>Accounts Receivable 1300.01</b>          | <b>746,453.05</b> | <b>168,453.05</b> | <b>578,000.00</b> |
| <b>Allowance for Doubtful Accounts</b>      | <b>-35,000.00</b> | <b>-35,000.00</b> | <b>0.00</b>       |
| <b>Commercial Facade Loan Program</b>       |                   |                   |                   |
| Loan Rec - 2017-01-C                        | 14,375.00         | 21,250.00         | -6,875.00         |
| Loan Rec - 2018-03-C                        | 0.00              | 10,937.50         | -10,937.50        |
| Loan Rec - 2018-01-C                        | 1,770.02          | 3,420.02          | -1,650.00         |
| Loan Rec - 2017-02-C                        | 8,111.17          | 14,599.93         | -6,488.76         |
| Loan Rec - 2016-03-C                        | 0.00              | 3,828.36          | -3,828.36         |
| Loan Rec - 2016-02-C                        | 0.00              | 6,944.72          | -6,944.72         |
| Loan Rec - 2015-06-C                        | 0.00              | 2,560.96          | -2,560.96         |
| Loan Rec - 2015-05-C                        | 0.00              | 1,501.71          | -1,501.71         |
| <b>Total Commercial Facade Loan Program</b> | <b>24,256.19</b>  | <b>65,043.20</b>  | <b>-40,787.01</b> |
| <b>RBEG</b>                                 |                   |                   |                   |
| Loan Rec - RBEG 2019 -06                    | 57,412.95         | 64,675.58         | -7,262.63         |
| <b>Total RBEG</b>                           | <b>57,412.95</b>  | <b>64,675.58</b>  | <b>-7,262.63</b>  |
| <b>IRP 4</b>                                |                   |                   |                   |
| Loan Rec 2021-02-A                          | 12,540.50         | 15,111.49         | -2,570.99         |
| Loan Rec 2021-01-A                          | 69,844.27         | 77,642.68         | -7,798.41         |
| Loan Rec 2019-07-A                          | 35,974.55         | 37,733.13         | -1,758.58         |
| Loan Rec - 2019 - 06A                       | 71,765.96         | 80,846.78         | -9,080.82         |
| Loan Rec 2018-02-A                          | 4,071.45          | 5,569.98          | -1,498.53         |
| Loan Rec 2018-01-A                          | 56,138.20         | 59,746.32         | -3,608.12         |
| Loan Rec 2017-05-A                          | 0.00              | 3,817.53          | -3,817.53         |
| Loan Rec 2017-04-A                          | 29,599.34         | 31,696.88         | -2,097.54         |
| Loan Rec 2017-01-A                          | 12,499.78         | 15,120.63         | -2,620.85         |
| Loan Rec 2009-02-A                          | 48,851.58         | 49,451.58         | -600.00           |
| IRP 4 - Other                               | 12,339.00         | 0.00              | 12,339.00         |
| <b>Total IRP 4</b>                          | <b>353,624.63</b> | <b>376,737.00</b> | <b>-23,112.37</b> |
| <b>IRP 3</b>                                |                   |                   |                   |
| Loan Rec 2007-08-A                          | 0.00              | 8,456.92          | -8,456.92         |
| <b>Total IRP 3</b>                          | <b>0.00</b>       | <b>8,456.92</b>   | <b>-8,456.92</b>  |
| <b>IRP 2</b>                                |                   |                   |                   |
| Loan Rec 2011-03-A                          | 0.00              | 6,439.04          | -6,439.04         |
| <b>Total IRP 2</b>                          | <b>0.00</b>       | <b>6,439.04</b>   | <b>-6,439.04</b>  |

10:34 AM

## Tioga County Industrial Development Agency

## Balance Sheet

As of September 30, 2022

10/04/22

Accrual Basis

|                                  | Sep 30, 22           | Sep 30, 21           | \$ Change            |
|----------------------------------|----------------------|----------------------|----------------------|
| Total Other Current Assets       | 1,176,735.68         | 717,269.06           | 459,466.62           |
| Total Current Assets             | 7,772,836.34         | 9,146,863.74         | -1,374,027.40        |
| <b>Fixed Assets</b>              |                      |                      |                      |
| 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           | 601,257.05           | 450.00               |
| 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         | 2,174,159.64         | 58,189.38            |
| <b>TOTAL ASSETS</b>              | <b>10,005,185.36</b> | <b>11,321,023.38</b> | <b>-1,315,838.02</b> |
| <b>LIABILITIES &amp; EQUITY</b>  |                      |                      |                      |
| <b>Liabilities</b>               |                      |                      |                      |
| <b>Current Liabilities</b>       |                      |                      |                      |
| <b>Other Current Liabilities</b> |                      |                      |                      |
| <b>PILOT Payments</b>            |                      |                      |                      |
| V&S New York Galvanizing         | 0.00                 | 11,037.98            | -11,037.98           |
| Spencer-Tioga Solar              | 93,220.00            | 91,392.00            | 1,828.00             |
| Gateway Owego, LLC               | 1,800.00             | 1,600.00             | 200.00               |
| Midwestern Pet Foods, Inc.       | 28,097.18            | 23,686.37            | 4,410.81             |
| Crown Cork and Seal              | 300,000.00           | 300,000.00           | 0.00                 |
| Nichols Cross Dock               | 0.00                 | 100,973.95           | -100,973.95          |
| Owego Gardens                    | 24,009.00            | 23,539.00            | 470.00               |
| Tioga Downs Racetrack            | 0.00                 | 283,579.04           | -283,579.04          |
| CNYOG                            | 3,296,239.08         | 3,264,738.55         | 31,500.53            |
| Best Buy PP                      | 570,000.00           | 570,000.00           | 0.00                 |
| Total PILOT Payments             | 4,313,365.26         | 4,670,546.89         | -357,181.63          |

