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

Tioga County Industrial Development Agency  
May 3, 2023 – 4:30 pm  
Ronald E Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Legislative Conference Room, 1<sup>st</sup> Floor  
Agenda

## **Call to Order and Introductions**

### **Attendance**

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, J. Ward, E. Knolles, M. Townsend

Excused: T. Monell

Guests: C. Curtis, M. Schnabl, J. Meagher, B. Woodburn, J. Bellis

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

- A. Brittany Woodburn, ED&P Update: DRI Projects
- B. Jason Bellis, Larson Design Group: Lounsberry Power Study  
[Final Memorandum](#)

### **Approval of Minutes**

- A. [April 5, 2023 Regular Meeting Minutes](#)

### **Financials**

- A. [Balance Sheet](#)
- B. [Profit & Loss](#)
- C. [Transaction Detail](#)
- D. [Accounts Receivable](#)
- E. [1<sup>st</sup> QTR 2023 Operating Revenue & Expense](#)
- F. [2022 & 2021 Year End Operating Revenue & Expense](#)
- G. [2020 & 2019 Year End Operating Revenue & Expense](#)

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

### **Project Updates: C. Curtis**

- A. Owego Gardens II
- B. PILOT Company employment
- C. Expiring PILOTs

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

- A. Sales tax exemption program
- B. Newark Valley Historical Society Request
- C. Local Meat Capacity Grant - [Local Meat Capacity Grant \(Local MCap\) | Agricultural Marketing Service \(usda.gov\)](#)



**Committee Reports: C. Curtis**

- A. Public Authority Accountability Act (PAAA)
  - 1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
    - a. No report
  - 2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles
    - a. No report
  - 3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
    - a. No report
  - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
    - a. No report
  - 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
    - a. Insurance

**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. – Final ST-340 submitted; Contract completed
- B. CNYOG – purchased by KinderMorgan, Inc.

**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; Study in Progress by Larson Design Group
- 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; Study in Progress by Larson Design Group
- 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 June 7, 2023**

# **Lounsberry Energy Study Final Memorandum**

## **Purpose**

Tioga County asked Larson Design Group (LDG) to conduct an Energy Study to determine the existing and future Electrical capacity requirements to develop multiple sites in Lounsberry, NY.

During initial discussions with the County there were several development opportunities that could not be acted upon due to a lack of Electrical capacity. Discussions with the Utility (NYSEG) seemed to reveal a hesitation or reluctance to upgrade the existing distribution system to allow the addition of any significant Electrical load that would attract or allow development of the County owned sites. NYSEG's primary concern was a comprehensive, realistic, defined requirement for the proposed development sites and a commitment for a minimum block of power that would be used.

The Energy Study was commissioned to develop a range of power requirements for the proposed sites without complete or specific tenant buildouts or power requirements. The goal of the Energy Study is to provide the following:

- Provide NYSEG with a tangible capacity requirement
- Set up preliminary Master Planning for site development
- Create a timeline for implementation of the capacity and construction of the sites.

## **Existing Conditions**

There are currently two NYSEG Substations supplying power to Lounsberry:

- South Owego Substation, Circuit (540) at 34.5 kV. The latent capacity from the South Owego Substation at 34.5 kV was not provided by NYSEG.
- Lounsberry Substation, Circuit (179) at 12.5 kV. Existing latent capacity up to (3.6 MW) available to power initial Sites.

## **Summary of Energy Study Matrix**

The Energy Study Matrix was created to estimate build-out and power requirements, establish a range of build-out square footage and associated range of power requirements, and provide a magnitude of power to NYSEG for the purpose of system planning and upgrade to allow development of the Lounsberry Sites.

The range of power requirements was used to estimate the number and size range of the Electrical services that would be required at available utility voltages.

### **Estimated Range of Build-Out Square Footage based on the following assumptions:**

Each site will require access for logistics, traffic, and egress to the building or facility. The ratio between the overall site area and the actual building or facility area can be estimated using rule of thumb Architectural ratios. The ratios used were (3.5:1) as a minimum and (2.5:1) as a maximum.

These ratios establish the range of estimated build-out square footage used in the matrix.

**Estimated Range of Build-Out Capacity is based on the following assumptions:**

The range of build-out capacity was estimated using the build-out square footage and an Electrical rule of thumb for watts per square foot of different types of commercial or light industrial buildings or facilities.

- The Minimum (15W/SQFT) represents a typical commercial office or warehouse building with no process or manufacturing.
- The Average (20W/SQFT) represents a typical light manufacturing facility with office and/or warehouse space.
- The Maximum (35W/SQFT) represents a typical light industrial facility with office and/or warehouse space.

This range of (W/SQFT) will represent 95% of possible tenants and applied across all sites will provide a reasonable power requirement to present to NYSEG. There are certain types of facilities that can exceed (35W/SQFT) and go as high as (50W/SQFT), these include heavy industrial facilities, processes that require Electric heating or cooling, welding, or high-power density operations such as Data Centers. The estimated power requirements will allow a limited number of these types of facilities to be considered. Use of the (50W/SQFT) requirement as a maximum will produce a power requirement that is not economically feasible for the utility or the County unless the majority or all the sites are in this category. Specific heavy industrial or power intensive facilities that are above the maximum could also be considered for a dedicated feeder from the utility.

**Estimated Capacity Ranges**

Phase (1) will include Sites #1, #2, and #3 – refer to the Site Plan for delineation of the “Sites”

Site #1 information has been updated to establish a maximum of (6) 12,000 sqft buildings for a site total of 72,000 sqft.

**Site #1**            (9.6 Acres)        Power Range (1.1MW-2.6MW)

Site #2 estimated build-out anticipates between 245,000 and 343,000 sqft

**Site #2**            (19.8 Acres)        Power Range (3.7MW-8.6MW)

Site #3 information assumes a maximum of 54,000 sqft

**Site #3**            (7.2 Acres)        Power Range (0.8MW-1.9MW)

It may be possible to supply Sites #1 and #3 from the existing capacity of the existing Lounsberry 12.5 kV Distribution Substation after the loads are confirmed. Otherwise, Site #2 and #3 will be supplied from the future capacity upgrades.

**Total Build-out Capacity of Phase (1) is estimated at (5.6MW-13.0MW)**

Phase (2) will include Sites #4, #5, and #6.

