



Tioga County Industrial Development Agency
March 1, 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, T. Monell, J. Ward, E. Knolles, M. Townsend

Excused: M. Sauerbrey

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

Privilege of the Floor:

Approval of Minutes

- A. [February 1, 2023 Regular Meeting Minutes](#)

Financials

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

ED&P Update: L. Tinney

- A. [Report](#)

Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
 - 1. [Updated Project Cost Spreadsheet](#)

New Business: C. Curtis

Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. No report
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. No report
 - 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
 - a. Authorized Signers
 - 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

PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update:
 - 1. Owego Gardens II – Home Leasing - \$192,816.17/Authorized \$524,194
 - 2. RB Robinson - \$36,231.89/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$17,036.71/Authorized \$35,712.80
- B. Best Buy
 - 1. Resolution

Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES)
DR-4567 Planning Grant – Richford Railroad
 - 1. Approved; Contract Executed
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings
 - 1. Grant approved – Contract forthcoming
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 - 1. Approved; Contract Executed
- 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 April 5, 2023



DRAFT

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

I. Call to Order and Introductions: Mr. Gillette called the meeting to order at 4:32 pm.

II. Attendance

IDA Board Members
Roll Call: K. Gillette, M. Sauerbrey, T. Monell, J. Ward, E. Knolles, M. Townsend
Excused: J. Ceccherelli
Guests: C. Curtis, M. Schnabl, J. Meagher

III. Privilege of the Floor: Bob Farrell, OACSD Assistant Superintendent and Corey Green OACSD Superintendent

Mr. Farrell and Mr. Green addressed the board regarding the expiration of the Best Buy PILOT and the effect it will have on the school district’s tax levy. They gave a brief explanation on how schools calculate their tax levies and their relationship to PILOTs. They explained that the expiration of the Best Buy PILOT will cause the school district’s tax levy to increase to 5.23%, and expressed that this likely would not be favorable to the taxpayers. Because of this, they asked the board if they would consider extending the Best Buy PILOT. Mr. Meagher explained that the property has already been deeded back to Best Buy, which may cause an issue in extending the PILOT. Mr. Meagher also noted that the IDA will also need to work with the Town of Nichols assessor to hold off putting Best Buy back on the tax roll if the PILOT were to be extended. Discussion ensued about how this PILOT and other PILOTs could be ended in steps to lessen the burden on the school district. After board discussion, it was decided that Mr. Green and Mr. Farrell will work with their school board to determine the rate and length of time at which the stepping back of the PILOT would be most acceptable for the school district. Ms. Curtis will work to communicate with Best Buy to determine if they are agreeable to this PILOT structure. She will also work with the Town of Nichols assessor to determine if it is possible to hold off putting the property back on the tax rolls.

Action item: C. Curtis to work with L. Tinney to identify proper contact for Best Buy to discuss potential PILOT extension.

IV. Approval of Minutes

- A. January 4, 2023 Regular Meeting Minutes
- B. January 4, 2023 Annual Meeting Minutes

Motion to approve January 4, 2023 Regular Meeting Minutes and January 4, 2023 Annual Meeting Minutes, as written. (M. Sauerbrey, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried



V. Financials

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

Motion to acknowledge financials, as presented. (T. Monell, E. Knolles)

Aye – 6	Abstain – 0
No – 0	Carried

VI. ED&P Update: L. Tinney

- A. Report: Ms. Tinney sent the board a written report of current ED&P activities prior to the meeting for the board to review.

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

A. Owego Gardens II

1. Updated Project Cost Spreadsheet: Ms. Curtis noted that payments have been made to Aquastore, Robinson, and J. Dilola since the last meeting.

B. J. Gensel/Fagan Engineers request: Fagan Engineers sent a detailed invoice regarding their construction management activities for the Owego Gardens II project that were outside of their originally contracted items. The invoice totaled \$40,000. The board agreed to pay the invoice.

