

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

Call to Order and Introductions

Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, T. Monell, J. Ward, A. Gowan, E. Knolles
Excused:
Guests: C. Curtis, M. Schnabl, L. Tinney, J. Meagher

Privilege of the Floor:

Approval of Minutes

A. December 7, 2022 Regular Meeting Minutes

Financials

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

ED&P Update: L. Tinney

A. <u>Report</u>

Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
 - 1. Updated Project Cost Spreadsheet
- B. J. Gensel/Fagan Engineers request
- C. Resolution: Authorizing Private Hydrant Agreement
 - 1. Private Hydrant Agreement

New Business: C. Curtis

A. Outreach re Solar Developments - Mortgage Tax Abatement

Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

- Audit Committee Report: A. Gowan, E. Knolles, J. Ward a. 2022 YE Audit – January 9th
- Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 a. New Board Member Appointment Date 1-10-23
- 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward



- a. No report
- Loan Committee: 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 \$189,300.37/Authorized \$524,194
 - 2. RB Robinson \$36,231.89/Authorized \$55,990
 - 3. Statewide Aquastore Inc. \$17,036.71/Authorized \$35,712.80
- B. Owego Gardens II Year 1 PILOT invoiced
- C. Best Bev LLC Application Public Hearing January; Board Vote February 1. <u>Cost Benefit Analysis</u>

Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
 - 1. No report
- B. ARC Grant Application Engineering Design Lounsberry Industrial Hub Buildings
 - 1. Application Submitted 7-26-22; pending
- C. ESD Grant Application Municipal Water Extension to Raymond Hadley
 1. Larson Design Group to coordinate study completion starting January 2023
- D. ESD Water Tank ESD AB017
 - 1. Reimbursement process in progress

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

Next Meeting: Wednesday February 1, 2023



DRAFT

Tioga County Industrial Development Agency December 7, 2022 – 4:30 pm Ronald E Dougherty County Office Building 56 Main Street, Owego, NY 13827 Legislative Conference Room, 1st Floor Agenda

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

II. Attendance

IDA Board Members

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

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

III. Privilege of the Floor: Bill Woods: Mr. Woods addressed the board regarding the use of IDA railroad property to access the East Brach of the Owego Creek. There are plans to make this part of the Owego Creek accessible to fisherman in the near future. Mr. Woods wanted to alert the board that officials may come to the board asking them to allow fisherman on IDA railroad property to access the newly established fishing areas.

IV. Approval of Minutes

A. November 2, 2022 Regular Meeting Minutes

Motion to approve November 2, 2022 Regular Meeting Minutes, as written. (T. Monell, K. Gillette)

| Aye – 7 | 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 – 7 | Abstain - 0 |
|---------|-------------|
| No – 0 | Carried |

VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- The department is working on 10 potential grants, 22 pending grants, 42 active grants, and has closed out one grant.
- DRI projects in the Village of Owego are ongoing, with several of them nearing completion.
- New York Main Street grant in the Village of Owego is nearing completion. The last of the projects is set to be complete at the end of December.



- The Village of Owego Police Department EPF grant is moving forward. An engineering firm for the project is in the process of being chosen.
- The department is waiting to hear the status of the Village of Waverly NY Forward grant application.
- The department is waiting to hear the status of two Restore NY grant applications, one for the Tioga Trails building, one for Fuddy Duddy's.
- The New York Main Street grant in the Village of Candor continues to move forward.
- The Town of Nichols Broadband project is moving forward. Fiber is currently being installed in the Village. Installation on East and West River Roads are now complete.
- Ms. Tinney reported she is speaking with the Town of Owego about the possibility of extending broadband into South Owego.
- Workforce development efforts continue to move forward with Education Workforce Coordinator S. Lanning. He is meeting with school district and BOCES representatives and is planning a job fair in the spring with the Wavery School District and the Tioga County Chamber.

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

A. Owego Gardens II

1. Updated Project Cost Spreadsheet: Ms. Curtis noted that there has been one change order added to the spreadsheet: a heater for the box relating to the security system.

Ms. Curtis reported that approval was given to fill the water tank. The tank was expected to be filled over the past weekend, however, the filling did not take place.

Ms. Curtis also reported that the easements still need to be finalized, which is in process. The developer agreement has yet to be finalized as well.

VIII. New Business: C. Curtis

A. Lease of IDA Property for Broadband Expansion Project Storage: Ms. Tinney explained that the subcontractor for the broadband project in the Town of Nichols has been parking their construction materials on a piece of property that is not zoned properly to do so. Because of this, the Town of Nichols is requesting the materials be removed from this property, leaving the subcontractor needing an alternate place to put their materials. Ms. Tinney noted that the IDA owns property nearby, which is properly zoned, and asked the board if they would be agreeable to letting the contractor put their materials on it while they complete the project. The board agreed to let the contractor use the property.

Motion to allow the subcontractor for the Town of Nichols broadband project to use the IDA owned Berry-Lopke property for the use of storing construction materials. (A. Gowan, T. Monell).

| Aye – 7 | Abstain – 0 |
|---------|-------------|
| No – 0 | Carried |

IX. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward



- a. No report
- Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 a. Executive Session Board Member Candidates
- 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
 - a. No report
- 4. Loan Committee: 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 \$173,515.44/Authorized \$524,194
- 2. RB Robinson \$28,537.73/Authorized \$55,990
- 3. Statewide Aquastore Inc. \$17,036.71/Authorized \$35,712.80

XI. Grant Updates: C. Curtis

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

1. Approval Letter: Ms. Curtis reported that she received the approval letter for the Richford Railroad planning grant. The match is to be paid by RJ Corman. **Motion to approve TCIDA as the administrator for the grant activities for the**

DHSES DR-4567 Planning Grant. (T. Monell, M. Sauerbrey)

| Aye – 7 | Abstain – 0 |
|---------|-------------|
| No – 0 | Carried |

- B. ARC Grant Application Engineering Design Lounsberry Industrial Hub Buildings 1. Application Submitted 7-26-22; pending
- C. ESD Grant Application Municipal Water Extension to Raymond Hadley In progress: Ms. Curtis reported that this grant application has been approved, and Empire State Development provided an incentive proposal.

Motion to approve the administering of the Municipal Water Extension to Raymond Hadley ESD Planning Grant, and pay match requirement for grant, which is 50% of total grant award, not to exceed \$23,650.00. (E. Knolles, K. Gillette)

| Aye – 7 | Abstain – 0 |
|---------|-------------|
| No – 0 | Carried |

XII. Motion to move into Executive Session at 4:58 pm pursuant to Public Officers Law Section 105 to discuss personnel and financial matters. (T. Monell, K. Gillette)

Motion to adjourn Executive Session at 5:25 pm. (T. Monell)



XIII. Litigation: J. Meagher
 Motion to approve the settlement of the Lynady litigation. (K. Gillette, T. Monell)
 Aye – 7 Abstain – 0
 No – 0 Carried

- XIV. Next Meeting: Wednesday January 4, 2022
- **XV.** Adjournment Mr. Gillette motioned to adjourn the meeting at 5:25 pm.

4:24 PM

12/30/22

Accrual Basis

Tioga County Industrial Development Agency Balance Sheet

As of December 31, 2022

| | 7.8 01 200011.201 01, 20 | | |
|------------------------------------------------|--------------------------|--------------------------|--------------------------|
| _ | Dec 31, 22 | Dec 31, 21 | \$ Change |
| ASSETS | | | |
| Current Assets Checking/Savings | | | |
| Restricted Cash Accounts | | | |
| COVID-19 | 11,093.15 | 308,508.88 | -297,415.73 |
| Community- Facade Improvement | 228,479.15 | 195,658.65 | 32,820.50 |
| USDA Funds | 10,100,50 | 10.170.10 | |
| CCTC- Loan Loss Reserve | 40,490.53 | 40,479.43 | 11.10 |
| TSB- IRP 2016 (Formerly IRP 4) TSB- RBEG | 141,578.42 159,682.08 | 130,702.33 149,933.70 | 10,876.09 9,748.38 |
| TSB- marketing | 0.00 | 1,115.95 | -1,115.95 |
| | | | <u> </u> |
| Total USDA Funds | 341,751.03 | 322,231.41 | 19,519.62 |
| Total Restricted Cash Accounts | 581,323.33 | 826,398.94 | -245,075.61 |
| CCTC- CDs | | | |
| Site Development | 100 262 00 | 100 262 00 | 0.00 |
| Site Development 2441 | 100,262.00 | 100,262.00 | 0.00 0.00 |
| Site Development 2440 Site Development 2439 | 100,149.67 100,149.67 | 100,149.67 100,149.67 | 0.00 |
| | | | |
| Total Site Development | 300,561.34 | 300,561.34 | 0.00 |
| Land Acquisition (879) | 549,763.55 | 549,763.55 | 0.00 |
| Capital Improvement (284) | 323,406.76 | 323,406.76 | 0.00 |
| Total CCTC- CDs | 1,173,731.65 | 1,173,731.65 | 0.00 |
| Temporarily Restricted Cash Acc | | | |
| TSB-Owego Gardens | 81.35 | 81.35 | 0.00 |
| TSB-Crown Cork and Seal | 105.67 | 105.67 | 0.00 |
| Community- BestBuy PILOT Acct. | 369.98 | 369.98 | 0.00 |
| Total Temporarily Restricted Cash Acc | 557.00 | 557.00 | 0.00 |
| Unrestricted Cash Accounts | | | |
| TSB ICS | 0.00 | 1,000,191.41 | -1,000,191.41 |
| TSB- checking TSB- general fund | 472,558.11 25,766.23 | 165,940.02 125,749.20 | 306,618.09 -99,982.97 |
| - | | | |
| Total Unrestricted Cash Accounts | 498,324.34 | 1,291,880.63 | -793,556.29 |
| Total Checking/Savings | 2,253,936.32 | 3,292,568.22 | -1,038,631.90 |
| Other Current Assets COVID-19 ERLP | | | |
| C-7-A | 8,349.67 | 17,604.37 | -9,254.70 |
| C-5-A | 2,858.68 | 6,338.37 | -3,479.69 |
| C-4-A | 2,853.43 | 6,199.93 | -3,346.50 |
| C-2-A | 0.00 | 8,989.63 | -8,989.63 |
| C-1-A | 10,463.15 | 16,062.55 | -5,599.40 |
| Total COVID-19 ERLP | 24,524.93 | 55,194.85 | -30,669.92 |
| Accounts Receivable 1300.01 | 746,453.05 | 788,453.05 | -42,000.00 |
| Allowance for Doubtful Accounts | -35,000.00 | -35,000.00 | 0.00 |
| Commercial Facade Loan Program | | | |
| Loan Rec - 2017-01-C | 12,500.00 | 19,375.00 | -6,875.00 |
| Loan Rec - 2018-03-C | 0.00 | 10,000.00 | -10,000.00 |
| Loan Rec - 2018-01-C | 1,165.02 | 2,970.02 | -1,805.00 |
| Loan Rec - 2017-02-C | 6,488.98 | 12,977.74 | -6,488.76 |
| Loan Rec - 2016-02-C | 0.00 | 4,861.40 | -4,861.40 |
| Loan Rec - 2015-06-C Loan Rec - 2015-05-C | 0.00 0.00 | 1,463.38 903.19 | -1,463.38 -903.19 |
| Total Commercial Facade Loan Program | 20,154.00 | 52,550.73 | -32,396.73 |
| . | 20,134.00 | 52,550.75 | -32,390.73 |
| RBEG Loan Rec - RBEG 2019 -06 | 55,551.01 | 62,886.52 | -7,335.51 |
| Total RBEG | | | -7,335.51 |
| | 55,551.01 | 62,886.52 | -1,0001 |
| IRP 4 | 44 750 74 | 44 604 50 | 0.040.05 |
| Loan Rec 2021-02-A | 11,758.71 | 14,601.56 75 861 76 | -2,842.85 |
| Loan Rec 2021-01-A | 68,625.68 35,479.91 | 75,861.76 | -7,236.08 |
| Loan Rec 2019-07-A Loan Rec - 2019 - 06A | 69,438.53 | 37,261.67 78,610.46 | -1,781.76 -9,171.93 |
| Loan Rec 2019 - 06A | 3,653.15 | 5,301.59 | -9,171.93 |
| Loan Rec 2018-01-A | 55,126.65 | 58,777.79 | -3,651.14 |
| Loan Rec 2017-05-A | 0.00 | 2,578.80 | -2,578.80 |
| | 0.00 | 2,070.00 | -2,570.00 |

