



Tioga County Industrial Development Agency  
February 2, 2022 – 4:30 pm  
Ronald E Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Hubbard Auditorium, 1<sup>st</sup> Floor  
Agenda

## **Call to Order and Introductions**

### **Attendance**

IDA Board Members

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

Excused:

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

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

### **Approval of Minutes**

- A. [January 5, 2021 Regular Meeting Minutes](#)
- B. [January 5, 2022 Annual Meeting Minutes](#)

### **Financials**

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

### **ED&P Update: L. Tinney**

- A. Education Workforce Coordinator – Escrow Agent Discussion

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

- A. Owego Gardens II
  - 1. [Updated Project Cost Spreadsheet](#)
  - 2. Tank parcel transfer
- B. Lounsberry Power Study

### **Committee Reports: C. Curtis**

- A. Public Authority Accountability Act (PAAA)
  - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
    - a. 2021 Audit in progress
  - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
    - a. M. Schnabl cross training
  - 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
    - a. No report



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

4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
  - a. No report
5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
  - a. No report

**PILOT Updates: C. Curtis**

A. Sales Tax Exemptions Update:

1. Owego Gardens II – Home Leasing - \$74,953.24/Authorized \$524,194
2. RB Robinson - \$25,887.79/Authorized \$55,990
3. Statewide Aquastore Inc. - \$11,650.61/Authorized \$17,856.40

**Grant Updates: C. Curtis**

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

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

**Next Meeting: Wednesday March 2, 2022**



**DRAFT**

**Tioga County Industrial Development Agency  
January 5, 2022 – 4:30 pm  
Ronald E Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Hubbard Auditorium, 1<sup>st</sup> Floor  
Regular Meeting Minutes via Zoom**

**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 (attended via Zoom), J. Ward, E. Knolles, A. Gowan, T. Monell

Excused: M. Sauerbrey

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

**III. Privilege of the Floor:** None

**IV. Approval of Minutes**

A. December 1, 2021 Regular Meeting Minutes

**Motion to approve December 1, 2021 Regular Meeting Minutes, as written. (T. Monell, E. Knolles)**

**Aye-6                      Abstain-0  
No-0                        Carried**

**V. Financials**

A. Balance Sheet

B. Profit & Loss

C. Transaction Detail

D. Accounts Receivable

**Motion to acknowledge financials, as presented. (E. Knolles, J. Ward)**

**Aye-6                      Abstain-0  
No-0                        Carried**

**VI. ED&P Update: L. Tinney**

Ms. Tinney reported that she expects to have the go ahead from the legislature to hire the Education Workforce Coordinator. Shawn Lanning has accepted the position and is expected to start on January 31. She also reported that the housing project on Liberty and Temple Streets in the Village of Owego is still going through the local approval process.

**VII. New Business: C. Curtis**

A. American Pride Solar – Inducement Resolution



**Motion to approve the inducement resolution for the PILOT application from American Pride Solar. (A. Gowan, E. Knolles.)**

**Aye-6**                      **Abstain-0**  
**No-0**                        **Carried**

**B. Solar Policy**

Ms. Tinney reported that ED&P is working with consultant MRB Group to determine best practices for solar policies in the county.

**Motion to approve the revision of the TCIDA solar policy, which removes the stipulation for the annual payment-in-lieu-of-tax to range from \$5,500 to \$7,500 per megawatt. (E. Knolles, T. Monell)**

**Aye-6**                      **Abstain-0**  
**No-0**                        **Carried**

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

**A. Owego Gardens II**

Mr. Gensel joined the meeting to give an update on the water system at Owego Gardens II. The contractors will be reporting updated numbers on the items required for the water system by the health department. Because of this, there will be change orders. Fagan will meet with Suez and the contractors tomorrow to get all parties on the same page. He also reported that the pumps needed for the project are now in hand. Ms. Tinney reported that there is still question as to who will take ownership of the parcel where the water tank is located, whether the IDA will lease the parcel to Suez, or if Suez will take ownership. The board favors Suez taking ownership of the parcel.

**1. Updated Project Cost Spreadsheet**

**B. Lounsberry Power Study – Ms. Curtis noted that this study is still in progress.**

**IX. Committee Reports: C. Curtis**

**A. Public Authority Accountability Act (PAAA)**

- 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward**
  - a. YE Audit to commence 1-10-22
- 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles**
  - a. No report
- 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward**
  - a. No report
- 4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles**
  - a. Sam Thomas resignation
  - b. COVID-19 ERLP – Tioga County Legislature Resolution – this resolution gives the IDA permission to keep late fees from the COVID-19 Loan payments.
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell**
  - a. No report

**X. PILOT Updates: C. Curtis**



A. Sales Tax Exemptions Update:

- 1. Owego Gardens II – Home Leasing - \$48,032.50/Authorized \$524,194
- 2. RB Robinson - \$25,887.79/Authorized \$55,990
- 3. Statewide Aquastore Inc. - \$11,650.61/Authorized \$17,856.40

B. 2021 PILOT Payment Summary – Ms. Curtis noted that the total exemption for 2021 PILOTs was approximately 5 million dollars.

