



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

Tioga County Industrial Development Agency
August 3, 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, E. Knolles

Excused:

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

Privilege of the Floor:

Approval of Minutes

- A. [July 6, 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. [Project Schedule](#)

New Business: C. Curtis

- A. Chamber Stakes 9-24-22
 - 1. [Flier & Sponsor Flier](#)
- B. [Corporate Drive Sign](#)
- C. [ST8 Signs](#)

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

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 – Application Submitted 7-26-22; Revisions Due 7-12-22
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley – In progress – Application Submitted 7-28-22

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

Next Meeting: Wednesday September 7, 2022



DRAFT

**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
Regular Meeting Minutes**

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

Excused: E. Knolles

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

III. Privilege of the Floor: None

IV. Approval of Minutes

A. June 8, 2022 Regular Meeting Minutes

Motion to approve June 8, 2022 Regular Meeting Minutes, as written. (T. Monell, K. Gillette)

**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. (A. Gowan, M. Sauerbrey)

**Aye – 6 Abstain – 0
No – 0 Carried**

VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- Best Bev has signed a triple-net lease agreement for the Waverly Trade Center in Waverly. Their \$15 million investment will bring approximately 120-130 jobs. They are working on applying for an ESD capital grant. There is still the possibility that they will be applying for a PILOT.
- The Town of Nichols Broadband project is moving forward. A public information meeting will be held on July 14.
- The Education Workforce Coordinator position was initially awarded funding from the Hooker Foundation to fund the position. An application was also made in the name of the IDA to ARC to fund the position as well. Ms. Tinney reported they just learned that the ARC grant for the Education Workforce Coordinator position was awarded. Since the ARC grant application was submitted in the name of the IDA, C. Curtis will be responsible submitting reports regarding the Education Workforce Coordinator



position.

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

A. Owego Gardens II

- 1. Updated Project Cost Spreadsheet – Ms. Curtis reported that no additional funds have been disbursed. J. Gensel is working on reviewing the change orders.
- 2. Escrow Agreement - Ms. Curtis reported that they are awaiting the draft escrow agreement to come from Suez.

Motion to authorize TCIDA to enter into Escrow agreement with Suez contingent upon approval from J. Meagher. (J. Ceccherelli, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

- 3. Easements – Ms. Curtis reported that there will be five easements between the IDA and Suez and Home Leasing and Suez. She also reported that the water tank work will be completed by the end of July, with leasing of the units expected in September.

VIII. 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 - Ms. Curtis attended the Broadband Conference last week.
 - b. IDA Networking Event – Ms. Curtis attended a networking event with Chemung County IDA and Steuben County IDA. They plan to hold these sessions quarterly.

- 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 – Ms. Curtis reported that the Legislature will consider the resolution authorizing Labrador Lumber’s HUD Loan application on July 12. The resolution states approval is contingent upon IDA loan committee approval and IDA board approval.

Motion to authorize disbursement of HUD loan funds in the amount of \$400,000 to Labrador Lumber, contingent upon loan committee approval. (T. Monell, M. Sauerbrey)

Aye – 5 Abstain – 1 (J. Ward)
No – 0 Carried

- c. COVID-19 ERLP – Tioga County Treasurer J. McFadden requested that IDA board pass a resolution authorizing the official closeout of future COVID-19 Emergency Relief Loan Program disbursements and return the undisbursed funds to the Treasurer held HUD funds. The IDA Loan Committee has also recommended the closure of this program.

Motion to close the COVID-19 Emergency Relief Loan Program and return undisbursed funds to the Treasurer held HUD funds. (J. Ward, A. Gowan)

Aye – 6 Abstain – 0
No – 0 Carried

- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell

a. No report



Mr. Gillette proposed speaking with representatives from RJ Corman regarding the revenue decrease from the railroad. Ms. Curtis will set up a meeting with RJ Corman representatives and the IDA Railroad Committee.

IX. 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

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
- 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

XI. Motion to move into Executive Session at 4:51 pm to discuss financial matters pursuant to Public Officers Law Section 105. (T. Monell, K. Gillette)

Motion to adjourn Executive Session at 5:12 pm.