4:24 PM

12/30/22

Accrual Basis

Tioga County Industrial Development Agency Balance Sheet As of December 31, 2022

| | Dec 31, 22 | Dec 31, 21 | \$ Change |
|-------------------------------------|---------------|---------------|---------------|
| Loan Rec 2017-04-A | 29,012.14 | 31,133.36 | -2,121.22 |
| Loan Rec 2017-01-A | 11,827.13 | 14,493.83 | -2,666.70 |
| Loan Rec 2009-02-A | 48,651.58 | 49,251.58 | -600.00 |
| IRP 4 - Other | 12,339.00 | 0.00 | 12,339.00 |
| Total IRP 4 | 345,912.48 | 367,872.40 | -21,959.92 |
| IRP 3 | | | |
| Loan Rec 2007-08-A | 0.00 | 7,083.83 | -7,083.83 |
| Total IRP 3 | 0.00 | 7,083.83 | -7,083.83 |
| IRP 2 | | | 0 000 50 |
| Loan Rec 2011-03-A | 0.00 | 3,239.59 | -3,239.59 |
| Total IRP 2 | 0.00 | 3,239.59 | -3,239.59 |
| Total Other Current Assets | 1,157,595.47 | 1,302,280.97 | -144,685.50 |
| Total Current Assets | 3,411,531.79 | 4,594,849.19 | -1,183,317.40 |
| Fixed Assets | | | |
| Land-Rizzuto | 78,395.16 | 78,395.16 | 0.00 |
| Land- Cavataio | 2,500.00 | 2,500.00 | 0.00 |
| Land-general | 601,707.05 | 601,707.05 | 0.00 |
| Land-Louns | | | |
| Lopke | 8,993.03 | 8,993.03 | 0.00 |
| Town of Nichols | 20,000.00 | 20,000.00 | 0.00 |
| Berry | 2,452.20 | 2,452.20 | 0.00 |
| Hess | 259,561.43 | 259,561.43 | 0.00 |
| Land-Louns - Other | 139,612.53 | 139,612.53 | 0.00 |
| Total Land-Louns | 430,619.19 | 430,619.19 | 0.00 |
| Land 434 | 376,800.36 | 376,800.36 | 0.00 |
| Railroad Improvements | 1,979,330.50 | 1,979,330.50 | 0.00 |
| Z Accumulated Depreciation | -1,237,003.24 | -1,237,003.24 | 0.00 |
| Total Fixed Assets | 2,232,349.02 | 2,232,349.02 | 0.00 |
| TOTAL ASSETS | 5,643,880.81 | 6,827,198.21 | -1,183,317.40 |
| LIABILITIES & EQUITY Liabilities | | | |
| Current Liabilities | | | |
| Other Current Liabilities | | | |
| PILOT Payments | | | |
| Owego Gardens | 50.00 | 50.00 | 0.00 |
| Total PILOT Payments | 50.00 | 50.00 | 0.00 |
| Total Other Current Liabilities | 50.00 | 50.00 | 0.00 |
| Total Current Liabilities | 50.00 | 50.00 | 0.00 |
| Long Term Liabilities | | | |
| Tioga County COVID-19 ERLP | 34,876.67 | 363,456.36 | -328,579.69 |
| Loan Pay- IRP 4 | 202,293.40 | 202,293.40 | 0.00 |
| Loan Pay- IRP 3 | 160,457.30 | 171,085.45 | -10,628.15 |
| Loan Pay- IRP 2 | 89,784.03 | 101,111.91 | -11,327.88 |
| Loan Pay- IRP 1 | 38,382.80 | 46,180.14 | -7,797.34 |
| Total Long Term Liabilities | 525,794.20 | 884,127.26 | -358,333.06 |
| Total Liabilities | 525,844.20 | 884,177.26 | -358,333.06 |
| Equity | | | |
| 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 | -824,984.34 | -188,355.27 | -636,629.07 |
| Total Equity | 5,118,036.61 | 5,943,020.95 | -824,984.34 |
| TOTAL LIABILITIES & EQUITY | 5,643,880.81 | 6,827,198.21 | -1,183,317.40 |
| | | | |

4:25 PM

12/30/22

Accrual Basis

| | Jan - Dec 22 | Jan - Dec 21 | \$ Change |
|---------------------------------------------------|--------------|--------------|-------------|
| nary Income/Expense | | | |
| icome Gain/Loss on Sale of Asset | 0.00 | -58,453.51 | 58,453.5 |
| Loan Interest Income | 0.00 | -36,433.31 | 50,455.5 |
| COVID-19 C-7-A | 345.30 | 457.72 | -112.42 |
| COVID-19 C-5-A | 120.31 | 206.15 | -85.84 |
| COVID-19 C-1-A | 227.40 | 464.69 | -237.29 |
| COVID-19 C-2-A | 112.92 | 292.45 | -179.53 |
| COVID-19 C-4-A | 116.82 | 199.36 | -82.54 |
| RBEG 2019 -06 | 2,384.01 | 2,669.23 | -285.22 |
| IRP 2 | | | |
| 2011-03-A | 27.05 | 504.80 | -477.75 |
| Total IRP 2 | 27.05 | 504.80 | -477.75 |
| IRP 3 | | | |
| 2007-08-A | 181.93 | 638.41 | -456.48 |
| Total IRP 3 | 181.93 | 638.41 | -456.48 |
| IRP 4 | | | |
| 2019 - 06A | 2,977.47 | 3,336.54 | -359.07 |
| 2021-02-A | 275.78 | 193.64 | 82.14 |
| 2021-01-A | 1,814.00 | 1,140.88 | 673.12 |
| 2019-07-A | 1,755.29 | 2,009.24 | -253.95 |
| 2018-02-A | 182.04 | 246.61 | -64.57 |
| 2018-01-A | 2,525.86 | 2,902.75 | -376.89 |
| 2017-04-A | 1,244.78 | 1,330.32 | -85.54 |
| 2017-05-A | 19.41 | 115.40 | -95.99 |
| 2017-01-A | 306.18 | 396.11 | -89.93 |
| 2017-02-A | 0.00 | 482.31 | -482.31 |
| 2016-01-A | 0.00 | 66.88 | -66.88 |
| Total IRP 4 | 11,100.81 | 12,220.68 | -1,119.87 |
| Loan Interest Income - Other | 29.35 | 0.00 | 29.35 |
| Total Loan Interest Income | 14,645.90 | 17,653.49 | -3,007.5 |
| Loan Program Fee | | | |
| COVID-19 ERLP | 0.00 | 50.00 | -50.00 |
| Facade | 300.00 | 100.00 | 200.00 |
| IRP 4 | 300.00 | 1,261.25 | -961.25 |
| Total Loan Program Fee | 600.00 | 1,411.25 | -811.2 |
| Loan Late Fee | | | |
| COVID-19 C-7-A | 0.00 | 21.65 | -21.65 |
| COVID-19 C-1-A | 173.20 | 238.15 | -64.95 |
| 2016-02-C | 104.15 | 145.82 | -41.67 |
| 2018-02-A | 0.00 | 5.00 | -5.00 |
| 2018-01-C | 0.00 | 10.00 | -10.00 |
| Total Loan Late Fee | 277.35 | 420.62 | -143.2 |
| Loan Administrative Fee | 134.37 | 1,168.96 | -1,034.5 |
| 4110 · Grants | | | · · = |
| Workforce Coordinator | 11,597.70 | 0.00 | 11,597.70 |
| DRI-HCR | 687,514.84 | 0.00 | 687,514.84 |
| Suez Rfnd | 0.00 | 270,000.00 | -270,000.00 |
| Broadband Study | 0.00 | 65,397.00 | -65,397.00 |
| Ag Value Chain | 0.00 | 40,000.00 | -40,000.00 |
| ESD Grant - E-Site | 0.00 | 350,000.00 | -350,000.00 |
| 4110 · Grants - Other | 0.00 | 263,948.26 | -263,948.26 |
| Total 4110 · Grants | 699,112.54 | 989,345.26 | -290,232.7 |
| Interest Income- Interest Income - TSB COVID19 | 111.32 | -75.87 | 187.19 |
| | 111.52 | -10.01 | |
| | | | Page |