C. PILOT application revision

Ms. Curtis noted that this revision would require the Company to provide the breakdown between labor costs and materials costs on PILOT applications.

**Motion to approve changes to the TCIDA PILOT application, which will require applicants to provide a breakout out of material costs and labor costs. (A. Gowan, T. Monell)**

<b>Aye-7</b>	<b>Abstain-0</b>
<b>No-0</b>	<b>Carried</b>

XI. **Grant Updates: C. Curtis**

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
  - 1. Application pending
- B. ST8 Build Back Better, Industrial Hub Infrastructure - Application Denied

XII. **Motion to move into Executive Session at 4:57 pm pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisition. (E. Knolles, J. Ward)**

**Motion to adjourn Executive Session at 5:16 pm.**

XIII. **Next Meeting: Wednesday February 2, 2022**

XIV. **Adjournment – Mr. Monell motioned to adjourn the meeting at 5:17 pm.**



**DRAFT**

**Tioga County Industrial Development Agency  
January 5, 2022 – 4:15 pm  
Ronald E Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Annual Meeting Minutes via Zoom**

- I. **Call to Order and Introductions**-Ms. Ceccherelli called the meeting to order at 4:16 pm.
- II. **Attendance**  
IDA Board Members  
Roll Call: J. Ceccherelli, K. Gillette (attended via Zoom), J. Ward, E. Knolles, A. Gowan, T. Monell  
Excused: M. Sauerbrey  
Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney

**III. New Business**

- A. Monthly Meeting Designation
  - 1. Date- first Wednesday of each month
  - 2. Time- 4:30 p.m.
  - 3. Location- Ronald E. Dougherty County Office Building, 56 Main Street, Owego, Hubbard Auditorium, 1<sup>st</sup> Floor
- B. Media Designation
  - 1. Press & Sun Bulletin

**Motion to set the regular monthly meetings for the first Wednesday of each month at 4:30 pm in the Ronald E. Dougherty County Office Building, Hubbard Auditorium, 1st Floor, 56 Main St, Owego, NY, and to designate the Press & Sun Bulletin as the official media source for the purposes of publishing all notices and other matters as required by law. (A. Gowan, J. Ward)**

**Aye-6                      Abstain-0  
No-0                        Carried**

- C. Governance Committee Recommendations
  - 1. Slate of Officers 2021 Proposed List of TCIDA Committee Members
    - a. Chair- Jenny Ceccherelli
    - b. Vice Chair- Kevin Gillette
    - c. Secretary- M. Sauerbrey
    - d. Treasurer- A. Gowan
  - 2. Committee Appointments
    - a. Governance- J. Ceccherelli, A. Gowan, E. Knolles
    - b. Audit- E. Knolles, A. Gowan, J. Ward
    - c. Railroad- T. Monell, K. Gillette, M. Sauerbrey
    - d. Finance- J. Ceccherelli, A. Gowan, J. Ward
    - e. Loan- R. Kelsey, K. Dougherty, D. Barton. A. Gowan, J. Ward, E. Knolles
    - f. Public Relations- J. Ceccherelli, L. Tinney, C. Curtis



- 3. Other Appointments
  - a. Designee (per Employee Handbook) – L. Tinney
  - b. Compliance Officer- C. Curtis
  - c. Contracting Officer- C. Curtis
  - d. Freedom of Information Officer- C. Curtis
  - e. Code of Ethics Officer- J. Meagher
  - f. Internal Controls Officer- J. Nolis

**Motion to approve 2022 Slate of Officers, Committee Appointments, and Other Appointments, as recommended by the Governance Committee. (E. Knolles, J. Ward)**

**Aye-6**                      **Abstain-0**  
**No-0**                        **Carried**

- 4. Annual Policy Review
  - a. Mission Statement
  - b. By-Laws
  - c. Code of Ethics
  - d. Assessment of Internal Controls
  - e. Procurement Policy
  - f. Property Disposition Policy
  - g. Whistle Blowers Policy
  - h. Employee Handbook
  - i. Governance Committee Charter
  - j. Procedure Manual
  - k. TCIDA Sexual Harassment Policy

- 5. Other Annual Review
  - a. Compensation and Benefits of Executive Administrator
  - b. Report on Conflict of Interest Incidents
  - c. Self-Evaluation of Performance 2020 Governance Committee Self-Evaluation Report

**Motion to approve the annual policy review as recommended by the Governance Committee and to approve the annual compensation and benefits, acceptance of Report on Conflict of Interest Incidents, and Self-evaluation of Performance 2021 Governance Committee Self-Evaluation Report as recommended by the Governance Committee. (A. Gowan, T. Monell)**

**Aye-6**                      **Abstain-0**  
**No-0**                        **Carried**

- D. Audit Committee Recommendations
  - 1. Appointments
    - a. Audit Firm- invero&co
    - b. Financial Expert- J. Nolis
  - 2. Annual Policy Review



- a. Audit Committee Charter TCIDA Audit Committee Charter
- b. Self-Evaluation of Performance 2021 Audit Committee Self-Evaluation Report