## Tioga County Industrial Development Agency

## Balance Sheet

As of September 30, 2022

10/04/22

Accrual Basis

|  | Sep 30, 22           | Sep 30, 21           | \$ Change            |
|--|----------------------|----------------------|----------------------|
| <b>Total Other Current Liabilities</b> | 4,313,365.26         | 4,670,546.89         | -357,181.63          |
| <b>Total Current Liabilities</b>       | 4,313,365.26         | 4,670,546.89         | -357,181.63          |
| <b>Long Term Liabilities</b>           |                      |                      |                      |
| Tioga County COVID-19 ERLP             | 34,876.67            | 377,951.93           | -343,075.26          |
| 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            |
| <b>Total Long Term Liabilities</b>     | 525,794.20           | 898,622.83           | -372,828.63          |
| <b>Total Liabilities</b>               | 4,839,159.46         | 5,569,169.72         | -730,010.26          |
| <b>Equity</b>                          |                      |                      |                      |
| 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                             | -776,995.05          | -379,522.56          | -397,472.49          |
| <b>Total Equity</b>                    | 5,166,025.90         | 5,751,853.66         | -585,827.76          |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>10,005,185.36</b> | <b>11,321,023.38</b> | <b>-1,315,838.02</b> |

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
 January through September 2022

|                                     | Jan - Sep 22 | Jan - Sep 21 | \$ Change |
|-------------------------------------|--------------|--------------|-----------|
| <b>Ordinary Income/Expense</b>      |              |              |           |
| <b>Income</b>                       |              |              |           |
| Gain/Loss on Sale of Asset          | 0.00         | -58,453.51   | 58,453.51 |
| <b>Loan Interest Income</b>         |              |              |           |
| COVID-19 C-7-A                      | 278.48       | 335.19       | -56.71    |
| COVID-19 C-5-A                      | 98.07        | 162.26       | -64.19    |
| COVID-19 C-1-A                      | 179.21       | 354.95       | -175.74   |
| COVID-19 C-2-A                      | 112.92       | 230.57       | -117.65   |
| COVID-19 C-4-A                      | 95.47        | 157.18       | -61.71    |
| RBEG 2019 -06                       | 1,816.07     | 2,028.41     | -212.34   |
| <b>IRP 2</b>                        |              |              |           |
| 2011-03-A                           | 27.05        | 437.61       | -410.56   |
| <b>Total IRP 2</b>                  | 27.05        | 437.61       | -410.56   |
| <b>IRP 3</b>                        |              |              |           |
| 2007-08-A                           | 181.93       | 553.88       | -371.95   |
| <b>Total IRP 3</b>                  | 181.93       | 553.88       | -371.95   |
| <b>IRP 4</b>                        |              |              |           |
| 2019 - 06A                          | 2,267.55     | 2,535.51     | -267.96   |
| 2021-02-A                           | 199.03       | 131.21       | 67.82     |
| 2021-01-A                           | 1,524.25     | 659.32       | 864.93    |
| 2019-07-A                           | 1,285.28     | 1,516.05     | -230.77   |
| 2018-02-A                           | 142.72       | 209.92       | -67.20    |
| 2018-01-A                           | 1,860.17     | 2,194.04     | -333.87   |
| 2017-04-A                           | 913.98       | 975.84       | -61.86    |
| 2017-05-A                           | 19.41        | 94.13        | -74.72    |
| 2017-01-A                           | 228.83       | 302.91       | -74.08    |
| 2017-02-A                           | 0.00         | 482.31       | -482.31   |
| 2016-01-A                           | 0.00         | 66.88        | -66.88    |
| <b>Total IRP 4</b>                  | 8,441.22     | 9,168.12     | -726.90   |
| <b>Loan Interest Income - Other</b> | 29.35        | 0.00         | 29.35     |
| <b>Total Loan Interest Income</b>   | 11,259.77    | 13,428.17    | -2,168.40 |
| <b>Loan Program Fee</b>             |              |              |           |
| 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   |
| <b>Total Loan Program Fee</b>       | 600.00       | 1,411.25     | -811.25   |
| <b>Loan Late Fee</b>                |              |              |           |
| COVID-19 C-7-A                      | 0.00         | 21.65        | -21.65    |
| COVID-19 C-1-A                      | 129.90       | 173.20       | -43.30    |
| 2016-02-C                           | 104.15       | 104.16       | -0.01     |

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
**January through September 2022**

|  | Jan - Sep 22 | Jan - Sep 21 | \$ Change   |
|--|--------------|--------------|-------------|
| 2018-02-A                              | 0.00         | 5.00         | -5.00       |
| 2018-01-C                              | 0.00         | 10.00        | -10.00      |
| <b>Total Loan Late Fee</b>             | 234.05       | 314.01       | -79.96      |
| <b>Loan Administrative Fee</b>         | 134.37       | 1,034.24     | -899.87     |
| <b>4110 · Grants</b>                   |              |              |             |
| Broadband Study                        | 0.00         | 65,397.00    | -65,397.00  |
| Ag Value Chain                         | 0.00         | 40,000.00    | -40,000.00  |
| 4110 · Grants - Other                  | 0.00         | 263,948.26   | -263,948.26 |
| <b>Total 4110 · Grants</b>             | 0.00         | 369,345.26   | -369,345.26 |
| <b>Interest Income-</b>                |              |              |             |
| Interest Income - TSB COVID19          | 105.64       | 47.13        | 58.51       |
| Interest Income- TSB ICS               | 516.64       | 1,327.73     | -811.09     |
| Community- Facade Improvement          | 13.99        | 12.65        | 1.34        |
| CCTC Loan Loss Reserve Account         | 8.07         | 11.08        | -3.01       |
| TSB- checking                          | 25.27        | 114.20       | -88.93      |
| TSB-general fund                       | 13.78        | 37.56        | -23.78      |
| TSB- IRP 4                             | 17.91        | 20.68        | -2.77       |
| TSB- RBEG                              | 20.43        | 21.55        | -1.12       |
| TSB- marketing                         | 0.04         | 0.17         | -0.13       |
| <b>Total Interest Income-</b>          | 721.77       | 1,592.75     | -870.98     |
| <b>Leases/Licenses</b>                 | 12,437.22    | 13,509.36    | -1,072.14   |
| <b>OHRy</b>                            |              |              |             |
| freight                                | 57,741.90    | 155,594.36   | -97,852.46  |
| <b>Total OHRy</b>                      | 57,741.90    | 155,594.36   | -97,852.46  |
| <b>4170 · PILOT Program Fees</b>       |              |              |             |
| 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   |
| <b>Total 4170 · PILOT Program Fees</b> | 2,500.00     | 5,000.00     | -2,500.00   |
| <b>Sale of Property</b>                | 0.00         | 3,800.00     | -3,800.00   |
| <b>Total Income</b>                    | 85,629.08    | 506,575.89   | -420,946.81 |
| <b>Expense</b>                         |              |              |             |
| Grant Expense                          |              |              |             |
| Ag Value Chain                         | 0.00         | 30,000.00    | -30,000.00  |
| Grant Expense - Other                  | 0.00         | 258,900.00   | -258,900.00 |