| | Jan - Dec 22 | Jan - Dec 21 | \$ Change |
|---------------------------------------------------|--------------|--------------|---------------------------------------|
| COTO OD Site Development 0444 | | 000.00 | |
| CCTC- CD Site Development 2441 | 0.00 | 262.00 | -262.00 |
| CCTC- CD Site Development 2440 | 0.00 | 149.67 | -149.67 |
| CCTC- CD Site Development 2439 | 0.00 | 149.67 | -149.67 |
| Interest Income- TSB ICS | 554.04 | 1,568.78 | -1,014.74 |
| Community- Facade Improvement | 19.62 | 17.47 | 2.15 |
| CCTC Loan Loss Reserve Account | 11.10 | 14.13 | -3.03 |
| CCTC CD Land Acquisition (879) | 0.00 | 4,349.22 | -4,349.22 |
| CCTD CD Capital Improvment(284) | 0.00 | 4,559.63 | -4,559.63 |
| TSB- checking | 30.09 | 126.85 | -96.76 |
| TSB-general fund | 17.03 | 55.46 | -38.43 |
| TSB- IRP 4 | 25.12 | 26.92 | -1.80 |
| TSB- RBEG | 28.86 | 29.06 | -0.20 |
| TSB- marketing | 0.04 | 0.22 | -0.18 |
| Total Interest Income- | 797.22 | 11,233.21 | -10,435.99 |
| Leases/Licenses | 13,965.57 | 13,509.36 | 456.21 |
| OHRy freight | 79,877.22 | 182,671.20 | -102,793.98 |
| • | | | · · · · · · · · · · · · · · · · · · · |
| | 79,877.22 | 182,671.20 | -102,793.98 |
| 4170 · PILOT Program Fees | | | |
| SunEast Valley Solar | 2,500.00 | 0.00 | 2,500.00 |
| Ithaca Neighborhood Housing Ser | 0.00 | 2,500.00 | -2,500.00 |
| Tioga Downs | 0.00 | 0.00 | 0.00 |
| 4170 · PILOT Program Fees - Other | 2,500.00 | 2,500.00 | 0.00 |
| Total 4170 · PILOT Program Fees | 5,000.00 | 5,000.00 | 0.00 |
| Sale of Property | 0.00 | 3,800.00 | -3,800.00 |
| Total Income | 814,410.17 | 1,167,759.84 | -353,349.67 |
| Expense IDA Paint Program | 0.00 | 640.15 | -640.15 |
| Grant Expense | | | |
| Workforce Coodinator | 11,597.70 | 0.00 | 11,597.70 |
| DRI-HCR | 686,531.62 | 0.00 | 686,531.62 |
| Ag Value Chain | 0.00 | 30,000.00 | -30,000.00 |
| Grant Expense - Other | 0.00 | 258.900.00 | -258,900.00 |
| · | | , | |
| Total Grant Expense | 698,129.32 | 288,900.00 | 409,229.32 |
| Marketing | 294.50 | 842.00 | -547.50 |
| Tioga Industrial Park | 0.00 | 9,750.00 | -9,750.00 |
| Education | | | |
| Curtis | 100.00 | 894.00 | -794.00 |
| Education - Other | 0.00 | 99.00 | -99.00 |
| Total Education | 100.00 | 993.00 | -893.00 |
| Loan Admin Fee IRP 4 | 134.37 | 1,168.96 | -1,034.59 |
| Total Loan Admin Fee | 134.37 | 1,168.96 | -1,034.59 |
| | 104.07 | 1,100.90 | -1,054.59 |
| Loan Program Expense | 070 -0 | 440 -0 | 0=0.00 |
| Marketing | 370.50 | 112.50 | 258.00 |
| Loan Program Expense - Other | 223.85 | 110.00 | 113.85 |
| Total Loan Program Expense | 594.35 | 222.50 | 371.85 |
| 6120 · Bank Service Charges | 0.00 | 35.00 | -35.00 |
| 6150 · Depreciation Expense | 0.00 | 20,655.78 | -20,655.78 |
| 6160 · Dues and Subscriptions Employee benefit | 1,769.00 | 1,884.00 | -115.00 |
| | | | |

