



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

Tioga County Industrial Development Agency
July 6, 2022 – 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

Excused: E. Knolles

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

Privilege of the Floor:

Approval of Minutes

- A. [June 8, 2022 Regular Meeting Minutes](#)

Financials

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

ED&P Update: L. Tinney

Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
1. [Updated Project Cost Spreadsheet](#)
2. Escrow Agreement
3. Easements
4. [Site Visit Photos](#)

New Business: C. Curtis

- A. Buck Road Site Visit – Potential Development
1. [Photos](#)

Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
a. J. Nolis quarterly review completed
2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
a. Broadband Conference
b. IDA Networking Event
3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward



- a. No report
- 4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
 - a. Labrador Lumber HUD Loan
 - b. COVID-19 ERLP
- 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 - \$110,577.98/Authorized \$524,194
 - 2. RB Robinson - \$28,537.73/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$17,036.71/Authorized \$17,856.40

Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
 - 1. Application pending
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings – In progress – Due July 29th
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley – In progress – Due July 29th

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

Next Meeting: Wednesday August 3, 2022



DRAFT

**Tioga County Industrial Development Agency
June 8, 2022 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor**

Regular Board Meeting Minutes

I. Call to Order and Introductions – Ms. Ceccherelli called the meeting to order at 4:31 pm.

II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, T. Monell, M. Sauerbrey, J. Ward, E. Knolles (attended via Zoom), A. Gowan

Excused:

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

III. Privilege of the Floor: James Gensel

Mr. Gensel shared an Owego Gardens II water system extension update with the board. He discussed with the board which items that are a part of the water main extension are eligible to be reimbursed by Suez, and how Suez calculates their reimbursement ratio. He also discussed that the meter pits must be relocated to grass instead of pavement.

IV. Approval of Minutes

A. May 4, 2022 Regular Meeting Minutes

Motion to approve May 4, 2022 Regular Meeting Minutes, as written. (M. Sauerbrey, 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. (J. Ward, A. Gowan)

**Aye – 7 Abstain – 0
No – 0 Carried**

VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- There will be a change in the administration fee for the DRI business development projects that fall under the IDA. With projects falling off, B. Woodburn requested from New York State Homes and Community Renewal that the administration fee associated with the dropped project be reallocated, and the money for the dropped project be redistributed into the business development program that falls under the IDA. There



are also fees that will be returned back to the IDA as a result of the dropped projects. The IDA board was agreeable to the changes in the projects.

- The department has completed its solar best practices report. The information from the reports has been disseminated to the municipalities to help guide them with future solar projects.
- Best Bev has signed a triple net lease with the owners of the Waverly Trade Center in Waverly. They will most likely be seeking a PILOT application as they get closer to setting up their operation.
- Opportunity Grows has signed a purchase agreement for the Victory Building in the Town of Owego. They too will most likely be seeking to apply for a PILOT. Both Opportunity Grows and Best Bev will likely also be applying for ESD capital grants.
- The Waverly Economic Analysis is ongoing.
- Raymond Hadley in the Village of Spencer is seeking to extend municipal water from the Town of Van Etten to their site. The capacity of their current wells cannot keep up with their water demand. A preliminary engineering report will be needed. Ms. Tinney reached out to Larson Design Group for a quote for the study, and it will likely cost between \$30,000 and \$40,000. Ms. Tinney asked the board if they would be agreeable to being the applicant for the grant and providing the required match, depending on the funding source. The board was agreeable to doing so.
- **Motion to move forward with the grant application for the engineering plan for the municipal water extension from the Town of Van Etten to Raymond Hadley in the Village of Spencer, and fund required match. (K. Gillette, E. Knolles)**

Aye-7	Abstain – 0
No – 0	Carried

- Ms. Tinney requested an estimate from Larson Design Group to design two 40,000 square feet buildings on the IDA property in Lounsberry. The estimate is approximately \$32,000 with an additional \$15,000 needed for geotechnical and SWPPP studies, bringing the total to approximately \$47,000. Ms. Tinney explained that an ARC Grant would be an applicable grant source for this engineering design plan, but it requires a 50% match. The board was agreeable to moving forward with applying for the ARC Grant for the study and providing the match.

