



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

Tioga County Industrial Development Agency
June 7, 2023 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Agenda

Call to Order and Introductions

Attendance

IDA Board Members

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

Excused: M. Sauerbrey, E. Knolles

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

Privilege of the Floor

Approval of Minutes

- A. [May 3, 2023 Regular Meeting Minutes](#)

Financials

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

ED&P Update: B. Woodburn

Project Updates: C. Curtis

- A. Owego Gardens II
B. Local Meat Capacity Grant - [Local Meat Capacity Grant \(Local MCap\) | Agricultural Marketing Service \(usda.gov\)](#)

New Business: C. Curtis

- B. Sales Tax Exemption Application

Committee Reports: C. Curtis

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



5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. None

PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update:
 1. Owego Gardens II – Home Leasing - \$192,816.17/Authorized \$524,194
 2. RB Robinson - \$36,231.89/Authorized \$55,990
- B. CNYOG – purchased by KinderMorgan, Inc.

Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES)
DR-4567 Planning Grant – Richford Railroad
 1. Approved; Contract Executed; Study in Progress by Larson Design Group
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings
 1. Approved – Contract Executed
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 1. Approved; Contract Executed; Study in Progress by Larson Design Group
- D. ESD Water Tank – ESD AB017
 1. Reimbursement request & final documentation submitted

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

Next Meeting: Wednesday July 12, 2023



Tioga County Industrial Development Agency
May 3, 2023 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting Minutes

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

II. Attendance

IDA Board Members
Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, J. Ward, E. Knolles, M. Townsend
Excused: T. Monell
Guests: C. Curtis, M. Schnabl, J. Meagher, B. Woodburn, J. Bellis

III. Privilege of the Floor:

- A. Brittany Woodburn, ED&P Update - DRI Projects: Ms. Woodburn gave the board a brief overview of the project statuses of the DRI projects that fall under the IDA Multi-site Program contract with New York State Homes and Community Renewal. There are 15 projects in the multi-site program that are all at different stages of completion, with one project being complete. Ms. Woodburn noted that four projects were just taken on due to the reallocation of funds from original project that did not end up going forward. Ms. Woodburn gave a brief overview of everything that is involved with administering the projects. She also mentioned that she will likely submit a waiver for the Minority Women Business Enterprise goals.
B. Jason Bellis, Larson Design Group - Lounsberry Power Study Final Memorandum: Mr. Bellis reported that the study found that NYSEG is not agreeable to providing estimated costs for ranges of power upgradesto the Lounsberry area without a committed project in place. NYSEG noted that it would take two to three years to get power infrastructure to the area, but gave not cost estimation.

IV. Approval of Minutes

A. April 5, 2023 Regular Meeting Minutes

Motion to approve April 5, 2023 Regular Meeting Minutes, as written. (E. Knolles, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

V. Financials

- A. Balance Sheet
B. Profit & Loss
C. Transaction Detail
D. Accounts Receivable
E. 1st QTR 2023 Operating Revenue & Expense



- F. 2022 & 2021 Year End Operating Revenue & Expense
 - G. 2020 & 2019 Year End Operating Revenue & Expense
- Ms. Curtis noted that she included Operating Revenue & Expense financial documents to show the board regular income and fixed expenses.

Motion to acknowledge financials, as presented. (J. Ward, K. Gillette)

Aye – 6	Abstain – 0
No – 0	Carried

VI. ED&P Update: L. Tinney: Ms. Tinney reported that the Waverly New York Forward project held a kickoff meeting. The local planning committee will be meeting on a regular basis. She explained the planning process, and how individual projects will be selected by the state.

VII. Project Updates: C. Curtis

A. Owego Gardens II: Ms. Curtis reported that Robinson will be doing a site visit where they will do a punch list walk through to make sure all items are complete. Upon completion, \$98,000 will be paid to Robinson. Ms. Curtis is still working on getting the developer agreement and easements put in place. Veolia will not sign the property transfer until the developer agreement and easements are put in place.

