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

Tioga County Industrial Development Agency
September 2, 2026 – 4:30 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Agenda

1. **Call to Order and Introductions:**
2. **Attendance:**
    a. Roll Call: J. Ward, B. Evanek, T. Monell, E. Knolles, K. Gillette, B. Case, R. Ciotoli
    b. Excused:
    c. Guests: J. Meagher, C. Yelverton, B. Woodburn, M. Schnabl, L. Williams
3. **Privilege of the Floor:**
4. **Approval of Minutes:** August 5, 2026, Regular BOD Meeting
5. **Financials:** July/August
    a. Balance Sheet
    b. Profit & Loss
    c. Transaction Detail
    d. Quarter 2 Financial Report
6. **Committee Reports:**
    a. Audit Committee Report: No update
    b. Governance Committee: Meet for policy review and board evaluations
    c. Finance Committee: Meeting September 14th to review draft budget
    d. Loan Committee: No update
    e. Railroad Committee: No update.
    f. Public Relations Committee: No update
7. **New Business:**
    a. County Infrastructure Grant Program
8. **Old Business:**
    a. OPRHP EPF –Waiting on contract
    b. FAST NY Grant- in progress
    c. HUD "Small Cities" Loan Funds

d. 48-50 Lake Street Redevelopment Project
f. Procurement Policy- MRB Recommendations

9. PILOT Updates:

a. Suneast Solar PILOT – Construction in process.
    i. Requested to extend Sales Tax Exemption
b. Lockheed Martin PILOT – Closing in process.
c. Sales Tax Exemptions Update:
    i. Arteast Café LLC - $18,865 / $24,000 (August 2026)- Sales tax renewal documents
d. Town/County Projections
e. School and Village PILOT invoices have been sent

10. Project/Grant Updates:

a. Lounsberry Pre-engineering Study
    i. USDA RBDG – Scope of work change was approved by USDA.
b. Northern Tioga Rail-With-Trail Preliminary Engineering Project
    i. OPRHP EPF – Grant Agreement to be issued.
    ii. ARC - Application for $150,000 project match has been approved at state level. Corrections to application have been submitted.
c. DRI Multisite Program
d. USDA RBDG Equipment Lease program
e. USDA IRP Loan Application –
    i. The IDA was awarded $299,000 in IRP Funds.
    ii. IRP Loan Letter of Conditions package is ready to be issued by USDA

11. Motion to move into Executive Session

The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof**.**

12. Motion to adjourn the meeting

Next Regular Meeting: October 7, 2026, at 4:30 PM in the Legislative Conference room.

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Tioga County Industrial Development Agency
August 5, 2026 – 4:30 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Minutes

1. Call to Order and Introductions: J. Ward called the meeting to order at 4:37

2. Attendance: Roll Call: J. Ward, B. Evanek – left at 5:30PM, T. Monell, E. Knolles, K. Gillette, B. Case, R. Ciotoli

a. Excused:
b. Guests: J. Meagher, C. Yelverton, B. Woodburn, L. Williams, M. Freeze

3. Privilege of the Floor: None

4. Approval of Minutes: July 1, 2026, Regular BOD Meeting

Motion to Approve July 1, 2026, regular Board of Directors meeting minutes as written (E. Knolles, T. Monell)

Aye: 7 Abstain: 0
Nay: 0 Carried

5. Financials: June/July

a. Balance Sheet
b. Profit & Loss
c. Transaction Detail

Motion to Acknowledge Financial Statements for June/July as written (B. Evanek, E. Knolles

Aye: 7 Abstain: 0
Nay: 0 Carried

6. Committee Reports:

a. Audit Committee Report: No update.
b. Governance Committee: No update.
c. Finance Committee: Meeting in September to review draft budget
d. Loan Committee: No update.
e. Railroad Committee: No update.
f. Public Relations Committee: No update.

7. New Business:

a. Board Member Discussion – The Board was informed that Barbara Case will be relocating to another county and, as a result, will be resigning as a Board Member. B.

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Case stated she will be able to attend next month's meeting as well as the finance committee meeting in September.

8. Old Business:

a. OPRHP EPF – Waiting on grant agreement contract

b. FAST NY Grant – The application is set to be completed and submitted in a week or two.

c. HUD "Small Cities" Loan Funds – The ED&P Legislative Committee met prior to the IDA Board meeting. The committee discussed the proposed HUD "Small Cities" Loan Funds guidelines. The committee requested that the guidelines include projects outside the traditional downtown areas. The requested language was incorporated and sent to J. Meagher for review and approval. B. Woodburn informed the board that language was added into the guidelines that allows for the IDA to evaluate the interest rate for the program to ensure that it remains appropriate, competitive, and attractive for new loan originations, and that the IDA at its discretion may adjust the interest rate as needed. B. Woodburn also informed the board that language was added to the guidelines that allow the IDA to consider bridge financing applications from municipalities for quality-of-life and community improvement projects that are supported by secured state or federal grant funding. A resolution was drafted and will be presented to the Tioga County Legislature at the August 11th regular meeting.

d. 48-50 Lake Street Redevelopment Project – The partnership agreement has been approved by J. Meagher and is currently being reviewed by the county attorney. Once the attorney has reviewed the agreement, it will be presented to the Legislature for approval. The Property Development Corporation (PDC) hired an environmental firm to do a Phase 1 ESA and asbestos testing for the roof. The PDC selected an engineering firm, L2 Studio, to do the scope of work and specifications for phase 1 of the project. C. Yelverton and M. Norton applied for Empire State Development Regional Council Capital Grant in the amount of $1,200,000 for additional capital funds to support the project. The PDC will be applying for LBI funding up to $2,000,000 to help fund the project as well.

f. MRB Policy Review- The board discussed the proposed revisions to the current PILOT application, as recommended by MRB Group. J. Ward noted that MRB is a reliable and experienced firm that regularly reviews these types of documents. The proposed revisions were presented to the board for review to make a motion to accept the edits at next month's meeting. The board also discussed the MRB Group's recommendations regarding the current Procurement Policy. It was noted that the current procurement thresholds are relatively low and that the existing requirements for sealed bid process on purchases exceeding $10,000 can be difficult to obtain. B. Woodburn and C. Yelverton explained that the thresholds are determined by the board and are not subject to the same requirements as municipalities, such as counties. J. Ward emphasized the importance of ensuring that the revisions are compliant with the applicable law and regulations. These revisions are also for the board to review, and approval will be sought at next month's meeting.

9. PILOT Updates:

a. Suneast Solar Pilot – J. Meagher is going to reach out to see what reporting Suneast needs to provide because they are not just a Sales Tax-Exempt project. J. Meagher informed the board they typically allow a one-year exemption, but the IDA has the ability to authorize an extension until the project is done with development.

b. Lockheed Martin PILOT – Closing in process. J. Meagher reached out to the legal department and is awaiting a response.

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c. Sales Tax Exemptions Update:
   i. Arteast Café LLC - $18,865 / $24,000 (July 2026) – An extension was granted until December 31st of this year.

d. Town/County Projections- M. Schnabl has started working on these projections, but cannot complete the projections until Tioga County Real Property releases the school district tax rates for 2026/2027.

10. Project/Grant Updates:

a. Lounsberry Pre-engineering Study
   i. USDA RBDG – Scope of work change was approved by USDA.
   ii. Sign updates – Working on getting new quotes to have signs installed.

b. Northern Tioga Rail-With-Trail Preliminary Engineering Project
   i. OPRHP EPF – Grant Agreement to be issued.
   ii. ARC - Application for $150,000 project match has been approved at state level. Corrections to application have been submitted.

c. DRI Multisite Program- No new updates

d. USDA RBDG Equipment Lease program- no new updates

e. USDA IRP Loan Application –
   i. The IDA was awarded $299,000 in IRP Funds.
   ii. IRP Loan Letter of Conditions package is ready to be issued by USDA

11. Motion to move into Executive Session 4:57 PM (R. Ciotoli, E. Knolles)

Board Members J. Ward, K. Gillette, E. Knolles, B. Evanek, R. Ciotoli, T. Monell and B. Case were in attendance along with Attorney J. Meagher, ED&P staff B. Woodburn, C. Yelverton and L. Williams. Motion by R. Ciotoli, seconded by E. Knolles, to move into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body at 4:57 PM. Motion carried. Motion by K. Gillette, seconded by T. Monell to adjourn Executive Session at 5:48 PM.

Motion to authorize the submission of a FAST NY Track C application for funding to assist with the acquisition of properties and to provide the required 10% program match (E. Knolles, T. Monell).

Aye: 6 Abstain: 0
Nay: 0 Carried

12. Motion to adjourn the meeting 5:56 PM (E. Knolles, T. Monell).

Next Regular Meeting: September 2, 2026, at 4:30 PM in the Legislative Conference room.