Motion to move forward with the ARC Grant application for the engineering design for the Lounsberry Industrial Hub, and fund required match. (A. Gowan, E. Knolles)

Aye – 7	Abstain – 0
No – 0	Carried

- The Town of Nichols has been selected to participate in New York State’s new ConnectALL program, which will bring high-speed broadband to Town of Nichols residents. Southern Tier Network will be working on implementing the infrastructure needed to connect Town of Nichols residents.
- The department is working on 17 potential grants, 21 pending grants, and 38 active grants.

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

A. Barn & Silo Asbestos Survey

Ms. Curtis reported that the full report for the asbestos survey for the barn on IDA



property is expected to be received next week. However, the environmental firm did share that there were samples from the barn that did test positive for asbestos.

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

IX. PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update:
 - 1. Owego Gardens II – Home Leasing - \$95,181.36/Authorized \$524,194
 - 2. RB Robinson - \$25,887.79/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$14,350.21/Authorized \$17,856.40
- B. SunEast Valley Solar – Resolution

Motion to approve the resolution authorizing SunEast Valley Solar’s PILOT and sales tax exemption for their solar energy generation project on Montrose Turnpike in the Town of Owego. (J. Ward, K. Gillette)

Aye – 7 Abstain – 0
No – 0 Carried

- C. Best Buy – PILOT release
Mr. Meagher is working on the paperwork for the PILOT release for Best Buy.

X. Grant Updates: C. Curtis

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

XI. Motion to move into Executive Session at 5:30 pm to discuss financial and personnel matters pursuant to Public Officers Law Section 105. (K. Gillette, T. Monell)

Motion to adjourn Executive Session at 6:40 pm.