XII. Next Meeting: Wednesday August 3, 2022

XIII. Adjournment – Mr. Gowan motioned to adjourn the meeting at 5:12 pm.

Tioga County Industrial Development Agency

08/01/22

Balance Sheet

Accrual Basis

As of July 31, 2022

	Jul 31, 22	Jul 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	323,510.29	311,740.37	11,769.92
Community- Facade Improvement	221,170.53	177,736.71	43,433.82
CCTC- Industrial Park	0.00	9,706.03	-9,706.03
USDA Funds			
CCTC- Loan Loss Reserve	40,485.44	40,474.32	11.12
TSB- IRP 2016 (Formerly IRP 4)	134,853.34	102,027.54	32,825.80
TSB- RBEG	155,618.55	145,871.48	9,747.07
TSB- marketing	0.00	1,115.86	-1,115.86
Total USDA Funds	330,957.33	289,489.20	41,468.13
Total Restricted Cash Accounts	875,638.15	788,672.31	86,965.84
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	300,561.34	300,000.00	561.34
Land Acquisition (879)	549,763.55	545,414.33	4,349.22
Capital Improvement (284)	323,406.76	318,847.13	4,559.63
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	989,536.00	987,038.00	2,498.00
Unrestricted Cash Accounts			
TSB ICS	1,000,588.16	1,564,741.21	-564,153.05
TSB- checking	29,135.37	83,245.42	-54,110.05
TSB- general fund	25,760.79	125,720.79	-99,960.00
Total Unrestricted Cash Accounts	1,055,484.32	1,773,707.42	-718,223.10
Total Checking/Savings	4,094,390.12	4,713,679.19	-619,289.07
Other Current Assets			
COVID-19 ERLP			
C-7-A	12,231.04	21,393.09	-9,162.05
C-5-A	4,318.70	7,762.37	-3,443.67
C-4-A	4,257.97	7,569.83	-3,311.86
C-2-A	0.00	10,637.13	-10,637.13
C-1-A	12,573.74	19,514.29	-6,940.55
Total COVID-19 ERLP	33,381.45	66,876.71	-33,495.26
Accounts Receivable 1300.01	746,453.05	168,453.05	578,000.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	15,625.00	22,500.00	-6,875.00
Loan Rec - 2018-03-C	0.00	11,250.00	-11,250.00
Loan Rec - 2018-01-C	1,920.02	3,870.02	-1,950.00
Loan Rec - 2017-02-C	9,192.63	15,681.39	-6,488.76
Loan Rec - 2016-03-C	0.00	4,375.32	-4,375.32
Loan Rec - 2016-02-C	694.76	8,333.60	-7,638.84
Loan Rec - 2015-06-C	-0.06	2,926.82	-2,926.88
Loan Rec - 2015-05-C	0.00	2,100.33	-2,100.33
Total Commercial Facade Loan Program	27,432.35	71,037.48	-43,605.13
RBEG			
Loan Rec - RBEG 2019 -06	58,643.96	65,858.40	-7,214.44
Total RBEG	58,643.96	65,858.40	-7,214.44
IRP 4			
Loan Rec 2021-02-A	12,800.01	16,125.00	-3,324.99
Loan Rec 2021-01-A	71,662.70	78,823.79	-7,161.09
Loan Rec 2019-07-A	36,300.03	38,044.03	-1,744.00
Loan Rec - 2019 - 06A	73,304.72	82,325.30	-9,020.58
Loan Rec 2018-02-A	4,348.01	5,969.23	-1,621.22