Tioga County Industrial Development Agency

Balance Sheet - updated report

As of Aug 28, 2026

	TOTAL		
	As of Aug 28, 2026	As of Aug 28, 2025 (PY)	$ Change (PY)
Assets			
Current Assets			
Bank Accounts			
1000 CCTC- CDs			
1001 Land Acquisition (7150)	619,507.54	595,684.95	23,822.59
1002 Site Dev 2487 (previously 0847)	113,635.90	110,608.57	3,027.33
1004.1 CD Site Development CCTC (3615)	112,173.65		112,173.65
1005.1 CD Site Development CCTC (3618)	112,173.65		112,173.65
Total for 1000 CCTC- CDs	**$957,490.74**	**$706,293.52**	**$251,197.22**
1003 CD Cap Improvement TSB 1484	360,894.14	348,189.10	12,705.04
1004 CD Site Dev Com Bank 156	0.00	109,821.03	-109,821.03
1005 CD Site Dev Com Bank 158	0.00	109,809.95	-109,809.95
1006 Restricted Cash Accounts			
1007 USDA Funds			
1008 CCTC- Loan Loss Reserve	40,535.14	40,522.97	12.17
1009 TSB- IRP 2016 (Formerly IRP 4)	79,725.91	76,437.55	3,288.36
1010 TSB- RBEG	133,382.21	110,606.02	22,776.19
Total for 1007 USDA Funds	**$253,643.26**	**$227,566.54**	**$26,076.72**
Community- Facade Improvement (deleted)	0.00	227,740.90	-227,740.90
Total for 1006 Restricted Cash Accounts	**$253,643.26**	**$455,307.44**	**-$201,664.18**
1011 Temporarily Restricted Cash Acc			
1012 TSB- PILOTS (Previously OG)	428,445.64	426,532.34	1,913.30
Community- BestBuy PILOT Acct. (deleted)	0.00	369.98	-369.98
Total for 1011 Temporarily Restricted Cash Acc	**$428,445.64**	**$426,902.32**	**$1,543.32**
1013 Unrestricted Cash Accounts			
1014 TSB ICS	1,170,225.41	600,000.00	570,225.41
1015 TSB- Checking	266,034.99	234,140.17	31,894.82
1016 TSB- General Fund	25,903.50	25,862.41	41.09
Total for 1013 Unrestricted Cash Accounts	**$1,462,163.90**	**$860,002.58**	**$602,161.32**
1017 TSB- Commercial Facade Loan Program	231,070.70		231,070.70
Total for Bank Accounts	**$3,693,708.38**	**$3,016,325.94**	**$677,382.44**

Tioga County Industrial Development Agency

Balance Sheet - updated report
As of Aug 28, 2026

	TOTAL		
	As of Aug 28, 2026	As of Aug 28, 2025 (PY)	$ Change (PY)
Other Current Assets			
1201 Accounts Receivable 1300.01	0.00	453.05	-453.05
1202 Allowance for Doubtful Accounts	0.00	-35,000.00	35,000.00
1205 Facade Loan Program			
1206 Loan Rec 2024-01	15,833.30	19,166.66	-3,333.36
Total for 1205 Facade Loan Program	**$15,833.30**	**$19,166.66**	**-$3,333.36**
1210 IRP 4	$0.00	$0.00	$0.00
1211 IRP 4 2023-01-A	47,515.02	52,912.61	-5,397.59
1212 Loan Rec - 2019 - 06A	32,493.39	43,111.59	-10,618.20
1213 Loan Rec 2017-01-A	1,076.81	4,433.07	-3,356.26
1214 Loan Rec 2017-04-A	19,364.87	22,098.37	-2,733.50
1215 Loan Rec 2018-01-A	38,678.48	43,171.14	-4,492.66
1216 Loan Rec 2019-07-A	27,226.70	29,588.91	-2,362.21
1217 Loan Rec 2021-01-A	41,161.28	48,422.68	-7,261.40
1218 Loan Rec 2021-02-A	0.00	3,108.19	-3,108.19
Total for 1210 IRP 4	**$207,516.55**	**$246,846.56**	**-$39,330.01**
1230 Prepaid Expenses	11,407.54	4,090.00	7,317.54
1250 RBEG			
1251 Loan Rec - RBEG 2019 -06	25,994.69	34,489.42	-8,494.73
1252 RBEG 2023-01-A	76,023.78	84,660.01	-8,636.23
Total for 1250 RBEG	**$102,018.47**	**$119,149.43**	**-$17,130.96**
Total for Other Current Assets	**$336,775.86**	**$354,705.70**	**-$17,929.84**
Total for Current Assets	**$4,030,484.24**	**$3,371,031.64**	**$659,452.60**
Fixed Assets			
1500 Equipment	0.00	0.00	0.00
1501 Land 434	376,800.36	376,800.36	0.00
1502 Land- Cavataio	2,500.00	2,500.00	0.00
1503 Land-general	601,707.05	601,707.05	0.00
1504 Land-Louns	$143,812.53	$143,812.53	$0.00
1505 Berry	3,199.80	2,452.20	747.60
1506 Hess	259,561.43	259,561.43	0.00
1507 Lopke	8,993.03	8,993.03	0.00
1508 Town of Nichols	20,000.00	20,000.00	0.00
Total for 1504 Land-Louns	**$435,566.79**	**$434,819.19**	**$747.60**
1509 Land-Rizzuto	78,395.16	78,395.16	0.00
1510 Railroad Improvements	2,077,650.50	2,077,650.50	0.00
1600 Accumulated Depreciation	-1,340,806.96	-1,308,664.24	-32,142.72
Asset WWTP	0.00	0.00	0.00
Total for Fixed Assets	**$2,231,812.90**	**$2,263,208.02**	**-$31,395.12**
Total for Assets	**$6,262,297.14**	**$5,634,239.66**	**$628,057.48**

Tioga County Industrial Development Agency

Balance Sheet - updated report

As of Aug 28, 2026

	TOTAL		
	As of Aug 28, 2026	As of Aug 28, 2025 (PY)	$ Change (PY)
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 Accounts Payable	0.00	529.27	-529.27
Total for Accounts Payable	**$0.00**	**$529.27**	**-$529.27**
Other Current Liabilities			
21000 Payroll Liabilities	0.00	0.00	0.00
22000 Accrued Expenses	0.00	0.00	0.00
23000 Bond Discount	0.00	0.00	0.00
23001 Interest Payable	0.00	0.00	0.00
23020 PILOT Payments			
23021 CNYOG	0.00	-0.01	0.01
23022 Crown Cork and Seal	299,989.13	300,000.00	-10.87
23023 Gateway Owego, LLC	2,200.00	2,100.00	100.00
23024 Midwestern Pet Foods, Inc.	0.00	0.00	0.00
23025 Nichols Cross Dock	0.00	0.01	-0.01
23026 Owego Gardens	25,998.87	25,474.99	523.88
23027 Tioga Downs Racetrack	0.00	0.00	0.00
23028 V&S New York Galvanizing	0.00	0.00	0.00
23029 Spencer-Tioga Solar	100,904.00	98,926.00	1,978.00
Total for 23020 PILOT Payments	**$429,092.00**	**$426,500.99**	**$2,591.01**
Total for Other Current Liabilities	**$429,092.00**	**$426,500.99**	**$2,591.01**
Total for Current Liabilities	**$429,092.00**	**$427,030.26**	**$2,061.74**
Long-term Liabilities			
24000 Tioga County HUD Prog - Principal	0.00	0.00	0.00
24001 Loan Pay- IRP 1	6,405.49	14,519.81	-8,114.32
24002 Loan Pay- IRP 2	43,209.25	55,116.17	-11,906.92
24003 Loan Pay- IRP 3	117,195.99	138,881.10	-21,685.11
24004 Loan Pay- IRP 4	149,669.03	149,882.61	-213.58
Total for Long-term Liabilities	**$316,479.76**	**$358,399.69**	**-$41,919.93**
Total for Liabilities	**$745,571.76**	**$785,429.95**	**-$39,858.19**
Equity			
3000 Opening Bal Equity	0.00	0.00	0.00
3001 Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 Retained Earnings	4,010,151.38	3,415,716.80	594,434.58
Net Income	100,271.37	26,790.28	73,481.09
Total for Equity	**$5,516,725.38**	**$4,848,809.71**	**$667,915.67**
Total for Liabilities and Equity	**$6,262,297.14**	**$5,634,239.66**	**$628,057.48**

Tioga County Industrial Development Agency

Profit and Loss correct

January 1-August 28, 2026

	TOTAL		
	Jan 1 - Aug 28 2026	Jan 1 - Aug 28 2025 (PY)	$ Change (PY)
Income			
4110 Grants			
4111 DRI-HCR	25,000.00		25,000.00
Total for 4110 Grants	**$25,000.00**		**$25,000.00**
4160 RJ Corman	113,962.02	119,985.06	-6,023.04
4600 Leases/Licenses	7,528.61		7,528.61
4920 Loan Interest Income	8,996.42	10,612.24	-1,615.82
4940 Loan Program Fee	550.00		550.00
4700 Interest Income- All Accounts		41.22	-41.22
4850 Loan Administrative Fee		372.34	-372.34
Total for Income	**$156,037.05**	**$131,010.86**	**$25,026.19**
Cost of Goods Sold			
Gross Profit	**$156,037.05**	**$131,010.86**	**$25,026.19**
Expenses			
6120 Bank Service Charges	9.99	35.00	-25.01
6160 Dues and Subscriptions	1,000.00		1,000.00
6240 Miscellaneous	-0.08		-0.08
6250 Postage and Delivery	52.80		52.80
6270 Professional Fees	85,360.73		85,360.73
6360 Marketing & Advertising	3,210.68		3,210.68
6430 Loan Interest	2,182.54	2,603.75	-421.21
6440 Loan Program Expense	55.60		55.60
6670 Program Expense	**$220.40**		**$220.40**
6420 Loan Admin Fee		459.89	-459.89
Total for Expenses	**$92,092.66**	**$3,098.64**	**$88,994.02**
Net Operating Income	**$63,944.39**	**$127,912.22**	**-$63,967.83**
Other Income			
Other Expenses			
8010 Other Expenses	-17,168.12		-17,168.12
Total for Other Expenses	**-$17,168.12**		**-$17,168.12**
Net Other Income	**$17,168.12**		**$17,168.12**
Net Income	**$81,112.51**	**$127,912.22**	**-$46,799.71**

