



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

Tioga County Industrial Development Agency  
April 6, 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, M. Sauerbrey, T. Monell, J. Ward, E. Knolles, A. Gowan

Excused: K. Gillette

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

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

### **Approval of Minutes**

- A. [March 2, 2021 Regular Meeting Minutes](#)

### **Financials**

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

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

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

- A. Owego Gardens II
  - 1. Updated Project Cost Spreadsheet
- B. Lounsberry Power Study
- C. Prevailing Wage

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

- A. Park Outdoor Advertising – expired leases
- B. Social media services – contract renewal  
[https://drive.google.com/drive/u/1/folders/1iJIVr9VbNUNw\\_e\\_vXPYKBB11QUn9Zh7L](https://drive.google.com/drive/u/1/folders/1iJIVr9VbNUNw_e_vXPYKBB11QUn9Zh7L)
- C. Tioga County Chamber of Commerce – July event

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

- A. Public Authority Accountability Act (PAAA)
  - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
    - a. 2021 Audit complete
  - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
    - a. PARIS Reports submitted before 3-31 deadline
    - b. Chemung, Steuben, & Tioga County IDA networking events



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. 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. - \$11,663.61/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 May 4, 2022**



DRAFT

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

I. Call to Order and Introductions – Mr. Gillette called the meeting to order at 4:30 pm.

II. Attendance

IDA Board Members
Roll Call: K. Gillette, M. Sauerbrey, J. Ward, E. Knolles (via Zoom), A. Gowan
Excused: J. Ceccherelli, T. Monell
Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney, J. Gensel, M. Freeze

III. Privilege of the Floor: James Gensel

Mr. Gensel shared an Owego Gardens II update with the board. There are two change orders to the Robinson contract, one for the pump station portion of the project (change order 1) and one for the electric service to the water tank (change order 2). Change Order 1 will cost \$10,465, and Change Order 2 will cost \$125,321. The electric service to the tank site will now have to be put underground, which results in an increased cost. K. Gillette questioned who would be responsible for the maintenance of the underground electric once completed. Mr. Gensel explained that once it is completed, the electric service will not be the responsibility of the IDA. He added that easements will be required to run the wire from the transformer up to the tank. Other additional costs that are part of the developer agreement include the security cameras, generator, and SCADA. These costs total \$37,686.

Motion to authorize Change Orders 1 & 2 to contract B with Robinson for the pump station and miscellaneous electric. (E. Knolles, A. Gowan)

Aye-5 Abstain-0
No-0 Carried

IV. Approval of Minutes

A. February 2, 2022 Regular Meeting Minutes

Motion to approve February 2, 2022 regular meeting minutes, as written. (M. Sauerbrey, A. Gowan)

Aye-5 Abstain-0
No-0 Carried

V. Financials

- A. Balance Sheet
B. Profit & Loss
C. Transaction Detail
D. Accounts Receivable

Motion to acknowledge financials, as presented. (A. Gowan, J. Ward)

Aye-5 Abstain-0
No-0 Carried

VI. ED&P Update: L. Tinney – Ms. Tinney noted that the Hooker Foundation Grant funds for the Education Workforce Coordinator position will be directly funded to the county.



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

- A. Owego Gardens II
  - 1. Updated Project Cost Spreadsheet
- B. Lounsberry Power Study – Mr. Curtis noted that this is still in progress.
- C. DRI – HCR Projects
  - 1. Sales tax exemption
  - 2. Broome County Agency Small Business Incentive Program

Ms. Curtis reminded the board that the IDA is the recipient of DRI Grant funds for 16 small business projects. Each project has a sub agreement from the IDA. Two of these project property owners inquired about having their projects be sales tax exempt through the IDA. J. Meagher advised that this could be allowable. After board discussion, the board determined that they would not allow these projects to seek sales tax exemption through the IDA.