Sites #4 estimated build-out anticipates between 141,000 and 197,200 sqft

**Site #4**            (11.4 Acres)        Power Range (2.1MW-5MW)

Sites #5 estimated build-out anticipates between 556,200 and 778,800 sqft

**Site #5**            (45.0 Acres)        Power Range (8.5MW-19.5MW)

Sites #6 estimated build-out remains between (1,128,600 and 1,581,000 sqft)

**Site #6** (91.3 Acres) Power Range (17MW-39.5MW)

**Total Build-out Capacity of Phase (2) estimated at (25.5MW-59MW)**

**Complete Build-Out Total Estimated Power Range is (31.1MW-72MW)**

### **Future Capacity**

The Capacity Matrix is the basis for determining the future needs for the County development. The County and LDG have conducted extensive meetings to develop and coordinate with NYSEG to develop a plan of action moving forward. In addition, we have reached out to other entities that could benefit from the Electrical upgrades to minimize the costs associated with the capacity upgrades.

There will be a cost associated with the requested block of power from the utility. These costs can be up front or applied to the power contract over time, either way the cost is directly proportional to the amount of power requested. If the requested amount of power is not utilized, the County could be stuck for paying without any return on investment.

There several options for providing additional capacity of the future considerations including:

- Upgrade of existing South Owego Substation or Circuit (540) at 34.5 kV
- Addition of a new 34.5 kV Substation or Circuit from to create a doubled ended or loop circuit.
- Addition of a new 115 kV Primary Substation to enhance the 12.5 kV, 34.5 kV systems or provide direct primary service to larger future operations.

### **Preliminary Master Planning**

The following is an estimated schedule for the build-out of the Phases and Sites:

#### **Phase (1)**

Site #1, #3 within (1-2) years  
Site #2, within (2-3) years

#### **Phase (2)**

Site #4 within (3-5) years  
Site #5 within (5-7) years  
Site #6 within (8-10) years

### **Utility Planning and Coordination**

Discussion with NYSEG have not produced any specific plans of attack for providing the required additional capacity. Since the beginning of the study, NYSEG has been difficult to get information, costs and maintain a constant point of contact with Larson Design Group. In one conversation with a NYSEG representative, it was noted any significant increase in capacity would require between two (2) and five (5) years to implement. In September, 2022, NYSEG requested a "Service Request Application"; whereas it was explained Tioga County was "not ready to do service install, we are seeking to gather all existing capacity, upgrade options, and associated costs." Below is the last piece of correspondence from NYSEG:

*"Per our phone conversation and after a number of internal conversations, what we've determined is that for site 1, you could have a capacity of 3.2 MW. Powering the site may or may not require a minor upgrade (switched capacitor), but that determination and cost estimate would require a more in-depth study based on the capacity need.*

*The transformer bank would need to be upgraded for more than one site to be powered up, and to power all three, we would need to create a new circuit of approximately three miles. Unfortunately, again, there are too many variables in a hypothetical to estimate a cost, even at a very high-level.*

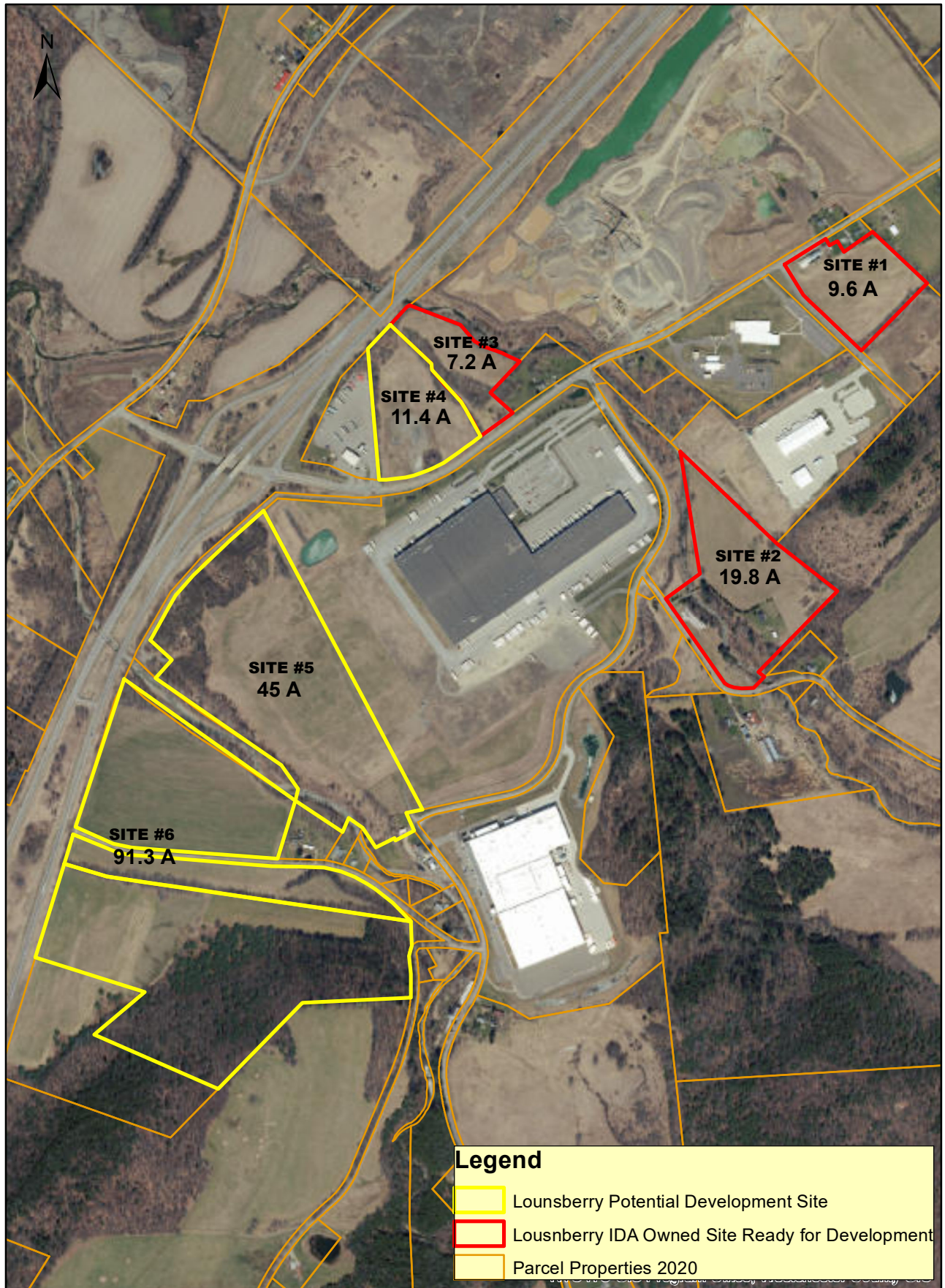
*In order to go any further and actually perform a load study, we would have to get a completed load sheet from the developer.” – 11/29/2022 Carly Norton – NYSEG Program Manager – Government & Community Relations*

At this point in time, LDG has exhausted all angles and approaches to get additional information and opinions of costs from the utility service provider, NYSEG. In conclusion, this study can be utilized as a basis of future service planning and estimates for future NYSEG planning exercises if a potential developer expresses defined plans for development in the area.