Tioga County Industrial Development Agency

Transaction List by Date - Correct

July 1-August 28, 2026

Date	Transaction type	Name	Memo	Split	Amount
07/01/2026	Bill	BiziLife LLC	May 2026 Social Media	6270 Professional Fees	579.09
07/01/2026	Bill Payment (Check)	Brittany Woodburn	021308642	20000 Accounts Payable	-1,900.00
07/01/2026	Bill Payment (Check)	New York Economic Development Council		20000 Accounts Payable	-1,000.00
07/01/2026	Bill Payment (Check)	Tioga County ED&P		20000 Accounts Payable	-12,500.00
07/01/2026	Bill Payment (Check)	BiziLife LLC		20000 Accounts Payable	-579.09
07/01/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	0.00
07/01/2026	Bill	Casey Yelverton	May 2026 Admin Services	6270 Professional Fees	1,200.00
07/01/2026	Bill Payment (Check)	Casey Yelverton		20000 Accounts Payable	-1,200.00
07/01/2026	Deposit	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/01		1,072.92
07/01/2026	Deposit	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/01		809.96
07/01/2026	Deposit	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/01		1,012.45
07/01/2026	Deposit	R&C Auto	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/01		306.00
07/01/2026	Deposit	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/01		670.57
07/01/2026	Check	FactualData	CHECK 7503	6440 Loan Program Expense	-17.20
07/02/2026	Bill	MRB Group DPC	Professional Services from 5/31-6/27	6270 Professional Fees	1,057.50
07/06/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	-529.27
07/06/2026	Bill Payment (Check)	Arteast Cafe		20000 Accounts Payable	0.00
07/06/2026	Bill Payment (Check)	Jan Nolis, CPA		20000 Accounts Payable	0.00
07/06/2026	Bill Payment (Check)	Larson Design Group		20000 Accounts Payable	0.00
07/06/2026	Bill Payment (Check)	Navo Properties		20000 Accounts Payable	0.00
07/06/2026	Bill Payment (Check)	Tartaglia Railroad Services		20000 Accounts Payable	0.00
07/06/2026	Deposit	Patrick Elston	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/06 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/06		321.55

Tioga County Industrial Development Agency

Transaction List by Date - Correct

July 1-August 28, 2026

Date	Transaction type	Name	Memo	Split	Amount
07/07/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	-8,983.40
07/07/2026	Bill Payment (Check)	MRB Group DPC		20000 Accounts Payable	-1,057.50
07/08/2026	Bill	Tioga County Treasurer	Fire Tax bill for Carmichael Rd- Late fee included	6600 Property Taxes	24.84
07/08/2026	Bill Payment (Check)	Tioga County Treasurer		20000 Accounts Payable	-24.84
07/10/2026	Deposit		DEPOSIT		1,758.32
07/10/2026	Deposit	Coughlin and Gerhart LLP	DEPOSIT	1205 Facade Loan Program:1206 Loan Rec 2024-01	277.78
07/10/2026	Deposit	Broad Street Barber Shop	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/10 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/10		559.08
07/10/2026	Deposit		DEPOSIT		25,210.10
07/13/2026	Bill	Tioga County Treasurer	Postage due for 2nd quarter	6250 Postage and Delivery	23.07
07/21/2026	Deposit	USDA	RD TREAS 310 072126 XXXXXXXXXXX2004 MISC PAY	4110 Grants:4112 Lounsberry Industrial Area Expansion Study	9,998.50
07/22/2026	Expense	USDA	USDA RD RUS 260721 0000 PAYMENT		-12,339.00
07/24/2026	Expense	ESD	WIRE TRANSFER DEBIT ESD ED INCOME OWEGO NY US FAST NY APPLICATION FEE/TCIDA	6210 Grant Expense	-250.00
07/24/2026	Expense	Tioga State Bank.	WIRE TRANSFER FEE	6120 Bank Service Charges	-25.00
07/24/2026	Deposit	RJ Corman	DEPOSIT	4160 RJ Corman	14,345.62
07/24/2026	Deposit	Jessica Jobbman	DEPOSIT		250.00
07/29/2026	Bill	Brittany Woodburn	June 2026 Admin Services	6270 Professional Fees	1,900.00
07/29/2026	Bill	Casey Yelverton	May 2026 Admin Services	6270 Professional Fees	1,200.00
07/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	16.76
07/31/2026	Deposit		INTEREST	4700 Interest Income- All Accounts	1.03
07/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	3.30
07/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	56.84
07/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	1.44
07/31/2026	Deposit	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/31 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/31		1,072.92
07/31/2026	Deposit	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/31 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/31		809.96

Tioga County Industrial Development Agency

Transaction List by Date - Correct

July 1-August 28, 2026

Date	Transaction type	Name	Memo	Split	Amount
07/31/2026	Deposit	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/31 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/31		670.57
07/31/2026	Deposit	R&C Auto	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/31 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/31		306.00
07/31/2026	Deposit	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/07/31 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/07/31		1,012.45
08/01/2026	Bill	BiziLife LLC	May 2026 Social Media	6270 Professional Fees	579.09
08/03/2026	Bill Payment (Check)	Casey Yelverton		20000 Accounts Payable	-1,200.00
08/03/2026	Bill Payment (Check)	Brittany Woodburn	021308642	20000 Accounts Payable	-1,900.00
08/03/2026	Bill Payment (Check)	Tioga County Treasurer		20000 Accounts Payable	-23.07
08/05/2026	Bill Payment (Check)	BiziLife LLC		20000 Accounts Payable	-579.09
08/05/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	-3,450.00
08/06/2026	Deposit	Patrick Elston	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/08/06 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/08/06		321.55
08/10/2026	Deposit	Broad Street Barber Shop	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/08/10 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/08/10		559.08
08/13/2026	Deposit	Coughlin and Gerhart LLP	DEPOSIT	1205 Facade Loan Program:1206 Loan Rec 2024-01	277.78
08/17/2026	Check	Factual Data	CHECK 7497	6440 Loan Program Expense	-10.60
TOTAL					**$20,698.06**

Tioga County Industrial Development Agency

Balance Sheet - PYC

As of Jun 30, 2026

	TOTAL			
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)	$ Change (PY)	% Change (PY)
Assets				
Current Assets				
Bank Accounts				
1000 CCTC- CDs				
1001 Land Acquisition (7150)	619,507.54	595,684.95	23,822.59	4.0 %
1002 Site Dev 2487 (previously 0847)	113,635.90	109,455.36	4,180.54	3.82 %
1004.1 CD Site Development CCTC (3615)	112,173.65		112,173.65	
1005.1 CD Site Development CCTC (3618)	112,173.65		112,173.65	
Total for 1000 CCTC- CDs	**$957,490.74**	**$705,140.31**	**$252,350.43**	**35.79 %**
1003 CD Cap Improvement TSB 1484	360,894.14	348,189.10	12,705.04	3.65 %
1004 CD Site Dev Com Bank 156	0.00	109,162.33	-109,162.33	-100.0 %
1005 CD Site Dev Com Bank 158	0.00	109,154.02	-109,154.02	-100.0 %
1006 Restricted Cash Accounts				
1007 USDA Funds				
1008 CCTC- Loan Loss Reserve	40,534.11	40,521.94	12.17	0.03 %
1009 TSB- IRP 2016 (Formerly IRP 4)	84,315.85	81,495.55	2,820.30	3.46 %
1010 TSB- RBEG	129,599.69	106,826.41	22,773.28	21.32 %
Total for 1007 USDA Funds	**$254,449.65**	**$228,843.90**	**$25,605.75**	**11.19 %**
Community- Facade Improvement (deleted)	0.00	228,183.40	-228,183.40	-100.0 %
Total for 1006 Restricted Cash Accounts	**$254,449.65**	**$457,027.30**	**-$202,577.65**	**-44.33 %**
1011 Temporarily Restricted Cash Acc				
1012 TSB- PILOTS (Previously OG)	428,974.91	426,481.73	2,493.18	0.58 %
Community- BestBuy PILOT Acct. (deleted)	0.00	369.98	-369.98	-100.0 %
Total for 1011 Temporarily Restricted Cash Acc	**$428,974.91**	**$426,851.71**	**$2,123.20**	**0.5 %**
1013 Unrestricted Cash Accounts				
1014 TSB ICS	1,170,225.41	0.00	1,170,225.41	
1015 TSB- Checking	251,123.72	732,488.26	-481,364.54	-65.72 %
1016 TSB- General Fund	25,900.20	25,859.12	41.08	0.16 %
Total for 1013 Unrestricted Cash Accounts	**$1,447,249.33**	**$758,347.38**	**$688,901.95**	**90.84 %**
1017 TSB- Commercial Facade Loan Program	230,515.14		230,515.14	
Total for Bank Accounts	**$3,679,573.91**	**$2,913,872.15**	**$765,701.76**	**26.28 %**
Accounts Receivable				