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

- A. Park Outdoor Advertising – Expired Leases
  - 1. Proposed Lease 1
  - 2. Proposed Lease 2

Ms. Curtis explained to the board that Park Outdoor Advertising currently has a 10 year lease with the IDA that expires at the end of this year. Park Outdoor Advertising is requesting a new 20 year lease from the IDA. After board discussion, C. Curtis will go back to Park Outdoor Advertising and offer a 5 year renewable lease to the company.
- B. Avery Demolition Proposal

**IX. 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 – Ms. Curtis noted that the audit is full complete with the exception of employee reports from a few companies.
  - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
    - a. No report
    - b. M. Schnabl presented a new web application that shows available properties throughout the county, including IDA owned sites. This application will be posted on the ED&P and IDA websites in order to better promote available sites in the county.
  - 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. No report
  - 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 - \$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
- B. Town & County PILOT Payments disbursed

**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

**XII. Motion to move into Executive Session at 5:23 pm to discuss financial matters and property acquisition pursuant to Public Officers Law Section 105. (A. Gowan, M. Sauerbrey)**

**Motion to adjourn Executive Session at 6:21 pm.**

**XIII. Next Meeting: Wednesday April 6, 2022**

**XIV. Adjournment – Mr. Gowan motioned to adjourn the meeting at 6:22 pm.**

## Tioga County Industrial Development Agency

## Balance Sheet

04/04/22

As of March 31, 2022

Accrual Basis

	Mar 31, 22	Mar 31, 21	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
COVID-19	316,248.80	313,857.99	2,390.81
Community- Facade Improvement	204,872.30	164,110.66	40,761.64
CCTC- Industrial Park	0.00	9,706.03	-9,706.03
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,481.39	40,470.29	11.10
TSB- IRP 2016 (Formerly IRP 4)	137,707.89	169,999.83	-32,291.94
TSB- RBEG	152,368.46	142,621.99	9,746.47
TSB- marketing	1,115.99	1,115.78	0.21
<b>Total USDA Funds</b>	<u>331,673.73</u>	<u>354,207.89</u>	<u>-22,534.16</u>
<b>Total Restricted Cash Accounts</b>	852,794.83	841,882.57	10,912.26
<b>CCTC- CDs</b>			
<b>Site Development</b>			
Site Development 2441	100,262.00	100,000.00	262.00
Site Development 2440	100,149.67	100,000.00	149.67
Site Development 2439	100,149.67	100,000.00	149.67
<b>Total Site Development</b>	<u>300,561.34</u>	<u>300,000.00</u>	<u>561.34</u>
<b>Land Acquisition (879)</b>	549,763.55	545,414.33	4,349.22
<b>Capital Improvement (284)</b>	<u>323,406.76</u>	<u>318,847.13</u>	<u>4,559.63</u>
<b>Total CCTC- CDs</b>	1,173,731.65	1,164,261.46	9,470.19
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	895,840.35	116,562.35	779,278.00
TSB-Crown Cork and Seal	105.67	300,105.67	-300,000.00
Community- BestBuy PILOT Acct.	369.98	570,369.98	-570,000.00
<b>Total Temporarily Restricted Cash Acc</b>	896,316.00	987,038.00	-90,722.00
<b>Unrestricted Cash Accounts</b>			
TSB ICS	1,000,320.72	1,564,252.75	-563,932.03
TSB- checking	110,865.91	429,729.72	-318,863.81
TSB- general fund	25,756.49	125,699.78	-99,943.29
<b>Total Unrestricted Cash Accounts</b>	<u>1,136,943.12</u>	<u>2,119,682.25</u>	<u>-982,739.13</u>
<b>Total Checking/Savings</b>	4,059,785.60	5,112,864.28	-1,053,078.68
<b>Other Current Assets</b>			
<b>COVID-19 ERLP</b>			
C-7-A	15,310.12	24,323.73	-9,013.61
C-5-A	5,476.26	8,891.38	-3,415.12
C-4-A	5,371.13	8,655.53	-3,284.40
C-2-A	7,744.47	12,677.76	-4,933.29
C-1-A	13,973.58	22,300.19	-8,326.61
<b>Total COVID-19 ERLP</b>	47,875.56	76,848.59	-28,973.03
<b>Accounts Receivable 1300.01</b>	746,453.05	168,536.94	577,916.11
<b>Allowance for Doubtful Accounts</b>	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-01-C	17,500.00	25,000.00	-7,500.00
Loan Rec - 2018-03-C	9,062.50	12,812.50	-3,750.00
Loan Rec - 2018-01-C	2,520.02	4,320.02	-1,800.00
Loan Rec - 2017-02-C	11,355.55	17,844.31	-6,488.76
Loan Rec - 2016-03-C	0.00	5,469.24	-5,469.24
Loan Rec - 2016-02-C	2,778.08	11,111.36	-8,333.28
Loan Rec - 2015-06-C	365.80	4,756.12	-4,390.32
Loan Rec - 2015-05-C	0.00	3,297.57	-3,297.57
<b>Total Commercial Facade Loan Program</b>	<u>43,581.95</u>	<u>84,611.12</u>	<u>-41,029.17</u>
<b>RBEG</b>			
Loan Rec - RBEG 2019 -06	61,079.52	68,200.55	-7,121.03
<b>Total RBEG</b>	61,079.52	68,200.55	-7,121.03
<b>IRP 4</b>			
Loan Rec 2021-02-A	13,832.68	0.00	13,832.68
Loan Rec 2021-01-A	73,469.82	0.00	73,469.82
Loan Rec 2019-07-A	36,784.00	38,657.73	-1,873.73
Loan Rec - 2019 - 06A	76,351.69	85,252.99	-8,901.30
Loan Rec 2018-02-A	4,759.41	6,364.51	-1,605.10