B. PILOT Company employment: Ms. Curtis reported that she reached out to the PILOT companies who did not hit their expected employment numbers. Lockheed Martin is researching if the numbers are accurate, Central New York Oil and Gas is researching a potential discrepancy, numbers were fixed for Tioga Downs after research, and V&S are above their original predictions.

C. Expiring PILOTs: Ms. Curtis and Ms. Tinney reported that they have been reviewing PILOT agreements so they know when each PILOT will be expiring. The goal is to prepare school districts for expiring PILOTs so that when PILOTs expire and the property switches from roll section 8 to roll section 1, school districts will be able to account for it in their tax levy. There is pending state legislation that will fix this issue for school districts. Ms. Curtis and Ms. Tinney will continue to come up with a plan for how to ease companies off of PILOT payments in the future if the pending legislation does not pass.

VIII. New Business: C. Curtis

- A. Sales tax exemption program – Broome Co IDA’s Application Program Comparison: Ms. Curtis presented the board with information from Broome County IDA’s sales tax exemption program. This program allows any current business, not just a new or relocating business, to apply for sales tax exemption through the IDA. It also allows for less fees, no job creation requirements, and shorter consideration time since it does not have to go through a public hearing if it is for less than \$100,000. The board is open to considering the implementation of a similar program. Ms. Curtis will come up with a draft application for the board to review at next month's meeting.
- B. Newark Valley Historical Society Request: The Newark Valley Historical Society reached out to Ms. Curtis requesting permission to level and re-gravel the IDA property where they hold their Depot Friday Nights event. The board was agreeable to letting them perform this



work. Ms. Curtis noted that they may seek financial assistance from the IDA to do the work depending on cost.

- C. Local Meat Capacity Grant - Local Meat Capacity Grant (Local MCap) | Agricultural Marketing Service (usda.gov): Ian Mumbalo, a local meat processor who owns Reed Brook Meats in Barton, reached out to Ms. Curtis seeking assistance in applying for a USDA Local Meat Capacity Grant, which provides funds for the purchase of equipment and expansion activities for meat processors. Ms. Curtis plans to take on assisting Mr. Mumbalo and will seek help from ED&P staff as needed. Ms. Curtis has a kickoff meeting scheduled with Mr. Mumbalo and will bring more details about the application process to next month’s meeting.

IX. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

- 1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
 - a. No report
- 2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles
 - a. No report
- 3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
 - a. No report
- 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
 - a. No report
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell

a. Insurance: Ms. Curtis reported that the Railroad Committee agreed to terminate the insurance the IDA holds for the railroad. The full board agreed that since RJ Corman carries insurance, and the IDA is listed as additionally insured, terminating the current railroad insurance could be a cost savings for the IDA. Mr. Meagher confirmed that the IDA is not in a position to have first line of liability. The board agreed that it is in the best interest of the IDA to terminate the insurance.

Motion to authorize C. Curtis to contact insurer and terminate the railroad insurance as soon as possible and request an appropriate refund. (M. Sauerbrey, K. Gillette)

Aye – 6	Abstain – 0
No – 0	Carried

X. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

- 1. Owego Gardens II – Home Leasing - \$192,816.17/Authorized \$524,194
- 2. RB Robinson - \$36,231.89/Authorized \$55,990
- 3. Statewide Aquastore Inc. – Final ST-340 submitted; Contract completed

B. CNYOG – Mr. Curtis reported CNYOG has been purchased by KinderMorgan, Inc.

XI. Grant Updates: C. Curtis

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

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

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

- 1. Grant approved – Contract forthcoming



- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 - 1. Approved; Contract Executed; Study in Progress by Larson Design Group
- D. ESD Water Tank – ESD AB017
 - 1. Reimbursement process in progress

- XII. Motion to move into Executive Session to discuss financial matters pursuant to Public Officers Law Section 105 at 5:30 pm. (K. Gillette, J. Ward)**

Motion to adjourn Executive Session at 5:38 pm. (E. Knolles)