Tioga County Industrial Development Agency

Balance Sheet - PYC

As of Jun 30, 2026

	TOTAL			
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)	$ Change (PY)	% Change (PY)
Other Current Assets				
1201 Accounts Receivable 1300.01	0.00	42,453.05	-42,453.05	-100.0 %
1202 Allowance for Doubtful Accounts	0.00	-35,000.00	35,000.00	100.0 %
1205 Facade Loan Program				
1206 Loan Rec 2024-01	16,388.86	19,722.22	-3,333.36	-16.9 %
Total for 1205 Facade Loan Program	**$16,388.86**	**$19,722.22**	**-$3,333.36**	**-16.9 %**
1210 IRP 4	$0.00	$0.00	$0.00	
1211 IRP 4 2023-01-A	48,434.37	53,785.03	-5,350.66	-9.95 %
1212 Loan Rec - 2019 - 06A	34,292.66	44,840.43	-10,547.77	-23.52 %
1213 Loan Rec 2017-01-A	1,571.81	4,911.49	-3,339.68	-68.0 %
1214 Loan Rec 2017-04-A	19,829.02	22,542.14	-2,713.12	-12.04 %
1215 Loan Rec 2018-01-A	39,485.64	43,940.92	-4,455.28	-10.14 %
1216 Loan Rec 2019-07-A	27,628.92	29,970.60	-2,341.68	-7.81 %
1217 Loan Rec 2021-01-A	42,493.93	49,074.60	-6,580.67	-13.41 %
1218 Loan Rec 2021-02-A	0.00	3,387.31	-3,387.31	-100.0 %
Total for 1210 IRP 4	**$213,736.35**	**$252,452.52**	**-$38,716.17**	**-15.34 %**
1230 Prepaid Expenses	11,407.54	4,090.00	7,317.54	178.91 %
1250 RBEG				
1251 Loan Rec - RBEG 2019 -06	27,434.11	35,872.50	-8,438.39	-23.52 %
1252 RBEG 2023-01-A	77,494.75	86,055.91	-8,561.16	-9.95 %
Total for 1250 RBEG	**$104,928.86**	**$121,928.41**	**-$16,999.55**	**-13.94 %**
Total for Other Current Assets	**$346,461.61**	**$405,646.20**	**-$59,184.59**	**-14.59 %**
Total for Current Assets	**$4,026,035.52**	**$3,319,518.35**	**$706,517.17**	**21.28 %**
Fixed Assets				
1501 Land 434	376,800.36	376,800.36	0.00	0.0 %
1502 Land- Cavataio	2,500.00	2,500.00	0.00	0.0 %
1503 Land-general	601,707.05	601,707.05	0.00	0.0 %
1504 Land-Louns	$143,812.53	$143,812.53	$0.00	0.0 %
1505 Berry	3,199.80	2,452.20	747.60	30.49 %
1506 Hess	259,561.43	259,561.43	0.00	0.0 %
1507 Lopke	8,993.03	8,993.03	0.00	0.0 %
1508 Town of Nichols	20,000.00	20,000.00	0.00	0.0 %
Total for 1504 Land-Louns	**$435,566.79**	**$434,819.19**	**$747.60**	**0.17 %**
1509 Land-Rizzuto	78,395.16	78,395.16	0.00	0.0 %
1510 Railroad Improvements	2,077,650.50	2,077,650.50	0.00	0.0 %
1600 Accumulated Depreciation	-1,340,806.96	-1,308,664.24	-32,142.72	-2.46 %
Total for Fixed Assets	**$2,231,812.90**	**$2,263,208.02**	**-$31,395.12**	**-1.39 %**
Other Assets				
Total for Assets	**$6,257,848.42**	**$5,582,726.37**	**$675,122.05**	**12.09 %**

Tioga County Industrial Development Agency

Balance Sheet - PYC

As of Jun 30, 2026

	TOTAL			
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)	$ Change (PY)	% Change (PY)
Liabilities and Equity				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable	28,362.67	529.27	27,833.40	5258.83 %
Total for Accounts Payable	**$28,362.67**	**$529.27**	**$27,833.40**	**5258.83 %**
Credit Cards				
Other Current Liabilities				
23020 PILOT Payments				
23021 CNYOG	0.00	-0.01	0.01	100.0 %
23022 Crown Cork and Seal	299,989.13	300,000.00	-10.87	-0.0 %
23023 Gateway Owego, LLC	2,200.00	2,100.00	100.00	4.76 %
23025 Nichols Cross Dock	0.00	0.01	-0.01	-100.0 %
23026 Owego Gardens	25,998.87	25,474.99	523.88	2.06 %
23028 V&S New York Galvanizing	0.00	-50.61	50.61	100.0 %
23029 Spencer-Tioga Solar	100,904.00	98,926.00	1,978.00	2.0 %
Total for 23020 PILOT Payments	**$429,092.00**	**$426,450.38**	**$2,641.62**	**0.62 %**
Total for Other Current Liabilities	**$429,092.00**	**$426,450.38**	**$2,641.62**	**0.62 %**
Total for Current Liabilities	**$457,454.67**	**$426,979.65**	**$30,475.02**	**7.14 %**
Long-term Liabilities				
24001 Loan Pay- IRP 1	6,405.49	14,519.81	-8,114.32	-55.88 %
24002 Loan Pay- IRP 2	43,209.25	55,116.17	-11,906.92	-21.6 %
24003 Loan Pay- IRP 3	117,195.99	138,881.10	-21,685.11	-15.61 %
24004 Loan Pay- IRP 4	160,403.97	160,511.26	-107.29	-0.07 %
Total for Long-term Liabilities	**$327,214.70**	**$369,028.34**	**-$41,813.64**	**-11.33 %**
Total for Liabilities	**$784,669.37**	**$796,007.99**	**-$11,338.62**	**-1.42 %**
Equity				
1110 Retained Earnings	4,010,151.38	3,415,716.80	594,434.58	17.4 %
Net Income	56,725.04	-35,301.05	92,026.09	260.69 %
3001 Board Designated Funds	1,406,302.63	1,406,302.63	0.00	0.0 %
Total for Equity	**$5,473,179.05**	**$4,786,718.38**	**$686,460.67**	**14.34 %**
Total for Liabilities and Equity	**$6,257,848.42**	**$5,582,726.37**	**$675,122.05**	**12.09 %**

Tioga County Industrial Development Agency

P&L PYC

January-June, 2026

	TOTAL			
	Jan 1 - Jun 30 2026	Jan 1 - Jun 30 2025 (PY)	$ Change (PY)	% Change (PY)
Income				
4110 Grants		$68,650.00	-$68,650.00	-100.0 %
4111 DRI-HCR	79,130.99	73,545.56	5,585.43	7.59 %
4113 Workforce Coordinator		2,500.00	-2,500.00	-100.0 %
Total for 4110 Grants	**$79,130.99**	**$144,695.56**	**-$65,564.57**	**-45.31 %**
4160 RJ Corman	91,236.42	91,801.48	-565.06	-0.62 %
4600 Leases/Licenses	17,869.24	17,441.65	427.59	2.45 %
4700 Interest Income- All Accounts	24,431.35	25,198.55	-767.20	-3.04 %
4920 Loan Interest Income	6,739.41	8,084.54	-1,345.13	-16.64 %
4940 Loan Program Fee	800.00		800.00	
4850 Loan Administrative Fee		459.89	-459.89	-100.0 %
Total for Income	**$220,207.41**	**$287,681.67**	**-$67,474.26**	**-23.45 %**
Cost of Goods Sold				
Gross Profit	**$220,207.41**	**$287,681.67**	**-$67,474.26**	**-23.45 %**
Expenses				
6120 Bank Service Charges	34.99	75.00	-40.01	-53.35 %
6160 Dues and Subscriptions	1,330.00	210.00	1,120.00	533.33 %
6180 Insurance	7,743.39	13,069.70	-5,326.31	-40.75 %
6210 Grant Expense		$104,136.67	-$104,136.67	-100.0 %
DRI-HCR	79,130.99	81,179.49	-2,048.50	-2.52 %
Total for 6210 Grant Expense	**$79,130.99**	**$185,316.16**	**-$106,185.17**	**-57.3 %**
6240 Miscellaneous	-0.08	-310.60	310.52	99.97 %
6250 Postage and Delivery	29.73		29.73	
6270 Professional Fees	78,845.05	67,207.42	11,637.63	17.32 %
6360 Marketing & Advertising	3,958.18	2,968.18	990.00	33.35 %
6430 Loan Interest	2,182.54	2,708.98	-526.44	-19.43 %
6440 Loan Program Expense	109.80	60.00	49.80	83.0 %
6550 Office Supplies	559.90	2,201.30	-1,641.40	-74.57 %
6600 Property Taxes	784.97	774.71	10.26	1.32 %
6670 Program Expense				
6671 Facade Improvement Loan Program	220.40	190.40	30.00	15.76 %
Total for 6670 Program Expense	**$220.40**	**$190.40**	**$30.00**	**15.76 %**
6420 Loan Admin Fee		459.89	-459.89	-100.0 %
6998 Bad Debts		48,051.58	-48,051.58	-100.0 %
Total for Expenses	**$174,929.86**	**$322,982.72**	**-$148,052.86**	**-45.84 %**
Net Operating Income	**$45,277.55**	**-$35,301.05**	**$80,578.60**	**228.26 %**
Other Income				
7010 Interest Income	11,447.49		11,447.49	
Total for Other Income	**$11,447.49**		**$11,447.49**	
Other Expenses				
Net Other Income	**$11,447.49**		**$11,447.49**	
Net Income	**$56,725.04**	**-$35,301.05**	**$92,026.09**	**260.69 %**

Tioga County Industrial Development Agency

Community Revitalization Loan Program

Guidelines

TABLE OF CONTENTS

Section 1: Purpose and Program Description

Purpose

There is substantial demand for downtown and neighborhood commercial center revitalization initiatives throughout Tioga County that would help meet the growing demand for urban apartments and commercial development, while stimulating the local economy. There are many municipalities, community and economic development organizations, and developers prepared to move forward with significant financial investment if they can secure the needed gap financing that allows many projects to become reality.