4:25 PM

12/30/22

Accrual Basis

| IRA Company Match 836.94 1,404.00 -567.06 Total Employee benefit 630.01 -567.06 -567.06 6180 - Insurance 630.00 53.00 577.00 -567.06 017 trivi/Accident (Hartfort) 750.00 750.00 0.00 -718.00 -778.00 0190 - Disability (First Reab Life) 38.80 357.83 30.07 5135105.074.84.80 -241.95 15185 - Property & Liability (Dyden) 11.626.33 1.0247.23 677.965 574.84.80 -241.93 6200 - Interest Expense 3.897.00 7.223.80 -3.328.80 -2.328.83 -3.328.80 Could 6200 - Interest Expense 3.897.00 7.223.80 -3.328.80 -4.419.86 Could 6200 - Interest Expense 5.61.90.65 5.1.955.15 5.05.95.02 874.98 6240 - Miscellaneus 1.1.100.00 2.855.10 -1.050.00 -2.030.00 6240 - Miscellaneus 1.5.90.01 2.050.00 2.030.00 2.030.00 6240 - Miscellaneus 5.1.955.15 5.035.50 5.035.50 5.035.50 | | Jan - Dec 22 | Jan - Dec 21 | \$ Change |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|--------------|-------------|
| Bits Insurance WC (Uites) S30.00 753.00 S77.00 753.00 S77.00 753.00 D & O (Philadelphia Ins. Co) Employee Health (SSA) 348.40 4.35.93 3.45.93 Bits - Froperty & Liability (Dryden) 11.628.33 10.947.28 679.65 R Liability (Steafrest) 29.055.00 26.648.14 2.407.46 2.497.38 S200 - Interest Expense 31.670 3.697.00 7.223.80 -3.326.80 S200 - Interest Expense 3.897.00 7.223.80 -3.326.80 Loursberry land 3.120.00 0.000 3.120.00 2.655.02 874.98 S200 - Interest Expense 5.699.65 5.155.15 5.035.85 6.085.50 Cotal S200 - Stapoil Expenses 56.990.65 5.155.15 5.035.50 S200 - Payrol Expenses 56.990.65 5.155.15 5.035.50 S200 - Payrol Expenses 56.990.65 5.155.15 5.035.50 S200 - 25.500.00 2.030.00 2.030.00 0.00 S201 Expenses - 55.500.00 <th>IRA Company Match</th> <th>836.94</th> <th>1,404.00</th> <th>-567.06</th> | IRA Company Match | 836.94 | 1,404.00 | -567.06 |
| WC (Utca) Travel/Accident (Hartford) (FTex) 630.00 (FTravel/Accident (Hartford) (FTex) 577.00 (FTex) 677.00 (FTex) 0 (Philadelphia Ins. Co) (F190 (Dissibility (First Rehab Life) (FTex) 3.483.00 (FTEX) 4.201.00 (FTEX) -778.00 (FTEX) 6190 (Dissibility (First Rehab Life) (FTEX) 3.883.00 (FTEX) 3.773 (FTEX) 3.037 6195 (Disperty & Liability (Dryden) (FTEX) 11.626.33 (FTEX) 10.947.728 (FTEX) 679.05 (FTEX) 6200 (Interest Expense C200 (Interest Expense) 5.1546.98 (FTEX) 4.8604.05 (FTEX) 2.942.93 (FTEX) 6200 (Interest Expense) 3.183.77 (FTEX) 5.603.43 (FTEX) -3.328.80 (FTEX) 6200 (Interest Expense) 3.182.00 (Total 620 (Interest Expense) -3.328.80 (Total 650 (FTEX) -3.328.80 (FTEX) 6200 (Interest Expense) 0.00 (FTEX) 3.182.00 (FTEX) 0.00 (FTEX) -3.238.80 (FTEX) 6560 (FTEX) 1.600.00 (FTEX) 0.00 (FTEX) -3.238.80 (FTEX) -3.238.80 (FTEX) 7014 (S20) (FTEX) 0.00 (FTEX) 0.00 (FTEX) -1.650.00 (FTEX) -3.238.80 (FTEX) 7014 (S20) (FTEX) 0.00 (FTEX) -1.650.00 (FTEX) -1.650.00 (FTEX) -1.650.00 (FTEX) -1.650.00 (FTEX) | Total Employee benefit | 836.94 | 1,404.00 | -567.06 |
| Travi/Accident (Hartford) 750.00 750.00 0.00 D & Q (Philadelphia Ins. Co) 3.443.00 4.201.00 -778.00 Fmployee Health (SSA) 5.612.5 5.64.68.00 -374.50 Stall (Philadelphia Ins. Co) 3.483.00 3.57.33 30.97 Employee Health (SSA) 5.612.5 5.64.68.00 -34.15 Stall Stall (Philadelphia Ins. Co) 11.626.93 10.947.28 679.85 Stall Stall (Philadelphia Ins. Co) 3.154.69.8 48,604.05 2.402.93 Stall Stall (Philadelphia Ins. Covid 713.23 1.620.37 -907.14 Stall Stall (Philadelphia Ins. Covid 713.23 1.620.37 -907.14 Stall Stall (Philadelphia Ins. Covid 3.120.00 2.60 3.120.00 G200 - Interest Expanse - Other 3.180.70 7.223.80 -3.326.80 Lounsberry Iand 3.120.00 2.60 3.600.00 -1.050.00 G200 - Interest Expanse 5.6990.65 51.955.15 5.035.50 G250 - Payroll Expenses 25.500.00 20.000.00 2.000.00 G260 - Payroll | 6180 · Insurance | | | |
| D & O (Philadelphia Ins. Čo) 3.483.00 4.201.00 -7/18.00 6190 Disability (First Rabe Life) 388.80 357.83 30.97 Employee Health (SA) 5.612.85 5.646.80 -34.15 6195 Disability (First Rabe Life) 21.858.80 23.72.25 679.65 6195 First Rability (Steadrast) 2.407.46 2.407.46 2.407.46 6200 Interest Expense 51.546.98 48.604.05 2.942.93 6200 Interest Expense 713.23 1.620.37 -907.14 6200 Interest Expense 3.183.77 5.603.43 -2.419.66 70tal 6200 Interest Expense 3.182.00 0.00 3.120.00 6204 Miscellaneous 1.160.00 286.02 674.98 6300 Payroll Expenses 0.444.065 48.535.15 6.085.50 6230 Payroll Expenses 0.00 27.10 27.10 6270 Professional Fees 26.500.00 2.000.00 2.000.00 6280 Payroll Expenses | | | | |
| 6190. Disability (First Rehab Life) 388.80 357.83 30.97 Employee Health (SSA) 5.612.65 5.646.80 -34.15 6195. Property & Llability (Dryden) 11.626.93 10.947.28 679.65 Coll of therest Exponse 28.056.60 28.048.14 2.407.46 6200 - interest Exponse 118.27.7 5.063.43 -2.419.66 6200 - interest Exponse 3.897.00 7.223.80 -3.326.80 Coll observe Exponse 3.600.00 2.600.00 3.600.00 -1.050.00 G200 - Interest Exponse 0.00 27.10 -27.10 -27.10 G220 - Payroll Exponses 56.990.65 51.955.15 5.035.50 -6.085.50 G200 - Payroll Exponses 25.500.00 20.000 0.00 -27.10 -27.10 | | | | |
| Employee Health (SA) 5.612.65 5.642.80 -3.4.15 6185 - Property & Liability (Drydon) 11.626.93 10.947.28 679.65 RT Liability (Steadfast) 23055.60 26.644.14 2.407.46 Total 6180 - Insurance 51.546.98 48,604.05 2.942.93 6200 - Interest Expense 3.183.77 5.603.43 -2.419.66 100 - Interest Expense 3.183.77 5.603.43 -2.419.66 100 - Interest Expense 3.120.00 0.00 3.120.00 6560 - Payroll Expenses 1.160.00 285.02 874.98 6560 - Payroll Expenses - HSA 2.550.00 3.600.00 -1.060.00 6560 - Payroll Expenses - HSA 2.550.00 2.71.0 -27.10 6270 - Professional Fees 6.280.00 4.8355.15 6.085.50 17.01 - 627.10 20.000 2.5500.00 2.030.00 0.00 6260 - Accounting 9.175.00 4.855.00 -100.00 6650 6260 - Accounting - Other 7.600.00 7.300.00 0.00 1.600.00 6650 -120.00 < | | - | | |
| RR Liability (Steadfast) 29,055.80 26,648.14 2,407.46 Total 6180 - Insurance 51,946.98 43,804.05 2,942.93 6200 - Interest Expense 713.23 1,820.37 -907.14 6200 - Interest Expense 3,183.77 5,603.43 -2,419.66 7 total 520 - Interest Expense 3,897.00 7,223.80 -3,326.80 Lounsberry land 3,120.00 0.00 3,120.00 6560 - Payroll Expenses - Other 54,940.05 51,955.15 5,035.51 6560 - Payroll Expenses - Other 54,940.05 51,955.15 5,030.50 6270 - Professional Fees 6,280.00 4,250.00 2,030.00 6270 - Professional Fees 6,280.00 2,550.00 0.00 6270 - Professional Fees 25,500.00 25,500.00 0.00 G270 - Professional Fees 25,500.00 25,500.00 0.00 G260 - Accounting 1,575.00 1,685.00 -120.00 6650 - Accounting 9,175.00 8,985.00 180.00 G260 - Legal Fees 0,000 32,544.52 7,145.4 | | | | |
| RR Liability (Steadfast) 29,055.80 26,648.14 2,407.46 Total 6180 - Insurance 51,546.98 43,604.05 2,942.93 6200 - Interest Expense 713.23 1,820.37 -907.14 6200 - Interest Expense 3,183.77 5,603.43 -2,419.66 7 total 520 - Interest Expense 3,897.00 7,223.80 -3,326.80 Lounsberry land 3,120.00 0.00 3,120.00 6560 - Payroll Expenses - Other 54,440.05 54,355.15 6,085.50 Payroll Expenses - Other 54,990.05 51,955.15 5,030.50 6270 - Professional Fees 0.00 27.10 -27.10 6270 - Professional Fees 6,280.00 4,250.00 2,030.00 6250 - Accounting 25,500.00 25,500.00 0.00 Age Eo Per Specialist Position 20,000 25,500.00 0.00 Age Eo Per Specialist Position 20,000 25,500.00 0.00 G260 - Accounting 9,175.00 1,695.00 -120.00 6650 - Accounting 9,175.00 8,389 -53.89 | 6185 · Property & Liability (Dryden) | 11 626 93 | 10 947 28 | 679 65 |
| 6200 · Interest Expense 713.23 1.620.37 -907.14 6200 · Interest Expense - Other 3.183.77 5.603.43 -2,419.66 Total 6200 · Interest Expense 3.897.00 7.223.80 -3.326.80 Lounsberry land 3,120.00 0.00 3,120.00 6240 · Miscellaneous 1,160.00 285.02 674.98 6560 · Payroll Expenses - Other 54.440.65 48.356.15 5.035.50 70tal 6560 · Payroll Expenses 56,990.65 51,955.15 5.035.50 6270 · Protessional Fees 2.550.00 2.600.00 2.030.00 6270 · Protessional Fees 2.550.00 2.000.00 2.030.00 6270 · Protessional Fees 2.5500.00 2.030.00 0.00 Age Eo Dy Specialist Position 2.000.00 2.030.00 0.00 Age Eo Dy Specialist Position 7.600.00 7.300.00 3.00.00 fotal 6650 · Accounting · Other 7.600.00 7.300.00 300.00 fotal 6650 · Accounting · Other 7.600.00 7.300.00 300.00 6280 · Legal Fees · Other 3.9690.00 | | | , | |
| 6205 · Loan Int Exp Covid 713.23 1.620.37 -907.14 6200 · Interest Expense - Other 3.183.77 5.603.43 -2.419.66 Total 6200 · Interest Expense 3.897.00 7.223.80 -3.326.80 Lounsberry land 3.120.00 0.00 3.120.00 6260 · Payroll Expenses · NSA 2.550.00 3.600.00 -1,050.00 6560 · Payroll Expenses - Other 54.440.65 48.356.15 6.085.50 Total 6560 · Payroll Expenses - Other 54.440.65 51.955.15 5.0335.50 6270 · Professional Fees 6.280.00 4.250.00 2.030.00 6270 · Professional Fees 2.5500.00 2.030.00 0.00 Tinney 25.500.00 25.500.00 0.00 Administrative Services 25.500.00 25.500.00 0.00 Total 4560 · Accounting 1.575.00 1.695.00 -120.00 6560 · Accounting · Other 7.600.00 7.300.00 0.00 7014 2470 · Professional Fees 0.00 83.89 -83.89 6280 · Legal Fees 0.00 82.544.52 <t< td=""><td>Total 6180 · Insurance</td><td>51,546.98</td><td>48,604.05</td><td>2,942.93</td></t<> | Total 6180 · Insurance | 51,546.98 | 48,604.05 | 2,942.93 |
| 6200 · Interest Expense 3,183.77 5,603.43 -2,419.66 Total 6200 · Interest Expense 3,897.00 7,223.80 -3,328.80 Lounsberry land 3,120.00 285.02 874.98 6560 · Payroll Expenses - Other 5,440.05 48,355.15 6,085.50 Payroll Expenses - HSA 2,550.00 3,600.00 -1,050.00 6560 · Payroll Expenses - Other 54,440.65 48,355.15 5,035.50 Total 6560 · Payroll Expenses 56,990.65 51,955.15 5,030.00 6270 · Professional Fees 6,280.00 4,250.00 2,030.00 Ag Ec De Specialis Position 20,000.00 20,000.00 0.00 Ag Ec De Specialis Position 25,500.00 25,500.00 0.00 Administrative Services 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 G650 · Accounting 1,175.00 1,695.00 -120.00 6520 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees 0.00 33.89 | | | | |
| Total 6200 · Interest Expense 3,897.00 7,223.80 -3,328.80 Lounsberry land 3,120.00 0.00 3,120.00 6240 · Miscellaneous 1,160.00 285.02 874.98 6560 · Payroll Expenses 2,550.00 3,600.00 -1,050.00 6560 · Payroll Expenses - Other 54,440.65 48,355.15 5,085.50 7otal 6660 · Payroll Expenses - Other 54,440.65 48,355.15 5,035.50 6250 · Postage and Delivery 0.00 27.10 -27.10 6270 · Professional Fees 0.2000.00 4,250.00 2,030.00 BiziLife LC 6,280.00 4,250.00 2,030.00 Administrative Services 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 6650 · Accounting 1,575.00 1,695.00 -120.00 6650 · Accounting 9,175.00 1,895.00 -120.00 6550 · Accounting 9,175.00 83.89 -63.89 Loan Program Fees 0.00 32,544.52 7,145.48 <t< td=""><td></td><td></td><td></td><td></td></t<> | | | | |
| Lounsberry land 6240 Miscellaneous 3,120.00 1,160.00 0.00 285.02 3,120.00 874,98 Payroll Expenses 6560 - Payroll Expenses - Payroll Expenses - Obstage and Delivery 6560 - Payroll Expenses 2,550.00 3,600.00 -1,050.00 6,085.50 Total 6560 - Payroll Expenses 56,990.65 51,955.15 5,035.50 6520 - Poyroll Expenses 6,280.00 4,250.00 2,030.00 Age E Dev Specialist Position Administrative Services 6,280.00 2,250.00 2,030.00 Total Administrative Services 2,550.00 25,500.00 0.00 Total Administrative Services 2,550.00 25,500.00 0.00 G650 - Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 - Accounting Jan Nolis 1,575.00 33,89 -43.89 6280 - Legal Fees 0.00 32,544.52 7,145.48 Total 6650 - Accounting 3,9,690.00 32,628.41 7,061.59 6270 - Professional Fees 0.00 32,644.52 7,145.48 Total 6670 - Program Expense 709,883.90 814,084.14 -104,200.24 Fotal 6270 - Professional Fees 10,220.6 | 6200 · Interest Expense - Other | 3,183.77 | 5,603.43 | -2,419.66 |