**Motion to approve Insero&Co as the audit firm and J. Nolis as financial expert as recommended by the audit committee and to accept the review IDA Audit Committee Charter and Self-Evaluation of Performance 2021 Audit Committee Self-Evaluation Report. (E. Knolles, J. Ward)**

**Aye-6                      Abstain-0  
No-0                        Carried**

- E. Finance Committee Recommendations
  - 1. Official Depositories
    - a. Chemung Canal Trust Company
    - b. Community Bank
    - c. Tioga State Bank
  - 2. Annual Policy Review
    - a. Investment Policy
    - b. Finance Committee Charter
    - c. Investment Annual Report
    - d. Self-Evaluation of Performance 2020 Finance Committee Self-Evaluation Report
  - 3. Annual Designation of Signors on Bank Accounts
    - a. J. Ceccherelli, M. Sauerbrey, A. Gowan, C. Curtis

**Motion to approve Chemung Canal Trust Company, Community Bank, and Tioga State Bank as official depositories for Tioga County IDA as recommended by the Finance Committee, to accept the reviewed policies and Self-evaluation of Performance 2021 Finance Committee Self-evaluation Report as recommended by the Finance Committee, to approve the designated signors on the accounts as M. Sauerbrey, J. Ceccherelli, A. Gowan, and C. Curtis, to authorize the Internal Controls Certification, Annual Evaluation of Board Performance, and Fiduciary Responsibilities Certification for the year. (E. Knolles, A. Gowan)**

**Aye-5                      Abstain-1 (J. Ward)  
No-0                        Carried**

- F. Annual Certifications
  - 1. Internal Controls Certification
  - 2. Annual Evaluation of Board Performance
  - 3. Fiduciary Responsibilities Certification
  - 4. 2021 TCIDA Operations and Accomplishments
- G. Miscellaneous
  - 1. Contact information 2022 TCIDA Board of Directors & Staff
  - 2. Listing of IDA properties – 2021

**IV. Adjourned-Mr. Ward motioned to adjourn the meeting at 4:24 pm.**



## Tioga County Industrial Development Agency

## Balance Sheet

01/31/22

As of January 31, 2022

Accrual Basis

	Jan 31, 22	Jan 31, 21	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
COVID-19	311,080.41	394,537.61	-83,457.20
Community- Facade Improvement	197,327.05	153,723.78	43,603.27
CCTC- Industrial Park	0.00	9,706.03	-9,706.03
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,479.43	40,466.91	12.52
TSB- IRP 2016 (Formerly IRP 4)	135,359.17	167,712.77	-32,353.60
TSB- RBEG	150,743.66	140,997.47	9,746.19
TSB- marketing	1,115.95	1,115.75	0.20
<b>Total USDA Funds</b>	<u>327,698.21</u>	<u>350,292.90</u>	<u>-22,594.69</u>
<b>Total Restricted Cash Accounts</b>	836,105.67	908,260.32	-72,154.65
<b>CCTC- CDs</b>			
<b>Site Development</b>			
Site Development 2441	100,000.00	0.00	100,000.00
Site Development 2440	100,000.00	0.00	100,000.00
Site Development 2439	100,000.00	0.00	100,000.00
<b>Total Site Development</b>	<u>300,000.00</u>	<u>0.00</u>	<u>300,000.00</u>
<b>Land Acquisition (879)</b>	545,414.33	545,414.33	0.00
<b>Capital Improvement (284)</b>	<u>318,847.13</u>	<u>318,847.13</u>	<u>0.00</u>
<b>Total CCTC- CDs</b>	1,164,261.46	864,261.46	300,000.00
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	2,552,439.38	81.35	2,552,358.03
TSB-Crown Cork and Seal	105.67	105.67	0.00
Community- BestBuy PILOT Acct.	369.98	600,369.98	-600,000.00
<b>Total Temporarily Restricted Cash Acc</b>	<u>2,552,915.03</u>	<u>600,557.00</u>	<u>1,952,358.03</u>
<b>Unrestricted Cash Accounts</b>			
TSB ICS	1,000,191.41	1,863,860.04	-863,668.63
TSB- checking	161,513.86	173,998.82	-12,484.96
TSB- general fund	125,749.20	25,694.83	100,054.37
<b>Total Unrestricted Cash Accounts</b>	<u>1,287,454.47</u>	<u>2,063,553.69</u>	<u>-776,099.22</u>
<b>Total Checking/Savings</b>	5,840,736.63	4,436,632.47	1,404,104.16
<b>Other Current Assets</b>			
<b>COVID-19 ERLP</b>			
C-7-A	16,841.05	25,000.00	-8,158.95
C-5-A	6,051.57	9,452.50	-3,400.93
C-4-A	5,924.24	9,195.00	-3,270.76
C-2-A	8,575.44	13,488.22	-4,912.78
C-1-A	15,367.66	23,659.71	-8,292.05
<b>Total COVID-19 ERLP</b>	<u>52,759.96</u>	<u>80,795.43</u>	<u>-28,035.47</u>
<b>Accounts Receivable 1300.01</b>	788,453.05	523,865.41	264,587.64
<b>Allowance for Doubtful Accounts</b>	<u>-35,000.00</u>	<u>-35,000.00</u>	<u>0.00</u>
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-01-C	19,375.00	26,250.00	-6,875.00
Loan Rec - 2018-03-C	9,687.50	13,437.50	-3,750.00
Loan Rec - 2018-01-C	2,820.02	4,620.02	-1,800.00
Loan Rec - 2017-03-C	0.00	3,820.00	-3,820.00
Loan Rec - 2017-02-C	12,437.01	18,925.77	-6,488.76
Loan Rec - 2016-03-C	0.00	6,016.20	-6,016.20
Loan Rec - 2016-02-C	4,861.40	12,500.24	-7,638.84
Loan Rec - 2015-06-C	1,097.52	5,487.84	-4,390.32
Loan Rec - 2015-05-C	603.88	3,896.19	-3,292.31
<b>Total Commercial Facade Loan Program</b>	<u>50,882.33</u>	<u>94,953.76</u>	<u>-44,071.43</u>
<b>RBEG</b>			
Loan Rec - RBEG 2019 -06	62,286.19	69,359.98	-7,073.79
<b>Total RBEG</b>	<u>62,286.19</u>	<u>69,359.98</u>	<u>-7,073.79</u>
<b>IRP 4</b>			
Loan Rec 2021-02-A	14,601.56	0.00	14,601.56
Loan Rec 2021-01-A	75,265.65	0.00	75,265.65
Loan Rec 2019-07-A	37,261.67	38,960.59	-1,698.92
Loan Rec - 2019 - 06A	77,860.04	86,702.28	-8,842.24