Motion to accept and pay invoice from Fagan Engineers for construction management activities for the Owego Gardens II project. (T. Monell, E. Knolles)

Aye – 6	Abstain – 0
No – 0	Carried

VIII. New Business: C. Curtis

- A. New laws affecting IDA: Mr. Meagher explained that there are new laws that affect IDA procedures, including giving municipalities two years notice of PILOTs expiring, and that all PILOT notices must be certified mail.
- B. Tioga County Chamber of Commerce sponsorship request: Ms. Curtis shared that the Tioga County Chamber of Commerce requested that the IDA sponsor their upcoming economic forecasting forum in the amount of \$1,000.

Motion to sponsor the Tioga County Chamber of Commerce economic forecasting forum in the amount of \$1,000. (E. Knolles, M. Sauerbrey)

Aye – 6	Abstain – 0
No – 0	Carried

- C. DRI Multi-Site Program Fund – Policies & Guidelines & Project Checklist Fillable Form: Ms. Curtis shared the policies and guidelines and application for the DRI Multi-Site Program Fund with the board. The fund was established from the relinquished funds from DRI projects that did not end up moving forward and will be administered by Economic Development & Planning staff.

IX. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

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



- a. No report
- 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. M. Townsend appointment to Governance Committee, Audit Committee, & Finance Committee

Motion to approve the appointment of M. Townsend to the TCIDA Governance Committee, Audit Committee and Finance Committee (T. Monell, E. Knolles)

Aye – 6 Abstain – 0
No – 0 Carried

- 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 - \$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. Best Bev LLC Application – Public Hearing January; Board Vote February

- 1. Cost Benefit Analysis
- 2. Public Hearing Transcript
- 3. Resolution

Motion to approve the resolution approving the sales tax exemption only for Best Bev, LLC in the amount of \$362,360. (K. Gillette, E. Knolles)

Aye – 6 Abstain – 0
No – 0 Carried

XI. Grant Updates: C. Curtis

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

- 1. Approved; Contract Executed

B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings

1. Grant approved – Contract forthcoming: Ms. Sauerbrey asked when it was decided to pursue engineering design for two buildings. Mr. Gillette explained there was board consensus at a prior meeting to change the engineering design plans from four to two buildings. Board discussion ensued about the project. Ms. Curtis reminded the board that this grant was just for the preliminary engineering design.

C. ESD Grant Application – Municipal Water Extension to Raymond Hadley

- 1. Approved; Contract Executed

Ms. Curtis noted that she will be setting up a meeting with Larson Design group to



commence grant activities for both the Richford Railroad planning grant and Municipal Water Extension to Raymond Hadley projects.

D. ESD Water Tank – ESD AB017

1. Reimbursement process in progress

XII. Motion to move into Executive Session at 5:28 pm pursuant to Public Officers Law Section 105 to discuss financial and personnel matters. (T. Monell, J. Ward)

Motion to adjourn Executive Session at 6:18 pm. (M. Sauerbrey)