| 6240 Miscellameous 1,160.00 285.02 874.98 6560 Payroll Expenses HSA 2,550.00 3,600.00 -1,050.00 6560 Payroll Expenses 0,00 241.055 48.355.15 6,085.50 Total 6560 Payroll Expenses 56,990.65 51,955.15 5,035.50 6250 Porsige and Delivery 0.00 27.10 -27.10 6250 Porsige and Delivery 0.00 2.000.00 2.030.00 Ag Ec Dev Specialist Position 2.000.00 2.000.00 0.00 Administrative Services 25.500.00 25.500.00 0.00 Total Administrative Services 25.500.00 25.500.00 0.00 fotal 650 Accounting 1,575.00 1,695.00 -120.00 6650 Accounting 9,175.00 83.89 -33.89 6280 Legal Fees 0.00 32,544.52 7,145.44 Total 6250 Legal Fees 0.00 32,628.41 7,045.45 6270 Professional Fees 010 | Total 6200 · Interest Expense | 3,897.00 | 7,223.80 | -3,326.80 |
| 6560 · Payroll Expenses - HSA Payroll Expenses - Other 2,550.00 54,440.65 3,600.00 48,355.15 -1,050.00 6,085.50 Total 6560 · Payroll Expenses 56,990.65 51,955.15 5,035.50 Cotal 6560 · Payroll Expenses 56,990.65 51,955.15 5,035.50 Cotal 6560 · Payroll Expenses 6,280.00 4,250.00 2,030.00 Age Cov Specialist Position Administrative Services 6,280.00 2,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees Legal Fees 0.00 32,544.52 7,145.48 Total 6650 · Accounting 9,175.00 32,528.41 7,061.59 6280 · Legal Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 0.00 32,544.52 7,145.48 Total 6270 · Professional Fees · Other 3,848.00 11,963.98 -8,115.98 | | - | | |
| Payrol Expenses - HSA 2,550.00 3,600.00 -1,050.00 6560 · Payroll Expenses - Other 54,440.65 48,355.15 6,085.50 Total 6560 · Payroll Expenses 56,990.65 51,955.15 5,035.50 6250 · Postage and Delivery 0.00 27.10 -27.10 6270 · Professional Fees 6,280.00 4,250.00 2,030.00 BizLife LLC 6,280.00 25,500.00 0.00 Ag Ec Dev Specialist Position 20,000.00 20,000.00 0.00 Ministrative Services 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 7,300.00 0.00 G650 · Accounting 1,575.00 1,695.00 -120.00 G650 · Accounting - Other 7,600.00 7,300.00 300.00 G280 · Legal Fees 0.00 83.89 -93.89 G280 · Legal Fees 39,690.00 32,2544.52 7,145.48 Total 6250 · Legal Fees 39,690.00 32,2544.52 7,145.48 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 | | 1,160.00 | 285.02 | 874.98 |
| 6560 · Payroll Expenses - Other 54,440.65 48,355.15 6,085.50 Total 6560 · Payroll Expenses 56,990.65 51,955.15 5,035.50 6250 · Postage and Delivery 6270 · Professional Fees 0.00 27.10 -27.10 BizLifie LLC 6,280.00 4,250.00 2,030.00 0.00 Administrative Services 20,000.00 20,000.00 0.00 Tinney 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees 0.00 32,544.52 7,145.48 Total 6650 · Accounting 9,175.00 32,628.41 7,061.59 6280 · Legal Fees 0.00 32,628.41 7,061.59 6270 · Professional Fees - Other 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 < | | 2,550.00 | 3,600.00 | -1,050.00 |
| 6250 · Postage and Delivery 6270 · Professional Fees 0.00 27.10 -27.10 6270 · Professional Fees 6,280.00 4,250.00 2,030.00 0.00 Ag Ec Dev Specialist Position Ag Ec Dev Specialist Position Ag Ec Dev Specialist Position Administrative Services 25,500.00 25,500.00 0.00 Tinney 25,500.00 25,500.00 0.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 7 total 6650 · Accounting Jan Nolis 9,175.00 8,995.00 180.00 6280 · Legal Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 104,493.00 1103,337.39 1,155.61 6670 · Program Expense Water Tower 709,883.90 814,084.14 -104,200.24 Property Taxes 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 Stanton Hill 162.42 171.19 -1 | | 54,440.65 | 48,355.15 | 6,085.50 |
| 6270 · Professional Fees 6,280.00 4,250.00 2,030.00 Ag Ec Dev Specialist Position 20,000.00 20,000.00 0.00 Administrative Services 25,500.00 25,500.00 0.00 Tinney 25,500.00 25,500.00 0.00 6650 · Accounting 300.00 7,300.00 100.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting - Other 7,600.00 7,300.00 300.00 6280 · Legal Fees 0.00 83.89 -83.89 Loan Program Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,544.52 7,145.48 Total 6270 · Professional Fees 0.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 7,968.59 0.00 1,220.65 Stanton Hill 9,64 Town Lot 2,220.65 27.96 -2.41 | Total 6560 · Payroll Expenses | 56,990.65 | 51,955.15 | 5,035.50 |
| Biz/Life LLC 6,280.00 4,250.00 2,030.00 Ag Ec Dev Specialist Position 20,000.00 20,000.00 0.00 Administrative Services 25,500.00 25,500.00 0.00 Total Administrative Services 26,500.00 25,500.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting - Other 7,600.00 7,300.00 300.00 6280 · Legal Fees 0.00 83.89 -83.89 Loan Program Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,544.52 7,145.48 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 Stanton Hill 9,64A Town Lot 2,220.65 0.00 1,220.65 Stanton Hill 9,64A Town Lot 2,220.65 27.96 -2.41 | 6250 · Postage and Delivery | 0.00 | 27.10 | -27.10 |
| Ag Ec Dev Specialist Position Administrative Services 20,000.00 20,000.00 0.00 Administrative Services 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting - Other 7,600.00 7,300.00 300.00 6280 · Legal Fees 0.00 83.89 -83.89 Loan Program Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 0.04,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 Stanton Hill 9.64A Town Lot 266.68 262.60 -2.41 540 · Stanton Hill 1,156.42 17.1 | | 6.280.00 | 4.250.00 | 2.030.00 |
| Tinney 25,500.00 25,500.00 0.00 Total Administrative Services 25,500.00 25,500.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees 0.00 83.89 -83.89 6280 · Legal Fees 39,690.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 104,493.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 Rizutto 1,220.65 0.00 1,220.65 Stanton Hill 9,644 Town Lot 206.68 226.20 -19.52 96 · Smith Creek Rd 25.55 27.96 -2.41 540 · Stan | | - | | , |
| Total Administrative Services 25,500.00 25,500.00 0.00 6650 · Accounting Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees Loan Program Fees 0.00 83.89 -83.89 6280 · Legal Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 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 | | 25,500.00 | 25,500.00 | 0.00 |
| Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees Loan Program Fees 0.00 83.89 -83.89 6280 · Legal Fees 39,690.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 0.4493.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 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 16.642 171.19 -14.77 540 · Stanton Hill 0.27 0.26 0.01 | - · · · · | 25,500.00 | 25,500.00 | 0.00 |
| Jan Nolis 1,575.00 1,695.00 -120.00 6650 · Accounting - Other 7,600.00 7,300.00 300.00 Total 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees Loan Program Fees 0.00 83.89 -83.89 6280 · Legal Fees 0.00 83.89 -83.89 6280 · Legal Fees 0.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 0.04,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 71220.65 0.00 1,220.65 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 16.642 17.19 -14.77 Spring St 0.27 0.26 0.01 Berry Road (47) <t< td=""><td>6650 · Accounting</td><td></td><td></td><td></td></t<> | 6650 · Accounting | | | |
| Total 6650 · Accounting 9,175.00 8,995.00 180.00 6280 · Legal Fees Loan Program Fees 6280 · Legal Fees 0.00 83.89 -83.89 6280 · Legal Fees 39,690.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 0.4493.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense Water Tower 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes Rizutto 1,220.65 0.00 1,220.65 Stanton Hill 9.642 171.19 -14.77 Spring St 0.27 0.26 0.01 Berry Road (47) 131.81 144.26 -12.45 Carmichael Road 58.26 4.47 53.79 | | 1,575.00 | 1,695.00 | -120.00 |
| 6280 · Legal Fees Loan Program Fees 0.00 83.89 -83.89 6280 · Legal Fees - Other 39,690.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees - Other 3,848.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | 6650 · Accounting - Other | 7,600.00 | 7,300.00 | 300.00 |
| Loan Program Fees 0.00 83.89 -83.89 6280 · Legal Fees - Other 39,690.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees - Other 3,848.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 Rizutto 1,220.65 0.00 1,220.65 Stanton Hill 56.42 171.19 -14.77 540 · Stanton Hill 156.42 171.19 -14.77 Spring St 0.27 0.26 0.01 Berry Road (47) 131.81 144.26 -124.5 Carmichael Road 28.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | Total 6650 · Accounting | 9,175.00 | 8,995.00 | 180.00 |
| 6280 · Legal Fees - Other 39,690.00 32,544.52 7,145.48 Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees - Other 3,848.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense Water Tower 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 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 Garmichael Road 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | | | |
| Total 6280 · Legal Fees 39,690.00 32,628.41 7,061.59 6270 · Professional Fees 0.11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense Water Tower 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes 709,883.90 814,084.14 -104,200.24 Property Taxes 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | Loan Program Fees | | | |
| 6270 · Professional Fees - Other 3,848.00 11,963.98 -8,115.98 Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense Water Tower 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes Rizutto 1,220.65 0.00 1,220.65 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 Garmichael Road 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | | | |
| Total 6270 · Professional Fees 104,493.00 103,337.39 1,155.61 6670 · Program Expense Water Tower 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes Rizutto 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | Total 6280 · Legal Fees | | | |
| 6670 · Program Expense Water Tower709,883.90814,084.14-104,200.24Total 6670 · Program Expense709,883.90814,084.14-104,200.24Property Taxes Rizutto1,220.650.001,220.65Stanton Hill 9.64A Town Lot206.68226.20-19.5296 · Smith Creek Rd25.5527.96-2.41540 · Stanton Hill156.42171.19-14.77Spring St0.270.260.01Berry Road (47)131.81144.26-12.45Carmichael Road58.264.4753.79Smith Creek Road21.9023.97-2.07 | 6270 · Professional Fees - Other | 3,848.00 | 11,963.98 | -8,115.98 |
| Water Tower 709,883.90 814,084.14 -104,200.24 Total 6670 · Program Expense 709,883.90 814,084.14 -104,200.24 Property Taxes Rizutto 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | Total 6270 · Professional Fees | 104,493.00 | 103,337.39 | 1,155.61 |
| Property Taxes 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | 709,883.90 | 814,084.14 | -104,200.24 |
| Property Taxes 0.00 1,220.65 Rizutto 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | Total 6670 · Program Expense | 709,883.90 | 814,084.14 | -104,200.24 |
| Rizutto 1,220.65 0.00 1,220.65 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | · | | |
| 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 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | 1,220.65 | 0.00 | 1,220.65 |
| 540 · Stanton Hill156.42171.19-14.77Spring St0.270.260.01Berry Road (47)131.81144.26-12.45Carmichael Road58.264.4753.79Smith Creek Road21.9023.97-2.07 | | | | |
| Spring St 0.27 0.26 0.01 Berry Road (47) 131.81 144.26 -12.45 Carmichael Road 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | | | |
| Berry Road (47)131.81144.26-12.45Carmichael Road58.264.4753.79Smith Creek Road21.9023.97-2.07 | | | | |
| Carmichael Road 58.26 4.47 53.79 Smith Creek Road 21.90 23.97 -2.07 | | | | |
| Smith Creek Road 21.90 23.97 -2.07 | | | | |
| Glenmary Drive 10.10 10.74 -0.64 | Smith Creek Road | 21.90 | 23.97 | -2.07 |
| | Glenmary Drive | 10.10 | 10.74 | -0.64 |