## Tioga County Industrial Development Agency

## Profit &amp; Loss

January through September 2022

10/04/22

Accrual Basis

|                                      | Jan - Sep 22 | Jan - Sep 21 | \$ Change   |
|--------------------------------------|--------------|--------------|-------------|
| <b>Total Grant Expense</b>           | 0.00         | 288,900.00   | -288,900.00 |
| <b>Marketing</b>                     | 294.50       | 704.50       | -410.00     |
| <b>Education</b>                     |              |              |             |
| Curtis                               | 100.00       | 599.00       | -499.00     |
| Education - Other                    | 0.00         | 99.00        | -99.00      |
| <b>Total Education</b>               | 100.00       | 698.00       | -598.00     |
| <b>Loan Admin Fee</b>                |              |              |             |
| IRP 4                                | 134.37       | 1,034.24     | -899.87     |
| <b>Total Loan Admin Fee</b>          | 134.37       | 1,034.24     | -899.87     |
| <b>Loan Program Expense</b>          |              |              |             |
| Marketing                            | 370.50       | 112.50       | 258.00      |
| Loan Program Expense - Other         | 223.85       | 99.35        | 124.50      |
| <b>Total Loan Program Expense</b>    | 594.35       | 211.85       | 382.50      |
| <b>6120 · Bank Service Charges</b>   | 10.00        | 35.00        | -25.00      |
| <b>6160 · Dues and Subscriptions</b> | 1,769.00     | 1,809.00     | -40.00      |
| <b>Employee benefit</b>              |              |              |             |
| IRA Company Match                    | 709.74       | 1,080.00     | -370.26     |
| <b>Total Employee benefit</b>        | 709.74       | 1,080.00     | -370.26     |
| <b>6180 · Insurance</b>              |              |              |             |
| 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       |
| Employee Health (SSA)                | 4,584.39     | 4,232.75     | 351.64      |
| 6185 · Property & Liability (Dryden) | 11,224.42    | 10,947.28    | 277.14      |
| RR Liability (Steadfast)             | 29,055.60    | 26,648.14    | 2,407.46    |
| <b>Total 6180 · Insurance</b>        | 50,116.21    | 47,518.00    | 2,598.21    |
| <b>6200 · Interest Expense</b>       |              |              |             |
| 6205 · Loan Int Exp Covid            | 713.23       | 816.66       | -103.43     |
| 6200 · Interest Expense - Other      | 3,183.77     | 5,603.43     | -2,419.66   |
| <b>Total 6200 · Interest Expense</b> | 3,897.00     | 6,420.09     | -2,523.09   |
| <b>Lounsberry land</b>               | 3,120.00     | 0.00         | 3,120.00    |
| <b>6240 · Miscellaneous</b>          | 1,160.00     | 199.12       | 960.88      |
| <b>6560 · Payroll Expenses</b>       |              |              |             |
| Payroll Expenses - HSA               | 2,100.00     | 2,700.00     | -600.00     |



**Tioga County Industrial Development Agency**  
**Profit & Loss**  
**January through September 2022**

|   | Jan - Sep 22      | Jan - Sep 21      | \$ Change         |
|---|-------------------|-------------------|-------------------|
| 6560 · Payroll Expenses - Other         | 41,531.38         | 36,494.87         | 5,036.51          |
| <b>Total 6560 · Payroll Expenses</b>    | <b>43,631.38</b>  | <b>39,194.87</b>  | <b>4,436.51</b>   |
| <b>6270 · Professional Fees</b>         |                   |                   |                   |
| BiziLife LLC                            | 4,675.00          | 2,750.00          | 1,925.00          |
| Ag Ec Dev Specialist Position           | 15,000.00         | 15,000.00         | 0.00              |
| Administrative Services                 |                   |                   |                   |
| Tinney                                  | 19,125.00         | 19,125.00         | 0.00              |
| <b>Total Administrative Services</b>    | <b>19,125.00</b>  | <b>19,125.00</b>  | <b>0.00</b>       |
| <b>6650 · Accounting</b>                |                   |                   |                   |
| Jan Nolis                               | 1,385.00          | 1,340.00          | 45.00             |
| <b>6650 · Accounting - Other</b>        | <b>7,600.00</b>   | <b>7,300.00</b>   | <b>300.00</b>     |
| <b>Total 6650 · Accounting</b>          | <b>8,985.00</b>   | <b>8,640.00</b>   | <b>345.00</b>     |
| <b>6280 · Legal Fees</b>                |                   |                   |                   |
| Loan Program Fees                       | 0.00              | 83.89             | -83.89            |
| <b>6280 · Legal Fees - Other</b>        | <b>32,524.00</b>  | <b>27,774.52</b>  | <b>4,749.48</b>   |
| <b>Total 6280 · Legal Fees</b>          | <b>32,524.00</b>  | <b>27,858.41</b>  | <b>4,665.59</b>   |
| <b>6270 · Professional Fees - Other</b> | <b>3,848.00</b>   | <b>0.00</b>       | <b>3,848.00</b>   |
| <b>Total 6270 · Professional Fees</b>   | <b>84,157.00</b>  | <b>73,373.41</b>  | <b>10,783.59</b>  |
| <b>6670 · Program Expense</b>           |                   |                   |                   |
| Water Tower                             | 668,657.90        | 422,868.96        | 245,788.94        |
| <b>Total 6670 · Program Expense</b>     | <b>668,657.90</b> | <b>422,868.96</b> | <b>245,788.94</b> |
| <b>Property Taxes</b>                   |                   |                   |                   |
| 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             |
| <b>Total Property Taxes</b>             | <b>619.41</b>     | <b>618.00</b>     | <b>1.41</b>       |
| Recording fees                          | 0.00              | 385.50            | -385.50           |
| <b>6770 · Supplies</b>                  | <b>953.28</b>     | <b>792.94</b>     | <b>160.34</b>     |
| <b>6350 · Travel &amp; Ent</b>          |                   |                   |                   |