- XIII. Next Meeting: Wednesday June 7, 2023**

- XIV. Adjournment: Mr. Gillette motioned to adjourn the meeting at 5:39 pm.**

Tioga County Industrial Development Agency

Balance Sheet

As of May 31, 2023

	May 31, 23	May 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
CD Site Dev Com Bank 158	100,501.19	0.00	100,501.19
CD Site Dev Com Bank 156	100,501.18	0.00	100,501.18
CD Site Dev Com Bank 155	100,501.18	0.00	100,501.18
Restricted Cash Accounts			
COVID-19	8,638.48	313,032.19	-304,393.71
Community- Facade Improvement	235,067.38	210,724.83	24,342.55
USDA Funds			
CCTC- Loan Loss Reserve	40,485.48	40,484.44	1.04
TSB- IRP 2016 (Formerly IRP 4)	150,126.81	125,966.96	24,159.85
TSB- RBEG	163,831.84	153,996.09	9,835.75
Total USDA Funds	354,444.13	320,447.49	33,996.64
Total Restricted Cash Accounts	598,149.99	844,204.51	-246,054.52
CCTC- CDs			
Site Development			
Site Development 2441	0.00	100,262.00	-100,262.00
Site Development 2440	0.00	100,149.67	-100,149.67
Site Development 2439	0.00	100,149.67	-100,149.67
Total Site Development	0.00	300,561.34	-300,561.34
Land Acquisition (879)	553,069.56	549,763.55	3,306.01
Capital Improvement (284)	325,351.58	323,406.76	1,944.82
Total CCTC- CDs	878,421.14	1,173,731.65	-295,310.51
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	421,503.35	989,060.35	-567,557.00
TSB-Crown Cork and Seal	105.67	105.67	0.00
Community- BestBuy PILOT Acct.	369.98	369.98	0.00
Total Temporarily Restricted Cash Acc	421,979.00	989,536.00	-567,557.00
Unrestricted Cash Accounts			
TSB ICS	0.00	1,000,522.39	-1,000,522.39
TSB- checking	318,342.96	67,426.18	250,916.78
TSB- general fund	25,776.89	25,759.73	17.16
Total Unrestricted Cash Accounts	344,119.85	1,093,708.30	-749,588.45
Total Checking/Savings	2,544,173.53	4,101,180.46	-1,557,006.93
Other Current Assets			
COVID-19 ERLP			
C-7-A	4,431.80	13,773.46	-9,341.66
C-5-A	1,392.63	4,898.64	-3,506.01
C-4-A	1,434.20	4,815.71	-3,381.51
C-2-A	0.00	6,910.03	-6,910.03
C-1-A	9,048.81	13,274.38	-4,225.57
Total COVID-19 ERLP	16,307.44	43,672.22	-27,364.78
Accounts Receivable 1300.01	746,453.05	746,453.05	0.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	9,375.00	16,250.00	-6,875.00
Loan Rec - 2018-03-C	0.00	8,437.50	-8,437.50
Loan Rec - 2018-01-C	415.02	2,220.02	-1,805.00
Loan Rec - 2017-02-C	3,785.33	10,274.09	-6,488.76
Loan Rec - 2016-02-C	0.00	694.76	-694.76
Loan Rec - 2015-06-C	0.00	-0.06	0.06
Total Commercial Facade Loan Program	13,575.35	37,876.31	-24,300.96
RBEG			
Loan Rec - RBEG 2019 -06	52,406.17	59,866.80	-7,460.63
Total RBEG	52,406.17	59,866.80	-7,460.63
IRP 4			
Loan Rec 2021-02-A	10,708.71	13,317.42	-2,608.71
Loan Rec 2021-01-A	65,556.95	72,266.33	-6,709.38
Loan Rec 2019-07-A	34,640.95	36,462.06	-1,821.11
Loan Rec - 2019 - 06A	65,507.48	74,833.28	-9,325.80
Loan Rec 2018-02-A	0.00	4,622.73	-4,622.73
Loan Rec 2018-01-A	53,413.86	57,137.84	-3,723.98
Loan Rec 2017-05-A	0.00	497.01	-497.01
Loan Rec 2017-04-A	28,018.70	30,179.99	-2,161.29
Loan Rec 2017-01-A	10,711.48	13,390.43	-2,678.95
Loan Rec 2009-02-A	48,251.58	49,051.58	-800.00
Total IRP 4	316,809.71	351,758.67	-34,948.96