Tioga County Industrial Development Agency

Balance Sheet

As of July 31, 2022

	Jul 31, 22	Jul 31, 21	\$ Change
Loan Rec 2018-01-A	56,805.94	60,385.66	-3,579.72
Loan Rec 2017-05-A	0.00	4,639.06	-4,639.06
Loan Rec 2017-04-A	29,987.16	31,883.32	-1,896.16
Loan Rec 2017-01-A	12,945.99	15,536.33	-2,590.34
Loan Rec 2009-02-A	49,051.58	49,451.58	-400.00
Total IRP 4	347,206.14	383,183.30	-35,977.16
IRP 3			
Loan Rec 2007-08-A	713.82	9,815.83	-9,102.01
Total IRP 3	713.82	9,815.83	-9,102.01
IRP 2			
Loan Rec 2011-03-A	0.00	8,549.94	-8,549.94
Total IRP 2	0.00	8,549.94	-8,549.94
Total Other Current Assets	1,178,830.77	738,774.71	440,056.06
Total Current Assets	5,273,220.89	5,452,453.90	-179,233.01
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	7,505,569.91	7,626,613.54	-121,043.63
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	377,951.93	-21,814.86
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	847,054.60	898,622.83	-51,568.23
Total Liabilities	1,836,083.60	1,885,153.83	-49,070.23
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	-273,534.64	-389,916.51	116,381.87
Total Equity	5,669,486.31	5,741,459.71	-71,973.40

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08/01/22

Accrual Basis

Tioga County Industrial Development Agency

Balance Sheet

As of July 31, 2022

	<u>Jul 31, 22</u>	<u>Jul 31, 21</u>	<u>\$ Change</u>
TOTAL LIABILITIES & EQUITY	<u>7,505,569.91</u>	<u>7,626,613.54</u>	<u>-121,043.63</u>

Tioga County Industrial Development Agency

Profit & Loss

08/01/22

January through July 2022

Accrual Basis

	Jan - Jul 22	Jan - Jul 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	226.67	246.44	-19.77
COVID-19 C-5-A	80.33	130.15	-49.82
COVID-19 C-1-A	152.94	274.68	-121.74
COVID-19 C-2-A	112.92	208.27	-95.35
COVID-19 C-4-A	78.31	126.21	-47.90
RBEQ 2019 -06	1,427.16	1,591.31	-164.15
IRP 2			
2011-03-A	27.05	370.75	-343.70
Total IRP 2	27.05	370.75	-343.70
IRP 3			
2007-08-A	166.94	455.17	-288.23
Total IRP 3	166.94	455.17	-288.23
IRP 4			
2019 - 06A	1,781.41	1,989.13	-207.72
2021-02-A	172.36	0.00	172.36
2021-01-A	1,080.14	332.11	748.03
2019-07-A	967.66	1,183.85	-216.19
2018-02-A	114.20	151.55	-37.35
2018-01-A	1,382.63	1,715.22	-332.59
2017-04-A	689.80	856.28	-166.48
2017-05-A	19.41	75.66	-56.25
2017-01-A	202.16	238.61	-36.45
2017-02-A	0.00	482.31	-482.31
2016-01-A	0.00	66.88	-66.88
Total IRP 4	6,409.77	7,091.60	-681.83
Loan Interest Income - Other	29.35	0.00	29.35
Total Loan Interest Income	8,711.44	10,494.58	-1,783.14
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	129.90	-21.65
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	244.88	-53.31
Loan Administrative Fee	134.37	1,034.24	-899.87
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	78.23	21.27	56.96
Interest Income- TSB ICS	396.75	1,118.58	-721.83
Community- Facade Improvement	10.18	9.62	0.56
CCTC Loan Loss Reserve Account	6.01	9.02	-3.01
TSB- checking	21.36	109.88	-88.52

Tioga County Industrial Development Agency

Profit & Loss

08/01/22

January through July 2022

Accrual Basis

	Jan - Jul 22	Jan - Jul 21	\$ Change
TSB-general fund	11.59	27.05	-15.46
TSB- IRP 4	13.55	17.03	-3.48
TSB- RBEG	15.13	16.64	-1.51
TSB- marketing	0.04	0.13	-0.09
Total Interest Income-	552.84	1,329.22	-776.38
Leases/Licenses	12,437.22	12,209.07	228.15
OHRy			
freight	49,488.05	115,451.54	-65,963.49
Total OHRy	49,488.05	115,451.54	-65,963.49
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	2,500.00	-2,500.00
Total 4170 · PILOT Program Fees	2,500.00	2,500.00	0.00
Sale of Property	0.00	3,800.00	-3,800.00
Total Income	74,615.49	439,266.53	-364,651.04
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	1,034.24	-899.87
Total Loan Admin Fee	134.37	1,034.24	-899.87
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	35.00	-35.00
6160 · Dues and Subscriptions	1,769.00	1,769.00	0.00
Employee benefit			
IRA Company Match	608.45	810.00	-201.55
Total Employee benefit	608.45	810.00	-201.55
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)	3,556.13	3,290.05	266.08
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	48,457.95	45,955.30	2,502.65
6200 · Interest Expense			
6205 · Loan Int Exp Covid	330.35	816.66	-486.31