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10/04/22

Accrual Basis

## Tioga County Industrial Development Agency

### Profit & Loss

January through September 2022

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|                                      | <u>Jan - Sep 22</u>       | <u>Jan - Sep 21</u>       | <u>\$ Change</u>          |
|--------------------------------------|---------------------------|---------------------------|---------------------------|
| 6380 · Travel                        | 0.00                      | 109.45                    | -109.45                   |
| 6350 · Travel & Ent - Other          | 2,699.99                  | 145.52                    | 2,554.47                  |
| <b>Total 6350 · Travel &amp; Ent</b> | <u>2,699.99</u>           | <u>254.97</u>             | <u>2,445.02</u>           |
| <b>Total Expense</b>                 | <u>862,624.13</u>         | <u>886,098.45</u>         | <u>-23,474.32</u>         |
| <b>Net Ordinary Income</b>           | <u>-776,995.05</u>        | <u>-379,522.56</u>        | <u>-397,472.49</u>        |
| <b>Net Income</b>                    | <u><b>-776,995.05</b></u> | <u><b>-379,522.56</b></u> | <u><b>-397,472.49</b></u> |

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10/04/22

Accrual Basis

**Tioga County Industrial Development Agency**  
**Transaction Detail**  
**September 2022**

| Type                                   | Date       | Num  | Name                         | Memo   | Amount       |
|--|------------|------|------------------------------|--|--------------|
| <b>Restricted Cash Accounts</b>        |            |      |                              |  |              |
| <b>COVID-19</b>                        |            |      |                              |  |              |
| Check                                  | 09/06/2022 | 1018 | Tioga County Treasurer       | VOID: 4-1-22 thru 9-6-22 Loan Principal & Interest Repayment | 0.00         |
| Check                                  | 09/06/2022 | 1019 | Tioga County Treasurer       | 4-1-22 to 9-6-22 Loan Principal & Interest Repayment         | -16,643.28   |
| Check                                  | 09/06/2022 | 1020 | Tioga County Treasurer       | Reimburse undisbursed COVID-19 ERLP funds                    | -305,000.00  |
| Deposit                                | 09/08/2022 |      |                              | Loan pmt   | 800.00       |
| Deposit                                | 09/12/2022 |      |                              | Loan Pmt   | 288.61       |
| Deposit                                | 09/20/2022 |      |                              | Loan Pmts  | 588.61       |
| Total COVID-19                         |            |      |                              |  | -319,966.06  |
| <b>Community- Facade Improvement</b>   |            |      |                              |  |              |
| Deposit                                | 09/20/2022 |      |                              | Loan Pmt   | 540.73       |
| Total Community- Facade Improvement    |            |      |                              |  | 540.73       |
| <b>USDA Funds</b>                      |            |      |                              |  |              |
| <b>TSB- IRP 2016 (Formerly IRP 4)</b>  |            |      |                              |  |              |
| Deposit                                | 09/08/2022 |      |                              | Loan Pmts  | 1,164.99     |
| Deposit                                | 09/12/2022 |      |                              | Loan Pmt   | 250.00       |
| Deposit                                | 09/20/2022 |      |                              | Loan Pmts  |              |
| Deposit                                | 09/20/2022 |      |                              | Loan Pmts  | 486.18       |
| Deposit                                | 09/30/2022 |      |                              | Loan pmt   | 754.18       |
| Total TSB- IRP 2016 (Formerly IRP 4)   |            |      |                              |  | 2,655.35     |
| <b>TSB- RBEG</b>                       |            |      |                              |  |              |
| Deposit                                | 09/08/2022 |      |                              | Loan pmt   | 809.96       |
| Total TSB- RBEG                        |            |      |                              |  | 809.96       |
| Total USDA Funds                       |            |      |                              |  | 3,465.31     |
| Total Restricted Cash Accounts         |            |      |                              |  | -315,960.02  |
| <b>Temporarily Restricted Cash Acc</b> |            |      |                              |  |              |
| <b>TSB-Owego Gardens</b>               |            |      |                              |  |              |
| Deposit                                | 09/30/2022 |      |                              | PILOT Pmts - Midwestern & CNYOG-aka-Stagecoach               | 3,324,336.26 |
| Total TSB-Owego Gardens                |            |      |                              |  | 3,324,336.26 |
| Total Temporarily Restricted Cash Acc  |            |      |                              |  | 3,324,336.26 |
| <b>Unrestricted Cash Accounts</b>      |            |      |                              |  |              |
| <b>TSB- checking</b>                   |            |      |                              |  |              |
| Check                                  | 09/02/2022 | 6923 | BiziLife LLC                 | Aug social media   | -535.00      |
| Check                                  | 09/02/2022 | 6924 | LeeAnn Tinney                | Sep 2022 Professional Services                               | -2,125.00    |
| Check                                  | 09/07/2022 | X    | NYS Division of the Treasury | Aug 2022 State Tax Deposit                                   | -252.90      |
| Check                                  | 09/07/2022 | 6925 | Christine Curtis             | Sep HSA  | -150.00      |
| Check                                  | 09/14/2022 | 6926 | Christine E Curtis           | Pay Period: 8/28/22-9/10/22                                  | -1,658.95    |
| Check                                  | 09/15/2022 | X    | EFTPS 941 Tax Payment        | Aug 2022 Federal Tax Deposit                                 | -1,395.88    |