XIII. Next Meeting: Wednesday March 1, 2023

XIV. Adjournment: Mr. Monell motioned to adjourn the meeting at 6:19 pm.

Tioga County Industrial Development Agency

Balance Sheet

As of February 28, 2023

	Feb 28, 23	Feb 28, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	3,722.27	313,677.27	-309,955.00
Community- Facade Improvement	230,964.51	202,423.64	28,540.87
USDA Funds			
CCTC- Loan Loss Reserve	40,492.59	40,481.39	11.20
TSB- IRP 2016 (Formerly IRP 4)	148,445.67	142,331.71	6,113.96
TSB- RBEG	161,342.72	151,558.50	9,784.22
TSB- marketing	0.00	1,115.99	-1,115.99
Total USDA Funds	350,280.98	335,487.59	14,793.39
Total Restricted Cash Accounts	584,967.76	851,588.50	-266,620.74
CCTC- CDs			
Site Development			
Site Development 2441	100,462.52	100,262.00	200.52
Site Development 2440	100,350.12	100,149.67	200.45
Site Development 2439	100,350.12	100,149.67	200.45
Total Site Development	301,162.76	300,561.34	601.42
Land Acquisition (879)	553,069.56	549,763.55	3,306.01
Capital Improvement (284)	325,351.58	323,406.76	1,944.82
Total CCTC- CDs	1,179,583.90	1,173,731.65	5,852.25
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	2,703,411.65	925,840.35	1,777,571.30
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	2,703,887.30	926,316.00	1,777,571.30
Unrestricted Cash Accounts			
TSB ICS	5.33	1,000,320.72	-1,000,315.39
TSB- checking	208,545.11	120,212.81	88,332.30
TSB- general fund	25,770.60	25,756.49	14.11
Total Unrestricted Cash Accounts	234,321.04	1,146,290.02	-911,968.98
Total Checking/Savings	4,702,760.00	4,097,926.17	604,833.83
Other Current Assets			
COVID-19 ERLP			
C-7-A	6,786.92	16,076.30	-9,289.38
C-5-A	2,270.57	5,764.20	-3,493.63
C-4-A	2,287.51	5,647.97	-3,360.46
C-2-A	0.00	8,160.39	-8,160.39
C-1-A	9,756.71	14,671.34	-4,914.63
Total COVID-19 ERLP	21,101.71	50,320.20	-29,218.49
Accounts Receivable 1300.01	746,453.05	746,453.05	0.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	11,250.00	18,125.00	-6,875.00
Loan Rec - 2018-03-C	0.00	9,375.00	-9,375.00
Loan Rec - 2018-01-C	1,015.02	2,820.02	-1,805.00
Loan Rec - 2017-02-C	5,407.52	11,896.28	-6,488.76
Loan Rec - 2016-02-C	0.00	2,778.08	-2,778.08
Loan Rec - 2015-06-C	0.00	731.66	-731.66
Loan Rec - 2015-05-C	0.00	304.57	-304.57
Total Commercial Facade Loan Program	17,672.54	46,030.61	-28,358.07
RBEG			
Loan Rec - RBEG 2019 -06	54,299.35	61,683.86	-7,384.51
Total RBEG	54,299.35	61,683.86	-7,384.51
IRP 4			
Loan Rec 2021-02-A	11,234.80	14,089.51	-2,854.71
Loan Rec 2021-01-A	67,402.01	74,668.29	-7,266.28
Loan Rec 2019-07-A	35,146.52	36,943.92	-1,797.40
Loan Rec - 2019 - 06A	67,873.95	77,107.12	-9,233.17
Loan Rec 2018-02-A	3,371.96	5,031.40	-1,659.44
Loan Rec 2018-01-A	54,445.59	58,125.70	-3,680.11
Loan Rec 2017-05-A	0.00	1,748.68	-1,748.68

Tioga County Industrial Development Agency

Balance Sheet

As of February 28, 2023

	Feb 28, 23	Feb 28, 22	\$ Change
Loan Rec 2017-04-A	28,617.00	30,754.15	-2,137.15
Loan Rec 2017-01-A	11,376.46	14,053.79	-2,677.33
Loan Rec 2009-02-A	48,651.58	49,251.58	-600.00
Total IRP 4	328,119.87	361,774.14	-33,654.27
IRP 3			
Loan Rec 2007-08-A	0.00	5,696.39	-5,696.39
Total IRP 3	0.00	5,696.39	-5,696.39
IRP 2			
Loan Rec 2011-03-A	0.00	1,084.35	-1,084.35
Total IRP 2	0.00	1,084.35	-1,084.35
Total Other Current Assets	1,132,646.52	1,238,042.60	-105,396.08
Total Current Assets	5,835,406.52	5,335,968.77	499,437.75
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	-1,257,126.24	-1,237,003.24	-20,123.00
Total Fixed Assets	2,212,226.02	2,232,349.02	-20,123.00
TOTAL ASSETS	8,047,632.54	7,568,317.79	479,314.75
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
Owego Gardens II	46,500.00	0.00	46,500.00
Gateway Owego, LLC	1,900.00	1,800.00	100.00
Midwestern Pet Foods, Inc.	8,885.31	0.00	8,885.31
Crown Cork and Seal	0.00	300,000.00	-300,000.00
Nichols Cross Dock	70,134.79	0.00	70,134.79
Owego Gardens	24,488.00	24,009.00	479.00
Tioga Downs Racetrack	330,496.47	0.00	330,496.47
CNYOG	2,036,285.60	0.00	2,036,285.60
Best Buy PP	184,690.13	600,000.00	-415,309.87
Total PILOT Payments	2,703,380.30	925,809.00	1,777,571.30
Total Other Current Liabilities	2,703,380.30	925,809.00	1,777,571.30
Total Current Liabilities	2,703,380.30	925,809.00	1,777,571.30
Long Term Liabilities			
Tioga County COVID-19 ERLP	24,413.43	363,456.36	-339,042.93
Loan Pay- IRP 4	191,977.33	202,293.40	-10,316.07
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	505,014.89	884,127.26	-379,112.37
Total Liabilities	3,208,395.19	1,809,936.26	1,398,458.93
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	3,694,570.69	4,536,718.32	-842,147.63