Tioga County Industrial Development Agency

Balance Sheet

As of May 31, 2023

06/05/23

Accrual Basis

	May 31, 23	May 31, 22	\$ Change
IRP 3			
Loan Rec 2007-08-A	0.00	3,588.03	-3,588.03
Total IRP 3	0.00	3,588.03	-3,588.03
Total Other Current Assets	1,110,551.72	1,208,215.08	-97,663.36
Total Current Assets	3,654,725.25	5,309,395.54	-1,654,670.29
Fixed Assets			
Land-Rizzuto	78,395.16	78,395.16	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,707.05	0.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
Total Land-Louns	430,619.19	430,619.19	0.00
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,257,126.24	-1,237,003.24	-20,123.00
Total Fixed Assets	2,212,226.02	2,232,349.02	-20,123.00
TOTAL ASSETS	5,866,951.27	7,541,744.56	-1,674,793.29
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
Spencer-Tioga Solar	95,084.00	93,220.00	1,864.00
Gateway Owego, LLC	1,900.00	1,800.00	100.00
Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens	24,488.00	24,009.00	479.00
Best Buy PP	0.00	570,000.00	-570,000.00
Total PILOT Payments	421,472.00	989,029.00	-567,557.00
Total Other Current Liabilities	421,472.00	989,029.00	-567,557.00
Total Current Liabilities	421,472.00	989,029.00	-567,557.00
Long Term Liabilities			
Tioga County COVID-19 ERLP	24,413.43	356,137.07	-331,723.64
Loan Pay- IRP 4	191,977.33	202,293.40	-10,316.07
Loan Pay- IRP 3	149,722.87	160,457.30	-10,734.43
Loan Pay- IRP 2	89,784.03	89,784.03	0.00
Loan Pay- IRP 1	38,382.80	38,382.80	0.00
Total Long Term Liabilities	494,280.46	847,054.60	-352,774.14
Total Liabilities	915,752.46	1,836,083.60	-920,331.14
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	3,694,570.69	4,536,718.32	-842,147.63
Net Income	-149,674.51	-237,359.99	87,685.48
Total Equity	4,951,198.81	5,705,660.96	-754,462.15
TOTAL LIABILITIES & EQUITY	5,866,951.27	7,541,744.56	-1,674,793.29

Tioga County Industrial Development Agency

Profit & Loss

06/05/23

January through May 2023

Accrual Basis

	Jan - May 23	Jan - May 22	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
COVID-19 C-7-A	82.13	169.09	-86.96
COVID-19 C-5-A	25.30	60.27	-34.97
COVID-19 C-1-A	42.36	125.23	-82.87
COVID-19 C-2-A	0.00	85.00	-85.00
COVID-19 C-4-A	23.82	58.83	-35.01
RBEG 2019 -06	904.96	1,030.08	-125.12
IRP 2			
2011-03-A	0.00	27.05	-27.05
Total IRP 2	0.00	27.05	-27.05
IRP 3			
2007-08-A	0.00	148.25	-148.25
Total IRP 3	0.00	148.25	-148.25
IRP 4			
2019 - 06A	1,131.20	1,285.07	-153.87
2021-02-A	94.72	117.41	-22.69
2021-01-A	702.09	929.59	-227.50
2019-07-A	613.57	808.14	-194.57
2018-02-A	35.13	83.84	-48.71
2018-01-A	863.39	1,155.45	-292.06
2017-04-A	427.76	576.63	-148.87
2017-05-A	0.00	18.21	-18.21
2017-01-A	119.95	146.60	-26.65
Total IRP 4	3,987.81	5,120.94	-1,133.13
Loan Interest Income - Other	0.00	29.35	-29.35
Total Loan Interest Income	5,066.38	6,854.09	-1,787.71
Loan Program Fee			
Facade	0.00	300.00	-300.00
IRP 4	0.00	150.00	-150.00
Total Loan Program Fee	0.00	450.00	-450.00
Loan Late Fee			
COVID-19 C-5-A	8.65	0.00	8.65
COVID-19 C-1-A	43.30	86.60	-43.30
2016-02-C	0.00	83.32	-83.32
2017-01-A	14.40	0.00	14.40
Total Loan Late Fee	66.35	169.92	-103.57
Loan Administrative Fee	577.73	134.37	443.36
4110 - Grants			
Workforce Coordinator	11,471.63	0.00	11,471.63
DRI-HCR	207,555.37	0.00	207,555.37
Total 4110 - Grants	219,027.00	0.00	219,027.00