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10/04/22

Accrual Basis

**Tioga County Industrial Development Agency**  
**Transaction Detail**  
**September 2022**

| Type                             | Date       | Num  | Name                       | Memo  | Amount                     |
|----------------------------------|------------|------|----------------------------|---|----------------------------|
| Check                            | 09/26/2022 | 6927 | Excellus Health Plan       | Oct 2022 Inv#32902100                       | -514.13                    |
| Check                            | 09/26/2022 | 6928 | Thomas, Collison & Meagher | Services July 2022                          | -5,220.00                  |
| Check                            | 09/26/2022 | 6929 | Thomas, Collison & Meagher | Services June 2022                          | -4,871.00                  |
| Check                            | 09/26/2022 | 6930 | Thomas, Collison & Meagher | Services May 2022                           | -4,655.00                  |
| Check                            | 09/26/2022 | 6931 | Tioga County ED&P          | 2022 3rd QTR Contribution Ec Dev Specialist | -5,000.00                  |
| Check                            | 09/26/2022 | 6932 | Tioga County ED&P          | Split ad                                    | -133.00                    |
| Check                            | 09/28/2022 | 6933 | Christine E Curtis         | Pay Period: 9/11/22-9/24/22                 | -1,658.96                  |
| Check                            | 09/28/2022 | 6934 | Franklin Templeton         | Sep 2022 Simple IRA - C. Curtis             | -84.80                     |
| Total TSB- checking              |            |      |                            |   | -28,254.62                 |
| Total Unrestricted Cash Accounts |            |      |                            |   | -28,254.62                 |
| <b>TOTAL</b>                     |            |      |                            |   | <b><u>2,980,121.62</u></b> |

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   |
| <b>\$ 746,453.05</b> | <b>Total</b>      |  |

## Calculations with Regard to REVISED Developer Agreements

### Hunt Fees (Tank & Main)

|                            |                  |
|----------------------------|------------------|
| Original Design/Review     | 3,614.97         |
| Inspection/Admin.          | 58,230.71        |
| Electric Design            | 18,585.98        |
| <b>Total as of 7/14/22</b> | <b>80,431.66</b> |

### Paid Up Front By IDA

|                |                  |
|----------------|------------------|
| Tank Agreement | 34,875.00        |
| Main Agreement | 38,875.00        |
| <b>Total</b>   | <b>73,750.00</b> |

| Tank Specific Calculations               |                  |
|--|------------------|
| Hunt Fees (Tank Specific)                |                  |
| Electric Design                          | 18,585.98        |
| Tank Inspection                          | 16,681.66        |
| <b>Total (Tank Only)</b>                 | <b>35,267.64</b> |
| Reimbursement Owed to Veolia             |                  |
| SCADA                                    | 17,115.00        |
| Generator/Propane                        | 11,250.00        |
| Misc. Electric                           | 7,236.00         |
| <b>Total</b>                             | <b>35,601.00</b> |
| Total Owed to Veolia (Tank)              |                  |
| Hunt Fees (Tank)                         | 35,267.64        |
| Reimbursement                            | 35,601.00        |
| <b>Additional internal fees - Veolia</b> | <b>4,006.36</b>  |
| <b>Total Owed to Veolia</b>              | <b>74,875.00</b> |
| Net Due to Veolia (Tank)                 |                  |
| Owed to Veolia                           | 74,875.00        |
| IDA Payment Made                         | 34,875.00        |
| <b>Balance IDA Owes Veolia (Tank)</b>    | <b>40,000.00</b> |

\*Gerard agrees

| Main Specific Calculations            |                  |
|---------------------------------------|------------------|
| Hunt Fees (Main Specific)             |                  |
| Original Design/Review                | 3,614.97         |
| Admin/Inspection                      | 41,549.05        |
| <b>Total</b>                          | <b>45,164.02</b> |
| Remaining Fees                        |                  |
| Anticipated Hunt Close Out            | 10,000.00        |
| <b>Total</b>                          | <b>10,000.00</b> |
| Total Owed to Veolia (Main)           |                  |
| Hunt Fees (Main)                      | 45,164.02        |
| Hunt Close Out                        | 10,000.00        |
|                                       | -                |
| <b>Total</b>                          | <b>55,164.02</b> |
| Net Due to Veolia (Main)              |                  |
| Total Due Veolia                      | 55,164.02        |
| IDA Payment Made                      | 38,875.00        |
| <b>Balance IDA Owes Veolia (Main)</b> | <b>16,289.02</b> |