## Tioga County Industrial Development Agency

## Balance Sheet

01/31/22

As of January 31, 2022

Accrual Basis

	Jan 31, 22	Jan 31, 21	\$ Change
Loan Rec 2018-02-A	5,166.72	6,755.87	-1,589.15
Loan Rec 2018-01-A	58,777.79	62,273.66	-3,495.87
Loan Rec 2017-05-A	2,164.17	7,099.28	-4,935.11
Loan Rec 2017-04-A	31,133.36	33,169.04	-2,035.68
Loan Rec 2017-02-A	0.00	40,708.71	-40,708.71
Loan Rec 2017-01-A	14,053.79	16,773.09	-2,719.30
Loan Rec 2016-01-A	0.00	3,789.46	-3,789.46
Loan Rec 2009-02-A	49,251.58	49,651.58	-400.00
<b>Total IRP 4</b>	<b>365,536.33</b>	<b>345,883.56</b>	<b>19,652.77</b>
<b>IRP 3</b>			
Loan Rec 2007-08-A	6,391.91	13,808.84	-7,416.93
<b>Total IRP 3</b>	<b>6,391.91</b>	<b>13,808.84</b>	<b>-7,416.93</b>
<b>IRP 2</b>			
Loan Rec 2011-03-A	2,164.21	14,778.31	-12,614.10
<b>Total IRP 2</b>	<b>2,164.21</b>	<b>14,778.31</b>	<b>-12,614.10</b>
<b>Total Other Current Assets</b>	<b>1,293,473.98</b>	<b>1,108,445.29</b>	<b>185,028.69</b>
<b>Total Current Assets</b>	<b>7,134,210.61</b>	<b>5,545,077.76</b>	<b>1,589,132.85</b>
<b>Fixed Assets</b>			
Land-Rizzuto	78,395.16	0.00	78,395.16
Land- Mitchell	0.00	58,453.51	-58,453.51
Equipment			
2012 computer upgrade	0.00	1,436.88	-1,436.88
Equipment - Other	0.00	264.00	-264.00
<b>Total Equipment</b>	<b>0.00</b>	<b>1,700.88</b>	<b>-1,700.88</b>
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,257.05	450.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
<b>Total Land-Louns</b>	<b>430,619.19</b>	<b>430,619.19</b>	<b>0.00</b>
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,216,347.46	-1,218,048.34	1,700.88
<b>Total Fixed Assets</b>	<b>2,253,004.80</b>	<b>2,232,613.15</b>	<b>20,391.65</b>
<b>TOTAL ASSETS</b>	<b>9,387,215.41</b>	<b>7,777,690.91</b>	<b>1,609,524.50</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
<b>PILOT Payments</b>			
Gateway Owego, LLC	1,800.00	0.00	1,800.00
Owego Gardens	50.00	50.00	0.00
CNYOG	1,950,558.03	0.00	1,950,558.03
Best Buy PP	600,000.00	600,000.00	0.00
<b>Total PILOT Payments</b>	<b>2,552,408.03</b>	<b>600,050.00</b>	<b>1,952,358.03</b>
<b>Total Other Current Liabilities</b>	<b>2,552,408.03</b>	<b>600,050.00</b>	<b>1,952,358.03</b>
<b>Total Current Liabilities</b>	<b>2,552,408.03</b>	<b>600,050.00</b>	<b>1,952,358.03</b>
<b>Long Term Liabilities</b>			
Tioga County COVID-19 ERLP	363,456.36	475,000.00	-111,543.64
Loan Pay- IRP 4	202,293.40	212,507.33	-10,213.93
Loan Pay- IRP 3	171,085.45	181,608.37	-10,522.92
Loan Pay- IRP 2	101,111.91	112,327.63	-11,215.72
Loan Pay- IRP 1	46,180.14	53,900.28	-7,720.14
<b>Total Long Term Liabilities</b>	<b>884,127.26</b>	<b>1,035,343.61</b>	<b>-151,216.35</b>
<b>Total Liabilities</b>	<b>3,436,535.29</b>	<b>1,635,393.61</b>	<b>1,801,141.68</b>