Tioga County Industrial Development Agency

Profit & Loss

08/01/22

January through July 2022

Accrual Basis

	Jan - Jul 22	Jan - Jul 21	\$ Change
6200 · Interest Expense - Other	3,183.77	5,603.43	-2,419.66
Total 6200 · Interest Expense	3,514.12	6,420.09	-2,905.97
Lounsberry land	3,120.00	0.00	3,120.00
6240 · Miscellaneous	1,000.00	142.90	857.10
6560 · Payroll Expenses			
Payroll Expenses - HSA	1,800.00	2,100.00	-300.00
6560 · Payroll Expenses - Other	30,733.36	27,489.88	3,243.48
Total 6560 · Payroll Expenses	32,533.36	29,589.88	2,943.48
6270 · Professional Fees			
BiziLife LLC	3,605.00	1,750.00	1,855.00
Ag Ec Dev Specialist Position	10,000.00	10,000.00	0.00
Administrative Services			
Tinney	14,875.00	14,875.00	0.00
Total Administrative Services	14,875.00	14,875.00	0.00
6650 · Accounting			
Jan Nolis	1,385.00	1,340.00	45.00
6650 · Accounting - Other	7,600.00	7,300.00	300.00
Total 6650 · Accounting	8,985.00	8,640.00	345.00
6280 · Legal Fees			
Loan Program Fees	0.00	83.89	-83.89
6280 · Legal Fees - Other	16,090.50	20,203.52	-4,113.02
Total 6280 · Legal Fees	16,090.50	20,287.41	-4,196.91
6270 · Professional Fees - Other	3,848.00	0.00	3,848.00
Total 6270 · Professional Fees	57,403.50	55,552.41	1,851.09
6670 · Program Expense			
Water Tower	194,530.84	422,868.96	-228,338.12
Total 6670 · Program Expense	194,530.84	422,868.96	-228,338.12
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	58.26	4.47	53.79
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	619.41	618.00	1.41
Recording fees	0.00	385.50	-385.50
6770 · Supplies	915.29	716.96	198.33
6350 · Travel & Ent			
6380 · Travel	0.00	109.45	-109.45
6350 · Travel & Ent - Other	2,699.99	0.00	2,699.99
Total 6350 · Travel & Ent	2,699.99	109.45	2,590.54
Total Expense	348,150.13	829,183.04	-481,032.91
Net Ordinary Income	-273,534.64	-389,916.51	116,381.87
Net Income	-273,534.64	-389,916.51	116,381.87