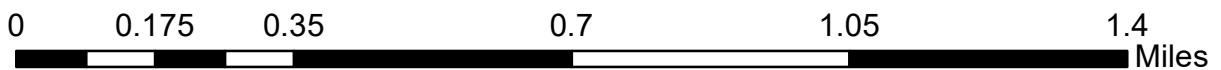


# Lounsberry Development Sites



## Legend

-  Lounsberry Potential Development Site
-  Lounsberry IDA Owned Site Ready for Development
-  Parcel Properties 2020







Tioga County Industrial Development Agency
April 5, 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: 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, M. Townsend
Absent: E. Knolles
Excused:
Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney

III. Privilege of the Floor: None

IV. Approval of Minutes

A. March 1, 2023 Regular Meeting Minutes

Motion to approve March 1, 2023 Regular Meeting Minutes, as written. (T. Monell, J. Ward)

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. (J. Ward, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney

A. Report

Ms. Tinney reported on the following items:

- The Department of State has started putting together the local planning committee for the Village of Waverly New York Forward grant. L. Tinney and A. Aronstam, Village of Waverly Mayor, have been named the chairs of the committee.
A developer is looking at the possibility of constructing working family housing in the Village of Waverly. They are looking to apply for funding in the fall, and will also potentially apply for a PILOT.
The broadband project in the Town of Nichols continues to move forward. The project is expected to be completed at the end of May.



- The Land Bank has applied for Phase II funding through New York State. They have also been working on their audit. They are also continuing discussions about a possible development on Temple Street and Liberty Street.
- The workforce development coordinator continues to work on school to work in manufacturing, the Talent Supply Table, exploring the possibility of BOCES satellite campus in Tioga County, and coordinating school and business tours.
- Planning is working on the county strategic plan, and the hazard mitigation plan. This past month, there were three 239 reviews, all from the Town of Owego.
- Sustainability is working on installing EV charging stations in the county parking lot in the Village of Owego through NYPA. They are also working on e-waste events with the municipalities.
- Tenants are moving into the town houses at Owego Gardens II.
- L. Tinney conducted three presentations over the last month including one at Waverly High School, one with Lieutenant Governor Delgado, and one with Senator Schumer.

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

A. Owego Gardens II

B. Employment Reports

1. PILOT Agreements: Ms. Curtis presented the board with a spreadsheet showing employment numbers for each company that has a PILOT. The numbers reflect how many full-time employees each company had before their PILOT agreement and their current employment numbers. Some companies are currently short of their originally expected employment numbers.
2. IRP/RBEG Loans: Ms. Curtis presented the board with a spreadsheet with employment numbers for each company that has an IRP/RBEG loan. All companies are meeting their employment numbers.

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

A. Contract Renewal – BiziLife Social Media Services

1. Apr 2023 – Mar 2024 Proposed Contract
2. <https://www.canva.com/design/DAFe5rcOxPQ/JCJpWUrVlupKM54QQVPggg/view>

Ms. Curtis told the board that the current contract with BiziLife for social media services is about to expire. BiziLife requested renewing the contract with a 2% cost increase, bringing the total to \$545.70 per month. Ms. Curtis also shared the social media reports that BiziLife prepares each month. The board agreed to continue using BiziLife for their social media services.

**Motion to approve the renewal of the contract between the IDA and BiziLife at a price of \$545.70 per month. (M. Sauerbrey, K. Gillette).**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

- B. Financial Disclosure Form & 2023 Annual Policy Review Attestation: Ms. Curtis reminded the board members that they need to submit their financial disclosure form & 2023 annual policy review attestation and return it to the Law office.
- C. Harford Mills – No Trespassing signs: A resident in Harford Mills contacted Ms. Curtis requesting to put No Trespassing signs on the railroad property, as he has the right of way to hunt on the property adjacent to the railroad. After board discussion, the board decided not to



allow the resident to place the signs on the railroad property. Ms. Curtis will contact the resident and let him know of the decision.

- D. Blodgett Road: The creek near Blodgett Road where the IDA owns land is eroding and encroaching on a NYSEG pole on the property. Tioga County Soil & Water offered to apply for a WQIP Grant in Summer 2023 for funding to remediate the erosion. Soil & Water estimated that to do the necessary work, it would cost the IDA a minimum of \$77,400 for the 25% match requirement. After board discussion, the board decided to go forward with the application, and decide from there if they wish to further pursue the work to fix the erosion.

**Motion to approve Soil & Water submitting the WQIP Grant for the remediation of the erosion along the creek near Blodgett Road. (K. Gillette, T. Monell)**

Aye – 6 Abstain – 0
No – 0 Carried

- E. Lounsberry Barns: Ms. Curtis had the board revisit the topic of the barns on the IDA property in Lounsberry. Ms. Tinney had reached out to someone about possibly removing the barns from the property, however they were ultimately not interested. Ms. Curtis reminded the board that she did receive estimates for asbestos abatement for the barns, however, the price to do the abatement was more than originally anticipated. She also reminded the board that the ARC planning grant that is currently underway is for the property where these barns are located. A decision on what to do with the barns may be made clearer based on the findings of the study. Ms. Curtis will send out the cost of the asbestos abatement to the board.

- F. Lease request – Newark Valley - 73 Whig St. – Tax Map ID# 64.11-1-12.1
1. Map: Ms. Curtis was contacted by an electric company whose client is looking to construct a campground at the property of 73 Whig Street in Newark Valley. The campground location would be located between the IDA owned railroad tracks and the creek on the back of the property. The electric company would need to run wire underneath the railroad tracks to bring electricity to the location. Discussion ensued about an annual lease that the property owner would have to pay the IDA. J. Meagher advised Ms. Curtis to tell the property owner that they are open to the possibility of an annual lease and allowing them to run electricity underneath the railroad tracks.