XII. Next Meeting: Wednesday July 6, 2022

XIII. Adjournment – Mr. Gillette motioned to adjourn the meeting at 6:41 pm.

Tioga County Industrial Development Agency

Balance Sheet

As of June 30, 2022

	Jun 30, 22	Jun 30, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	315,903.72	316,346.65	-442.93
Community- Facade Improvement	211,578.06	174,340.66	37,237.40
CCTC- Industrial Park	0.00	9,706.03	-9,706.03
USDA Funds			
CCTC- Loan Loss Reserve	40,484.44	40,473.32	11.12
TSB- IRP 2016 (Formerly IRP 4)	128,680.76	108,280.93	20,399.83
TSB- RBEG	154,806.05	145,059.05	9,747.00
TSB- marketing	0.00	1,115.84	-1,115.84
Total USDA Funds	<u>323,971.25</u>	<u>294,929.14</u>	<u>29,042.11</u>
Total Restricted Cash Accounts	851,453.03	795,322.48	56,130.55
CCTC- CDs			
Site Development			
Site Development 2441	100,262.00	100,000.00	262.00
Site Development 2440	100,149.67	100,000.00	149.67
Site Development 2439	100,149.67	100,000.00	149.67
Total Site Development	<u>300,561.34</u>	<u>300,000.00</u>	<u>561.34</u>
Land Acquisition (879)	549,763.55	545,414.33	4,349.22
Capital Improvement (284)	<u>323,406.76</u>	<u>318,847.13</u>	<u>4,559.63</u>
Total CCTC- CDs	1,173,731.65	1,164,261.46	9,470.19
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	989,060.35	116,562.35	872,498.00
TSB-Crown Cork and Seal	105.67	300,105.67	-300,000.00
Community- BestBuy PILOT Acct.	369.98	570,369.98	-570,000.00
Total Temporarily Restricted Cash Acc	<u>989,536.00</u>	<u>987,038.00</u>	<u>2,498.00</u>
Unrestricted Cash Accounts			
TSB ICS	1,000,522.39	1,564,634.96	-564,112.57
TSB- checking	67,117.98	337,521.47	-270,403.49
TSB- general fund	25,759.73	125,715.45	-99,955.72
Total Unrestricted Cash Accounts	<u>1,093,400.10</u>	<u>2,027,871.88</u>	<u>-934,471.78</u>
Total Checking/Savings	4,108,120.78	4,974,493.82	-866,373.04
Other Current Assets			
COVID-19 ERLP			
C-7-A	13,002.97	22,146.60	-9,143.63
C-5-A	4,608.96	8,045.47	-3,436.51
C-4-A	4,537.13	7,842.10	-3,304.97
C-2-A	6,491.51	11,455.87	-4,964.36
C-1-A	12,573.74	20,200.38	-7,626.64
Total COVID-19 ERLP	<u>41,214.31</u>	<u>69,690.42</u>	<u>-28,476.11</u>
Accounts Receivable 1300.01	746,453.05	168,453.05	578,000.00
Allowance for Doubtful Accounts	<u>-35,000.00</u>	<u>-35,000.00</u>	<u>0.00</u>
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	16,250.00	23,125.00	-6,875.00
Loan Rec - 2018-03-C	8,125.00	11,875.00	-3,750.00
Loan Rec - 2018-01-C	1,920.02	3,870.02	-1,950.00
Loan Rec - 2017-02-C	9,733.36	16,222.12	-6,488.76
Loan Rec - 2016-03-C	0.00	4,648.80	-4,648.80
Loan Rec - 2016-02-C	694.76	8,333.60	-7,638.84
Loan Rec - 2015-06-C	-0.06	3,658.54	-3,658.60
Loan Rec - 2015-05-C	0.00	2,698.95	-2,698.95
Total Commercial Facade Loan Program	<u>36,723.08</u>	<u>74,432.03</u>	<u>-37,708.95</u>
RBEG			
Loan Rec - RBEG 2019 -06	59,256.40	66,446.86	-7,190.46
Total RBEG	<u>59,256.40</u>	<u>66,446.86</u>	<u>-7,190.46</u>
IRP 4			
Loan Rec 2021-02-A	13,317.42	16,125.00	-2,807.58
Loan Rec 2021-01-A	72,266.33	79,412.51	-7,146.18
Loan Rec 2019-07-A	36,462.06	38,198.46	-1,736.40
Loan Rec - 2019 - 06A	74,070.27	83,060.88	-8,990.61
Loan Rec 2018-02-A	4,485.60	6,101.43	-1,615.83

Tioga County Industrial Development Agency

Balance Sheet

As of June 30, 2022

	Jun 30, 22	Jun 30, 21	\$ Change
Loan Rec 2018-01-A	57,137.84	60,703.44	-3,565.60
Loan Rec 2017-05-A	78.05	5,048.54	-4,970.49
Loan Rec 2017-04-A	30,179.99	32,254.11	-2,074.12
Loan Rec 2017-01-A	13,168.43	15,743.53	-2,575.10
Loan Rec 2009-02-A	49,051.58	49,451.58	-400.00
Total IRP 4	350,217.57	386,099.48	-35,881.91
IRP 3			
Loan Rec 2007-08-A	2,877.91	11,160.68	-8,282.77
Total IRP 3	2,877.91	11,160.68	-8,282.77
IRP 2			
Loan Rec 2011-03-A	0.00	9,598.82	-9,598.82
Total IRP 2	0.00	9,598.82	-9,598.82
Total Other Current Assets	1,201,742.32	750,881.34	450,860.98
Total Current Assets	5,309,863.10	5,725,375.16	-415,512.06
Fixed Assets			
Land-Rizzuto	78,395.16	0.00	78,395.16
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,257.05	450.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
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	-1,216,347.46	-20,655.78
Total Fixed Assets	2,232,349.02	2,174,159.64	58,189.38
TOTAL ASSETS	7,542,212.12	7,899,534.80	-357,322.68
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
Spencer-Tioga Solar	93,220.00	91,392.00	1,828.00
Gateway Owego, LLC	1,800.00	1,600.00	200.00
Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens	24,009.00	23,539.00	470.00
Best Buy PP	570,000.00	570,000.00	0.00
Total PILOT Payments	989,029.00	986,531.00	2,498.00
Total Other Current Liabilities	989,029.00	986,531.00	2,498.00
Total Current Liabilities	989,029.00	986,531.00	2,498.00
Long Term Liabilities			
Tioga County COVID-19 ERLP	356,137.07	385,110.10	-28,973.03
Loan Pay- IRP 4	202,293.40	212,507.33	-10,213.93
Loan Pay- IRP 3	160,457.30	171,085.45	-10,628.15
Loan Pay- IRP 2	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	847,054.60	915,994.93	-68,940.33
Total Liabilities	1,836,083.60	1,902,525.93	-66,442.33
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	-236,892.43	-134,367.35	-102,525.08
Total Equity	5,706,128.52	5,997,008.87	-290,880.35