**Tioga County Industrial Development Agency
Transaction Detail**

July 2022

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	07/05/2022			Loan pmt	432.92
Deposit	07/11/2022			Loan Pmts	7,172.11
Deposit	07/21/2022			Loan Pmt	288.61
Total COVID-19					7,893.64
Community- Facade Improvement					
Deposit	07/05/2022			Loan pmt	312.50
Deposit	07/11/2022			Loan Pmts	8,353.23
Total Community- Facade Improvement					8,665.73
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	07/11/2022			Loan Pmts	2,819.74
Deposit	07/21/2022			Loan Pmt	2,164.09
Total TSB- IRP 2016 (Formerly IRP 4)					4,983.83
TSB- RBEG					
Deposit	07/11/2022			Loan Pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					5,793.79
Total Restricted Cash Accounts					22,353.16
Unrestricted Cash Accounts					
TSB- checking					
Check	07/06/2022	6888	LeeAnn Tinney	July 2022 Professional Services	-2,125.00
Check	07/06/2022	6889	Excellus Health Plan	July 2022 Inv#32042012	-514.13
Check	07/06/2022	6890	STERPDB	Tioga County IDA - Event Supporter - Broadband conference June 28	-1,000.00
Check	07/06/2022	6891	BizLife LLC	June social media	-535.00
Check	07/06/2022	6892	Christine E Curtis	Pay Period: 6/19/22-7/2/22	-1,543.61
Check	07/07/2022	X	NYS Division of the Treasury	June 2022 State Tax Deposit	-168.60
Check	07/15/2022	X	EFTPS 941 Tax Payment	June 2022 Federal Tax Deposit	-930.56
Check	07/15/2022	6894	Franklin Templeton	July 2022 Simple IRA - C. Curtis	-78.52
Check	07/15/2022	6895	Tioga County Treasurer	DSS Postage 3rd QTR 2022	-19.72
Check	07/15/2022	6896	Tioga County Treasurer	DSS Postage 2nd QTR 2022	-17.03
Check	07/15/2022	6897	Christine Curtis	Mileage 5-13-22 to 7-12-22	-75.00
Check	07/15/2022	6898	Christine Curtis	July HSA	-150.00
Check	07/15/2022	6899	Tioga County	June wireless IT Inv#4528	-37.99
Check	07/15/2022	6900	The Business Council	2022 Business Council Membership	-709.00
Check	07/19/2022	6901	Jan Nolis, CPA	Prof Svcs	-125.00
Check	07/19/2022	6902	Tioga County Treasurer	Carmichael Road 118.00-1-21.1 Property Tax	-51.32
Check	07/20/2022	6893	Christine E Curtis	Pay Period: 7/3/22-7/16/22	-1,543.61
Check	07/28/2022	6903	Fagan Engineers and Land Surveyors...	Invoice 32581 Prof Svcs E-Site Water System	-20,000.00
Check	07/28/2022	6904	Thomas, Collison & Meagher	Services Jan 2022	-4,550.50
Check	07/28/2022	6905	Thomas, Collison & Meagher	Services Feb 2022	-3,105.00
Check	07/28/2022	6906	Excellus Health Plan	Aug 2022 Inv#32326608	-514.13
Check	07/28/2022	6907	Jan Nolis, CPA	Prof Svcs	-190.00
Total TSB- checking					-37,983.72
Total Unrestricted Cash Accounts					-37,983.72
TOTAL					-15,630.56

CHAMBER STAKES

***Little Havana* (Presenting) (1) \$10,000 Investment**

- Tickets for 12
- Check Presentation
- Recognition in all promotional materials & press releases
- Recognition in all event scripting and digital signage
- Logo on website
- Logo placement on save the date and invitation
- 2023 TCC Annual Golf Foursome

***The Tropicana*- Champagne Brunch Sponsor (1) 5,000 Investment**

- Tickets for 6
- Branding on digital presentation
- Recognition in event scripting
- Logo on website
- Recognition in event scripting

***The Mojitos* - Cocktail (1) \$2,000**

- Tickets for 4
- Corporate branding on cocktail napkins
- Signage at bar
- Recognition in event scripting

***The Fedoras*- Décor Sponsor (1) 2,000**

- Tickets for 4
- Recognition table tents on all tables
- Recognition in event scripting

***Havana Nights*- Entertainment Sponsor (1) 2,000**

- Tickets for 4
- Entertainment recognition
- Signage
- Recognition in event scripting


***The Momba* - Awards Sponsor- \$500 (12 Needed)**

- Tickets for 2
- Sponsored award recognition

***The Cha-Cha Sponsors*- \$500**

- Tickets for 2
- Recognition in event scripting

MEMO

TO: IDA Board
FROM: LeeAnn Tinney 
DATE: 8/1/22
RE: IDA Owned Property Signage Opportunity

IDA Board- Southern Tier 8 has funds available for the creation and installation of signage on properties across the region that are available for development.

The properties noted for the IDA include:

- Hess (Lounsberry South)
- Lopke/Berry (Stanton Hill Road)
- Buck Road (Town of Nichols)
- Rizzuto/ESite

I have attached maps for each along with the email from Jen Gregory requesting additional information on the sites.

There is no cost to the IDA to have the signs created or installed.