## Tioga County Industrial Development Agency

## Balance Sheet

As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change
Loan Rec 2018-01-A	57,797.71	61,649.29	-3,851.58
Loan Rec 2017-05-A	1,332.32	6,288.52	-4,956.20
Loan Rec 2017-04-A	30,563.48	32,805.12	-2,241.64
Loan Rec 2017-02-A	0.00	37,881.19	-37,881.19
Loan Rec 2017-01-A	13,833.11	16,362.55	-2,529.44
Loan Rec 2016-01-A	0.00	2,308.26	-2,308.26
Loan Rec 2009-02-A	49,051.58	49,651.58	-600.00
<b>Total IRP 4</b>	<b>357,775.80</b>	<b>337,221.74</b>	<b>20,554.06</b>
<b>IRP 3</b>			
Loan Rec 2007-08-A	4,294.47	12,491.64	-8,197.17
<b>Total IRP 3</b>	<b>4,294.47</b>	<b>12,491.64</b>	<b>-8,197.17</b>
<b>IRP 2</b>			
Loan Rec 2011-03-A	0.00	12,719.43	-12,719.43
<b>Total IRP 2</b>	<b>0.00</b>	<b>12,719.43</b>	<b>-12,719.43</b>
<b>Total Other Current Assets</b>	<b>1,226,060.35</b>	<b>725,630.01</b>	<b>500,430.34</b>
<b>Total Current Assets</b>	<b>5,285,845.95</b>	<b>5,838,494.29</b>	<b>-552,648.34</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
<b>Equipment</b>			
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
<b>Land-Louns</b>			
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	-1,237,003.24	-1,218,048.34	-18,954.90
<b>Total Fixed Assets</b>	<b>2,232,349.02</b>	<b>2,232,613.15</b>	<b>-264.13</b>
<b>TOTAL ASSETS</b>	<b>7,518,194.97</b>	<b>8,071,107.44</b>	<b>-552,912.47</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
<b>PILOT Payments</b>			
Spencer-Tioga Solar	0.00	91,392.00	-91,392.00
Gateway Owego, LLC	1,800.00	1,600.00	200.00
Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens	24,009.00	23,539.00	470.00
Best Buy PP	570,000.00	570,000.00	0.00
<b>Total PILOT Payments</b>	<b>895,809.00</b>	<b>986,531.00</b>	<b>-90,722.00</b>
<b>Total Other Current Liabilities</b>	<b>895,809.00</b>	<b>986,531.00</b>	<b>-90,722.00</b>
<b>Total Current Liabilities</b>	<b>895,809.00</b>	<b>986,531.00</b>	<b>-90,722.00</b>
<b>Long Term Liabilities</b>			
Tioga County COVID-19 ERLP	363,456.36	390,000.00	-26,543.64
Loan Pay- IRP 4	202,293.40	212,507.33	-10,213.93
Loan Pay- IRP 3	160,457.30	171,085.45	-10,628.15
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>873,499.11</b>	<b>939,820.69</b>	<b>-66,321.58</b>