Tioga County Industrial Development Agency

06/05/23

Profit & Loss

Accrual Basis

January through May 2023

	Jan - May 23	Jan - May 22	\$ Change
Interest Income-			
Interest Income - TSB COVID19	0.58	65.30	-64.72
CCTC- CD Site Development 2441	239.61	0.00	239.61
CCTC- CD Site Development 2440	50.59	0.00	50.59
CCTC- CD Site Development 2439	50.59	0.00	50.59
Interest Income- TSB ICS	0.00	330.98	-330.98
Community- Facade Improvement	7.63	8.44	-0.81
CCTC Loan Loss Reserve Account	3.95	5.01	-1.06
TSB- checking	208.67	20.25	188.42
TSB-general fund	8.48	10.53	-2.05
TSB- IRP 4	73.33	11.43	61.90
TSB- RBEG	79.64	12.59	67.05
TSB- marketing	0.00	0.04	-0.04
Total Interest Income-	723.07	464.57	258.50
Leases/Licenses	14,073.61	11,987.22	2,086.39
OHRy			
freight	13,745.70	35,593.57	-21,847.87
Total OHRy	13,745.70	35,593.57	-21,847.87
4170 · PILOT Program Fees			
SunEast Valley Solar	0.00	2,500.00	-2,500.00
Tioga Downs	1,500.00	0.00	1,500.00
Total 4170 · PILOT Program Fees	1,500.00	2,500.00	-1,000.00
Total Income	254,779.84	58,153.74	196,626.10
Expense			
Grant Expense			
Raymond Hadley Water	250.00	0.00	250.00
Workforce Coodinator	11,471.63	0.00	11,471.63
DRI-HCR	35,446.51	0.00	35,446.51
Total Grant Expense	47,168.14	0.00	47,168.14
Marketing	0.00	294.50	-294.50
Education			
Curtis	0.00	100.00	-100.00
Total Education	0.00	100.00	-100.00
Loan Admin Fee			
IRP 4	0.00	134.37	-134.37
Loan Admin Fee - Other	124.47	0.00	124.47
Total Loan Admin Fee	124.47	134.37	-9.90
Loan Program Expense			
Marketing	237.50	237.50	0.00
Loan Program Expense - Other	73.25	211.85	-138.60
Total Loan Program Expense	310.75	449.35	-138.60
6120 · Bank Service Charges	81.80	0.00	81.80
6160 · Dues and Subscriptions	970.00	1,060.00	-90.00
Employee benefit			
IRA Company Match	233.20	529.93	-296.73
Total Employee benefit	233.20	529.93	-296.73