\*Gerard agre

8/16/2022  
revised 10/3/

es

/2022 to include A26 & remove legal fees

TCIDA BUDGET  
PARIS Submission 10-31-22

|   | Actual 2021          | Adopted 2022         | Estimated 2022 Actual<br>as of 9/1/2022 | Proposed 2023        | Proposed 2024        | Proposed 2025        | Proposed 2026        |
|---|----------------------|----------------------|---|----------------------|----------------------|----------------------|----------------------|
| <b>REV &amp; FINANCIAL SOURCES</b>                            |                      |                      |   |                      |                      |                      |                      |
| <b>Operating Revenue</b>                                      |                      |                      |   |                      |                      |                      |                      |
| <b>Charges for Services</b>                                   |                      |                      |   |                      |                      |                      |                      |
| Leases (Land/railroad)  | \$ 13,509.36         | \$ 13,500.00         | \$ 13,965.57                            | \$ 14,000.00         | \$ 14,000.00         | \$ 14,000.00         | \$ 14,000.00         |
| Loan fee income (admin, application("program"), & late fees)  | \$ 3,000.83          | \$ 3,000.00          | \$ 2,004.00                             | \$ 2,000.00          | \$ 2,000.00          | \$ 2,000.00          | \$ 2,000.00          |
| Suez Refund - E-Site  | \$ -                 | \$ -                 | \$ -                                    | \$ 375,000.00        | \$ -                 | \$ -                 | \$ -                 |
|   | \$ 16,510.19         | \$ 16,500.00         | \$ 15,969.57                            | \$ 391,000.00        | \$ 16,000.00         | \$ 16,000.00         | \$ 16,000.00         |
| <b>Rental &amp; Financing Income</b>                          |                      |                      |   |                      |                      |                      |                      |
| RJ Corman/OHRY  | \$ 182,671.20        | \$ 200,000.00        | \$ 92,292.00                            | \$ 120,000.00        | \$ 120,000.00        | \$ 120,000.00        | \$ 120,000.00        |
| <b>Other Operating Revenues</b>                               |                      |                      |   |                      |                      |                      |                      |
| Land Sale *Owego Gardens II land - final partial pmt          | \$ 3,800.00          | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| PILOT Application Fees  | \$ -                 | \$ 5,000.00          | \$ -                                    | \$ 5,000.00          | \$ 5,000.00          | \$ 5,000.00          | \$ 5,000.00          |
| SunEast Valley Solar  | \$ -                 | \$ -                 | \$ 2,500.00                             | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| INHS Temple & Liberty   | \$ 2,500.00          | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| West Bay Star LLC   | \$ 2,500.00          | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| Best Bev Co *Anticipated this year                            | \$ -                 | \$ -                 | \$ 2,500.00                             | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| PILOT Agency Fees   | \$ -                 | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| Owego Gardens II *Paid end of 2020                            | \$ -                 | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| INHS Temple & Liberty * Project Cancelled                     | \$ -                 | \$ 138,000.00        | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| West Bay Star LLC *\$57,250 still due                         | \$ -                 | \$ -                 | \$ 57,250.00                            | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| Crown Cork & Seal   | \$ 42,000.00         | \$ 42,000.00         | \$ 42,000.00                            | \$ 42,000.00         | \$ 42,000.00         | \$ -                 | \$ -                 |
| PILOT Annual Administration Fee \$1500                        | \$ -                 | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| INHS Temple & Liberty * Project Cancelled                     | \$ -                 | \$ 1,500.00          | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| West Bay Star LLC *Agreement not officially executed          | \$ -                 | \$ 1,500.00          | \$ -                                    | \$ 1,500.00          | \$ 1,500.00          | \$ 1,500.00          | \$ 1,500.00          |
|   | \$ 50,800.00         | \$ 188,000.00        | \$ 104,250.00                           | \$ 48,500.00         | \$ 48,500.00         | \$ 6,500.00          | \$ 6,500.00          |
| <b>Non-Operating Revenue</b>                                  |                      |                      |   |                      |                      |                      |                      |
| <b>Investment Earnings</b>                                    |                      |                      |   |                      |                      |                      |                      |
| Interest on IDA funds (checking, ICS, savings, CD's)          | \$ 11,221.28         | \$ 4,000.00          | \$ 10,136.00                            | \$ 12,000.00         | \$ 12,000.00         | \$ 12,000.00         | \$ 12,000.00         |
| Other non-operating revenue (int on other accts)              | \$ 750.56            | \$ 110.00            | \$ 144.39                               | \$ 150.00            | \$ 150.00            | \$ 150.00            | \$ 150.00            |
| Interest on loans   | \$ 17,653.49         | \$ 15,000.00         | \$ 13,402.00                            | \$ 13,000.00         | \$ 13,000.00         | \$ 13,000.00         | \$ 13,000.00         |
|   | \$ 29,125.33         | \$ 19,110.00         | \$ 23,682.39                            | \$ 25,150.00         | \$ 25,150.00         | \$ 25,150.00         | \$ 25,150.00         |
| <b>State Subsidies/Grants</b>                                 |                      |                      |   |                      |                      |                      |                      |
| Waverly Trade Center  | \$ -                 | \$ 453.05            | \$ -                                    | \$ 453.05            | \$ -                 | \$ -                 | \$ -                 |
| Wellsman  | \$ 232,500.00        | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| W&S CAP   | \$ 300,000.00        | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| ESD Water Tank (350k correct)                                 | \$ -                 | \$ 350,000.00        | \$ -                                    | \$ 350,000.00        | \$ -                 | \$ -                 | \$ -                 |
| USDA Ag Value *contract decreased to \$68,745; Paid in full   | \$ 40,000.00         | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| USDA Broadband  | \$ 65,397.00         | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| FEMA Monkey Run - state share                                 | \$ 3,539.53          | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| Raymond Hadley Water Extension CFA Grant (50% TPC)            | \$ -                 | \$ -                 | \$ -                                    | \$ 23,650.00         | \$ -                 | \$ -                 | \$ -                 |
| 40,000SF PEMB Bldg Engineering Plan ARC Grant Match (50% TPC) | \$ -                 | \$ -                 | \$ -                                    | \$ 26,050.00         | \$ -                 | \$ -                 | \$ -                 |
| FEMA Monkey Run - federal share                               | \$ 21,237.20         | \$ -                 | \$ -                                    | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
|   | \$ 662,673.73        | \$ 350,453.05        | \$ -                                    | \$ 400,153.05        | \$ -                 | \$ -                 | \$ -                 |
| <b>TOTAL REV &amp; FINANCIAL SOURCES</b>                      | <b>\$ 941,780.45</b> | <b>\$ 774,063.05</b> | <b>\$ 236,193.96</b>                    | <b>\$ 984,803.05</b> | <b>\$ 209,650.00</b> | <b>\$ 167,650.00</b> | <b>\$ 167,650.00</b> |

\*\*Suez refund booked as 2021 AR (\$270k)