4:25 PM

12/30/22

Accrual Basis

| | Jan - Dec 22 | Jan - Dec 21 | \$ Change |
|-----------------------------|--------------|--------------|-------------|
| Metro Road | 8.42 | 8.95 | -0.53 |
| Total Property Taxes | 1,840.06 | 618.00 | 1,222.06 |
| Recording fees | 0.00 | 1,023.50 | -1,023.50 |
| 6770 · Supplies | 1,604.60 | 1,589.17 | 15.43 |
| 6350 · Travel & Ent | | | |
| 6380 · Travel | 178.47 | 109.45 | 69.02 |
| 6350 · Travel & Ent - Other | 2,821.37 | 762.95 | 2,058.42 |
| Total 6350 · Travel & Ent | 2,999.84 | 872.40 | 2,127.44 |
| Total Expense | 1,639,394.51 | 1,356,115.11 | 283,279.40 |
| Net Ordinary Income | -824,984.34 | -188,355.27 | -636,629.07 |
| Net Income | -824,984.34 | -188,355.27 | -636,629.07 |

4:24 PM

12/30/22

Accrual Basis

Tioga County Industrial Development Agency Transaction Detail

December 2022

| Туре | Date | Num | Name | Мето | Amount |
|-------------------------|--------------------------|--------------|------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------|
| Restricted Cash Acco | | | | | |
| COVID-19 | | | | | |
| Deposit | 12/07/2022 | | | Loan pmts | 1,388.61 |
| Total COVID-19 | | | | | 1,388.61 |
| Community- Facad | | 1 | | | |
| Deposit Deposit | 12/09/2022 12/16/2022 | | | Loan pmt Loan pmt | 540.73 305.00 |
| | | oont | | Loan pric | 845.73 |
| Total Community- F | acade improven | ient | | | 045.73 |
| USDA Funds | (Formerly IRP 4 | ` | | | |
| Deposit | 12/07/2022 |) | | Loan pmts | 1,919.15 |
| Deposit | 12/09/2022 | | | Loan pmts | 250.00 |
| Total TSB- IRP | 2016 (Formerly I | RP 4) | | | 2,169.15 |
| TSB-RBEG | | | | | |
| Deposit | 12/07/2022 | | | Loan pmts | 809.96 |
| Total TSB- RBE | G | | | | 809.96 |
| Total USDA Funds | | | | | 2,979.11 |
| Total Restricted Cash | Accounts | | | | 5,213.45 |
| Temporarily Restricte | d Cash Acc | | | | |
| TSB-Owego Garde | ens | | | | |
| Check | 12/30/2022 | 2079 | village of Nichols | 2022 Village PILOT - Tioga Downs | -2,627.05 |
| Total TSB-Owego 0 | Gardens | | | | -2,627.05 |
| Total Temporarily Rest | ricted Cash Acc | | | | -2,627.05 |
| Unrestricted Cash Ac | counts | | | | |
| TSB- checking | 10/05/0000 | 0004 | | D 0000 L 1/00 /0 / 700 | 511.10 |
| Check Check | 12/05/2022 12/05/2022 | 6961 6962 | Excellus Health Plan Tioga County ED&P | Dec 2022 Inv#33491703 Workforce Coordinator 7-1-22 to 10-31-22 - to be refunded by ARC | -514.13 -11,597.70 |
| Check | 12/05/2022 | 6963 | Christine E Curtis | Pay Period: 11/20/22-12/3/22 | -1,658.95 |
| Check | 12/05/2022 | 6964 | Tioga County | October wireless Tioga County IT Invoice#4755 | -37.99 |
| Deposit | 12/07/2022 | | 5 - 7 | RJ Corman Sep & Oct | 7,319.29 |
| Check | 12/08/2022 | 6965 | Tioga County ED&P | 4th QTR Contribution - Economic Dev Specialist Position | -5,000.00 |
| Check | 12/08/2022 | 6966 | BiziLife LLC | Nov social media | -535.00 |
| Check | 12/08/2022 | 6967 | Christine Curtis | Dec HSA | -150.00 |
| Check | 12/08/2022 | 6968 | Thomas, Collison & Meagher | Services Aug 2022 | -3,082.50 |
| Check | 12/13/2022 | 6969 | LeeAnn Tinney | Dec 2022 Professional Services | -2,125.00 |
| Deposit | 12/13/2022 | | | Workforce Coordinator Reimbursement | 11,597.70 |
| Transfer | 12/14/2022 | 6970 | Themas Callison & Maashar | Funds Transfer | 500,745.45 -4,083.50 |
| Check Check | 12/16/2022 12/16/2022 | 6970 6971 | Thomas, Collison & Meagher Christine Curtis | Services Sep 2022 Mileage 10-8-22 to 12-14-22 | -4,063.50 -178.47 |
| Check | 12/16/2022 | 6972 | Franklin Templeton | Dec 2022 Simple IRA - C. Curtis | -84.80 |
| Deposit | 12/20/2022 | 0372 | | DRI Reimbursement - The Cellar - Riverrow Center LLC | 81,732.00 |
| Check | 12/21/2022 | 6973 | Christine E Curtis | Pay Period: 12/4/22-12/17/22 | -1,658.95 |
| Check | 12/23/2022 | 6974 | Riverrow Center LLC & Tioga State B | DRI-HCR Reimbursement - The Cellar - Support the Business Communit | -81,732.00 |
| Check | 12/29/2022 | 6975 | Statewide Aquastore | E-Site Water Main & Water Tank - Contractor Project #1645 | -29,146.07 |
| Total TSB- checking | g | | | | 459,809.38 |
| TSB- general fund | | | | | |
| Transfer | 12/14/2022 12/14/2022 | | | Funds Transfer | 500,745.45 |
| Transfer | | | | Funds Transfer | -500,745.45 |
| Total TSB- general | | | | | 0.00 |
| Total Unrestricted Casl | h Accounts | | | | 459,809.38 |
| TOTAL | | | | | 462,395.78 |

TOTAL

ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

| \$ 126,000.00 | Crown Cork & Seal | Agency fee - annual installments of \$42,000 (3 remaining) |
|---------------|-------------------|------------------------------------------------------------------------------|
| \$ 453.05 | NYSDOT | Waverly Trade Center's final pass-thru grant disbursement |
| \$ 350,000.00 | ESD | Water tank grant: Project AB017 Tioga County IDA E-Site Water System Capital |
| \$ 270,000.00 | Suez | Water tank - installation refund |
| ¢ 746 453 05 | Tabal | |