Tioga County Industrial Development Agency

06/05/23

Profit & Loss

Accrual Basis

January through May 2023

	Jan - May 23	Jan - May 22	\$ Change
6180 · Insurance			
Crime (Smith Brothers)	636.00	0.00	636.00
WC (Utica)	-327.00	0.00	-327.00
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	3,696.00	3,483.00	213.00
6190 · Disability (First Rehab Life)	375.29	388.80	-13.51
Employee Health (SSA)	3,201.46	2,527.87	673.59
6185 · Property & Liability (Dryden)	12,458.71	11,224.42	1,234.29
RR Liability (Steadfast)	28,017.90	29,055.60	-1,037.70
Total 6180 · Insurance	48,058.36	47,429.69	628.67
6200 · Interest Expense			
6205 · Loan Int Exp Covid	435.24	330.35	104.89
6220 · Loan Interest IRP 3	1,604.57	0.00	1,604.57
Total 6220 · Loan Interest	1,604.57	0.00	1,604.57
6200 · Interest Expense - Other	0.00	3,183.77	-3,183.77
Total 6200 · Interest Expense	2,039.81	3,514.12	-1,474.31
6240 · Miscellaneous	1,000.00	0.00	1,000.00
6550 · Office Supplies	549.90	0.00	549.90
6560 · Payroll Expenses			
Payroll Expenses - HSA	750.00	1,500.00	-750.00
6560 · Payroll Expenses - Other	24,884.26	22,327.29	2,556.97
Total 6560 · Payroll Expenses	25,634.26	23,827.29	1,806.97
6270 · Professional Fees			
BiziLife LLC	2,140.00	3,070.00	-930.00
Ec Dev Specialist Position	5,000.00	5,000.00	0.00
Administrative Services Tinney	9,375.00	10,625.00	-1,250.00
Total Administrative Services	9,375.00	10,625.00	-1,250.00
6650 · Accounting Jan Nolis	905.00	1,070.00	-165.00
6650 · Accounting - Other	8,500.00	7,600.00	900.00
Total 6650 · Accounting	9,405.00	8,670.00	735.00
6280 · Legal Fees	16,120.15	8,435.00	7,685.15
6270 · Professional Fees - Other	962.00	3,848.00	-2,886.00
Total 6270 · Professional Fees	43,002.15	39,648.00	3,354.15
6670 · Program Expense			
Water Tower	234,046.68	174,530.84	59,515.84
Total 6670 · Program Expense	234,046.68	174,530.84	59,515.84

Tioga County Industrial Development Agency

06/05/23

Profit & Loss

Accrual Basis

January through May 2023

	Jan - May 23	Jan - May 22	\$ Change
Property Taxes			
Stanton Hill 9.64A Town Lot	222.30	206.68	15.62
96 · Smith Creek Rd	27.48	25.55	1.93
540 · Stanton Hill	168.24	156.42	11.82
Spring St	0.28	0.27	0.01
Berry Road (47)	141.77	131.81	9.96
Carmichael Road	7.78	6.94	0.84
Smith Creek Road	23.55	21.90	1.65
Glenmary Drive	10.81	10.10	0.71
Metro Road	9.01	8.42	0.59
Total Property Taxes	611.22	568.09	43.13
6770 · Supplies	381.29	802.56	-421.27
6350 · Travel & Ent			
6380 · Travel	242.32	0.00	242.32
6350 · Travel & Ent - Other	0.00	2,624.99	-2,624.99
Total 6350 · Travel & Ent	242.32	2,624.99	-2,382.67
Total Expense	404,454.35	295,513.73	108,940.62
Net Ordinary Income	-149,674.51	-237,359.99	87,685.48
Net Income	-149,674.51	-237,359.99	87,685.48