Tioga County Industrial Development Agency

Balance Sheet

As of February 28, 2023

	<u>Feb 28, 23</u>	<u>Feb 28, 22</u>	<u>\$ Change</u>
Net Income	-261,635.97	-184,639.42	-76,996.55
Total Equity	4,839,237.35	5,758,381.53	-919,144.18
TOTAL LIABILITIES & EQUITY	<u>8,047,632.54</u>	<u>7,568,317.79</u>	<u>479,314.75</u>

Tioga County Industrial Development Agency

Profit & Loss

02/28/23

January through February 2023

Accrual Basis

	Jan - Feb 23	Jan - Feb 22	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
COVID-19 C-7-A	37.25	71.93	-34.68
COVID-19 C-5-A	11.89	25.83	-13.94
COVID-19 C-1-A	21.91	65.49	-43.58
COVID-19 C-2-A	0.00	36.60	-36.60
COVID-19 C-4-A	11.30	25.26	-13.96
RBEG 2019 -06	368.26	417.26	-49.00
IRP 2			
2011-03-A	0.00	22.52	-22.52
Total IRP 2	0.00	22.52	-22.52
IRP 3			
2007-08-A	0.00	70.18	-70.18
Total IRP 3	0.00	70.18	-70.18
IRP 4			
2019 - 06A	460.32	521.56	-61.24
2021-02-A	48.45	60.31	-11.86
2021-01-A	284.67	314.85	-30.18
2019-07-A	154.49	325.35	-170.86
2018-02-A	23.89	34.89	-11.00
2018-01-A	217.88	466.07	-248.19
2017-04-A	108.06	232.79	-124.73
2017-05-A	0.00	9.88	-9.88
2017-01-A	49.33	59.96	-10.63
Total IRP 4	1,347.09	2,025.66	-678.57
Total Loan Interest Income	1,797.70	2,760.73	-963.03
Loan Program Fee			
Facade	0.00	200.00	-200.00
Total Loan Program Fee	0.00	200.00	-200.00
Loan Late Fee			
COVID-19 C-1-A	21.65	43.30	-21.65
2016-02-C	0.00	41.66	-41.66
Total Loan Late Fee	21.65	84.96	-63.31
Loan Administrative Fee	453.26	134.37	318.89
Interest Income-			
Interest Income - TSB COVID19	0.20	25.33	-25.13
Interest Income- TSB ICS	0.00	129.31	-129.31
Community- Facade Improvement	1.95	3.21	-1.26
CCTC Loan Loss Reserve Account	1.06	1.96	-0.90
TSB- checking	82.83	14.78	68.05
TSB-general fund	2.19	7.29	-5.10
TSB- IRP 4	18.47	4.45	14.02
TSB- RBEG	20.40	4.88	15.52
TSB- marketing	0.00	0.04	-0.04
Total Interest Income-	127.10	191.25	-64.15
Leases/Licenses	530.00	1,904.47	-1,374.47
OHRy			
freight	5,836.08	11,594.83	-5,758.75
Total OHRy	5,836.08	11,594.83	-5,758.75
Total Income	8,765.79	16,870.61	-8,104.82
Expense			