\$ 746,453.05 Total

| Expenses | | Payment | Contract A&B | Payment | Contract C | Payment | Fagan | Payment | Suez | Payment | Misc. |
|--------------------------------------------------------------------|---------------|-----------|--------------|------------|------------|-----------|------------|-----------|------------|-----------|-----------|
| Contract A | Robinson-Site | | 1,173,353.99 | | 527,735.00 | , | 115,000.00 | | 116,378.00 | | 20,974.21 |
| Bid | 138,291.00 | 5/10/2021 | 86,045.59 | 10/4/2021 | 305,279.31 | 9/24/2018 | 21,014.50 | 5/13/2021 | 38,875.00 | 5/22/2020 | 504.00 |
| A3 Fence confirm total | 18,600.00 | 7/28/2021 | 262,924.66 | 10/27/2021 | 19,079.62 | 2/25/2018 | 24,162.50 | 5/13/2021 | 1,000.00 | 9/30/2020 | 87.29 |
| CO Culvert Purchase | 50,018.00 | 2/8/2022 | 134,118.05 | 11/24/2021 | 66,856.25 | 3/21/2019 | 5,258.50 | 5/13/2021 | 33,875.00 | 5/50/2020 | - |
| CO electric & cable to tank site | 80,240.79 | 8/23/2022 | 406,772.06 | 5/2/2022 | 40,018.75 | 1/2/2020 | 26,515.00 | 5/15/2021 | - | | - |
| asphalt original | 29,800.00 | 8/23/2022 | - | 8/23/2022 | 67,355.00 | 10/5/2020 | | | | | - |
| asphalt co 1 | 20,958.00 | | - | 12/29/2022 | 29,146.07 | 7/28/2022 | 20,000.00 | | - | | |
| asphalt co 2 - extra depth | 24,683.00 | | _ | 12/25/2022 | - | 772072022 | - | | - | | |
| Atlantic Testing - pavement compaction testing | 1,811.00 | | - | | - | | - | | | | |
| Guiderail & Gate | 34,495.00 | | | | | | | | | | |
| CO Pump Station | 15,354.00 | | | | | | | | | | |
| Robinsons fee for additional trees, kiosk intall, etc. | 56,438.75 | | | | | - | | | | - | |
| Sub Total | 470,689.54 | | | | | - | | | | - | |
| | | | | | | - | | | | | |
| Contract B | Robinson- WM | | | | | | | | | | |
| Bid | 463,183.00 | | | | | | | | | | |
| CO Gravel to HL Parking Lot | 1,813.00 | | - | | - | | - | | - | | - |
| CO Removing Native Material from Water Main | 7,459.00 | | - | | - | | - | | - | | - |
| | ., | | - | | - | | - | | - | | - |
| CO Electric | 137,297.00 | | - | | - | | - | | - | | _ |
| | | | | | | | | | | | |
| CO MeterPits | 69,200.00 | | | | | | | | | | |
| CO RPZs install/site improvement reimbursable \$14,000 | 14,000.00 | | | | | | | | | | |
| CO repair pavement upper lot sampling point | 8,900.00 | | | | | | | | | | |
| Order second RPZ | 812.45 | | - | | - | | - | | - | | - |
| Sub Total | 702,664.45 | | - | | - | | - | | - | | - |
| | | | - | | - | | - | | - | | - |
| Contract C | Aquastore | | | | | | | | | | |
| Bid | 446,410.00 | | | | | | | | | | |
| СО | 81,325.00 | | | | | | | | | | |
| Sub Total | 527,735.00 | | - | | - | | - | | - | | - |
| | | | - | | - | | - | | - | | - |
| Fagan | | | - | | - | | - | | - | | - |
| Engineering Contract | 95,000.00 | | - | | - | | - | | - | | - |
| Mang/Admin Contract | 20,000.00 | | - | | - | | - | | - | | - |
| Sub Total | 115,000.00 | | - | | - | | - | | - | | - |
| | - | | - | | - | | - | | - | | - |
| Suez | | | - | | - | | - | | - | | - |
| Inspections | 73,750.00 | | - | | - | | - | | - | | - |
| SCADA | 17,115.00 | IDA Pymts | 889,860.36 | IDA Pymts | 527,735.00 | IDA Pymts | 105,000.00 | IDA Pymts | 73,750.00 | IDA Pymts | 591.29 |
| Generator/propane | 11,250.00 | Credit | - | Credit | - | Credit | 10,000.00 | Credit | - | Credit | - |
| Patterson | 7,236.00 | Total Pd | 889,860.36 | Total Pd | 527,735.00 | Total Pd | 115,000.00 | Total Pd | 73,750.00 | Total Pd | 591.29 |
| Legal | 10,000.00 | | | | | | | | | | |
| CO RPZs install/site improvement - likely reimbursed @ 3k max | -3,000.00 | Remaining | 283,493.63 | Remaining | - | Remaining | - | Remaining | 42,628.00 | Remaining | 20,382.92 |
| SCADA electrical work not in contract | 1,838.00 | • | | • | | | | 9 | | | |
| Atlantic Testing - pavement compaction testing - likely reimbursed | -1,811.00 | | | | | | | | | | |
| Sub Total | 116,378.00 | | | | | | | | | | |
| | ., | | | | | | | | | | |
| Misc. | | | | | | | | | | | |
| | 600.00 | | | | | | | | | | |
| Security; CO dur to Spectrum heater requirement | 241.00 | | | | | | | | | | |
| Security; revised price approved 10-7-22 | 20,133.21 | | | | | | | | | | |
| Sub Total | 20,974.21 | | | | | | | | | | |
| | -, | | | | | | | | | | |
| | | | | | | | | | | | |

0.00

10% Contingency (E)

| 10% Contingency (C) | 0.00 | | | | |
|----------------------|--------------|----------------|--------------|------------|------------|
| Sub Total | 0.00 | | | | |
| F | | | | | |
| Total | 1,953,441.20 | | | | |
| Credits | | | | | |
| Suez | 413,527.00 | 30K Contract A | &B Allowance | | |
| ESD Grant | 350,000.00 | | | | |
| EDP | 10,000.00 | | | | |
| Total | 773,527.00 | Original Est | 1,248,000 | Difference | 705,441.20 |
| Net Cost | 1,179,914.20 | | | | |

Original Est 676500 Difference 503,414.20

| 1,953,441.20 | Contract Totals |
|--------------|-----------------|
| 1,596,936.65 | IDA Payments |
| 10,000.00 | Credits |
| 346,504.55 | Balance |

Remaining 346,504.55

12/30/2022

VEOLIA WATER NEW YORK INC. APPLICATION FOR NON-MUNICIPAL COMMERCIAL FIRE HYDRANT SERVICE

Semiannual Charge Per Hydrant: \$1,145.50 (Tariff Rate)

PROJECT Owego Gardens II – Tioga County Industrial Development Agency (hereinafter referred to as the "Applicant") hereby requests Veolia Water New York Inc. to erect and/or maintain 3 fire hydrants at the following designated locations, to be used for fire purposes only.

The Applicant agrees to pay the rates and comply with the rules and regulations of the Company, as set forth in the Schedule for Water Service filed with the Public Service Commission of the State of New York, as the same may be amended, revised or supplemented from time to time. Copies of said Schedule (also known as the Tariff) are available for inspection at the offices of the Company.

It is understood and agreed that the Applicant's responsibility to pay for Private Fire Hydrant Service will continue from the date service is commenced, pursuant to this Application, until written notice is received by the Company of a change of ownership or occupancy of the premises or written notice is received by the Company to discontinue such service.

It is understood and agreed that all fire hydrants installed and/or maintained by the Company pursuant to this Agreement shall be connected only to Company-owned water mains installed in private streets or in easements provided to the Company, and that such fire hydrants shall only be installed adjacent to and in close proximity to such water mains.

Ownership of the fire hydrants shall at all times remain with the Company.

The Applicant understands and agrees that the Company assumes no obligation to render any special service or to maintain any fixed or definite quantity of water or pressure and that the Company shall be free and exempt from any and all claims for damages or injury to persons or property by reason of failure to supply water or pressure, or due to any other cause whatsoever.

It is further understood and agreed that, except as to the liability, if any, imposed by law in case of loss or damage resulting from gross negligence or willful misconduct on the part of the Company, its agents or employees, the Company shall not in any way, or under any circumstances, be liable or responsible to any party for any loss or damage resulting from fire or water, or other agency, which may occur due to the installation or presence of the water mains or fire hydrants, or any pipe or fixture or appurtenance connected therewith; or for any loss or damage resulting from any leakage or other flow of water from said mains or fire hydrants, or any of the pipes, fixtures or appurtenances connected therewith; or for any loss or damage resulting from any excess or deficiency in pressure or supply of water, due to any cause whatsoever.

LOCATION OF HYDRANTS

Hydrant lower townhouse - located (LAT./LONG.) W76°15'03" N42°05'50" Hydrant upper townhouse - located (LAT./LONG.) W76°15'03" N42°05'48" Hydrant east multifamily - located (LAT./LONG.) W76°15'01" N42°05'46"

Witness or Attest: KAREN J. WESTON

Notary Public, State of New York No. 01WE6036626 Qualified in Tioga County Commission Expires January 31, 2020 Date: 1/4/2.3

Signature of Applicant:

risher Custis, TUDA

Application Accepted: VEOLIA WATER NEW YORK INC.

By:

(<u>Note</u>: If the Applicant is a corporation, this agreement should be signed by the President or Vice President and attested by the Secretary or Assistant Secretary.)

Financial Assistance Application Best Bev LLC Cost / Benefit Analysis

The information included herein is taken from the attached Tioga County Industrial Development Agency (IDA) "Application for Financial Assistance" made by Best Bev LLC and Waverly Trade Center LLC, (Corporation), and various correspondence and conversations between representatives of the Tioga County Department of Economic Development and Planning, Tioga County Industrial Development Agency, County of Tioga, Town of Barton, Village of Waverly, Empire State Development, and the Corporation.

PROJECT SUMMARY

On or about March 2022, the Corporation began discussions with Tioga County Economic Development and Planning (ED&P) staff about the renovation and equipping of 685 Broad St Ext, Waverly, NY 14892. The Tioga County Department of Economic Development and Planning (ED&P) responded to Corporation's request for economic development assistance, coordinating a successful ESD Grant Application, providing guidance through the planning and approval process, and initiating correspondences with the IDA.

Best Bev LLC provides co-packing, material sourcing, storage, and brand distribution for both alcohol and non-alcoholic beverages. Waverly Trade Center LLC, the property owner, will lease the facility to Best Bev LLC. Best Bev LLC will invest over \$22.9 million to renovate 685 Broad St Ext, Waverly, NY. Renovations include improvements to flooring, electrical, power distribution, lighting, doors, office space, and HVAC. Best Bev LLC will invest \$13,215,100 for manufacturing equipment and other equipment.

It is anticipated that the facility will be operational by the third quarter of 2023. Once the renovation is complete, the facility will house production equipment that will increase their canning capacity 10-fold. The Corporation is creating 65 full time equivalent jobs with an annual estimated payroll of \$3 Million.

