



**Tioga County Industrial Development Agency
June 3, 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. Evaneck, T. Monell, E. Knolles, K. Gillette, B. Case, R. Ciotoli
- b. Excused:
- c. Guests: J. Meagher, C. Yelverton, B. Woodburn, L. Williams

3. Privilege of the Floor:

4. Approval of Minutes: May 6, 2026, Regular BOD Meeting

5. Financials: April/May

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

6. Committee Reports:

- a. Audit Committee Report: No update
- b. Governance Committee: No update.
- c. Finance Committee: No update.
- d. Loan Committee: Sheppard Hills Facade Loan application
- e. Railroad Committee: No update.
- f. Public Relations Committee: No update.

7. New Business:

- a. NYSEG Easement - 540 Stanton Hill Rd, Nichols
- b. HUD loan program guidelines
- c. ED&P Update

8. Old Business:

- a. MRB Policy Review
- b. HUD "Small Cities" Loan Funds
- c. Depot Road Property – Appraisals in process
- d. 48-50 Lake Street Redevelopment Project
- e. William Wunder Lease Payment
- f. Standard Operating Procedure (SOP) – Invoice processing and check disbursement

9. PILOT Updates:

- a. Suneast Solar Pilot – Construction in process.
- b. Lockheed Martin PILOT – Closing in process.
- c. Sales Tax Exemptions Update:
 - i. Best Bev LLC - \$2,628,331.53 / \$5,200,000 (December 2024) – Closeout documentation received.
 - ii. Arteast Café LLC - \$18,865 / \$24,000 (March 2026)

10. Project/Grant Updates:

- a. Lounsberry Pre-engineering Study
 - i. USDA RBDG – Scope of work change for the sign is being reviewed 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 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

12. Motion to adjourn the meeting

Next Regular Meeting: July 1, 2026, at 4:30 PM in the Legislative Conference room.