The Tioga County Industrial Development Agency (TCIDA) Community Revitalization Loan Program will fund projects that utilize a collaborative approach to provide improved and diverse downtowns, mixed use options, and commercial and retail opportunities linked to discrete neighborhood centers.

Goal

The goal is to use both state and federal public investments as "gap financing" for specific downtown and community neighborhood commercial center revitalization projects that have a financing strategy and can demonstrate the greatest potential to leverage public funds and non-profit resources, attract and sustain both short-term and long-term private capital, and catalyze further development.

Program Description

The Community Revitalization Loan Program will provide "gap-financing" for redevelopment of key commercial buildings, infill on new buildings, projects that enhance quality of life, and development of Tioga County's downtowns, rural population and neighborhood commercial centers. TCIDA may consider projects located outside traditional downtown commercial corridors based on the overall scope, merit, and potential economic and community impact of the proposed project.

Funding will be in the form of low-interest loans. Each applicant for a loan will be evaluated on a case-by-case basis to assess the request for loan funding. Careful and individual consideration will be given to each application, and the final funding award will be based on project feasibility, measurable impact, project readiness, and leveraging of funds.

Leveraging Resources and Economic Impact

Leveraging Resources

- The Maximum project award is $250,000 or 50% of the total project cost, whichever is less.

- All projects require no less than fifty percent of the award amount in matching contributions.
- Owner equity must be at least ten percent of the total project cost.
- The fixed interest rate on a loan will be 75% of the Prime lending rate at the time of TCIDA Commitment.
- Term of loan – Maximum of 15-year term.

Projects must demonstrate that resources are leveraged. Priority will be given to project that demonstrates the greatest leverage of investment. For example: Local, state and federal funding (NY Main Street, Restore NY, CDBG, NY Forward, DRI, etc.) and private investment.

Municipal projects utilizing the loan as bridge financing for awarded grant funds will be considered to have demonstrated significant leverage, and reimbursement from committed grant sources may satisfy all or a portion of the required matching contribution at the discretion of the TCIDA.

Impact

Projects are expected to demonstrate clear and quantifiable impact such as:

- Creates quality commercial space for business development and entrepreneurship
- Encourages mixed-use development with upper-story residential components
- Enhances the local tax base
- Supports recruitment and retention of a skilled workforce
- Upgrades or replaces infrastructure to meet evolving needs while maintaining downtown and neighborhood character
- Revitalizes underused or deteriorated properties and public assets
- Improves quality of life for residents
- Supports New York State contractor and supplier diversity goals

Section 2: Applicant and Project Eligibility

Applicant Eligibility

Eligible applicants include property owners, real estate developers, municipalities and business owners redeveloping property in downtown areas in town centers, villages, and cities in Tioga County.

Ineligible Project Activities

The following are **not** definable projects and will not be considered for project funding.

- Building and property acquisition is not eligible for an Economic Development Loan but may be part of the total project cost and therefore used as a matching cost.
- Working Capital
- Rehabilitation of municipal buildings and properties for municipal reuse

- Standalone demolition projects

Definable Project

Individual properties may be bundled into a definable "project." The project may include the rehabilitation, reconstruction and new construction of a building or group of buildings that furthers the goals of revitalizing a downtown or neighborhood commercial center and encourages commercial investment.

The applicant and/or developer entity must demonstrate that it has current or pending ownership of the properties involved in the definable project. If the property is not owned by the applicant or developer entity at the time of application, a copy of a legal binding document in the form of a contract for sale, purchase agreement or option must be included in the application materials. The Community Revitalization Loan Program is not intended to be the primary source of funding for downtown and/or neighborhood commercial center revitalization. Project funding is intended to offset the high redevelopment costs of urban construction or rebuilding of severely impacted commercial/retail properties and to fill funding gaps preventing projects from advancing. Projects will be required to be self-sustained and supported by private sector investment. All projects require no less than ten percent of the total amount in owner equity.

Section 3: Funding Priorities and Structure

Funding Priorities

Strong emphasis will be placed on project feasibility and readiness. This includes demonstrating the following.

- Project Feasibility through a market feasibility, business plan with detailed pro forma, etc.
- Project Readiness through documentation of conformance with local planning and zoning, federal and state permits secured, etc.
- Project financing has been secured, with letters of commitment to financing.
- Project is ready to start within 3 months of award.

Funding Structure

All projects require no less than fifty percent of the project amount in matching contributions. Owner equity must be at least ten percent of the total project cost. The matching contribution must be in the form of cash, equity in property involved in the project, and other sources of funding from federal, state (other than Economic Development Loan Program funds) and local government sources, and funds from private contributions. Match amounts must be "firmly committed" and will support the proposed project. "Firmly Committed" means there must be a signed, written agreement with terms and conditions from each funding source. If the cash match includes bank financing, then original signature written commitments from all financing institutions must be included in the application packet. ***A letter of interest does not constitute a firm commitment to financing or property acquisition.*** The written commitment may be contingent upon an applicant receiving the Community Revitalization Loan award.

A personal guarantee by each proprietor, partner or stockholder with 20% or more ownership of the business is required. Both a Personal History Statement and a Personal Financial Statement must be completed and submitted at the time of application by each person as it applies. Each personal financial statement must be made within 90 days. The funding award will be in the form of a low-interest loan, with the interest rate being set by TCIDA and will be fixed.

Within ten (10) calendar days of a project award notification, TCIDA will inform the applicant/developer entity in writing of the terms and conditions of the loan. The developer entity will have fifteen (15) calendar days to inform TCIDA that it declines the award or is prepared to move forward with the project. TCIDA will then contact the developer entity to secure any additional information required to prepare the loan documents.

Funds will be made available from TCIDA upon successful completion of the project. The developer must provide invoices and proof of payment for eligible expenses incurred during the project. Expenses must equal or be greater than the approved project budget. Funds will be distributed to the developer entity upon approval of TCIDA.

TCIDA reserves the right to modify the above conditions.

Eligible Project Costs

The following costs are eligible:

- Demolition: only if demolition is a component of construction or rehabilitation
- New construction
- Building rehabilitation
- Infrastructure and site preparation needs related to the project including, but not limited to excavation, grading, environmental clean-up, water, sewer, sidewalks and parking
- Reasonable soft costs related to the project including professional service/consultant, engineering, inspections, fees, insurance, environmental assessment, legal costs and closing costs

Ineligible Costs for Reimbursement

The following costs are not eligible under the loan program but may be considered in the total project cost. If land or building costs are included as equity, the current assessed value must be stated in the application form.

- Property acquisition
- Building acquisition
- Expenditures incurred prior to the application due date
- Physical work on a project prior to completion of appropriate SEQRA review.
- Expenditures incurred prior to the application due date are not eligible for reimbursement by Community Revitalization Re-Investment Funds

SECTION 4. Evaluation Criteria

The TCIDA will evaluate and rank applications using the following criteria.

Points	Criteria
Up to 30	Leverage other from Local, Private, State and Federal sources
Up to 25	Program Goals and Impact
Up to 35	Project Readiness/Feasibility
Up to 10	Revitalizes underused or deteriorated properties and public assets

Section 5: Application and Approval Process

Applicant Process

Applications will be submitted to the TCIDA and reviewed for completeness, applicant and funding eligibility, qualifications and credit worthiness of the development team, project and financial feasibility, owner equity and commitments for matching funds. All inquiries and questions should be directed to the TCIDA at (607) 687-8255.

Application and Supporting Documentation

The Loan Applicant is responsible for the submission of a complete loan package to include a completed Loan Application, along with all information and materials requested. **Incomplete applications will not be considered.** The TCIDA, at its sole discretion, reserves the right to accept minor amendments and additions to this application. Additional information may be requested by the TCIDA Loan Committee (TCIDA Loan Committee) if it is deemed necessary to assist the Committee in its review of the loan request.

The application and supporting documentation should be submitted to the TCIDA (TCIDA). All information will be held in strict confidence and shall not be available for access by the public. This information, however, will be used by the TCIDA Loan Committee, TCIDA Board of Directors and staff in review of the loan request.

For loans to corporations or partnerships, the TCIDA Loan Committee may require the personal guarantee of all owners of at least 20% of the voting stock or partnership interest of the company. The personal guarantee of other shareholders, officers, principals, or partners may also be required at the discretion of the TCIDA Loan Committee and TCIDA Board of Directors.

Applicants will be accepted on a rolling basis. Project consideration will be based on the availability of program funds.

Completed application packets should be submitted electronically to: TCIDA@tiogacountyny.gov
Applicants may submit a hard copy of the application and all documents to: **Tioga County Industrial Development Agency**, **56 Main Street, Owego, NY 13827.**

A non-refundable check payable to Tioga County Industrial Development Agency must be included with the application in the amount of $400.00.