Please advise if the IDA Board is interested in participating with ST8 on this project for any/all properties noted.

Thanks!
LT

Tinney, LeeAnn

From: Jen Gregory <jgregory@southerntier8.org>
Sent: Thursday, July 21, 2022 1:36 PM
To: Stacey Duncan; Lucas, Beth A.; Boyd, Joel; Glose, Sarah A; Joseph Moody; Brendan O'Bryan; Kerri Green; Shane Butler; Garry VanGorder; Trisha Jesset; Beau Harbin; Shelly Johnson-Bennett; Evan Bowker; Jody Zakrevsky; harrist; Shane Nickle; Julie Pacatte ; Ronald Filmer; Katie Borgella; Chuck Schwerin; Thomas Knipe; Tinney, LeeAnn; Jardine, Elaine; mayor@cortland.org
Cc: Lolene Cornish
Subject: Regional Site Development Promotion Meeting: REQUEST for Tuesday July 26 1pm
Attachments: 2022SitePromotion0726.xlsx

Hi Everyone:

Tuesday we meet for our OZ/Site Promo meeting, and I am thrilled to share that we have **Mat White from Chenango Creative under contract to make beautiful signs across the Region that showcase your work.**

So we can get the signs installed before the snow flies, Mat needs collect your logo, photos and descriptions. He will be joining our Zoom next Tuesday. To ease this process...

Of the 44 sites that you chose to promote, we have just 8 in the OZ portfolio (...we have very little information to run with here...)

Please see the attached spreadsheet and fill in your project description and a 1-2 sentence description about your organization (what would you like the public to know about you and your work? some of these sites and site specific, others are showcasing the work you are doing in that community; hopefully this is a copy and paste exercise.)

Please complete your section in the spreadsheet and reply to me before Tuesday so I can verify that I have everyone's info in one place to offer Mat.

Contact Agency Logo, Contact info & brief (< 2 sentence description)	INVESTMENT PROPERTY AVAILABLE
	Rendering OR Community Dev Photo
QR code	Explore investments across the Southern Tier: Regional Website & Logo

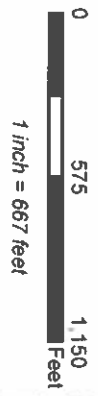
Thank you!

Lounsberry South

Utilities Map

Legend

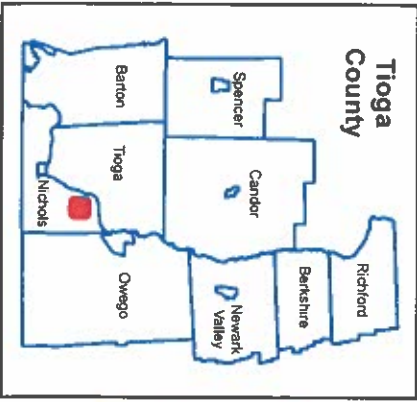
- Lounsberry South
- Parcel Boundary
- Natural Gas Lines
- 3-Phase Electric
- Municipal Sewer
- Municipal Water



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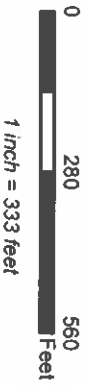
Stanton Hill Road Utilities Map