**Tioga County Industrial Development Agency
Transaction Detail**

May 2023

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	05/10/2023			Loan pmts	1,100.00
Deposit	05/17/2023			Deposit	288.61
Total COVID-19					1,388.61
Community- Facade Improvement					
Deposit	05/10/2023			Loan pmt	540.73
Deposit	05/17/2023			Loan Pmt	150.00
Total Community- Facade Improvement					690.73
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	05/10/2023			Loan Pmts	1,766.61
Deposit	05/17/2023			Loan Pmt	250.00
Total TSB- IRP 2016 (Formerly IRP 4)					2,016.61
TSB- RBEG					
Deposit	05/10/2023			Loan Pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					2,826.57
Total Restricted Cash Accounts					4,905.91
Unrestricted Cash Accounts					
TSB- checking					
Check	05/01/2023	7050	Tioga County	IT Inv 5057 March Wireless	-37.99
Check	05/01/2023	7051	TCIDA	1st QTR 2023 Loan Admin Fee	-124.47
Check	05/01/2023	7052	Christine Curtis	Mileage 3-4-23 to 4-28-23	-120.19
Check	05/01/2023	7053	Larson Design Group	Lounsberry Energy Study Inv#116276	-962.00
Check	05/01/2023	7054	Jan Nolis, CPA	Prof Svcs	-190.00
Check	05/01/2023	7055	LeeAnn Tinney	May 2023 Professional Services	-2,125.00
Check	05/01/2023	7056	Christine Curtis	HSA May 2023	-150.00
Check	05/05/2023	X	NYS Division of the Treasury	State Tax	-178.38
Check	05/09/2023	7057	Christine E Curtis	Pay Period: 4/23/23-5/6/23	-1,668.16
Transfer	05/10/2023			Clear ICS Acct	5.33
Deposit	05/10/2023			1st QTR Loan Admin Fee & Greenlight Lease 2023	360.42
Check	05/15/2023	X	EFTPS 941 Tax Payment	Apr 2023 Federal Tax Deposit	-1,006.64
Check	05/15/2023	7058	NYSEG	Acc#1005-1629-557 - 140 Belva Lockwood Lane Water tank	-185.78
Check	05/15/2023	7059	Jan Nolis, CPA	Prof Svcs	-150.00
Check	05/15/2023	7060	Tioga County ED&P	Split Ad Cost	-237.50
Check	05/22/2023	7061	IK Systems Inc	Invoice PSI-001835	-241.00
Check	05/22/2023	7062	Factual Data	Inv 3787907 Customer No 837909996	-13.25
Check	05/22/2023	7063	Excellus Health Plan	June 2023 Inv#35307253	-543.30
Check	05/23/2023	7066	Thomas, Collison & Meagher	Services Dec 2022	-4,005.00
Check	05/23/2023	7067	Thomas, Collison & Meagher	Services re Best Bev Application	-3,934.40
Check	05/24/2023	7064	Christine E Curtis	Pay Period: 5/7/23-5/20/23	-1,668.17
Check	05/24/2023	7065	Franklin Templeton	May 2023 Simple IRA - C. Curtis	-84.80
Deposit	05/31/2023			DRI-HCR Shear Paradise Reimbursement & Admin Fee	172,108.86
Total TSB- checking					154,848.58
TSB- general fund					
Transfer	05/10/2023			Clear ICS Acct - funds to transfer to checking acct	5.33
Transfer	05/10/2023			Clear ICS Acct	-5.33
Total TSB- general fund					0.00
Total Unrestricted Cash Accounts					154,848.58
TOTAL					159,754.49

ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

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



TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (TCIDA) SALES TAX EXEMPTION APPLICATION

Eligible and approved applicants can receive an eight percent (8%) NYS and local sales tax exemptions on all construction materials, machinery, equipment, and FF&E.

Applicants must complete this application and provide additional documentation if required. A **non-refundable** application fee of \$250.00 must be included with this application. Make check payable to: TCIDA

The applicant must include in the application a realistic estimate of the value of the anticipated savings. *As per the NYS 2013 Budget Law, and the regulations expected to be enacted thereunder, NYS is expected to require that the TCIDA recapture any benefit that exceeds the amount approved.*

Please answer all questions. Use “None” or “Not Applicable” where necessary.