**Tioga County Industrial Development Agency**

**Balance Sheet**

As of January 31, 2022

	Jan 31, 22	Jan 31, 21	\$ Change
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,547,903.91	4,725,073.59	-177,169.68
Net Income	-3,526.42	10,921.08	-14,447.50
<b>Total Equity</b>	5,950,680.12	6,142,297.30	-191,617.18
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,387,215.41</b>	<b>7,777,690.91</b>	<b>1,609,524.50</b>

## Tioga County Industrial Development Agency

01/31/22

## Profit &amp; Loss

Accrual Basis

January 2022

	Jan 22	Jan 21	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Interest Income</b>			
COVID-19 C-7-A	36.68	0.00	36.68
COVID-19 C-5-A	13.20	20.28	-7.08
COVID-19 C-1-A	33.46	0.00	33.46
COVID-19 C-2-A	18.73	28.92	-10.19
COVID-19 C-4-A	12.92	19.72	-6.80
RBEG 2019 -06	209.63	233.13	-23.50
<b>IRP 2</b>			
2011-03-A	13.50	65.84	-52.34
<b>Total IRP 2</b>	13.50	65.84	-52.34
<b>IRP 3</b>			
2007-08-A	36.89	75.32	-38.43
<b>Total IRP 3</b>	36.89	75.32	-38.43
<b>IRP 4</b>			
2019 - 06A	262.03	291.41	-29.38
2021-01-A	158.05	0.00	158.05
2019-07-A	0.00	171.11	-171.11
2018-02-A	17.67	22.95	-5.28
2018-01-A	0.00	248.74	-248.74
2017-05-A	5.37	15.88	-10.51
2017-01-A	59.96	35.37	24.59
2017-02-A	0.00	87.75	-87.75
2016-01-A	0.00	18.86	-18.86
<b>Total IRP 4</b>	503.08	892.07	-388.99
<b>Total Loan Interest Income</b>	878.09	1,335.28	-457.19
<b>Loan Program Fee</b>			
IRP 4	0.00	150.00	-150.00
<b>Total Loan Program Fee</b>	0.00	150.00	-150.00
<b>Loan Late Fee</b>			
COVID-19 C-1-A	21.65	0.00	21.65
<b>Total Loan Late Fee</b>	21.65	0.00	21.65
<b>Interest Income-</b>			
Interest Income- TSB ICS	0.00	237.41	-237.41
Community- Facade Improvement	0.00	1.30	-1.30
CCTC Loan Loss Reserve Account	0.00	1.61	-1.61
TSB- checking	0.00	3.99	-3.99
TSB-general fund	0.00	1.09	-1.09
TSB- IRP 4	0.00	2.81	-2.81
TSB- RBEG	0.00	2.39	-2.39
TSB- marketing	0.00	0.02	-0.02
<b>Total Interest Income-</b>	0.00	250.62	-250.62
<b>Leases/Licenses</b>	788.15	437.56	350.59
<b>OHRy</b>			
freight	6,107.91	13,441.60	-7,333.69
<b>Total OHRy</b>	6,107.91	13,441.60	-7,333.69
<b>4170 · PILOT Program Fees</b>			
Tioga Downs	0.00	18,658.80	-18,658.80
<b>Total 4170 · PILOT Program Fees</b>	0.00	18,658.80	-18,658.80
<b>Total Income</b>	7,795.80	34,273.86	-26,478.06
<b>Expense</b>			