Legend

- Site of Interest
- Parcel Boundary

Utilities

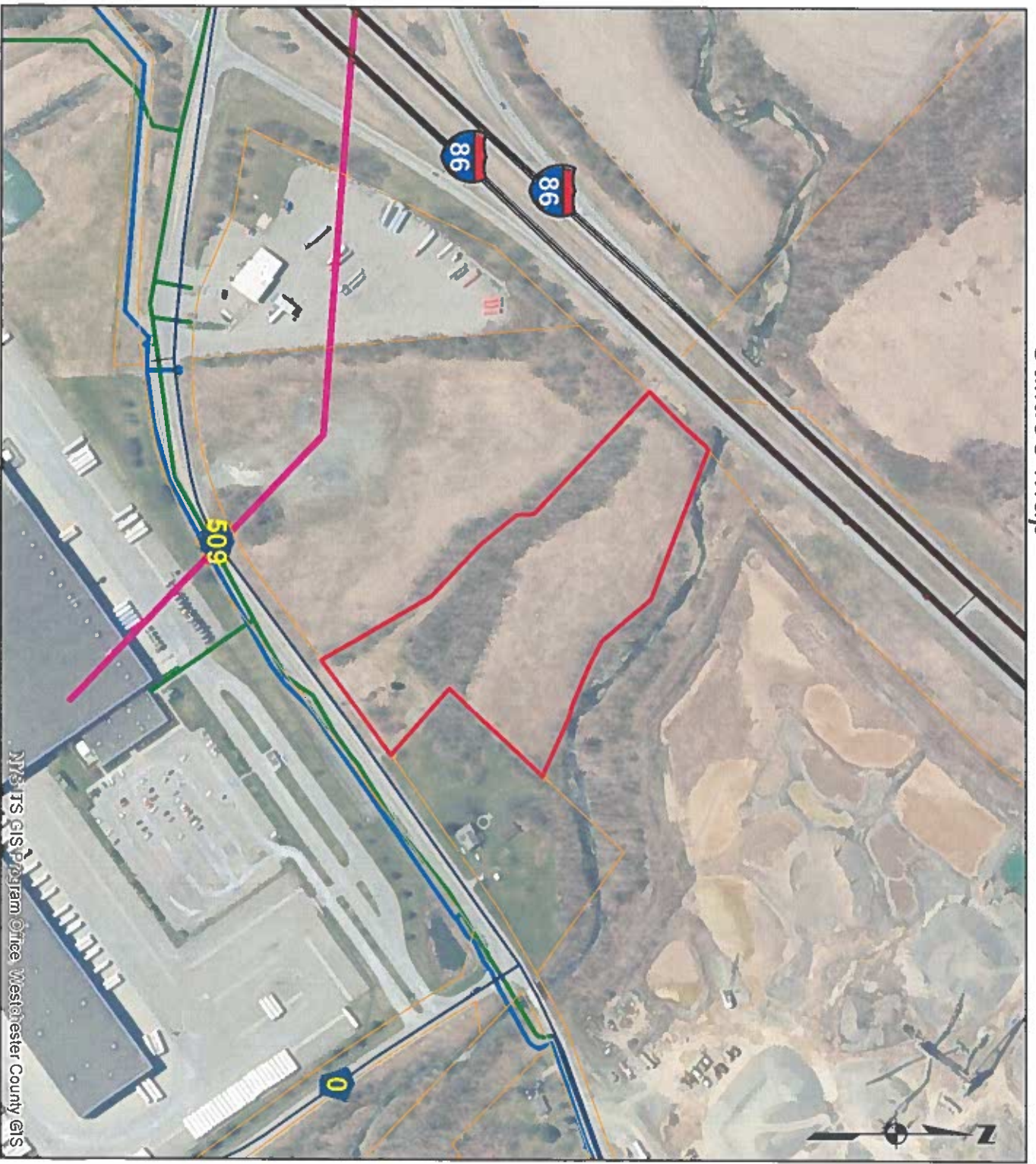
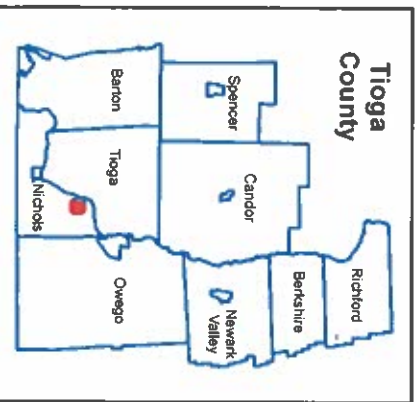
- Natural Gas Service
- 3-Phase Electric
- Municipal Sewer
- Municipal Water



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Town of Nichols







Rizzuto Property and E-Site

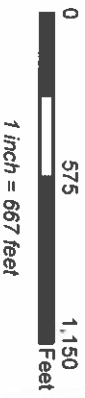
Utilities Map

Legend

-  Rizzuto Property
-  E Site
-  Parcel Boundary

Utilities

-  Natural Gas Service
-  3-Phase Electric
-  Municipal Sewer
-  Municipal Water



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