APPLICANT

Name _____

Address _____

City/State/Zip _____

Tax ID No. _____

Contact Name _____

Title _____

Telephone _____

E-Mail _____

Owners of 20% or more of Applicant Company

Name	%	Corporate Title



DESCRIPTION OF PROJECT (Check all that apply)

- New Construction
- Existing Facility
 - Acquisition
 - Expansion
 - Renovation/Modernization
- Acquisition of machinery/equipment
- Other (Specify) _____

GENERAL DESCRIPTION OF THE PROJECT (Attach additional sheets as necessary)

TAX MAP ID NUMBER

PROJECT TIMELINE

Start Date _____

End Date _____

Project Address _____



STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) ACT COMPLIANCE

The TCIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require a discretionary permit, license, or other type of approval by the state or local municipality?

___ YES – Include a copy of any SEQR or other documents related to this project including an Environmental Assessment Form, a Final Determination, or a Local Municipality Negative Declaration.

___ NO

APPLICANT PROJECT COSTS

Provide a realistic estimate of the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- a. Materials a. \$ _____
- b. Labor b. \$ _____

Site Work

- c. Materials c. \$ _____
- d. Labor d. \$ _____
- e. Non-Manufacturing Equipment e. \$ _____
- f. Furniture and Fixtures f. \$ _____
- g. LAND and/or BUILDING Purchase g. \$ _____
- h. Soft Costs (Legal, Architect, Engineering) h. \$ _____
- i. Other (specify) _____ i. \$ _____
- j. Other (specify) _____ j. \$ _____
- k. Other (specify) _____ k. \$ _____

TOTAL PROJECT COSTS _____



VALUE OF EXEMPTION

Estimated value of **taxable items** that will be exempt from New York State and local sales tax (materials, non-manufacturing equipment, furniture and fixtures – **lines a, c, e, & f** from Project Costs).

Estimated value of New York State and local sales tax exemptions (8% of value of taxable items).

Estimated duration of the sales and use tax exemption (The Sales and Use Tax Exemption Agreement shall be valid for a period of twelve (12) months).

ADMINISTRATIVE FEE

Upon approval, a non-refundable administrative fee is due and payable prior to the issuance of a Sales Tax Letter.

The TCIDA charges the following administrative fees for qualified agency projects that receive ONLY Sales Tax Abatement. The fee is based on **taxable items only**. If the requestor is unable to provide the TCIDA with a breakdown of the project costs into taxable and non-taxable items the fee will be based on the total project cost.

The Proposed fee is as follows for the transaction amount:

For taxable items up to:	\$5,000,000	.50%
For taxable items up to:	\$5 - \$10,000,000	.25%
For taxable items up to:	\$10,000,000+	.125%

Project Administrative Fee _____



SOURCES OF FUNDS FOR PROJECT COSTS

a. Bank Financing a. _____

Has the Applicant made arrangements for
The financing of this project?

___ Yes

___ No

If so, please specify the bank, underwriter, etc.

b. Public Sources b. _____

Identify each state and federal grant/credit

\$ _____

\$ _____

\$ _____

\$ _____

c. Equity \$ _____

TOTAL FUNDS \$ _____



PROJECTED EMPLOYMENT

Current number of full time employees _____

Estimated annual salary range of current jobs _____ to _____

Will this investment result in the creation of new jobs?

Yes

No

If yes,

-How many? _____

-Estimated annual salary range of jobs to be created _____ to _____

****Upon approval of this application, the Applicant is required to provide FTE and all construction job information annually along with a copy of its NYS 45 in all years that a sales tax benefit is claimed to the TCIDA.***



NOTARIZED SIGNATURE

This application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true accurate and complete.

The TCIDA reserves the right to terminate, modify, or recapture Agency benefits if:

- (i) Sales and use tax exemption benefits are in excess of the amounts authorized by the TCIDA to be taken by the applicant or its sub-agents;**
- (ii) Sales and use tax exemption benefits are for property or services not authorized by the TCIDA as part of the project;**
- (iii) The applicant has made material, false, or misleading statements in its application for financial assistance;**
- (iv) The applicant has committed a material violation of the terms and conditions of a Project Agreement.**
- (v) If, at any time, this project is not in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision)**

APPLICANT COMPANY

Signature	Title	Date

Sworn to before me this

_____ day of _____, 20_____.

(Notary Public)