TCIDA Loan Committee

The TCIDA Loan Committee shall conduct a review of the applicant's request for loan funds with the assistance of the materials requested in the Loan Application. Based on this review, the TCIDA Loan Committee shall ascertain the feasibility of the project and creditworthiness of the proposal and applicant. The TCIDA Loan Committee's duties shall include, but are not limited to, the following:

Conduct a credit analysis which may include:

- Review of the history of the business and its principles
- Review of the financial statements provided
- Review of business plan
- Review of personal financial statements
- Review of 3 years personal tax returns

Conduct a collateral analysis to protect TCIDA's interests and to ensure a properly secured loan, which may include:

- A determination of what collateral shall be required
- Review of the collateral used on previous loans and other liens and liabilities

Conduct a cash flow analysis, which may include:

- A review of a three-year pro-forma statement describing the condition of the business in the future
- Review of other factors which may affect the future conditions of the business.

Conduct an impact analysis to determine the extent to which the proposed loan request project meets the goals and objectives of the program outlined in Section 4, Evaluation Criteria. The impact analysis shall include:

- A determination of the level of private monetary commitment to the project
- A determination of the growth potential of the project in terms of future employment
- A determination of the type of services or business the project will provide the community
- A determination of the feasibility of the project and the borrower's ability to repay the loan in a timely manner
- A determination of the project's compatibility with the community's comprehensive plan

Commitment Fees

All third-party closing costs are the responsibility of the Borrower. Closing fees may include but are not limited to, attorney fees, abstract fees, mortgage tax, recording and filing fees and costs associated with securing real estate as loan collateral. In addition, the Borrower is required to pay a commitment fee to the TCIDA at the time of the loan closing in the amount of one (1%) percent of the total loan amount, and any required inspection fees during construction. A third-party project manager will be required to inspect the project status throughout the duration of the project. The borrower will be responsible for project manager fees.

Section 6: Definitions

NEIGHBORHOOD COMMERCIAL CENTER shall mean a cluster of small commercial and mixed-use buildings in a distinct neighborhood district.

HISTORIC AND/OR CULTURAL PLACE OR PROPERTY shall mean any building, structure, district, area, site or object, including an underground and underwater site, which is of significance in the history, architecture, archeology or culture of the state, community or nation.

MATCH shall mean cash, the assessed value of property(s) involved in the defined project and other sources of funding from federal, state, and local government sources, and funds from private contributions. Match amounts must be “firmly committed” and will support the proposed project. “Firmly Committed” shall mean there must be a signed, written agreement with terms and conditions from each funding source. If the cash match includes bank financing, then the written commitment from all financing institutions must be included. A letter of interest does not constitute a firm commitment. The written agreement may be contingent upon applicants receiving a Community Revitalization Loan award.

MUNICIPALITY shall mean a municipal subdivision that is a city, town, or village.

PROJECT shall mean the demolition, rehabilitation, reconstruction and new construction of a building or group of buildings that furthers the goal of revitalizing an urban downtown center or neighborhood commercial center and encourages commercial investment. They constitute a coherent and cohesive project, a group of properties shall be selected because their reconstruction, rehabilitation or demolition are inter-related and will collectively advance downtown revitalization strategy.

PROJECT TYPE shall mean the following:

- **DEMOLITION** shall mean completely tearing down or razing a building.
- **REHABILITATION** shall mean structural repairs, mechanical systems repair or replacement, emergency repairs, energy efficiency upgrades, accessibility improvements, mitigation of lead-based hazards, and other repairs that result in a significant improvement to the property, provided however, that to the extent possible, such rehabilitation shall be

architecturally consistent with nearby and adjacent properties, or done in the manner consistent with a local revitalization or urban development plan.

- **RECONSTRUCTION** shall mean the construction of a new building, which is similar in architectural style, size and purpose to a previously existing building at such location, provided however, that to the extent possible that such reconstruction is architecturally consistent with nearby and adjacent properties, or in a manner consistent with a local revitalization or urban development plan.

SITE CONTROL shall mean (i) ownership by the applicant or (ii) written consent from the ownership entity and, if different, the entity that has legal control of the site consenting to the application for Community Revitalization Loan Program funding and, if awarded, agreeing to use Community Revitalization Loan Program Funds as outlined in the application. If the property is not owned by the applicant or developer entity at the time of application, the applicant must have legal binding document in the form of a contract for sale or option.

SOFT COSTS shall mean reasonable costs related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include such items as architecture, design, engineering, permits, inspections, consultants, environmental studies, and regulatory demands needing approval before construction begins. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures for any other permanent components of the project.

Section 7: Terms and Conditions

Applicants will be required to disclose proposed tax abatements to be applied to the proposed project.

TCIDA reserves the right to offer project awards to sponsors in different amounts under different terms than requested. TCIDA reserves the right to review and reconsider project and property selections in the event of material changes in the project plans or circumstances.

It is expected the project will proceed in the time frame set forth by the applicant. If the implementation of a project fails to proceed as planned and is delayed for a significant period and there is, in the exclusive judgment of TCIDA, doubt as to its viability, TCIDA reserves the right to cancel its funding commitment to such project.

Section 8: Compliance with Other Applicable Laws

All procurement and product development activity associated with the Community Revitalization Loan Program must be in conformance with applicable Federal, State and local laws.

Section 9: Interest Rate Review and Adjustment Policy

The TCIDA Board of Directors shall periodically review the interest rates established within these loan program guidelines. TCIDA will evaluate whether the current interest rates remain appropriate, competitive, and attractive for new loan originations.

This evaluation will be based on prevailing market conditions, federal benchmark rates, regional economic data, fund availability, and any other relevant financial factors. TCIDA retains sole and absolute discretion to adjust the interest rate for new loans as needed to align with the strategic objectives of the agency and the economic goals of the community. All rate adjustments shall apply only to new loan applications approved after the effective date of TCIDA's action.

Section 10: Municipal Projects

TCIDA may consider applications from municipalities for quality-of-life and community improvement projects that are supported by secured state or federal grant funding. Eligible projects may include, but are not limited to, playgrounds, parks, trails, public recreation facilities, streetscape improvements, and similar public infrastructure.

For these projects, TCIDA may provide interim or bridge financing to assist with project cash flow pending reimbursement from an awarded grant or other committed funding source. The amount, term, collateral, and other loan conditions will be determined by the TCIDA based on the financial strength of the project, the reimbursement schedule, and the availability of grant proceeds.

TCIDA reserves the right to modify or waive standard matching contribution, owner equity, leverage, and loan term requirements for municipal quality-of-life projects when such modifications further the public purpose of the program and adequate security for repayment is demonstrated.

Tioga County Industrial Development Agency
Procurement Policy

SECTION 1: PURPOSE AND AUTHORITY

The purpose of this document is to outline the procurement policy (the "Policy") of the Tioga County Industrial Development Agency (the "Agency") applicable to procurement of goods and services paid for by the Agency for its own use and benefit. The ~~Act~~ Policy requires that goods and services must be procured by the Agency in such a manner so as to assure the prudent and economic use of public funds, to facilitate the acquisition of goods and services of maximum quality at the lowest possible cost under the circumstances, and to guard against favoritism, improvidence, extravagance, fraud and corruption.

SECTION 2: SECURING GOODS AND SERVICES

Each action taken in connection with each procurement must be supported by documentation. When an award is made to other than the lowest responsible bidder, the determination to make the award must be supported by documentation that justifies the award and sets forth the reasons why the award furthers the purposes of this Policy and provisions of section 104-b of the New York General Municipal Law. In accordance with Chapter 1 of the Laws of 2005, generally referred to as the "Procurement Lobbying Law", the Agency shall implement the provision of such Procurement Lobbying Law for any contract or other agreement for an article of procurement involving an estimated annualized expenditure in excess of $15,000.

SECTION 3: METHOD OF PURCHASE

The following method of Purchase will be used when required by this Policy ~~in order to~~to achieve the highest quality and savings:

Estimated Amount of Purchase	Method Required
Up to $5,000~~$500~~	Discretion of the Chairperson to secure best pricing available under prevailing circumstances
~~$501 - $4,999~~$5,000-19,999	3 verbal or written quotations employing reasonable methods to secure best pricing available under prevailing circumstances with

	written documentation the process employed to obtain the quotes
~~$5,000 to $9,999~~ $20,000-49,000	Lowest responsible bidder price based on 3 written/fax quotations in response to a request for proposal unless emergency circumstances dictate otherwise, in which case such circumstances shall be documented in writing
~~$10,000~~ $50,000 and above	Lowest responsible bidder in response to advertisement for sealed bids. The bid which is the most advantageous to the Agency and pursuant to section 103 of the General Municipal Law, except as otherwise permitted by Article 5-A of the General Municipal Law

Number of Proposals or Quotations

A good faith effort shall be made to obtain the required number of proposals or quotations. If the purchaser is unable to obtain the required number of proposals or quotations, the purchaser will document the attempt made at obtaining the proposals. In no event shall the failure to obtain the proposals be a bar to the procurement.

Documentation

Documentation is required for each action taken in connection with each procurement. Documentation and an explanation are required whenever a contract is awarded to other than the lowest responsible bidder. This documentation will include an explanation of how the award will achieve savings or how the bidder was not acceptable. A determination that the bidder is not acceptable shall be made by the purchaser with the approval of the ~~Audit~~ Finance Committee.

Payment

The Agency will endeavor to pay each qualified vendor within 30~~15~~ days after receiving: (1) the good or service; and (2) a proper invoice.

MWBE

The Agency will make good faith efforts to procure goods and services from MWBEs.