|  |              |              |               |               |              |              |              |
|--|--------------|--------------|---------------|---------------|--------------|--------------|--------------|
| <b>EXPENDITURES</b>  |              |              |               |               |              |              |              |
| <b>Operating Expenditures</b>  |              |              |               |               |              |              |              |
| <b>Salaries &amp; Wages</b>  |              |              |               |               |              |              |              |
| Executive Director   | \$ 48,355.15 | \$ 49,230.00 | \$ 52,044.00  | \$ 55,112.00  | \$ 55,112.00 | \$ 55,112.00 | \$ 55,112.00 |
| <b>Other Employee Benefits</b>   |              |              |               |               |              |              |              |
| Health/dental insurance *IDA portion only-80%                            | \$ 4,517.44  | \$ 4,607.79  | \$ 5,612.65   | \$ 5,724.90   | \$ 5,839.40  | \$ 5,956.19  | \$ 6,075.31  |
| I R A Company Match  | \$ 1,404.00  | \$ 1,304.10  | \$ 824.38     | \$ 850.00     | \$ 850.00    | \$ 850.00    | \$ 850.00    |
| H S A  | \$ 3,600.00  | \$ 3,600.00  | \$ 2,550.00   | \$ 1,800.00   | \$ 1,800.00  | \$ 1,800.00  | \$ 1,800.00  |
|  | \$ 9,521.44  | \$ 9,511.89  | \$ 8,987.03   | \$ 8,374.90   | \$ 8,489.40  | \$ 8,606.19  | \$ 8,725.31  |
| <b>Professional Service Contracts</b>                                    |              |              |               |               |              |              |              |
| Legal *Rate inc from \$225/hr to \$250/hr in 2023                        | \$ 32,544.52 | \$ 35,000.00 | \$ 40,854.00  | \$ 45,392.00  | \$ 45,000.00 | \$ 45,000.00 | \$ 45,000.00 |
| Recording Fees (TC Clerk - dead, PILOT release etc.)                     | \$ 1,023.50  | \$ -         | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         |
| Accounting (Nels)  | \$ 1,695.00  | \$ 2,000.00  | \$ 1,735.00   | \$ 2,000.00   | \$ 2,000.00  | \$ 2,000.00  | \$ 2,000.00  |
| Accounting (Insero) *Contract thru 2025                                  | \$ 7,300.00  | \$ 7,600.00  | \$ 7,600.00   | \$ 8,500.00   | \$ 9,250.00  | \$ 10,000.00 | \$ 10,000.00 |
| L. Tinney  | \$ 25,500.00 | \$ 25,500.00 | \$ 25,500.00  | \$ 18,000.00  | \$ -         | \$ -         | \$ -         |
| *current contract 4/2022-3/2023  | \$ 4,250.00  | \$ 6,090.00  | \$ 6,090.00   | \$ 6,516.30   | \$ 6,646.63  | \$ 6,779.51  | \$ 6,915.20  |
| *Biulife-2% annual increased pmt requested                               | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00  | \$ 20,000.00  | \$ -         | \$ -         | \$ -         |
| Contribution - Ag Dev Specialist   | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00  | \$ 20,000.00  | \$ -         | \$ -         | \$ -         |
|  | \$ 92,313.02 | \$ 96,190.00 | \$ 101,779.00 | \$ 100,408.30 | \$ 62,896.63 | \$ 63,779.51 | \$ 63,915.20 |
| <b>Supplies &amp; Materials (Insurance)</b>                              |              |              |               |               |              |              |              |
| Travel Accident  | \$ 750.00    | \$ 765.00    | \$ 750.00     | \$ 765.00     | \$ 780.30    | \$ 795.91    | \$ 811.82    |
| Directors & Officers   | \$ 4,201.00  | \$ 4,285.02  | \$ 3,483.00   | \$ 3,552.66   | \$ 3,623.71  | \$ 3,696.19  | \$ 3,770.11  |
| Railroad   | \$ 26,648.14 | \$ 27,181.10 | \$ 29,055.60  | \$ 29,636.71  | \$ 30,229.45 | \$ 30,834.04 | \$ 31,450.72 |
| Property & Liability   | \$ 10,947.28 | \$ 11,166.23 | \$ 11,224.42  | \$ 11,448.91  | \$ 11,677.89 | \$ 11,911.44 | \$ 12,149.67 |
| Workmans Comp/Disability   | \$ 293.83    | \$ 997.39    | \$ 1,018.80   | \$ 1,039.18   | \$ 1,059.96  | \$ 1,081.16  | \$ 1,102.78  |
| Crime Policy (paid once every 3 years)                                   | \$ -         | \$ 662.50    | \$ -          | \$ -          | \$ 702.25    | \$ -         | \$ -         |
|  | \$ 42,840.25 | \$ 45,057.24 | \$ 45,531.82  | \$ 46,442.46  | \$ 48,073.56 | \$ 48,318.73 | \$ 49,285.11 |
| <b>Other Operating Expenses</b>  |              |              |               |               |              |              |              |
| Fire Tax *2022 inc Rizutto parcels; in progress review w Real Prop/Treas | \$ 618.00    | \$ 630.36    | \$ 2,599.19   | \$ 650.00     | \$ 663.00    | \$ 676.26    | \$ 689.79    |
| Event Sponsor/Event Attendance   | \$ -         | \$ -         | \$ 1,160.00   | \$ -          | \$ 1,500.00  | \$ 1,500.00  | \$ 1,500.00  |
| Education  | \$ 993.00    | \$ 1,000.00  | \$ 100.00     | \$ 1,000.00   | \$ 1,000.00  | \$ 1,000.00  | \$ 1,000.00  |
| General Office Exp (supplies, postage, travel, etc)                      | \$ 2,461.57  | \$ 2,000.00  | \$ 3,653.27   | \$ 3,500.00   | \$ 3,500.00  | \$ 3,500.00  | \$ 3,500.00  |
| Bank Service Charges   | \$ 35.00     | \$ -         | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         |



|                             |                      |    |          |    |          |    |          |    |          |    |          |    |          |    |          |
|-----------------------------|----------------------|----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|
| **21 Budget incl w supplies | Dues & Subscriptions | \$ | 1,884.00 | \$ | 2,000.00 | \$ | 1,769.00 | \$ | 2,000.00 | \$ | 2,000.00 | \$ | 2,000.00 | \$ | 2,000.00 |
|-----------------------------|----------------------|----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|

|  |             |             |             |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|  | \$ 5,991.57 | \$ 5,630.36 | \$ 9,281.46 | \$ 8,650.00 | \$ 8,663.00 | \$ 8,676.26 | \$ 8,689.79 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

**Non-Operating Expenditures**

**Payment of Principal on Bonds**

|  |      |      |      |      |      |      |      |
|--|------|------|------|------|------|------|------|
|  | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
|--|------|------|------|------|------|------|------|

**Interest & Financing Charges**

USDA Interest

|  |             |             |             |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|  | \$ 4,637.51 | \$ 5,204.00 | \$ 5,204.00 | \$ 4,803.00 | \$ 4,504.00 | \$ 3,886.00 | \$ 3,579.73 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

**Subsidies to other Public Authorities**

|  |      |      |      |      |      |      |      |
|--|------|------|------|------|------|------|------|
|  | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
|--|------|------|------|------|------|------|------|