**Tioga County Industrial Development Agency**

**Balance Sheet**

As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change
<b>Total Liabilities</b>	1,769,308.11	1,926,351.69	-157,043.58
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,536,718.32	4,725,073.59	-188,355.27
Net Income	-194,134.09	13,379.53	-207,513.62
<b>Total Equity</b>	5,748,886.86	6,144,755.75	-395,868.89
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>7,518,194.97</b>	<b>8,071,107.44</b>	<b>-552,912.47</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

04/04/22

January through March 2022

Accrual Basis

	Jan - Mar 22	Jan - Mar 21	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Interest Income</b>			
COVID-19 C-7-A	105.75	52.08	53.67
COVID-19 C-5-A	37.89	59.16	-21.27
COVID-19 C-1-A	96.08	97.18	-1.10
COVID-19 C-2-A	53.60	84.30	-30.70
COVID-19 C-4-A	37.03	57.47	-20.44
RBEG 2019 -06	622.88	693.62	-70.74
<b>IRP 2</b>			
2011-03-A	27.05	184.72	-157.67
<b>Total IRP 2</b>	27.05	184.72	-157.67
<b>IRP 3</b>			
2007-08-A	125.88	215.74	-89.86
<b>Total IRP 3</b>	125.88	215.74	-89.86
<b>IRP 4</b>			
2019 - 06A	778.58	867.02	-88.44
2021-02-A	60.31	0.00	60.31
2021-01-A	624.72	0.00	624.72
2019-07-A	486.98	511.35	-24.37
2018-02-A	67.98	89.21	-21.23
2018-01-A	697.16	742.53	-45.37
2017-04-A	348.12	248.08	100.04
2017-05-A	13.52	45.12	-31.60
2017-01-A	89.28	104.83	-15.55
2017-02-A	0.00	254.43	-254.43
2016-01-A	0.00	47.36	-47.36
<b>Total IRP 4</b>	3,166.65	2,909.93	256.72
<b>Loan Interest Income - Other</b>	29.35	0.00	29.35
<b>Total Loan Interest Income</b>	4,302.16	4,354.20	-52.04
<b>Loan Program Fee</b>			
Facade	200.00	0.00	200.00
IRP 4	0.00	950.00	-950.00
<b>Total Loan Program Fee</b>	200.00	950.00	-750.00
<b>Loan Late Fee</b>			
COVID-19 C-7-A	0.00	21.65	-21.65
COVID-19 C-1-A	64.95	43.30	21.65
2016-02-C	41.66	41.66	0.00
2018-02-A	0.00	5.00	-5.00
<b>Total Loan Late Fee</b>	106.61	111.61	-5.00
<b>Loan Administrative Fee</b>	134.37	499.71	-365.34
<b>4110 · Grants</b>			
Broadband Study	0.00	65,397.00	-65,397.00
4110 · Grants - Other	0.00	6,671.53	-6,671.53
<b>Total 4110 · Grants</b>	0.00	72,068.53	-72,068.53
<b>Interest Income-</b>			
Interest Income- TSB ICS	129.31	630.12	-500.81
Community- Facade Improvement	3.21	3.88	-0.67
CCTC Loan Loss Reserve Account	1.96	4.99	-3.03
TSB- checking	14.78	38.90	-24.12
TSB-general fund	7.29	6.04	1.25
TSB- IRP 4	4.45	8.52	-4.07
TSB- RBEG	4.88	6.99	-2.11
TSB- marketing	0.04	0.05	-0.01