Procurement Contact

The Chairperson ~~TCIDA Executive Administrator~~ is the authorized contact for all procurements.

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SECTION 4: CIRCUMSTANCES WHERE SOLICITATION OF ALTERNATIVE PROPOSALS AND QUOTATIONS ARE NOT IN THE BEST INTEREST OF THE AGENCY

Pursuant to Section 104-b (2) (f) of the General Municipal Law, this policy may contain circumstances when, or types of procurement for which, in the sole discretion of the members of the Agency, the solicitation of alternative proposals or quotations will not be in the best interest of the Agency. In the following circumstances, it may not be in the best interest of the Agency to solicit quotations or document the basis for not accepting the lowest bid.

<u>Professional and Contracted Services</u>
Professional services or services requiring special or technical skills, training or expertise. The individual, company or firm must be chosen based on accountability, reliability, responsibility, skill, conflict of interests, reputation, education and training, judgment, integrity, continuity of service and moral worth. Furthermore, certain professional services to be provided to the Agency, e.g., legal and accounting services, impact liability issues of the Agency and its members, including securities liability in circumstances where the Agency is issuing bonds. These qualifications and the concerns of the Agency regarding its liability and the liability of its members are not necessarily found or addressed in the individual, company or firm that offers the lowest price, and the nature of these services are such that they do not readily lend themselves to competitive procurement procedures.

In determining whether a service fits into this category, the Agency shall take into consideration the following guidelines: (a) whether the services are subject to state licensing or testing requirements; (b) whether substantial formal education or training and experience is a necessary prerequisite to performance of the services. Professional or technical services shall include but not be limited to the following: services of an attorney (including bond counsel); services of a physician; technical services of an engineer engaged to prepare plans, maps and estimates; securing insurance coverage and/or services of an insurance broker; services of a certified public accountant; investment management services; marketing, advertising and/or printing services involving extensive writing, editing, or art work; management of Agency-owned property; and computer software or programming services for customized programs, or services involved in substantial modification and customizing of pre-package software.

<u>Emergency Purchases</u>
Emergency purchases pursuant to Section 103(4) of the General Municipal Law. Due to the nature of this exception, these goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety or welfare of the public. This section does not preclude alternate proposals if time permits.

The Chairperson or Designee shall obtain a verbal quote, at a minimum, which shall be documented and shall also include a description of the facts giving rise to the emergency and that it meets the criteria set forth herein. Said documentation may also include the opinions of Counsel regarding the exception from bidding.

Purchases of Secondhand Goods
If alternate proposals are required, the Agency is precluded from purchasing surplus and second-hand goods at auctions or through specific advertising sources where the best prices are usually obtained. It is also difficult to try to compare prices of used goods, and a lower price may indicate an older product.

Sole Source
Defined as a situation when there is only one possible source item which to procure goods and/or services and it is shown that the item needed has unique benefits, the cost is reasonable for the product offered and there is not competition available. In this situation, a request for a resolution waiving bidding requirements is required.

Goods or Services Under ~~$500~~5,000
The time and documentation required to Purchase through this Policy may be more costly than the item itself and would therefore not be in the best interest of the taxpayer. In addition, it is not likely that such minimal contracts would be awarded based on favoritism.

Buy Local
Reasonable preference will be given to making purchases from Tioga County businesses.

SECTION 5: UNINTENTIONAL FAILURE TO COMPLY

The unintentional failure to comply with the provision of Section 104-b of the General Municipal Law shall not be grounds to void action taken or give rise to a cause of action against the Agency or any officer thereof.

SECTION 6: POLICY REVIEW

The statute requires that the Policy must be reviewed by the Agency annually. Any amendments will be approved by the Agency's Board of Directors.

SALES AND USE TAX EXEMPTION EXTENSION AGREEMENT

This Sales and Use Tax Exemption Extension Agreement is dated September ______, 2026. **Pursuant to a request made by Valley Solar NY LLC f/k/a Suneast Valley Solar LLC (the "Company"), the Tioga County Industrial Development Agency (the "Agency") hereby extends the Sales and Use Tax Agreement dated September 17, 2025 through, and including, September 17, 2027 in an amount not to exceed $3,077,211.76. New York State and local sales and use tax exemption benefits in excess of the amounts authorized or outside the terms defined by the Agency as part of the Project are subject to termination, modification or recapture by the Agency.** This extension is granted in order to allow the Company to construct and equip the property located on 73.235+/- acres of land situate at Montrose Turnpike in the Town of Owego, Tioga County, New York, more particularly described as Tioga County Tax Map Number 140.00-1-35.1; 1.071+/- acres of land situate at Montrose Turnpike E/s in the Town of Owego, Tioga County, New York, more particularly described as Tioga County Tax Map Number 140.00-1-18.11; 2.603+/- acres of land situate at 1167 Montrose Turnpike in the Town of Owego, Tioga County, New York, more particularly described as Tioga County Tax Map Number 140.00-1-19; 71.34+/- acres of land situate at 2065 Montrose Turnpike in the Town of Owego, Tioga County, New York, more particularly described as Tioga County Tax Map Number 140.00-1-64; and 58.796+/- acres of land situate at 2517 Montrose Turnpike in the Town of Owego, Tioga County, New York, more particularly described as Tioga County Tax Map Number 140.00-1-67 (the "Project").

It is the intent of the Agency that this Agency appointment include, from the effective date of such appointment, authority to purchase, lease and otherwise use on behalf of the Agency materials, equipment, goods, services and supplies to be incorporated into and made an integral part of the Project and also include the following activities as they relate to the construction and equipping of the Project, whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of the Project: (i) purchases, leases, rentals and other uses of tools, machinery and equipment in connection with constructing and equipping the Project, (ii) purchases, leases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with constructing and equipping the Project, including utility services, and (iii) purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs), installed or placed in, upon or under the Project.

This Agency appointment includes the power to delegate such Agency appointment, in whole or in part, to agents, subagents, contractors, and subcontractors of the Company and to such other parties as the Company chooses so long as they are engaged, directly or indirectly, in the activities hereinbefore described.

In exercising this Agency appointment, the Company, its agents, subagents, contractors and subcontractors are each acting as agent for the Agency. The Company, its agents, subagents, contractors and subcontractors should identify the Project as the "Valley Solar NY LLC f/k/a Suneast Valley Solar LLC Project" on each bill or invoice and indicate thereon that the Company, its agents, subagents, contractors and subcontractors acted as agent for the Tioga County Industrial Development Agency in making the purchase. **You and each of your agents,**

subagents, contractors and/or subcontractors claiming a New York State and local sales and use tax exemption in connection with the Project must execute a copy of the IDA Agent or Project Operator Exempt Purchase Certificate ST-123, and must complete a New York State Department of Taxation and Finance Form ST-60. Original copies of each completed Form ST-60 must be delivered to the Agency within thirty (30) days of the appointment of each of your agents, subagents, contractors or subcontractors. Any agent, subagent, contractor or subcontractor of the Company which delivers a completed Form ST-60 to the Agency will be deemed to be the agent, subagent, contractor or subcontractor of the Agency for purposes of constructing and equipping the Project. Original copies of each ST-123 must be completed by the agent, subagent, contractor or subcontractor acting as purchaser. Failure to comply with these requirements may result in loss of New York State and local sales and use tax exemptions for the Project.

You should be aware that the New York State General Municipal Law requires you to file an Annual Statement with the New York State Department of Taxation and Finance, Form ST-340, regarding the value of New York State and local sales and use tax exemptions you, your agents, subagents, contractors or subcontractors have claimed pursuant to the authority we have conferred on you with respect to this Project. The Company is required to provide a copy of same to the Agency within thirty (30) days of each filing: provided, however, in no event later than February 15th of each year. The penalty for failure to file such statement is the removal of your authority to act as our agent.

The aforesaid appointment of the Company as agent of the Agency to construct and equip the Project shall expire at the earlier of (a) the completion of such activities and improvements, (b) September 17, 2027, provided, however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company, if such activities and improvements are not completed by such time, and further provided that the Agency shall not unreasonably withhold its consent to the extension of such appointment, or (c) upon the expiration or termination of the Lease Term.

The Company acknowledges receipt of a copy of Section 875 of the New York State General Municipal Law, a copy of which is attached hereto as Exhibit "A", and agrees to the terms thereof as a condition precedent to receiving or benefiting from a New York State and local sales and use tax exemption.

This Sales and Use Tax Exemption Extension Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same Sales and Use Tax Exemption Extension Agreement. In addition, the parties may transmit signed copies of this Sales and Use Tax Exemption Extension Agreement by e-mail and/or facsimile and all parties intend to be bound by the signatures on any document which is transmitted by e-mail and/or facsimile. Each party is aware that the other parties will rely on the e-mail and/or facsimile transmitted signatures, and all parties hereby waive any defenses to the enforcement of the terms of this Sales and Use Tax Exemption Extension Agreement based on the form of signature.

Please sign and return a copy of this letter for our files.

ACCEPTED AND AGREED TO:

VALLEY SOLAR NY LLC	TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By:________________________________	By:________________________________ Jonathan Ward, Chairman

EXHIBIT "A"

SECTION 875 OF THE
NEW YORK STATE GENERAL MUNICIPAL LAW

(See Attached)

Effective: March 28, 2013

McKinney's Consolidated Laws of New York Annotated Currentness
General Municipal Law (Refs & Annos)
Chapter 24. Of the Consolidated Laws
Article 18-A. Industrial Development
Title 1. Agencies, Organization and Powers (Refs & Annos)

→→ § 875. Special provisions applicable to state sales and compensating use taxes and certain types of facilities

1. For purposes of this section: "state sales and use taxes" means sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight. "IDA" means an industrial development agency established by this article or an industrial development authority created by the public authorities law. "Commissioner" means the commissioner of taxation and finance.