Best Bev LLC is currently located in Pennsburg, Pennsylvania. The Pennsylvania facility will not close immediately upon start-up of the Tioga County facility. Best Bev LLC is considering closing the Pennsylvania facility over the long term and transferring the current operations to Tioga County, which would result in additional jobs, payroll, and economic impact in Tioga County above those summarized in this cost benefit analysis. Alternatively, if the aggregate NYS and local financial incentives are not sufficient, Best Bev LLC will consider cancelling their start-up of the New York location and expanding the existing Pennsylvania location instead.

The Tioga County Economic Development Priorities and Policies Plan, developed by Glenn Carter and adopted by the Tioga County Legislature on November 13, 1995 via Resolution 414-95, specifically identifies the need to "put maximum effort info finding and courting businesses", additionally noting that business attraction is a highly competitive activity ..., that there is the necessity for rapid response to company needs on the part of economic development entities, and the need for provision of meaningful incentives such as taxes, building, and infrastructure. The plan states, "Tioga County must be prepared to offer competitive incentives."

Lack of adequate employment within the County forces 55% of the County's workforce to commute to work outside the County every day. New York State policy makers who are looking to revive long-lagging upstate regions are relying on a concentrated effort to bring manufacturing back to NY. To accomplish this goal, there must be a buy in by both State and local leaders. The State has made a substantial offer to the Corporation to assist operations in Tioga County.

Bringing manufacturing back to Tioga County poses unique challenges. As a border County to Pennsylvania, the proximity can often be an obstacle to overcome. At the local level one of the principal barriers to development in NY vs PA is related to real property taxes.

PROJECT DETAIL

| Proposed Site: | 685 Broad St Ext, Waverly NY 14892 Tax Map ID #: 167.13-4-4.10 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Job Creation: | Project creates an anticipated new workforce of 65 with an estimated new annual payroll of \$3 Million by 2024. |
| Project Schedule: | Renovations are anticipated to be complete by Q3 of 2023. |

ESTIMATED PROJECT BUDGET

| Best Bev, LLC | |
|-----------------------------------|------------------|
| Property Rehabilitation Labor | \$ 2,987,762 |
| Property Rehabilitation Material | \$ 4,529,500 |
| Manufacturing Equipment Purchases | \$ 12,640,531 |
| Other Equipment Purchases | \$ 574,569 |
| Engineering/Architectural Fees | \$ 114,913 |
| Site Work | \$ 2,114,416 |
| Legal/Financial Fees | \$ 68,948 |
| Total | \$ 23,030,639 |

Based on taxable items related to the renovation, anticipated at \$4,529,500, the IDA will be offering a sales tax exemption estimated at \$362,360. The local portion is \$181,180.

There will be no mortgage taken, therefore no mortgage recording tax abatement considered.

Total estimated sales tax savings for the project: \$362,360.

ECONOMIC IMPACT

A) Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2019). The following estimates employment impact for Tioga County, New York.

| Estimated Employment Impact Tioga County, NY | | | | |
|-------------------------------------------------|--------|--|--|--|
| Job Creation | 65 | | | |
| Multiplier | 3.0672 | | | |
| Total Employment Impact to Tioga County, NY | 199 | | | |

Employment Impact Summary:

- 1. This project will create approximately 65 new FTEs by the Corporation.
- 2. Additional indirect results include creating ~ 134 FTEs in Tioga County, NY.

B) Earnings Impact on an annual basis:

In determining annual earnings (wages) impact, we have utilized the direct-effect earnings multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2019). The following estimates annual earnings impact for Tioga County, New York.

| Estimated Annual Earnings Impact Tioga County, NY | | | | |
|------------------------------------------------------|------------------|--|--|--|
| Annual Earnings (65 employees) | Est. \$3,000,000 | | | |
| Multiplier | 2.6696 | | | |
| Total Earnings Impact to Tioga County, NY | \$8,008,800 | | | |

Annual Earnings Impact Summary:

- 1. This project will create approximately \$3,000,000 in annual new employee earnings by the Corporation.
- 2. Indirect results include creating ~\$5,008,800 in additional annual employee earnings in Tioga County, NY.

PROPOSED PAYMENT-IN-LIEU-OF-TAX (PILOT)

The following PILOT has been requested:

| Year | Estimated Real | PILOT | PILOT | Real Property Tax |
|-------|----------------|------------|----------------------|------------------------|
| | Property Tax** | Percentage | Payment Projection** | Abatement Projection** |
| 1 | \$89,074.37 | 50 | \$45,427.93 | \$45,427.93 |
| 2 | \$90,855.86 | 55 | \$50,970.14 | \$41,702.84 |
| 3 | \$92,672.98 | 60 | \$56,715.86 | \$37,810.57 |
| 4 | \$94,526.44 | 65 | \$62,671.03 | \$33,745.94 |
| 5 | \$94,416.97 | 70 | \$68,841.71 | \$29,503.59 |
| 6 | \$98,345.30 | 75 | \$75,234.16 | \$25,078.05 |
| 7 | \$100,312.21 | 80 | \$81,854.76 | \$20,463.69 |
| 8 | \$102,318.21 | 85 | \$88,710.10 | \$15,654.72 |
| 9 | \$104,364.82 | 90 | \$95,806.91 | \$10,645.21 |
| 10 | \$106,452.12 | 95 | \$103,152.10 | \$ 5,429.06 |
| Total | \$975,334.53 | | \$729,384.71 | \$265,461.60 |

**Note: Real Property Taxes estimated for \$1,850,000 anticipated assessment using NYS Real Property Tax Law Section 581a (Assessment of Residential Real Property) and based on a Year 1 Town, County, School, and Village combined tax rate of 48.148310. Model assumes a 2% annual tax increase and assumes Year 1 is 2023.

According to this estimated PILOT financial model, over a period of ten (10) years, Best Bev LLC would be afforded an estimated real property tax abatement of \$265,461.60.

BREAKDOWN OF PROPOSED ABATEMENT

| Year | Town Abatement Projection* | County Abatement Projection* | School Abatement Projection* | Village Abatement Projection* |
|------------|----------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| Renovation | 0 | 0 | 0 | 0 |
| Period | | | | |
| 1 | \$2,434.05 | \$10,711.56 | \$17,164.91 | \$15,117.41 |
| 2 | \$2,234.46 | \$9,833.22 | \$15,757.39 | \$13,877.78 |
| 3 | \$2,025.91 | \$8,915.45 | \$14,286.70 | \$12,852.52 |
| 4 | \$1,808.12 | \$7,957.04 | \$12,750.88 | \$11,229.90 |
| 5 | \$1,580.81 | \$6,956.73 | \$11,147.91 | \$9,818.14 |
| 6 | \$1,343.69 | \$5,913.22 | \$9,475.72 | \$8,345.42 |
| 7 | \$1,096.45 | \$4,825.18 | \$7,732.19 | \$6,809.86 |
| 8 | \$838.79 | \$3,691.27 | \$5,915.13 | \$5,209.55 |
| 9 | \$570.37 | \$2,510.06 | \$4,022.29 | \$3,542.49 |
| 10 | \$290.89 | \$1,280.13 | \$2,051.37 | \$1,806.67 |
| Total | \$14,223.54 | \$62,593.86 | \$100,304.49 | \$88,339.74 |

*Note: Abatement projection is based on projected tax rates

BREAKDOWN OF PROPOSED PILOT DISTRIBUTION

| Year | Total PILOT Payment* | Town Distribution Projection* | County Distribution Projection* | School Distribution Projection* | Village Distribution Projection* |
|----------------------|----------------------------|-------------------------------------|---------------------------------------|---------------------------------------|----------------------------------------|
| Renovation Period | 0 | 100% taxation | 100% taxation | 100% taxation | 100% taxation |
| 1 | \$45,427.93 | \$2,434.05 | \$10,711.56 | \$17,164.91 | \$15,117.41 |
| 2 | \$50,970.14 | \$2,731.00 | \$12,018.38 | \$19,259.03 | \$16,961.73 |
| 3 | \$56,715.86 | \$3,038.86 | \$13,373.17 | \$21,430.04 | \$18,873.78 |
| 4 | \$62,671.03 | \$3,357.94 | \$14,777.36 | \$23,680.20 | \$20,855.53 |
| 5 | \$68,841.71 | \$3,688.57 | \$16,232.36 | \$26,011.79 | \$22,909.00 |
| 6 | \$75,234.16 | \$4,031.08 | \$17,739.65 | \$28,427.17 | \$25,036.26 |
| 7 | \$81,854.76 | \$4,385.81 | \$19,300.74 | \$30.928.76 | \$27,239.45 |
| 8 | \$88,710.10 | \$4,753.12 | \$20,917.18 | \$33,519.04 | \$29,520.76 |
| 9 | \$95,806.91 | \$5,133.37 | \$22,590.55 | \$36,200.57 | \$31,882.42 |
| 10 | \$103,152.10 | \$5,526.93 | \$24,322.49 | \$38,975.94 | \$34,326.74 |
| Total | \$729,384.71 | \$39,080.73 | \$171,983.44 | \$275,597.45 | \$242,723.08 |

*Note: Disbursement projection is based on projected tax rates

JUSTIFICATION FOR DEVIATION FROM UNIFORM PILOT POLICY

Corporation is making private investment of over \$22.9 Million in Tioga County

Corporation is bringing 65 full time equivalent jobs to Tioga County with potential future expansion with additional job creation and economic impact

Corporation is bringing \$3 million in new payroll to Tioga County

Corporation is stimulating additional ~134 indirect jobs to Tioga County

Corporation is stimulating additional ~\$5,008,800 million indirect payroll to Tioga County

Corporation is stimulating temporary electrical, concrete, and general construction jobs during the renovation period creating additional wages and spending in Tioga County

New York State has made substantial incentives offer

Competitive real property taxes are needed to compete with PA

Development addresses 2010 Strategic Plan objectives

SUMMARY

- The Tioga County IDA is considering an aggregate state and local sales tax exemption estimated at \$362,360 for renovation purchases. The local sales tax exemption portion is estimated at \$181,180.
- The Tioga County IDA is considering real property tax abatement estimated at \$265,461.60 over 10 years.