4:16 PM

07/05/22

Accrual Basis

Tioga County Industrial Development Agency

Balance Sheet

As of June 30, 2022

	<u>Jun 30, 22</u>	<u>Jun 30, 21</u>	<u>\$ Change</u>
TOTAL LIABILITIES & EQUITY	<u>7,542,212.12</u>	<u>7,899,534.80</u>	<u>-357,322.68</u>

Tioga County Industrial Development Agency

Profit & Loss

07/05/22

January through June 2022

Accrual Basis

	Jan - Jun 22	Jan - Jun 21	\$ Change
Ordinary Income/Expense			
Income			
Gain/Loss on Sale of Asset	0.00	-58,453.51	58,453.51
Loan Interest Income			
COVID-19 C-7-A	198.60	199.95	-1.35
COVID-19 C-5-A	70.59	113.25	-42.66
COVID-19 C-1-A	152.94	232.42	-79.48
COVID-19 C-2-A	99.40	161.17	-61.77
COVID-19 C-4-A	68.86	109.87	-41.01
RBEQ 2019 -06	1,229.64	1,369.81	-140.17
IRP 2			
2011-03-A	27.05	330.75	-303.70
Total IRP 2	27.05	330.75	-303.70
IRP 3			
2007-08-A	166.94	342.40	-175.46
Total IRP 3	166.94	342.40	-175.46
IRP 4			
2019 - 06A	1,534.51	1,712.26	-177.75
2021-02-A	117.41	0.00	117.41
2021-01-A	929.59	166.67	762.92
2019-07-A	808.14	1,016.73	-208.59
2018-02-A	99.25	131.21	-31.96
2018-01-A	1,155.45	1,473.92	-318.47
2017-04-A	576.63	615.07	-38.44
2017-05-A	19.25	65.14	-45.89
2017-01-A	174.60	205.81	-31.21
2017-02-A	0.00	482.31	-482.31
2016-01-A	0.00	66.88	-66.88
Total IRP 4	5,414.83	5,936.00	-521.17
Loan Interest Income - Other	29.35	0.00	29.35
Total Loan Interest Income	7,458.20	8,795.62	-1,337.42
Loan Program Fee			
COVID-19 ERLP	0.00	50.00	-50.00
Facade	300.00	0.00	300.00
IRP 4	300.00	1,261.25	-961.25
Total Loan Program Fee	600.00	1,311.25	-711.25
Loan Late Fee			
COVID-19 C-7-A	0.00	21.65	-21.65
COVID-19 C-1-A	108.25	108.25	0.00
2016-02-C	83.32	83.33	-0.01
2018-02-A	0.00	5.00	-5.00
2018-01-C	0.00	5.00	-5.00
Total Loan Late Fee	191.57	223.23	-31.66
Loan Administrative Fee	134.37	499.71	-365.34
4110 - Grants			
Broadband Study	0.00	65,397.00	-65,397.00
Ag Value Chain	0.00	20,000.00	-20,000.00
4110 - Grants - Other	0.00	263,948.26	-263,948.26
Total 4110 - Grants	0.00	349,345.26	-349,345.26
Interest Income-			
Interest Income - TSB COVID19	65.30	7.36	57.94
Interest Income- TSB ICS	330.98	1,012.33	-681.35
Community- Facade Improvement	8.44	8.12	0.32
CCTC Loan Loss Reserve Account	5.01	8.02	-3.01
TSB- checking	20.25	95.27	-75.02