**Capital Asset Outlay**

|   |               |              |               |      |      |      |      |
|---|---------------|--------------|---------------|------|------|------|------|
| E-Site Water Tank; Aquastore Contract C - PAID                  | \$ 391,215.18 | \$ -         | \$ 107,373.75 | \$ - | \$ - | \$ - | \$ - |
| E-Site Road & Site Work; Robinson Contract A & B - PAID         | \$ 348,970.25 | \$ -         | \$ 540,890.11 | \$ - | \$ - | \$ - | \$ - |
| E-Site Water Tank; Aquastore Contract C - OUTSTANDING           |               |              | \$ 29,146.07  | \$ - |      |      |      |
| E-Site Road & Site Work; Robinson Contract A & B - OUTSTANDING  |               |              | \$ 172,153.43 | \$ - |      |      |      |
| E-Site - Fagan Engineers Services                               | \$ -          | \$ -         | \$ 20,000.00  | \$ - | \$ - | \$ - | \$ - |
| E-Site - Suez inspection/legal fees per dev agreement           | \$ 73,750.00  | \$ -         | \$ -          | \$ - | \$ - | \$ - | \$ - |
| E-Site Security System  |               |              | \$ 17,611.00  |      |      |      |      |
| E-Site - Projected NYSEG/Suez Costs                             | \$ -          | \$ 80,000.00 | \$ 45,601.00  | \$ - | \$ - | \$ - | \$ - |
| E-Site - fees (DOH, Public Notice, bid ad, DEC, NYSEG fee etc.) | \$ 148.71     | \$ -         | \$ 394.04     | \$ - | \$ - | \$ - | \$ - |
| Industrial Park   | \$ 9,750.00   | \$ -         | \$ -          | \$ - | \$ - | \$ - | \$ - |
|   | \$ 823,834.14 | \$ 80,000.00 | \$ 933,169.40 | \$ - | \$ - | \$ - | \$ - |

**Grants & Donation Expense**

|   |               |               |               |              |      |      |      |
|---|---------------|---------------|---------------|--------------|------|------|------|
| Waverly Trade Center  | \$ -          | \$ 453.05     | \$ -          | \$ 453.05    | \$ - | \$ - | \$ - |
| Weitsman  | \$ 232,500.00 | \$ -          | \$ -          | \$ -         | \$ - | \$ - | \$ - |
| V&S CAP   | \$ 6,671.53   | \$ -          | \$ -          | \$ -         | \$ - | \$ - | \$ - |
| ESD Water Tank  | \$ -          | \$ 350,000.00 | \$ 350,000.00 | \$ -         | \$ - | \$ - | \$ - |
| USDA Aq Value *contract decreased to \$68,745; Paid in Full | \$ 40,000.00  | \$ -          | \$ -          | \$ -         | \$ - | \$ - | \$ - |
| USDA Broadband  | \$ 65,397.00  | \$ -          | \$ -          | \$ -         | \$ - | \$ - | \$ - |
| FEMA Monkey Run - state share                               | \$ -          | \$ -          | \$ -          | \$ -         | \$ - | \$ - | \$ - |
| FEMA Monkey Run - federal share                             | \$ 26,400.00  | \$ -          | \$ -          | \$ -         | \$ - | \$ - | \$ - |
| Raymond Hadley Water Extension CFA Grant (50% TPC)          | \$ -          | \$ -          | \$ -          | \$ 23,650.00 | \$ - | \$ - | \$ - |
| 40,000SF PEMB Bldg Engineering Plan ARC Grant (50% TPC)     | \$ -          | \$ -          | \$ -          | \$ 26,050.00 | \$ - | \$ - | \$ - |
|   | \$ 370,968.53 | \$ 350,453.05 | \$ 350,000.00 | \$ 50,153.05 | \$ - | \$ - | \$ - |

**Other Non-Operating Expenditures**

|   |              |              |             |              |              |              |              |
|---|--------------|--------------|-------------|--------------|--------------|--------------|--------------|
| <b>Studies</b>  |              |              |             |              |              |              |              |
| Raymond Hadley Water Extension CFA Grant Match (50% TPC)      | \$ -         | \$ -         | \$ -        | \$ 23,650.00 | \$ -         | \$ -         | \$ -         |
| 40,000SF PEMB Bldg Engineering Plan ARC Grant Match (50% TPC) | \$ -         | \$ -         | \$ -        | \$ 26,050.00 | \$ -         | \$ -         | \$ -         |
| E-Site/Rizzuto Wetland Delineation                            | \$ 7,153.98  | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         |
| Buck Road Asbestos Survey                                     | \$ -         | \$ -         | \$ 3,120.00 | \$ -         | \$ -         | \$ -         | \$ -         |
| Lounsbury Power Study   | \$ 4,810.00  | \$ -         | \$ 4,810.00 | \$ -         | \$ -         | \$ -         | \$ -         |
|   | \$ 11,963.98 | \$ 10,000.00 | \$ 7,930.00 | \$ 49,700.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 |
| <b>Paint Program</b>  |              |              |             |              |              |              |              |
|   | \$ 640.15    | \$ 2,000.00  | \$ -        | \$ 2,000.00  | \$ 2,000.00  | \$ 2,000.00  | \$ 2,000.00  |
| <b>Loan Program</b>   |              |              |             |              |              |              |              |
| marketing, admin fee, credit rpt fee, bank fees               | \$ 2,236.46  | \$ 2,377.00  | \$ 1,925.85 | \$ 2,000.00  | \$ 2,000.00  | \$ 2,000.00  | \$ 2,000.00  |
| <b>Property Purchase</b>                                      |              |              |             |              |              |              |              |
| Rizzuto   | \$ 78,395.16 | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         |
|   | \$ 78,395.16 | \$ -         | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         |

**TOTAL EXPENDITURES**

|  |                 |               |                 |               |               |               |               |
|--|-----------------|---------------|-----------------|---------------|---------------|---------------|---------------|
|  | \$ 1,491,697.36 | \$ 655,653.54 | \$ 1,515,852.56 | \$ 327,643.71 | \$ 201,738.58 | \$ 202,378.69 | \$ 203,307.13 |
|--|-----------------|---------------|-----------------|---------------|---------------|---------------|---------------|

**EXCESS (DEFICIENCY) OF REVENUES AND CAPITAL CONTRIBUTIONS OVER EXPENDITURES**

|  |                 |               |                                      |               |               |                |                |
|--|-----------------|---------------|--------------------------------------|---------------|---------------|----------------|----------------|
|  | \$ (549,916.91) | \$ 118,409.51 | \$ (1,279,658.60)                    | \$ 657,159.34 | \$ 7,911.42   | \$ (34,728.69) | \$ (35,657.13) |
|  | Actual 2021     | Adopted 2022  | Estimated 2022 Actual as of 9/1/2022 | Proposed 2023 | Proposed 2024 | Proposed 2025  | Proposed 2025  |