IX. Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
a. 2022 YE Audit – Financial Report
Motion to accept the 2022 YE audit report. (K. Gillette, J. Ward)
Aye – 6 Abstain – 0
No – 0 Carried
2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles
a. C. Curtis – REDEC Board of Directors: Ms. Curtis was invited to be on the REDEC Board of Directors and attended the first monthly meeting.
1. REDEC Brochure
2. REDEC Board of Directors Listing
3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
a. No report
4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
a. No report



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

a. Review in progress; meeting with RJ Corman to be scheduled.

Ms. Curtis noted that she spoke with a representative from Weitsman’s who reported that Norfolk Southern decreased their switch points to only three days per week. Weitsman’s has not stopped using the railroad, however the availability for them to use it has decreased. Ms. Curtis shared a chart that showed the decrease in revenues overtime from the railroad. Discussion about the liability insurance that the IDA carries for the railroad ensued. Mr. Monell questioned whether the liability insurance was necessary. Mr. Gillette is going to reach out to an insurance representative to find out more information. Ms. Curtis reported that she and Ms. Tinney wanted to get the board’s thought on revising the RJ Corman operating agreement so that they would pay a certain amount per year on their lease regardless of their revenue. The current lease is good through 2036.

X. 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: Ms. Curtis reported that Best Buy agreed to a two-year agreement to extend their PILOT, with 20% of the assessed value moving to that taxable roll section annually.

**Motion to approve the resolution extending the Best Buy PILOT for two years, with 20% of the assessed value moving to the taxable roll section annually. (T. Monell, J. Ward)**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

C. PILOT Payment Summary 2022: Ms. Curtis shared a spreadsheet with the board showing the current exemptions for all PILOT companies. Discussion ensued on how to best handle future expiring PILOTs. Ms. Curtis and Ms. Tinney will work on a plan on how to best move forward and present it to the board.

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

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



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**XII. Motion to move into Executive Session at 5:35 pm pursuant to Public Officers Law Section 105 to discuss financial matters. (K. Gillette, T. Monell)**

**Motion to adjourn Executive Session at 5:37 pm. (T. Monell)**

**XIII. Next Meeting: Wednesday May 3, 2023**

**XIV. Adjournment: Ms. Sauerbrey motioned to adjourn the meeting at 5:37 pm.**

## Tioga County Industrial Development Agency

## Balance Sheet

As of April 30, 2023

	Apr 30, 23	Apr 30, 22	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
COVID-19	7,249.77	318,097.21	-310,847.44
Community- Facade Improvement	234,374.72	207,119.83	27,254.89
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,489.55	40,483.38	6.17
TSB- IRP 2016 (Formerly IRP 4)	148,092.04	142,364.30	5,727.74
TSB- RBEG	163,001.81	153,183.52	9,818.29
<b>Total USDA Funds</b>	<b>351,583.40</b>	<b>336,031.20</b>	<b>15,552.20</b>
<b>Total Restricted Cash Accounts</b>	<b>593,207.89</b>	<b>861,248.24</b>	<b>-268,040.35</b>
<b>CCTC- CDs</b>			
<b>Site Development</b>			
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
<b>Total Site Development</b>	<b>301,162.76</b>	<b>300,561.34</b>	<b>601.42</b>
Land Acquisition (879)	553,069.56	549,763.55	3,306.01
Capital Improvement (284)	325,351.58	323,406.76	1,944.82
<b>Total CCTC- CDs</b>	<b>1,179,583.90</b>	<b>1,173,731.65</b>	<b>5,852.25</b>
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	421,503.35	989,060.35	-567,557.00
TSB-Crown Cork and Seal	105.67	105.67	0.00
Community- BestBuy PILOT Acct.	369.98	369.98	0.00
<b>Total Temporarily Restricted Cash Acc</b>	<b>421,979.00</b>	<b>989,536.00</b>	<b>-567,557.00</b>
<b>Unrestricted Cash Accounts</b>			
TSB ICS	5.33	1,000,454.44	-1,000,449.11
TSB- checking	163,472.93	107,185.66	56,287.27
TSB- general fund	25,774.77	25,758.64	16.13
<b>Total Unrestricted Cash Accounts</b>	<b>189,253.03</b>	<b>1,133,398.74</b>	<b>-944,145.71</b>
<b>Total Checking/Savings</b>	<b>2,384,023.82</b>	<b>4,157,914.63</b>	<b>-1,773,890.81</b>
<b>Other Current Assets</b>			
<b>COVID-19 ERLP</b>			
C-7-A	5,218.31	14,542.51	-9,324.20
C-5-A	1,688.75	5,187.74	-3,498.99
C-4-A	1,719.23	5,093.71	-3,374.48
C-2-A	0.00	7,327.68	-7,327.68
C-1-A	9,048.81	13,973.58	-4,924.77
<b>Total COVID-19 ERLP</b>	<b>17,675.10</b>	<b>46,125.22</b>	<b>-28,450.12</b>
<b>Accounts Receivable 1300.01</b>	<b>746,453.05</b>	<b>746,453.05</b>	<b>0.00</b>
<b>Allowance for Doubtful Accounts</b>	<b>-35,000.00</b>	<b>-35,000.00</b>	<b>0.00</b>
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-01-C	9,375.00	16,875.00	-7,500.00
Loan Rec - 2018-03-C	0.00	8,750.00	-8,750.00
Loan Rec - 2018-01-C	565.02	2,220.02	-1,655.00
Loan Rec - 2017-02-C	4,326.06	10,814.82	-6,488.76
Loan Rec - 2016-02-C	0.00	2,778.08	-2,778.08
Loan Rec - 2015-06-C	0.00	-0.06	0.06
<b>Total Commercial Facade Loan Program</b>	<b>14,266.08</b>	<b>41,437.86</b>	<b>-27,171.78</b>
<b>RBEG</b>			
Loan Rec - RBEG 2019 -06	53,039.33	60,473.16	-7,433.83
<b>Total RBEG</b>	<b>53,039.33</b>	<b>60,473.16</b>	<b>-7,433.83</b>