Tioga County Industrial Development Agency

Profit & Loss

07/05/22

January through June 2022

Accrual Basis

	Jan - Jun 22	Jan - Jun 21	\$ Change
TSB-general fund	10.53	21.71	-11.18
TSB- IRP 4	11.43	15.17	-3.74
TSB- RBEG	12.59	14.17	-1.58
TSB- marketing	0.04	0.11	-0.07
Total Interest Income-	464.57	1,182.26	-717.69
Leases/Licenses	12,437.22	12,209.07	228.15
OHRy			
freight	49,488.05	95,689.79	-46,201.74
Total OHRy	49,488.05	95,689.79	-46,201.74
4170 · PILOT Program Fees			
SunEast Valley Solar	2,500.00	0.00	2,500.00
Tioga Downs	0.00	0.00	0.00
4170 · PILOT Program Fees - Other	0.00	5,000.00	-5,000.00
Total 4170 · PILOT Program Fees	2,500.00	5,000.00	-2,500.00
Sale of Property	0.00	3,800.00	-3,800.00
Total Income	73,273.98	419,602.68	-346,328.70
Expense			
Grant Expense			
Ag Value Chain	0.00	30,000.00	-30,000.00
Grant Expense - Other	0.00	232,500.00	-232,500.00
Total Grant Expense	0.00	262,500.00	-262,500.00
Marketing	294.50	463.50	-169.00
Education			
Curtis	100.00	0.00	100.00
Total Education	100.00	0.00	100.00
Loan Admin Fee			
IRP 4	134.37	499.71	-365.34
Total Loan Admin Fee	134.37	499.71	-365.34
Loan Program Expense			
Marketing	237.50	112.50	125.00
Loan Program Expense - Other	211.85	99.35	112.50
Total Loan Program Expense	449.35	211.85	237.50
6120 · Bank Service Charges	0.00	50.00	-50.00
6160 · Dues and Subscriptions	1,060.00	1,060.00	0.00
Employee benefit			
IRA Company Match	569.19	702.00	-132.81
Total Employee benefit	569.19	702.00	-132.81
6180 · Insurance			
WC (Utica)	0.00	-239.00	239.00
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	3,483.00	4,201.00	-718.00
6190 · Disability (First Rehab Life)	388.80	357.83	30.97
Employee Health (SSA)	2,527.87	2,818.70	-290.83
6185 · Property & Liability (Dryden)	11,224.42	10,947.28	277.14
RR Liability (Steadfast)	29,055.60	26,648.14	2,407.46
Total 6180 · Insurance	47,429.69	45,483.95	1,945.74
6200 · Interest Expense			
6205 · Loan Int Exp Covid	330.35	350.19	-19.84