## Tioga County Industrial Development Agency

## Profit &amp; Loss

04/04/22

January through March 2022

Accrual Basis

	Jan - Mar 22	Jan - Mar 21	\$ Change
Total Interest Income-	165.92	699.49	-533.57
Leases/Licenses	3,320.95	2,591.74	729.21
OHRy freight	21,628.73	16,791.95	4,836.78
Total OHRy	21,628.73	16,791.95	4,836.78
4170 · PILOT Program Fees Tioga Downs	0.00	18,658.80	-18,658.80
Total 4170 · PILOT Program Fees	0.00	18,658.80	-18,658.80
Sale of Property	0.00	3,800.00	-3,800.00
Total Income	29,858.74	120,526.03	-90,667.29
<b>Expense</b>			
Grant Expense Ag Value Chain	0.00	20,000.00	-20,000.00
Total Grant Expense	0.00	20,000.00	-20,000.00
Marketing Education Curtis	5,294.50	0.00	5,294.50
Total Education	100.00	0.00	100.00
Loan Admin Fee IRP 4	134.37	499.71	-365.34
Total Loan Admin Fee	134.37	499.71	-365.34
Loan Program Expense Marketing Loan Program Expense - Other	0.00	112.50	-112.50
Total Loan Program Expense	0.00	123.15	-123.15
6120 · Bank Service Charges	0.00	35.00	-35.00
6160 · Dues and Subscriptions Employee benefit IRA Company Match	850.00	850.00	0.00
Total Employee benefit	412.16	378.00	34.16
6180 · Insurance WC (Utica) D & O (Philadelphia Ins. Co) 6190 · Disability (First Rehab Life) Employee Health (SSA)	0.00	-239.00	239.00
6185 · Property & Liability (Dryden) RR Liability (Steadfast)	3,483.00	0.00	3,483.00
Total 6180 · Insurance	388.80	357.83	30.97
6200 · Interest Expense	1,499.61	1,404.65	94.96
6560 · Payroll Expenses Payroll Expenses - HSA 6560 · Payroll Expenses - Other	11,224.42	10,947.28	277.14
Total 6560 · Payroll Expenses	29,055.60	26,648.14	2,407.46
6270 · Professional Fees BiziLife LLC Ag Ec Dev Specialist Position Administrative Services	45,651.43	39,118.90	6,532.53
6270 · Professional Fees BiziLife LLC Ag Ec Dev Specialist Position Administrative Services	1,710.85	1,816.08	-105.23
6560 · Payroll Expenses Payroll Expenses - HSA 6560 · Payroll Expenses - Other	900.00	900.00	0.00
Total 6560 · Payroll Expenses	12,629.65	11,835.51	794.14
6270 · Professional Fees BiziLife LLC Ag Ec Dev Specialist Position Administrative Services	13,529.65	12,735.51	794.14
6270 · Professional Fees BiziLife LLC Ag Ec Dev Specialist Position Administrative Services	1,500.00	0.00	1,500.00
6270 · Professional Fees BiziLife LLC Ag Ec Dev Specialist Position Administrative Services	0.00	5,000.00	-5,000.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

04/04/22

January through March 2022

Accrual Basis

	Jan - Mar 22	Jan - Mar 21	\$ Change
Tinney	6,375.00	6,375.00	0.00
<b>Total Administrative Services</b>	6,375.00	6,375.00	0.00
<b>6650 · Accounting</b>			
Jan Nolis	880.00	330.00	550.00
<b>6650 · Accounting - Other</b>	7,600.00	7,300.00	300.00
<b>Total 6650 · Accounting</b>	8,480.00	7,630.00	850.00
<b>6280 · Legal Fees</b>	0.00	11,228.02	-11,228.02
<b>6270 · Professional Fees - Other</b>	3,848.00	0.00	3,848.00
<b>Total 6270 · Professional Fees</b>	20,203.00	30,233.02	-10,030.02
<b>6670 · Program Expense</b>			
Water Tower	134,512.09	148.71	134,363.38
<b>Total 6670 · Program Expense</b>	134,512.09	148.71	134,363.38
<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>Recording fees</b>	0.00	385.50	-385.50
<b>6770 · Supplies</b>	696.36	173.12	523.24
<b>6350 · Travel &amp; Ent</b>	355.66	0.00	355.66
<b>Total Expense</b>	224,018.16	107,114.70	116,903.46
<b>Net Ordinary Income</b>	-194,159.42	13,411.33	-207,570.75
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Interest Income - TSB COVID19	25.33	-31.80	57.13
<b>Total Other Income</b>	25.33	-31.80	57.13
<b>Net Other Income</b>	25.33	-31.80	57.13
<b>Net Income</b>	<b>-194,134.09</b>	<b>13,379.53</b>	<b>-207,513.62</b>