## Tioga County Industrial Development Agency

## Balance Sheet

As of April 30, 2023

	Apr 30, 23	Apr 30, 22	\$ Change
<b>IRP 4</b>			
Loan Rec 2021-02-A	10,708.71	13,317.42	-2,608.71
Loan Rec 2021-01-A	66,173.25	72,868.70	-6,695.45
Loan Rec 2019-07-A	34,640.95	36,623.38	-1,982.43
Loan Rec - 2019 - 06A	66,298.93	75,593.75	-9,294.82
Loan Rec 2018-02-A	0.00	4,759.41	-4,759.41
Loan Rec 2018-01-A	53,413.86	57,468.43	-4,054.57
Loan Rec 2017-05-A	0.00	915.10	-915.10
Loan Rec 2017-04-A	28,018.70	30,179.99	-2,161.29
Loan Rec 2017-01-A	10,931.19	13,611.99	-2,680.80
Loan Rec 2009-02-A	48,251.58	49,051.58	-800.00
<b>Total IRP 4</b>	318,437.17	354,389.75	-35,952.58
<b>IRP 3</b>			
Loan Rec 2007-08-A	0.00	4,294.47	-4,294.47
<b>Total IRP 3</b>	0.00	4,294.47	-4,294.47
<b>Total Other Current Assets</b>	1,114,870.73	1,218,173.51	-103,302.78
<b>Total Current Assets</b>	3,498,894.55	5,376,088.14	-1,877,193.59
<b>Fixed Assets</b>			
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
<b>Total Land-Louns</b>	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
<b>Total Fixed Assets</b>	2,212,226.02	2,232,349.02	-20,123.00
<b>TOTAL ASSETS</b>	<b>5,711,120.57</b>	<b>7,608,437.16</b>	<b>-1,897,316.59</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
<b>PILOT Payments</b>			
Spencer-Tioga Solar	95,084.00	93,220.00	1,864.00
Gateway Owego, LLC	1,900.00	1,800.00	100.00
Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens	24,488.00	24,009.00	479.00
Best Buy PP	0.00	570,000.00	-570,000.00
<b>Total PILOT Payments</b>	421,472.00	989,029.00	-567,557.00
<b>Total Other Current Liabilities</b>	421,472.00	989,029.00	-567,557.00
<b>Total Current Liabilities</b>	421,472.00	989,029.00	-567,557.00
<b>Long Term Liabilities</b>			
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	149,722.87	160,457.30	-10,734.43
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
<b>Total Long Term Liabilities</b>	494,280.46	873,499.11	-379,218.65
<b>Total Liabilities</b>	915,752.46	1,862,528.11	-946,775.65

Tioga County Industrial Development Agency

Balance Sheet

As of April 30, 2023

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	Apr 30, 23	Apr 30, 22	\$ Change
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
Net Income	-305,505.21	-197,111.90	-108,393.31
Total Equity	4,795,368.11	5,745,909.05	-950,540.94
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,711,120.57</b>	<b>7,608,437.16</b>	<b>-1,897,316.59</b>

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## Tioga County Industrial Development Agency

## Profit &amp; Loss

05/01/23

January through April 2023

Accrual Basis

	Jan - Apr 23	Jan - Apr 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Interest Income</b>			
COVID-19 C-7-A	68.64	138.14	-69.50
COVID-19 C-5-A	21.42	49.37	-27.95
COVID-19 C-1-A	42.36	96.08	-53.72
COVID-19 C-2-A	0.00	69.73	-69.73
COVID-19 C-4-A	20.24	48.22	-27.98
RBEG 2019 -06	728.16	826.48	-98.32
<b>IRP 2</b>			
2011-03-A	0.00	27.05	-27.05
<b>Total IRP 2</b>	0.00	27.05	-27.05
<b>IRP 3</b>			
2007-08-A	0.00	125.88	-125.88
<b>Total IRP 3</b>	0.00	125.88	-125.88
<b>IRP 4</b>			
2019 - 06A	910.20	1,033.09	-122.89
2021-02-A	118.71	117.41	1.30
2021-01-A	564.23	777.78	-213.55
2019-07-A	613.57	647.91	-34.34
2018-02-A	35.13	67.98	-32.85
2018-01-A	863.39	926.96	-63.57
2017-04-A	427.76	576.63	-148.87
2017-05-A	0.00	16.30	-16.30
2017-01-A	72.87	118.16	-45.29
<b>Total IRP 4</b>	3,605.86	4,282.22	-676.36
<b>Loan Interest Income - Other</b>	0.00	29.35	-29.35
<b>Total Loan Interest Income</b>	4,486.68	5,692.52	-1,205.84
<b>Loan Program Fee</b>			
Facade	0.00	300.00	-300.00
IRP 4	0.00	150.00	-150.00
<b>Total Loan Program Fee</b>	0.00	450.00	-450.00
<b>Loan Late Fee</b>			
COVID-19 C-5-A	8.65	0.00	8.65
COVID-19 C-1-A	43.30	64.95	-21.65
2016-02-C	0.00	41.66	-41.66
2017-01-A	7.20	0.00	7.20
<b>Total Loan Late Fee</b>	59.15	106.61	-47.46
<b>Loan Administrative Fee</b>	453.26	134.37	318.89
<b>4110 - Grants</b>			
Workforce Coordinator	11,471.63	0.00	11,471.63
DRI-HCR	35,446.51	0.00	35,446.51
<b>Total 4110 - Grants</b>	46,918.14	0.00	46,918.14