2. An IDA shall keep records of the amount of state and local sales and use tax exemption benefits provided to each project and each agent or project operator and shall make such records available to the commissioner upon request. Such IDA shall also, within thirty days of providing financial assistance to a project that includes any amount of state sales and use tax exemption benefits, report to the commissioner the amount of such benefits for such project, the project to which they are being provided, together with such other information and such specificity and detail as the commissioner may prescribe. This report may be made in conjunction with the statement required by subdivision nine of section eight hundred seventy-four of this title or it may be made as a separate report, at the discretion of the commissioner. An IDA that fails to make such records available to the commissioner or to file such reports shall be prohibited from providing state sales and use tax exemption benefits for any project unless and until such IDA comes into compliance with all such requirements.

3. (a) An IDA shall include within its resolutions and project documents establishing any project or appointing an agent or project operator for any project the terms and conditions in this subdivision, and every agent, project operator or other person or entity that shall enjoy state sales and use tax exemption benefits provided by an IDA shall agree to such terms as a condition precedent to receiving or benefiting from such state sales and use exemptions benefits.

(b) The IDA shall recover, recapture, receive, or otherwise obtain from an agent, project operator or other person or entity state sales and use exemptions benefits taken or purported to be taken by any such person to which the person is not entitled or which are in excess of the amounts authorized or which are for property or services not authorized or taken in cases where such agent or project operator, or other person or entity failed to comply with a material term or condition to use property or services in the manner required by the person's agreement with the IDA. Such agent or project operator, or other person or entity shall cooperate with the IDA in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use exemptions benefits and shall promptly pay over any such amounts to the IDA that it requests. The failure to pay over such amounts to the IDA shall be grounds for the commissioner to assess and determine state sales and use taxes due from the person under article twenty-eight of the tax law, together with any relevant penalties and interest due on such amounts.

(c) If an IDA recovers, recaptures, receives, or otherwise obtains, any amount of state sales and use tax exemption benefits from an agent, project operator or other person or entity, the IDA shall, within thirty days of coming into possession of such amount, remit it to the commissioner, together with such information and report that the commissioner deems necessary to administer payment over of such amount. An IDA shall join the commissioner as a party in any action or proceeding that the IDA commences to recover, recapture, obtain, or otherwise seek the return of, state sales and use tax exemption benefits from an agent, project operator or other person or entity.

(d) An IDA shall prepare an annual compliance report detailing its terms and conditions described in paragraph (a) of this subdivision and its activities and efforts to recover, recapture, receive, or otherwise obtain state sales and use exemptions benefits described in paragraph (b) of this subdivision, together with such other information as the commissioner and the commissioner of economic development may require. The report required by this subdivision shall be filed with the commissioner, the director of the division of the budget, the commissioner of economic development, the state comptroller, the governing body of the municipality for whose benefit the agency was created, and may be included with the annual financial statement required by paragraph (b) of subdivision one of section eight hundred fifty-nine of this title. Such report required by this subdivision shall be filed regardless of whether the IDA is required to file such financial statement described by such paragraph (b) of subdivision one of section eight hundred fifty-nine. The failure to file or substantially complete the report required by this subdivision shall be deemed to be the failure to file or substantially complete the statement required by such paragraph (b) of subdivision one of such section eight hundred fifty-nine, and the consequences shall be the same as provided in paragraph (e) of subdivision one of such section eight hundred fifty-nine.

(e) This subdivision shall apply to any amounts of state sales and use tax exemption benefits that an IDA recovers, recaptures, receives, or otherwise obtains, regardless of whether the IDA or the agent, project operator or other person or entity characterizes such benefits recovered, recaptured, received, or otherwise obtained, as a penalty or liquidated or contract damages or otherwise. The provisions of this subdivision shall also apply to any interest or penalty that the IDA imposes on any such amounts or that are imposed on such amounts by operation of law or by judicial order or otherwise. Any such amounts or payments that an IDA recovers, recaptures, receives, or otherwise obtains, together with any interest or penalties thereon, shall be deemed to be state sales and use taxes and the IDA shall receive any such amounts or payments, whether as a result of court action or otherwise, as trustee for and on account of the state.

4. The commissioner shall deposit and dispose of any amount of any payments or moneys received from or paid over by an IDA or from or by any person or entity, or received pursuant to an action or proceeding commenced by an IDA, together with any interest or penalties thereon, pursuant to subdivision three of this section, as state sales

and use taxes in accord with the provisions of article twenty-eight of the tax law. The amount of any such payments or moneys, together with any interest or penalties thereon, shall be attributed to the taxes imposed by sections eleven hundred five and eleven hundred ten, on the one hand, and section eleven hundred nine of the tax law, on the other hand, or to any like taxes or fees imposed by such article, based on the proportion that the rates of such taxes or fees bear to each other, unless there is evidence to show that only one or the other of such taxes or fees was imposed or received or paid over.

5. The statement that an IDA is required by subdivision nine of section eight hundred seventy-four of this article to file with the commissioner shall not be considered an exemption or other certificate or document under article twenty-eight or twenty-nine of the tax law. The IDA shall not represent to any agent, project operator, or other person or entity that a copy of such statement may serve as a sales or use tax exemption certificate or document. No agent or project operator may tender a copy of such statement to any person required to collect sales or use taxes as the basis to make any purchase exempt from tax. No such person required to collect sales or use taxes may accept such a statement in lieu of collecting any tax required to be collected. The civil and criminal penalties for misuse of a copy of such statement as an exemption certificate or document or for failure to pay or collect tax shall be as provided in the tax law. In addition, the use by an IDA or agent, project operator, or other person or entity of such statement, or the IDA's recommendation of the use or tendering of such statement, as such an exemption certificate or document shall be deemed to be, under articles twenty-eight and thirty-seven of the tax law, the issuance of a false or fraudulent exemption certificate or document with intent to evade tax.

6. The commissioner is hereby authorized to audit the records, actions, and proceedings of an IDA and of its agents and project operators to ensure that the IDA and its agents and project operators comply with all the requirements of this section. Any information the commissioner finds in the course of such audit may be used by the commissioner to assess and determine state and local taxes of the IDA's agent or project operator.

7. In addition to any other reporting or filing requirements an IDA has under this article or other law, an IDA shall also report and make available on the internet, without charge, copies of its resolutions and agreements appointing an agent or project operator or otherwise related to any project it establishes. It shall also provide, without charge, copies of all such reports and information to a person who asks for it in writing or in person. The IDA may, at the request of its agent or project operator delete from any such copies posted on the internet or provided to a person described in the prior sentence portions of its records that are specifically exempted from disclosure under article six of the public officers law.

8. In consultation with the commissioner of economic development, the commissioner of taxation and finance is hereby authorized to adopt rules and regulations and to issue publications and other guidance implementing the provisions of this section and of the other sections of this article relating to any state or local tax or fee, or exemption or exclusion therefrom, that the commissioner administers and that may be affected by any provision of this article, and any such rules and regulations of the commissioner shall have the same force and effect with respect to such taxes and fees, or amounts measured in respect of them, as if they had been adopted by the commissioner pursuant to the authority of the tax law.

9. To the extent that a provision of this section conflicts with a provision of any other section of this article, the pro-

visions of this section shall control.

CREDIT(S)

(Added L.2013, c. 59, pt. J, § 2, eff. March 28, 2013.)

Current through L.2014, chapters 1 to 552.

END OF DOCUMENT

A regular meeting of the Tioga County Industrial Development Agency (the "Agency") was convened in public session at the Ronald E. Dougherty County Office Building, 56 Main Street in the Town of Owego, Tioga County, New York on Wednesday, September 2, 2026, at 4:30 o'clock p.m., local time.

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

PRESENT:	Jonathan Ward	Chairman
	Kevin Gillette	Vice Chairman
	Eric Knolles	Secretary
	Brenda Evanek	Treasurer
	Tracy Monell	Member
	Barbara J. Case	Member
	Ronald Ciotoli	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Brittany Woodburn	Economic Development & Planning
Megan Schnabl	Economic Development & Planning
Casey Yelverton	Economic Development & Planning
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by ______________________ and seconded by ______________________, to wit:

RESOLUTION APPROVING AN EXTENSION OF THE SALES AND USE TAX EXEMPTION AGREEMENT OF VALLEY SOLAR NY LLC F/K/A SUNEAST VALLEY SOLAR LLC DATED SEPTEMBER 17, 2025 THROUGH, AND INCLUDING, SEPTEMBER 17, 2027.

This Resolution shall take effect immediately.

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

Jonathan Ward	voting	______
Kevin Gillette	voting	______
Eric Knolles	voting	______
Brenda Evanek	voting	______
Tracy Monell	voting	______
Barbara J. Case	voting	______
Ronald Ciotoli	voting	______

The foregoing Resolution was thereon declared duly adopted.

STATE OF NEW YORK:
: ss.:
COUNTY OF TIOGA :

I, the undersigned Secretary of the Tioga County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 2, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ______ day of ______________, 2026.

____
Eric Knolles
Secretary

(SEAL)