## Tioga County Industrial Development Agency

## Profit &amp; Loss

January 2022

01/31/22

Accrual Basis

	Jan 22	Jan 21	\$ Change
<b>Grant Expense</b>			
Ag Value Chain	0.00	10,000.00	-10,000.00
<b>Total Grant Expense</b>	0.00	10,000.00	-10,000.00
<b>Marketing</b>	49.50	0.00	49.50
<b>Education</b>			
Curtis	100.00	0.00	100.00
<b>Total Education</b>	100.00	0.00	100.00
<b>6160 · Dues and Subscriptions</b>	850.00	850.00	0.00
<b>Employee benefit</b>			
IRA Company Match	117.76	108.00	9.76
<b>Total Employee benefit</b>	117.76	108.00	9.76
<b>6180 · Insurance</b>			
WC (Utica)	0.00	-239.00	239.00
6190 · Disability (First Rehab Life)	388.80	313.03	75.77
Employee Health (SSA)	471.35	0.00	471.35
<b>Total 6180 · Insurance</b>	860.15	74.03	786.12
<b>6560 · Payroll Expenses</b>			
Payroll Expenses - HSA	300.00	300.00	0.00
6560 · Payroll Expenses - Other	3,997.08	3,793.46	203.62
<b>Total 6560 · Payroll Expenses</b>	4,297.08	4,093.46	203.62
<b>6270 · Professional Fees</b>			
BiziLife LLC	1,000.00	0.00	1,000.00
Administrative Services			
Tinney	2,125.00	2,125.00	0.00
<b>Total Administrative Services</b>	2,125.00	2,125.00	0.00
<b>6650 · Accounting</b>			
Jan Nolis	730.00	330.00	400.00
6650 · Accounting - Other	0.00	5,000.00	-5,000.00
<b>Total 6650 · Accounting</b>	730.00	5,330.00	-4,600.00
<b>Total 6270 · Professional Fees</b>	3,855.00	7,455.00	-3,600.00
<b>6670 · Program Expense</b>			
Water Tower	394.04	0.00	394.04
<b>Total 6670 · Program Expense</b>	394.04	0.00	394.04
<b>Property Taxes</b>			
Stanton Hill 9.64A Town Lot	206.68	226.20	-19.52
96 · Smith Creek Rd	25.55	27.96	-2.41
540 · Stanton Hill	156.42	171.19	-14.77
Spring St	0.27	0.26	0.01
Berry Road (47)	131.81	144.26	-12.45
Carmichael Road	6.94	4.47	2.47
Smith Creek Road	21.90	23.97	-2.07
Glenmary Drive	10.10	10.74	-0.64
Metro Road	8.42	8.95	-0.53
<b>Total Property Taxes</b>	568.09	618.00	-49.91
<b>6770 · Supplies</b>	620.38	95.17	525.21
<b>6350 · Travel &amp; Ent</b>	-389.78	0.00	-389.78
<b>Total Expense</b>	11,322.22	23,293.66	-11,971.44
<b>Net Ordinary Income</b>	-3,526.42	10,980.20	-14,506.62

Tioga County Industrial Development Agency

Profit & Loss

January 2022

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	Jan 22	Jan 21	\$ Change
Other Income/Expense			
Other Income			
Interest Income - TSB COVID19	0.00	-59.12	59.12
Total Other Income	0.00	-59.12	59.12
Net Other Income	0.00	-59.12	59.12
Net Income	<u>-3,526.42</u>	<u>10,921.08</u>	<u>-14,447.50</u>

## Tioga County Industrial Development Agency Transaction Detail

January 2022

Type	Date	Num	Name	Memo	Amount
<b>Restricted Cash Accounts</b>					
<b>COVID-19</b>					
Deposit	01/06/2022			Loan Pmts	1,021.53
Deposit	01/10/2022			Loan Pmts	1,550.00
Total COVID-19					2,571.53
<b>Community- Facade Improvement</b>					
Deposit	01/10/2022			Loan Pmts	1,518.40
Deposit	01/14/2022			Loan Pmt	150.00
Total Community- Facade Improvement					1,668.40
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	01/06/2022			Loan Pmts	3,736.84
Deposit	01/14/2022			Loan Pmts	920.00
Total TSB- IRP 2016 (Formerly IRP 4)					4,656.84
<b>TSB- RBEG</b>					
Deposit	01/06/2022			Loan pmts	809.96
Total TSB- RBEG					809.96
Total USDA Funds					5,466.80
Total Restricted Cash Accounts					9,706.73
<b>Temporarily Restricted Cash Acc</b>					
<b>TSB-Owego Gardens</b>					
Deposit	01/18/2022			Best Buy 2022 PILOT Payment	600,000.00
Deposit	01/25/2022			2022 PILOT CNYOG & Gateway	1,952,358.03
Total TSB-Owego Gardens					2,552,358.03
Total Temporarily Restricted Cash Acc					2,552,358.03
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	01/01/2022	6801	Shelter Point Life	Policy # D391876 2022 DBL/PFL Insurance	-388.80
Check	01/04/2022	6802	NYS Economic Development Council	2022 NYSEDC Dues	-850.00
Check	01/04/2022	6803	Zoom Video Communications Inc	INV123158137 12/16/2021-12/15/2022	-549.90
Check	01/04/2022	6804	BiziLife LLC	Dec social media	-500.00
Check	01/04/2022	6805	LeeAnn Tinney	Jan 2022 Professional Services	-2,125.00
Check	01/04/2022	6806	Tioga County ED&P	Ad Split Cost	-49.50
Check	01/04/2022	6807	Christine Curtis	Jan 2022 HSA	-300.00
Check	01/04/2022	6808	Jan Nolis, CPA	Prof Svcs	-180.00
Check	01/05/2022	6809	Christine E Curtis	Pay Period: 12/19/21-1/1/22	-1,459.77
Deposit	01/05/2022			rfnd ck#6789	487.92
Check	01/07/2022	X	NYS Division of the Treasury	2021 State Tax Deposit	-142.64
Deposit	01/10/2022			RJ Corman Nov & '22 Lease	6,572.91
Check	01/13/2022	6810	Tioga County Treasurer	2022 Property Taxes	-568.09
Check	01/13/2022	6811	Jan Nolis, CPA	Prof Svcs	-550.00
Check	01/13/2022	6812	Tioga County	DSS Postage 4th QTR 2021	-32.49
Check	01/13/2022	6813	NYS Environmental Conservation	Transaction 9990000529341	-110.00
Check	01/14/2022	X	EFTPS 941 Tax Payment	2021 Federal Tax Deposit	-817.14
Check	01/18/2022	6814	Christine Curtis	Mileage 10-28-21 - 1-18-22	-98.14
Check	01/19/2022	6815	Christine E Curtis	Pay Period: 1/2/22-1/15/22	-1,459.77
Check	01/19/2022	6816	Franklin Templeton	Jan 2022 Simple IRA - C. Curtis	-235.52
Check	01/20/2022	6817	NYSEG	Water tank electric - Quote #0882930121004311	-284.04
Check	01/20/2022	6818	Tioga County	Dec wireless IT Inv#4265	-37.99
Deposit	01/25/2022			2022 Lease Ward & Van Scoy	323.15
Check	01/31/2022	6819	BiziLife LLC	Jan social media	-500.00
Check	01/31/2022	6820	Tioga County Treasurer	2022 Institute for Advancement Training C.Curtis	-100.00
Check	01/31/2022	6821	Excellus Health Plan	Feb 2022 Inv# 30618803	-471.35
Total TSB- checking					-4,426.16
Total Unrestricted Cash Accounts					-4,426.16
<b>TOTAL</b>					<b>2,557,638.60</b>