## Tioga County Industrial Development Agency

## Profit &amp; Loss

05/01/23

January through April 2023

Accrual Basis

	Jan - Apr 23	Jan - Apr 22	\$ Change
<b>Interest Income-</b>			
Interest Income - TSB COVID19	0.48	52.21	-51.73
Interest Income- TSB ICS	0.00	263.03	-263.03
Community- Facade Improvement	5.70	6.65	-0.95
CCTC Loan Loss Reserve Account	3.02	3.95	-0.93
TSB- checking	187.22	18.84	168.38
TSB-general fund	6.36	9.44	-3.08
TSB- IRP 4	55.17	9.24	45.93
TSB- RBEG	59.57	9.98	49.59
TSB- marketing	0.00	0.04	-0.04
<b>Total Interest Income-</b>	<b>317.52</b>	<b>373.38</b>	<b>-55.86</b>
<b>Leases/Licenses</b>	<b>13,837.66</b>	<b>11,614.46</b>	<b>2,223.20</b>
<b>OHRy freight</b>	<b>13,745.70</b>	<b>27,533.93</b>	<b>-13,788.23</b>
<b>Total OHRy</b>	<b>13,745.70</b>	<b>27,533.93</b>	<b>-13,788.23</b>
<b>4170 · PILOT Program Fees</b>			
Tioga Downs	1,500.00	0.00	1,500.00
<b>Total 4170 · PILOT Program Fees</b>	<b>1,500.00</b>	<b>0.00</b>	<b>1,500.00</b>
<b>Total Income</b>	<b>81,318.11</b>	<b>45,905.27</b>	<b>35,412.84</b>
<b>Expense</b>			
<b>Grant Expense</b>			
Raymond Hadley Water	250.00	0.00	250.00
Workforce Coordinator	11,471.63	0.00	11,471.63
DRI-HCR	35,446.51	0.00	35,446.51
<b>Total Grant Expense</b>	<b>47,168.14</b>	<b>0.00</b>	<b>47,168.14</b>
<b>Marketing</b>	<b>0.00</b>	<b>294.50</b>	<b>-294.50</b>
<b>Education</b>			
Curtis	0.00	100.00	-100.00
<b>Total Education</b>	<b>0.00</b>	<b>100.00</b>	<b>-100.00</b>
<b>Loan Admin Fee</b>			
IRP 4	0.00	134.37	-134.37
<b>Total Loan Admin Fee</b>	<b>0.00</b>	<b>134.37</b>	<b>-134.37</b>
<b>Loan Program Expense</b>	<b>60.00</b>	<b>199.85</b>	<b>-139.85</b>
<b>6120 · Bank Service Charges</b>	<b>76.80</b>	<b>0.00</b>	<b>76.80</b>
<b>6160 · Dues and Subscriptions</b>	<b>970.00</b>	<b>1,060.00</b>	<b>-90.00</b>
<b>Employee benefit</b>			
IRA Company Match	190.80	490.67	-299.87
<b>Total Employee benefit</b>	<b>190.80</b>	<b>490.67</b>	<b>-299.87</b>
<b>6180 · Insurance</b>			
Crime (Smith Brothers)	636.00	0.00	636.00
WC (Utica)	-327.00	0.00	-327.00
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	3,696.00	3,483.00	213.00
6190 · Disability (First Rehab Life)	375.29	388.80	-13.51
Employee Health (SSA)	2,658.16	2,013.74	644.42
6185 · Property & Liability (Dryden)	12,458.71	11,224.42	1,234.29
RR Liability (Steadfast)	28,017.90	29,055.60	-1,037.70
<b>Total 6180 · Insurance</b>	<b>47,515.06</b>	<b>46,915.56</b>	<b>599.50</b>
<b>6200 · Interest Expense</b>			
6205 · Loan Int Exp Covid	435.24	0.00	435.24

## Tioga County Industrial Development Agency

## Profit &amp; Loss

05/01/23

January through April 2023

Accrual Basis

	Jan - Apr 23	Jan - Apr 22	\$ Change
6220 · Loan Interest IRP 3	1,604.57	0.00	1,604.57
<b>Total 6220 · Loan Interest</b>	<b>1,604.57</b>	<b>0.00</b>	<b>1,604.57</b>
6200 · Interest Expense - Other	0.00	1,710.85	-1,710.85
<b>Total 6200 · Interest Expense</b>	<b>2,039.81</b>	<b>1,710.85</b>	<b>328.96</b>
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	600.00	1,200.00	-600.00
6560 · Payroll Expenses - Other	20,320.51	18,257.96	2,062.55
<b>Total 6560 · Payroll Expenses</b>	<b>20,920.51</b>	<b>19,457.96</b>	<b>1,462.55</b>
6270 · Professional Fees			
BiziLife LLC	2,140.00	2,000.00	140.00
Ec Dev Specialist Position	5,000.00	5,000.00	0.00
Administrative Services Tinney	7,250.00	8,500.00	-1,250.00
<b>Total Administrative Services</b>	<b>7,250.00</b>	<b>8,500.00</b>	<b>-1,250.00</b>
6650 · Accounting			
Jan Nolis	565.00	1,070.00	-505.00
6650 · Accounting - Other	8,500.00	7,600.00	900.00
<b>Total 6650 · Accounting</b>	<b>9,065.00</b>	<b>8,670.00</b>	<b>395.00</b>
6280 · Legal Fees	8,180.75	8,435.00	-254.25
6270 · Professional Fees - Other	0.00	3,848.00	-3,848.00
<b>Total 6270 · Professional Fees</b>	<b>31,635.75</b>	<b>36,453.00</b>	<b>-4,817.25</b>
6670 · Program Expense			
Water Tower	233,619.90	134,512.09	99,107.81
<b>Total 6670 · Program Expense</b>	<b>233,619.90</b>	<b>134,512.09</b>	<b>99,107.81</b>
Property Taxes			
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
<b>Total Property Taxes</b>	<b>611.22</b>	<b>568.09</b>	<b>43.13</b>
6770 · Supplies	343.30	764.57	-421.27
6350 · Travel & Ent			
6380 · Travel	122.13	0.00	122.13
6350 · Travel & Ent - Other	0.00	355.66	-355.66
<b>Total 6350 · Travel &amp; Ent</b>	<b>122.13</b>	<b>355.66</b>	<b>-233.53</b>
<b>Total Expense</b>	<b>386,823.32</b>	<b>243,017.17</b>	<b>143,806.15</b>
<b>Net Ordinary Income</b>	<b>-305,505.21</b>	<b>-197,111.90</b>	<b>-108,393.31</b>
<b>Net Income</b>	<b>-305,505.21</b>	<b>-197,111.90</b>	<b>-108,393.31</b>