Tioga County Industrial Development Agency

Profit & Loss

07/05/22

January through June 2022

Accrual Basis

	Jan - Jun 22	Jan - Jun 21	\$ Change
6200 · Interest Expense - Other	3,183.77	3,478.36	-294.59
Total 6200 · Interest Expense	3,514.12	3,828.55	-314.43
Lounsberry land	3,120.00	0.00	3,120.00
6560 · Payroll Expenses			
Payroll Expenses - HSA	1,650.00	1,800.00	-150.00
6560 · Payroll Expenses - Other	26,507.72	23,696.41	2,811.31
Total 6560 · Payroll Expenses	28,157.72	25,496.41	2,661.31
6270 · Professional Fees			
BiziLife LLC	3,070.00	1,250.00	1,820.00
Ag Ec Dev Specialist Position	10,000.00	10,000.00	0.00
Administrative Services			
Tinney	12,750.00	12,750.00	0.00
Total Administrative Services	12,750.00	12,750.00	0.00
6650 · Accounting			
Jan Nolis	1,070.00	510.00	560.00
6650 · Accounting - Other	7,600.00	7,300.00	300.00
Total 6650 · Accounting	8,670.00	7,810.00	860.00
6280 · Legal Fees			
Loan Program Fees	0.00	83.89	-83.89
6280 · Legal Fees - Other	8,435.00	20,203.52	-11,768.52
Total 6280 · Legal Fees	8,435.00	20,287.41	-11,852.41
6270 · Professional Fees - Other	3,848.00	0.00	3,848.00
Total 6270 · Professional Fees	46,773.00	52,097.41	-5,324.41
6670 · Program Expense			
Water Tower	174,530.84	159,944.30	14,586.54
Total 6670 · Program Expense	174,530.84	159,944.30	14,586.54
Property Taxes			
Stanton Hill 9.64A Town Lot	206.68	226.20	-19.52
96 · Smith Creek Rd	25.55	27.96	-2.41
540 · Stanton Hill	156.42	171.19	-14.77
Spring St	0.27	0.26	0.01
Berry Road (47)	131.81	144.26	-12.45
Carmichael Road	6.94	4.47	2.47
Smith Creek Road	21.90	23.97	-2.07
Glenmary Drive	10.10	10.74	-0.64
Metro Road	8.42	8.95	-0.53
Total Property Taxes	568.09	618.00	-49.91
Recording fees	0.00	385.50	-385.50
6770 · Supplies	840.55	519.40	321.15
6350 · Travel & Ent			
6380 · Travel	0.00	109.45	-109.45
6350 · Travel & Ent - Other	2,624.99	0.00	2,624.99
Total 6350 · Travel & Ent	2,624.99	109.45	2,515.54
Total Expense	310,166.41	553,970.03	-243,803.62
Net Ordinary Income	-236,892.43	-134,367.35	-102,525.08
Net Income	-236,892.43	-134,367.35	-102,525.08

**Tioga County Industrial Development Agency
Transaction Detail**

June 2022

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	06/03/2022			Deposit	732.92
Deposit	06/06/2022			Loan Pmt	800.00
Deposit	06/21/2022			Loan pmt	288.61
Deposit	06/29/2022			Loan pmt	750.00
Deposit	06/29/2022			Loan pmt	300.00
Total COVID-19					2,871.53
Community- Facade Improvement					
Deposit	06/03/2022			Deposit	312.50
Deposit	06/14/2022			Loan Pmt	540.73
Total Community- Facade Improvement					853.23
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	06/03/2022			Deposit	881.35
Deposit	06/06/2022			Loan Pmts	1,262.45
Deposit	06/21/2022			Loan pmt & Loan app fee	570.00
Total TSB- IRP 2016 (Formerly IRP 4)					2,713.80
TSB- RBEG					
Deposit	06/06/2022			Loan Pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					3,523.76
Total Restricted Cash Accounts					7,248.52
Unrestricted Cash Accounts					
TSB- checking					
Check	06/07/2022	X	NYS Division of the Treasury	May 2022 State Tax Deposit	-160.50
Check	06/07/2022	6880	LeeAnn Tinney	June 2022 Professional Services	-2,125.00
Check	06/07/2022	6881	Christine Curtis	June HSA	-150.00
Check	06/08/2022	6882	Christine E Curtis	Pay Period: 5/22/22-6/4/22	-1,543.61
Deposit	06/09/2022			RJ Corman - April	6,959.69
Check	06/14/2022	6883	O'Rourke Inc.	Inv#4838 Asbestos Survey - Buck Road	-3,120.00
Check	06/14/2022	6884	Tioga County ED&P	2022 2nd QTR Contribution Ec Dev Specialist	-5,000.00
Check	06/15/2022	X	EFTPS 941 Tax Payment	May 2022 Federal Tax Deposit	-893.40
Check	06/20/2022	6885	Tioga County	May wireless IT Inv#4494	-37.99
Check	06/22/2022	6886	Christine E Curtis	Pay Period: 6/5/22-6/18/22	-1,543.66
Check	06/22/2022	6887	Franklin Templeton	June 2022 Simple IRA - C. Curtis	-78.52
Deposit	06/29/2022			RJ Corman May pmt & Engelbert Lease	7,384.79
Total TSB- checking					-308.20
Total Unrestricted Cash Accounts					-308.20
TOTAL					6,940.32

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	

Original Est

1,248,000