Tioga County Industrial Development Agency

Profit & Loss

02/28/23

January through February 2023

Accrual Basis

	Jan - Feb 23	Jan - Feb 22	\$ Change
Grant Expense			
Raymond Hadley Water	250.00	0.00	250.00
Total Grant Expense	250.00	0.00	250.00
Marketing	0.00	49.50	-49.50
Education			
Curtis	0.00	100.00	-100.00
Total Education	0.00	100.00	-100.00
Loan Admin Fee			
IRP 4	0.00	134.37	-134.37
Total Loan Admin Fee	0.00	134.37	-134.37
6120 · Bank Service Charges	0.00	0.00	0.00
6160 · Dues and Subscriptions	970.00	850.00	120.00
Employee benefit			
IRA Company Match	84.80	235.52	-150.72
Total Employee benefit	84.80	235.52	-150.72
6180 · Insurance			
Crime (Smith Brothers)	636.00	0.00	636.00
WC (Utica)	-327.00	0.00	-327.00
6190 · Disability (First Rehab Life)	375.29	388.80	-13.51
Employee Health (SSA)	1,028.26	471.35	556.91
6185 · Property & Liability (Dryden)	12,458.71	11,224.42	1,234.29
RR Liability (Steadfast)	0.00	29,055.60	-29,055.60
Total 6180 · Insurance	14,171.26	41,140.17	-26,968.91
6200 · Interest Expense			
6205 · Loan Int Exp Covid	435.24	0.00	435.24
Total 6200 · Interest Expense	435.24	0.00	435.24
6240 · Miscellaneous	1,000.00	0.00	1,000.00
6550 · Office Supplies	549.90	0.00	549.90
6560 · Payroll Expenses			
Payroll Expenses - HSA	300.00	600.00	-300.00
6560 · Payroll Expenses - Other	7,774.07	8,073.70	-299.63
Total 6560 · Payroll Expenses	8,074.07	8,673.70	-599.63
6270 · Professional Fees			
BiziLife LLC	1,070.00	1,000.00	70.00
Administrative Services			
Tinney	3,000.00	4,250.00	-1,250.00
Total Administrative Services	3,000.00	4,250.00	-1,250.00
6650 · Accounting			
Jan Nolis	565.00	880.00	-315.00
6650 · Accounting - Other	0.00	5,000.00	-5,000.00
Total 6650 · Accounting	565.00	5,880.00	-5,315.00
6270 · Professional Fees - Other	0.00	3,848.00	-3,848.00
Total 6270 · Professional Fees	4,635.00	14,978.00	-10,343.00
6670 · Program Expense			
Water Tower	239,340.69	134,512.09	104,828.60
Total 6670 · Program Expense	239,340.69	134,512.09	104,828.60
Property Taxes			

Tioga County Industrial Development Agency

Profit & Loss

02/28/23

January through February 2023

Accrual Basis

	Jan - Feb 23	Jan - Feb 22	\$ Change
Stanton Hill 9.64A Town Lot	222.30	206.68	15.62
96 · Smith Creek Rd	27.48	25.55	1.93
540 · Stanton Hill	168.24	156.42	11.82
Spring St	0.28	0.27	0.01
Berry Road (47)	141.77	131.81	9.96
Carmichael Road	7.78	6.94	0.84
Smith Creek Road	23.55	21.90	1.65
Glenmary Drive	10.81	10.10	0.71
Metro Road	9.01	8.42	0.59
Total Property Taxes	611.22	568.09	43.13
6770 · Supplies	225.89	658.37	-432.48
6350 · Travel & Ent			
6380 · Travel	53.69	0.00	53.69
6350 · Travel & Ent - Other	0.00	-389.78	389.78
Total 6350 · Travel & Ent	53.69	-389.78	443.47
Total Expense	270,401.76	201,510.03	68,891.73
Net Ordinary Income	-261,635.97	-184,639.42	-76,996.55
Net Income	-261,635.97	-184,639.42	-76,996.55