## Tioga County Industrial Development Agency Transaction Detail

April 2023

Type	Date	Num	Name	Memo	Amount
<b>Restricted Cash Accounts</b>					
<b>COVID-19</b>					
Deposit	04/05/2023			Loan pmt	750.00
Deposit	04/07/2023			Loan Pmts	1,088.61
Deposit	04/12/2023			Loan pmt	300.00
Total COVID-19					2,138.61
<b>Community- Facade Improvement</b>					
Deposit	04/04/2023			Loan pmt	625.00
Deposit	04/07/2023			Loan pmts	690.73
Total Community- Facade Improvement					1,315.73
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	04/06/2023			Loan pmt	321.55
Deposit	04/07/2023			Loan Pmts	1,212.45
Deposit	04/10/2023			Loan pmt	286.18
Deposit	04/10/2023			Loan pmt	559.08
Deposit	04/21/2023			Loan pmt	250.00
Total TSB- IRP 2016 (Formerly IRP 4)					2,629.26
<b>TSB- RBEG</b>					
Deposit	04/07/2023			Loan pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					3,439.22
Total Restricted Cash Accounts					6,893.56
<b>Temporarily Restricted Cash Acc</b>					
<b>TSB-Owego Gardens</b>					
Check	04/04/2023	2086	Tioga County Treasurer	2023 PILOT - Midwestern	-17,966.43
Deposit	04/04/2023			2023 PILOT Town & County Midwestern bal due	13,244.53
Total TSB-Owego Gardens					-4,721.90
Total Temporarily Restricted Cash Acc					-4,721.90
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	04/04/2023	7036	Tioga County ED&P	Education Workforce Coordinator 11/1/22-2/28/23	-11,471.63
Check	04/04/2023	7037	BiziLife LLC	Mar social media	-535.00
Check	04/04/2023	7038	LeeAnn Tinney	Apr 2023 Professional Services	-2,125.00
Deposit	04/04/2023			HL Hydrant Reimbursement - Verizon Lease - Tioga Downs Admin Fee	11,959.70
Deposit	04/05/2023			RJ Corman	4,604.36
Check	04/06/2023	7039	Christine Curtis	April HSA	-150.00
Check	04/07/2023	X	NYS Division of the Treasury	State Tax	-267.57
Deposit	04/07/2023			Lease pmt	4,200.00
Deposit	04/10/2023			2023 Lease pmts	1,233.24
Check	04/10/2023	7040	Tioga County Treasurer	1st QTR Postage - DSS Invoice	-41.43
Check	04/10/2023	7041	Factual Data	Inv 3701358 Customer No 837909996	-60.00
Check	04/12/2023	7042	Christine E Curtis	Pay Period: 3/26/23-4/8/23	-1,668.15
Check	04/14/2023	X	EFTPS 941 Tax Payment	Mar 2023 Federal Tax Deposit	-1,509.94
Check	04/14/2023	7043	Empire State Development	Project#AB017 1% grant amount & public hearing expenses	-3,639.77
Check	04/14/2023	7044	Thomas, Collison & Meagher	Services Mar 2022	-4,297.50
Check	04/14/2023	7045	Thomas, Collison & Meagher	Services Oct 2022	-4,946.25
Check	04/14/2023	7046	Thomas, Collison & Meagher	Services Nov 2022	-3,487.50
Deposit	04/14/2023			ARC Grant - Education Workforce Coordinator	11,471.63
Deposit	04/21/2023			Lease & Rfnd Overpayment	4,825.81
Check	04/21/2023	7047	Excellus Health Plan	May 2023 Inv#35011461	-543.30
Check	04/26/2023	7048	Christine E Curtis	Pay Period: 4/9/23-4/22/23	-1,668.17
Check	04/26/2023	7049	Franklin Templeton	Apr 2023 Simple IRA - C. Curtis	-84.80
Total TSB- checking					1,798.73
Total Unrestricted Cash Accounts					1,798.73
<b>TOTAL</b>					<b>3,970.39</b>



ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

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

**Tioga County Industrial Development Agency**  
**1st Quarter Operating Income vs. Operating Expense**  
**January through March 2023**

	Jan - Mar 23	Jan - Mar 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Program Fee</b>			
Facade	0.00	200.00	-200.00
<b>Total Loan Program Fee</b>	0.00	200.00	-200.00
<b>Loan Administrative Fee</b>	453.26	134.37	318.89
<b>Leases/Licenses</b>	7,234.41	8,364.46	-1,130.05
<b>OHRy</b>			
freight	9,141.34	21,628.73	-12,487.39
<b>Total OHRy</b>	9,141.34	21,628.73	-12,487.39
<b>Total Income</b>	16,829.01	30,327.56	-13,498.55
<b>Expense</b>			
<b>6160 · Dues and Subscriptions</b>	970.00	850.00	120.00
<b>6180 · Insurance</b>			
D & O (Philadelphia Ins. Co)	3,696.00	3,483.00	213.00
6190 · Disability (First Rehab Life)	375.29	388.80	-13.51
Employee Health (SSA)	2,114.86	1,499.61	615.25
6185 · Property & Liability (Dryden)	12,458.71	11,224.42	1,234.29
RR Liability (Steadfast)	28,017.90	29,055.60	-1,037.70
<b>Total 6180 · Insurance</b>	46,662.76	45,651.43	1,011.33
<b>6550 · Office Supplies</b>	549.90	0.00	549.90
<b>6560 · Payroll Expenses</b>	13,979.26	13,668.97	310.29
<b>6270 · Professional Fees</b>			
BiziLife LLC	1,605.00	1,500.00	105.00
Ec Dev Specialist Position	5,000.00	5,000.00	0.00
<b>Administrative Services</b>			
Tinney	5,125.00	6,375.00	-1,250.00
<b>Total Administrative Services</b>	5,125.00	6,375.00	-1,250.00
<b>6650 · Accounting</b>			
Jan Nolis	565.00	880.00	-315.00
6650 · Accounting - Other	8,500.00	7,600.00	900.00
<b>Total 6650 · Accounting</b>	9,065.00	8,480.00	585.00
<b>6270 · Professional Fees - Other</b>	0.00	3,848.00	-3,848.00
<b>Total 6270 · Professional Fees</b>	20,795.00	25,203.00	-4,408.00
<b>Property Taxes</b>			
Berry Road (47)	141.77	131.81	9.96
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
<b>Total Property Taxes</b>	185.14	172.23	12.91
<b>6770 · Supplies</b>	301.87	696.36	-394.49

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04/18/23

Accrual Basis

**Tioga County Industrial Development Agency**  
**1st Quarter Operating Income vs. Operating Expense**  
**January through March 2023**

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	<u>Jan - Mar 23</u>	<u>Jan - Mar 22</u>	<u>\$ Change</u>
6350 · Travel & Ent			
6380 · Travel	122.13	0.00	122.13
6350 · Travel & Ent - Other	0.00	355.66	-355.66
<b>Total 6350 · Travel &amp; Ent</b>	<u>122.13</u>	<u>355.66</u>	<u>-233.53</u>
<b>Total Expense</b>	<u>83,566.06</u>	<u>86,597.65</u>	<u>-3,031.59</u>
<b>Net Ordinary Income</b>	<u>-66,737.05</u>	<u>-56,270.09</u>	<u>-10,466.96</u>
<b>Net Income</b>	<u><b>-66,737.05</b></u>	<u><b>-56,270.09</b></u>	<u><b>-10,466.96</b></u>