## Tioga County Industrial Development Agency Transaction Detail

04/04/22

March 2022

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Restricted Cash Accounts</b>					
<b>COVID-19</b>					
Deposit	03/03/2022			Loan Pmts	288.61
Deposit	03/08/2022			Loan Pmts	1,232.92
Deposit	03/15/2022			Loan Pmt	300.00
Deposit	03/24/2022			Loan Payment	750.00
Total COVID-19					2,571.53
<b>Community- Facade Improvement</b>					
Deposit	03/03/2022			Loan Pmts	1,569.54
Deposit	03/03/2022			Loan Pmt	625.00
Check	03/07/2022	1059	Becky's Diner	Refund Loan Overpayment	-424.24
Deposit	03/08/2022			Loan Pmts	678.36
Total Community- Facade Improvement					2,448.66
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	03/01/2022			Loan Pymt	306.00
Deposit	03/03/2022			Loan Pmts	1,970.23
Deposit	03/04/2022			Loan Pymt	321.55
Deposit	03/08/2022			Loan Pmts	2,016.61
Deposit	03/10/2022			Loan Pymt	420.00
Deposit	03/10/2022			Loan Pymt	559.08
Deposit	03/15/2022			Loan Pmt	200.00
Deposit	03/24/2022			Loan Payment	286.18
Deposit	03/28/2022			Loan Pmts	1,635.53
Check	03/28/2022	X	USDA	2022 Annual USDA Payment - IRP 3	-12,339.00
Total TSB- IRP 2016 (Formerly IRP 4)					-4,623.82
<b>TSB- RBEG</b>					
Deposit	03/08/2022			Loan Pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					-3,813.86
Total Restricted Cash Accounts					1,206.33
<b>Temporarily Restricted Cash Acc</b>					
<b>TSB-Owego Gardens</b>					
Check	03/14/2022	2067	Tioga County Treasurer	2022 Annual Payment - Best Buy - Lounsberry Disbursement per PILOT ...	-30,000.00
Total TSB-Owego Gardens					-30,000.00
Total Temporarily Restricted Cash Acc					-30,000.00
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	03/02/2022	6834	Christine E Curtis	Pay Period: 2/13/22-2/26/22	-1,459.77
Check	03/03/2022	6835	Tioga County ED&P	Ad Split Cost	-245.00
Check	03/03/2022	6836	Excelsius Health Plan	March 2022 Inv# 30904672	-514.13
Check	03/03/2022	6837	Bizilife LLC	Feb social media	-500.00
Check	03/03/2022	6838	Christine Curtis	Mar HSA	-300.00
Check	03/03/2022	6839	Christine Curtis	Mileage Reimbursement 12-19-21 - 3-1-22	-257.52
Check	03/03/2022	6840	Christine Curtis	Hotel Reimbursement - re NYSEDC Annual Conference	-487.92
Check	03/03/2022	6841	LeeAnn Tinney	March 2022 Professional Services	-2,125.00
Deposit	03/15/2022			2022 Lease pmts & Jan 2022 RJ Corman Pmt	11,191.87
Check	03/16/2022	6842	Christine E Curtis	Pay Period: 2/27/22-3/12/22	-1,459.77
Check	03/18/2022	6843	Tioga County	Feb wireless IT Inv#4357	-37.99
Check	03/24/2022	6844	Tioga County ED&P	Ad Split Cost	-5,000.00
Check	03/24/2022	6845	Insero&Co	Invoice 124255 2021 YE Audit	-2,600.00
Check	03/24/2022	6846	Philadelphia Insurance Company	D&O Policy # PHSD1617478 Invoice #2004217844	-3,483.00
Check	03/24/2022	6847	Excelsius Health Plan	April 2022 Inv# 31188591	-514.13
Deposit	03/28/2022			Lease Pmt	258.51
Check	03/30/2022	6848	Christine E Curtis	Pay Period: 3/13/22-3/26/22	-1,459.77
Check	03/30/2022	6849	Franklin Templeton	Mar 2022 Simple IRA - C. Curtis	-353.28
Total TSB- checking					-9,346.90
Total Unrestricted Cash Accounts					-9,346.90
<b>TOTAL</b>					<b>-38,140.57</b>

ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

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