Tioga County Industrial Development Agency Transaction Detail

February 2023

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	02/07/2023			Loan pmts	1,088.61
Check	02/21/2023	1023	Tioga County Treasurer	Sep-Dec 2022 HUD/COVID principal & interest	-7,299.75
Deposit	02/21/2023			Loan pmt	300.00
Total COVID-19					-5,911.14
Community- Facade Improvement					
Deposit	02/07/2023			Loan Pmt	540.73
Total Community- Facade Improvement					540.73
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	02/01/2023			Loan Pmts	906.72
Deposit	02/07/2023			Loan Pmts	1,298.63
Deposit	02/08/2023			Loan pmt	250.00
Total TSB- IRP 2016 (Formerly IRP 4)					2,455.35
TSB- RBEG					
Deposit	02/07/2023			Loan pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					3,265.31
Total Restricted Cash Accounts					-2,105.10
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Deposit	02/01/2023			PILOT Payments - Midwestern & Owego Gardens II	33,323.31
Deposit	02/07/2023			PILOT - FedEx - Gateway	72,034.79
Deposit	02/09/2023			PILOT - CNYOG	2,036,285.60
Deposit	02/13/2023			PILOT Tioga Downs	330,496.47
Deposit	02/21/2023			PILOT - Best Buy	184,690.13
Total TSB-Owego Gardens					2,656,830.30
Total Temporarily Restricted Cash Acc					2,656,830.30
Unrestricted Cash Accounts					
TSB- checking					
Check	02/01/2023	7003	Christine E Curtis	Pay Period: 1/15/23-1/28/23	-1,668.15
Check	02/02/2023	7004	LeeAnn Tinney	Feb 2023 Professional Services	-1,500.00
Check	02/02/2023	7005	John DeLola	Plow/Salt tank roadway - 1/14-1/17-1/23-1/25	-875.00
Check	02/02/2023	7006	BiziLife LLC	Jan social media	-535.00
Check	02/02/2023	7007	Fagan Engineers and Land Surveyors...	Invoice 23844 Prof Svcs E-Site Water System	-40,000.00
Check	02/02/2023	7008	Christine Curtis	February 2023 H S A	-150.00
Check	02/03/2023	7009	Tioga County	IT - IDA Printer - Staples Inv#3528138577	-129.99
Deposit	02/07/2023			RJ Corman Dec & Workmans Comp Insurance Refund	2,851.19
Check	02/14/2023	7010	Tioga County Chamber of Commerce	Sponsor Economic Forecasting Forum	-1,000.00
Check	02/14/2023	7011	Dryden Mutual Insurance Company	Special Multi-Peril Policy SMP00013250-07 Term: 2/21/23-2/21/24	-12,458.71
Check	02/15/2023	7012	Christine E Curtis	Pay Period: 1/29/23-2/11/23	-1,668.15
Check	02/15/2023	7013	Franklin Templeton	Feb 2023 Simple IRA - C. Curtis	-84.80
Check	02/15/2023	7014	Smith Brothers Insurance	Inv#83982 Crime Policy Acc#TIOGCO1-CL	-636.00
Check	02/21/2023	7015	IK Systems Inc	Invoice PSI-001342	-8,053.28
Check	02/21/2023	7016	GVCC	Valley Business Banquet C. Curtis Reservation	-45.00
Total TSB- checking					-65,952.89
Total Unrestricted Cash Accounts					-65,952.89
TOTAL					2,588,772.31

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
\$ 746,453.05	Total	

March 2023

Economic Development and Planning Monthly Update

A. Economic/Community Development

1. Village of Owego

a. DRI administration- on going

- Call for Projects has been issued, applications due by 3/10

b. NY Main Street (North Ave)- waiting on final Village sign off

c. Neighborhood Depot (Racker project)- demo/construction bids recvd (over budget)

d. Owego Gardens

- County approved acceptance of Belva Lockwood Lane

- Residents to begin moving in week of 2/27

e. Restore NY- County applied for Tioga Trails building (\$2 M)

2. Village of Waverly

a. NY Forward application- \$4.5 million award made

3. Village of Candor

a. NY Main Street (Land Bank)- progressing

4. Town of Nichols

a. Broadband/fiber build out- ongoing

5. Town of Owego

a. Broadband- exploring options with Southern Tier Network

6. Other

a. Snowmobile grant administration- ongoing

b. Leadership Tioga 2023- classes have begun

B. Planning

1. County Case 2023-003, Town of Richford, Solar Energy Generating Systems law – Staff recommended approval of local law with the condition that the Town Board conduct the correct SEQR review and County Planning Board unanimously recommended approval with the added condition that the Town Board review the maximum lot coverage requirement as it could have the opposite effect of the intention.

2. County Case 2023-004, Town of Owego, Site Plan Review, Parkway Produce – Applicant proposes to establish and operate a produce stand on this property on State Route 434 in Apalachin. Staff recommended approval with the condition that the applicant provide signage information to the Town of Owego that complies with their regulations, that the applicant complies with NYS DOT Region 9 requirements, and the applicant and the Town Planning Board mutually agree on the flow of traffic to the parking area. County Planning Board unanimously recommended approval with those conditions.