**Tioga County Industrial Development Agency**  
**Account QuickReport**  
**All Transactions**

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>Accounts Receivable 1300.01</b>							
General Journal	12/31/2015	PL EO...		PL EOY 2015 JE 1	freight	9,741.25	9,741.25
General Journal	12/31/2015	PL EO...		PL EOY 2015 JE 6	ESD Grant - E-...	50,000.00	59,741.25
General Journal	12/31/2015	PL EO...		PL EOY 2015 JE 14	-SPLIT-	452,635.20	512,376.45
Deposit	04/19/2016	21026...	Tioga Downs	2016 Agency Fee	TSB- checking	-18,658.80	493,717.65
Deposit	07/01/2016	Wire	Empire State Develo...	ESD Grant E-Site Full Payment	TSB- checking	-50,000.00	443,717.65
General Journal	12/31/2016	JN adj		OHRy nov and dec of 2015 reversal	freight	-9,741.25	433,976.40
General Journal	12/31/2016	JN adj		provision for OHRy for Nov and Dec of 2016	freight	14,592.70	448,569.10
General Journal	12/31/2016	CPA E...		EOY 2016 GGE #1 Evelyn	-SPLIT-	313,082.54	761,651.64
Deposit	01/13/2017	17319	OHRy	November 2016 Income	TSB- checking	-9,592.70	752,058.94
Deposit	01/18/2017	X	Crown, Cork & Seal	2017 Agency Fee (2 of 10)	TSB- checking	-42,000.00	710,058.94
Deposit	01/19/2017	3073	Waverly Trade Cent...	WTC Phase 2, Pay Apps#1	TSB- checking	-313,082.54	396,976.40
Deposit	01/19/2017	21029...	Tioga Downs	2017 Agency Fee 2 of 4	TSB- checking	-18,658.80	378,317.60
Deposit	02/10/2017	17362	OHRy	December 2016 Railroad Income	TSB- checking	-5,000.00	373,317.60
General Journal	12/31/2017	JEN- ...		Provision for November RR income	freight	7,331.00	380,648.60
General Journal	12/31/2017	JEN- ...		Estimated provision for December RR income	freight	7,000.00	387,648.60
General Journal	12/31/2017	JN_E...			Gateway	16,499.89	404,148.49
General Journal	12/31/2017	JN_E...			-SPLIT-	306,137.55	710,286.04
Deposit	01/12/2018	17838	OHRy	Trackage Rights - November 2017	TSB- checking	-7,331.00	702,955.04
Deposit	01/26/2018	X	NYS DOT	WTC Reimbursement 10	TSB- checking	-187,796.55	515,158.49
Deposit	01/26/2018	X	NYS DOT	WTC Grant 2 Reimbursement 1	TSB- checking	-118,341.00	396,817.49
Deposit	02/13/2018		Owego Harford Rail...	RR Income	TSB- checking	-7,000.00	389,817.49
Deposit	02/28/2018	X	Crown, Cork & Seal	Agency Fee 3 of 10	TSB- checking	-42,000.00	347,817.49
Deposit	03/07/2018	21032...	Tioga Downs	Parking Garage - Inv #4	TSB- checking	-18,658.80	329,158.69
General Journal	12/31/2018	JN_E...		to accrue November 2018 income rec'd 1-19	freight	10,441.20	339,599.89
General Journal	12/31/2018	Audito...		to record auditor adj for year end WTC	-SPLIT-	462,389.00	801,988.89
General Journal	12/31/2018	Audito...		provision for December OHRy revenue	6150 - Depreci...	8,532.10	810,520.99
Deposit	01/18/2019	18314	Owego Harford Rail...	Owego Harford Railway Freight Service Nove...	TSB- checking	-10,441.20	800,079.79
Deposit	02/20/2019	18356	OHRy	December 2018 OHRy Freight Service	TSB- checking	-8,532.10	791,547.69
Deposit	05/06/2019	21037...	Tioga Downs	Agency Fee Installment Year 5 Tioga Downs	TSB- checking	-18,658.80	772,888.89
Deposit	05/06/2019	X	Crown, Cork & Seal	Crown Cork & Seal Agency Fee Annual Install...	TSB- checking	-42,000.00	730,888.89
General Journal	12/31/2019	JEN adj		estimate of Nov and Dec railway billings	-SPLIT-	16,000.00	746,888.89