3. ARC grant request- Update Countywide Strategic Plan (verbal approval issued)

4. Hazard Mitigation Plan update- RFP issued

C. Workforce Development

1. Continuing collaborations with schools/BOCES/businesses

D. Land Bank

1. Providence Housing- Temple/Liberty Street- awaiting land appraisal

2. Owego Apalachin Central School District house rehabilitation- ongoing

E. Regional Council

1. Next Round of ESD Capital grants due by 4/14.

Expenses	
Contract A	
	Robinson-Site
Bid	138,291.00
A3 Fence confirm total	18,600.00
CO Culvert Purchase	50,018.00
CO electric & cable to tank site	80,240.79
asphalt original	29,800.00
asphalt co 1	20,958.00
asphalt co 2 - extra depth	24,683.00
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
CO	81,325.00
final tank inspection due to weather	1,800.00
Sub Total	529,535.00
Fagan	
Additional Management approved Feb 2023	40,000.00
Engineering Contract	95,000.00
Mang/Admin Contract	20,000.00
Sub Total	155,000.00
Suez	
Inspections	73,750.00
SCADA	17,115.00
Generator/propane	11,250.00
Patterson	7,236.00
Legal	10,000.00
CO RPZs install/site improvement - likely reimbursed @ 3k max	-3,000.00
SCADA electrical work not in contract	1,838.00
Atlantic Testing - pavement compaction testing - likely reimbursed	-1,811.00
Sub Total	116,378.00
Misc.	
	600.00
Security; CO due to Spectrum heater requirement	241.00
Security; revised price approved 10-7-22	20,133.21
Plowing of tank roadway	675.00
NYSEG water tank charge	329.12
Veolia Private Hydrant Fee	2,811.95
Sub Total	24,790.28
10% Contingency (E)	0.00
10% Contingency (C)	0.00
Sub Total	0.00
Total	1,999,057.27
Credits	
Suez	413,527.00
ESD Grant	350,000.00
EDP	10,000.00
Total	773,527.00
Net Cost	1,225,530.27

Payment	Contract A&B	Payment	Contract C	Payment	Fagan	Payment	Suez	Payment	Misc.
5/10/2021	86,045.59	10/4/2021	305,279.31	9/24/2018	155,000.00	5/13/2021	116,378.00	5/22/2020	24,790.28
7/28/2021	262,924.66	10/27/2021	19,079.62	2/25/2019	21,014.50	5/13/2021	38,875.00	5/22/2020	504.00
2/8/2022	134,118.05	11/24/2021	66,856.25	3/21/2019	24,162.50	5/13/2021	1,000.00	9/30/2020	87.29
8/23/2022	406,772.06	5/2/2022	40,018.75	1/2/2020	5,258.50	5/13/2021	33,875.00	1/10/2023	675.00
1/11/2023	184,686.34	8/23/2022	67,355.00	10/5/2020	26,515.00		-	1/17/2023	329.12
	-	12/29/2022	29,146.07	7/28/2022	8,049.50		-	1/17/2023	2,811.95
	-	1/5/2023	1,800.00	2/2/2023	20,000.00		-		-
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IDA Pymts	1,074,546.70	IDA Pymts	529,535.00	IDA Pymts	145,000.00	IDA Pymts	73,750.00	IDA Pymts	4,407.36
Credit	-	Credit	-	Credit	10,000.00	Credit	-	Credit	-
Total Pd	1,074,546.70	Total Pd	529,535.00	Total Pd	155,000.00	Total Pd	73,750.00	Total Pd	4,407.36
Remaining	98,807.29	Remaining	-	Remaining	-	Remaining	42,628.00	Remaining	20,382.92
Remaining	161,818.21								

1,999,057.27	Contract & Misc Cost Totals
1,827,239.06	IDA Payments
10,000.00	Credits
161,818.21	Balance

30K Contract A&B Allowance

Original Est 1,248,000 Difference 751,057.27

Original Est 676500 Difference 549,030.27

1/30/2023