General Journal	12/31/2019	JEN adj		unpaid Charter Lease amount for 2019	Accounts Rece...	233.37	747,122.26
General Journal	12/31/2019	JEN a...		Pro Con invoice for 2019	-SPLIT-	164,976.62	912,098.88
General Journal	12/31/2019	JEN a...		Fagan invoice for 2019	Accounts Rece...	6,533.11	918,631.99
General Journal	12/31/2019	JEN a...		Fagan invoice for 2019	Accounts Rece...	2,100.00	920,731.99
General Journal	12/31/2019	JEN a...		Fagan invoice for 2019	Accounts Rece...	10,894.52	931,626.51
General Journal	12/31/2019	JEN a...		to accrue Loan Admin fees for 2019	IRP 4	695.89	932,322.40
General Journal	12/31/2019	Audit ...		auditor aje for WTC	Accrued Expen...	-462,389.00	469,933.40
General Journal	12/31/2019	Audit ...		auditor year end	Gateway	-16,416.00	453,517.40
Deposit	01/17/2020	1078	TCIDA	2019 IRP Loan Admin Fee	TSB- checking	-695.89	452,821.51
Deposit	01/17/2020	18743	OHRy	November 2019 OHRy	TSB- checking	-3,676.70	449,144.81
Deposit	02/13/2020	18782	OHRy	December OHRy	TSB- checking	-3,824.15	445,320.66
Deposit	02/21/2020	X	Crown, Cork & Seal	Agency Fee Installment 5 of 10	TSB- checking	-42,000.00	403,320.66
Deposit	02/28/2020	x	NYS OSC	Waverly Trade Center DOT Grant Disbursement	TSB- checking	-461,935.95	-58,615.29
Deposit	03/25/2020	80039...	Time Warner	2019 Lease Past Due Charter Communication...	TSB- checking	-233.37	-58,848.66
General Journal	04/30/2020	JEN a...		to reverse over accrual as of 12/31/2019	freight	-8,499.15	-67,347.81
General Journal	05/15/2020	JEN adj		Reverse auditor entry	Accrued Expen...	462,389.00	395,041.19
General Journal	12/14/2020	JEN adj		Ag Value Chain Study	Ag Value Chain	10,000.00	405,041.19
General Journal	12/14/2020	JEN adj		Ag Value Chain	Ag Value Chain	10,000.00	415,041.19
General Journal	12/29/2020	CEC adj		V&S Water/Sewer ESD Grant Expense	-SPLIT-	78,529.50	493,570.69
General Journal	12/29/2020	CEC adj		V&S Water/Sewer ESD Grant Expense	Accounts Rece...	6,369.51	499,940.20
General Journal	12/29/2020	CEC adj		V&S Water/Sewer ESD Grant Expense	Accounts Rece...	23,925.21	523,865.41
Deposit	02/11/2021	X	USDA	Ag Value Chain Grant Reimbursement	TSB- checking	-20,000.00	503,865.41
Deposit	02/11/2021	X	Crown, Cork & Seal	2021 Crown Cork & Seal Agency Fee	TSB- checking	-42,000.00	461,865.41
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-164,976.62	296,888.79
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-6,533.11	290,355.68
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-2,100.00	288,255.68
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-10,894.52	277,361.16
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-78,529.50	198,831.66
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-6,369.51	192,462.15
Deposit	03/08/2021	X	Empire State Develo...	ESD V&S Water/Sewer Grant Reimbursement	TSB- checking	-23,925.21	168,536.94
General Journal	04/23/2021	CEC adj		to adjust AR for Gateway difference in collecti...	Loan Program ...	-83.89	168,453.05
General Journal	10/01/2021	JEN adj		Empire State Dev for Water Tower	ESD Grant - E-...	350,000.00	518,453.05
General Journal	10/01/2021	JEN adj		Suez Statement of Process for Water Tower P...	Suez Rfnd	270,000.00	788,453.05
Total Accounts Receivable 1300.01						788,453.05	788,453.05
<b>TOTAL</b>						<b>788,453.05</b>	<b>788,453.05</b>