**Tioga County Industrial Development Agency**  
**2022 & 2021 YE Operating Income vs. Operating Expense**  
**January through December 2022**

	Jan - Dec 22	Jan - Dec 21
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Loan Program Fee</b>		
Facade	300.00	100.00
IRP 4	300.00	1,261.25
<b>Total Loan Program Fee</b>	600.00	1,361.25
<b>Loan Administrative Fee</b>	134.37	1,168.96
<b>Leases/Licenses</b>	13,965.57	13,509.36
<b>OHRy freight</b>	79,877.22	182,671.20
<b>Total OHRy</b>	79,877.22	182,671.20
<b>4170 · PILOT Program Fees</b>	2,500.00	2,500.00
<b>Total Income</b>	97,077.16	201,210.77
<b>Expense</b>		
<b>Education</b>	0.00	99.00
<b>6160 · Dues and Subscriptions</b>	1,769.00	1,884.00
<b>6180 · Insurance</b>		
Travel/Accident (Hartford)	750.00	750.00
D & O (Philadelphia Ins. Co)	3,483.00	4,201.00
6190 · Disability (First Rehab Life)	388.80	357.83
Employee Health (SSA)	5,612.65	5,646.80
<b>6185 · Property &amp; Liability (Dryden)</b>	11,626.93	10,947.28
<b>RR Liability (Steadfast)</b>	29,055.60	26,648.14
<b>Total 6180 · Insurance</b>	50,916.98	48,551.05
<b>6560 · Payroll Expenses</b>	55,457.27	48,355.15
<b>6250 · Postage and Delivery</b>	0.00	27.10
<b>6270 · Professional Fees</b>		
BiziLife LLC	6,280.00	4,250.00
Ec Dev Specialist Position	20,000.00	20,000.00
<b>Administrative Services</b>		
Tinney	25,500.00	25,500.00
<b>Total Administrative Services</b>	25,500.00	25,500.00
<b>6650 · Accounting</b>		
Jan Nolis	1,575.00	1,695.00
<b>6650 · Accounting - Other</b>	7,600.00	7,300.00
<b>Total 6650 · Accounting</b>	9,175.00	8,995.00
<b>6280 · Legal Fees</b>		
Loan Program Fees	0.00	83.89
<b>6280 · Legal Fees - Other</b>	39,690.00	32,544.52
<b>Total 6280 · Legal Fees</b>	39,690.00	32,628.41
<b>6270 · Professional Fees - Other</b>	3,848.00	11,963.98
<b>Total 6270 · Professional Fees</b>	104,493.00	103,337.39

**Tioga County Industrial Development Agency**  
**2022 & 2021 YE Operating Income vs. Operating Expense**  
**January through December 2022**

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	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>
<b>Property Taxes</b>		
Berry Road (47)	131.81	144.26
Smith Creek Road	21.90	23.97
Glenmary Drive	10.10	10.74
Metro Road	8.42	8.95
	<u>172.23</u>	<u>187.92</u>
<b>6770 · Supplies</b>	1,604.60	1,589.17
<b>6350 · Travel &amp; Ent</b>		
6380 · Travel	178.47	109.45
6350 · Travel & Ent - Other	2,821.37	762.95
	<u>2,999.84</u>	<u>872.40</u>
<b>Total Expense</b>	<u>217,412.92</u>	<u>204,903.18</u>
<b>Net Ordinary Income</b>	<u>-120,335.76</u>	<u>-3,692.41</u>
<b>Net Income</b>	<u><u>-120,335.76</u></u>	<u><u>-3,692.41</u></u>

**Tioga County Industrial Development Agency**  
**2020 & 2019 YE Operating Income vs. Operating Expense**  
 January through December 2020

	Jan - Dec 20	Jan - Dec 19
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Loan Program Fee</b>		
Facade	800.00	0.00
IRP 4	0.00	1,950.00
RBEG	0.00	150.00
<b>Total Loan Program Fee</b>	800.00	2,100.00
<b>Loan Administrative Fee</b>		
IRP 4	0.00	695.89
Loan Administrative Fee - Other	447.24	0.00
<b>Total Loan Administrative Fee</b>	447.24	695.89
<b>Leases/Licenses</b>	13,013.40	11,740.37
<b>OHRy</b>		
freight	100,666.95	105,070.00
OHRy - Other	0.00	16,000.00
<b>Total OHRy</b>	100,666.95	121,070.00
<b>Total Income</b>	114,927.59	135,606.26
<b>Expense</b>		
<b>Education</b>	0.00	50.00
<b>Copies</b>	0.00	489.40
<b>6160 · Dues and Subscriptions</b>	1,844.00	1,785.00
<b>Employee benefit</b>		
IRA	0.00	0.00
<b>Total Employee benefit</b>	0.00	0.00
<b>6180 · Insurance</b>		
Travel/Accident (Hartford)	750.00	750.00
D & O (Philadelphia Ins. Co)	4,203.00	3,292.00
6190 · Disability (First Rehab Life)	243.27	157.04
Employee Health (SSA)	5,519.16	4,814.81
6185 · Property & Liability (Dryden)	10,678.20	9,860.13
RR Liability (Steadfast)	25,529.80	19,923.84
WC (Amtrust)	0.00	788.00
<b>Total 6180 · Insurance</b>	46,923.43	39,585.82
<b>6550 · Office Supplies</b>		
other	0.00	173.32
6550 · Office Supplies - Other	271.06	1,476.56
<b>Total 6550 · Office Supplies</b>	271.06	1,649.88
<b>6560 · Payroll Expenses</b>	48,235.04	42,443.50
<b>6250 · Postage and Delivery</b>	27.45	128.84
<b>6270 · Professional Fees</b>		
Ec Dev Specialist Position	20,000.00	16,526.00
Administrative Services		
Tinney	25,500.00	23,375.00
<b>Total Administrative Services</b>	25,500.00	23,375.00
<b>6650 · Accounting</b>		
Jan Nolis	3,070.00	3,471.25
6650 · Accounting - Other	7,000.00	12,500.00
<b>Total 6650 · Accounting</b>	10,070.00	15,971.25
<b>6655 · Consulting</b>	0.00	2,500.00



**Tioga County Industrial Development Agency**  
**2020 & 2019 YE Operating Income vs. Operating Expense**  
**January through December 2020**

	Jan - Dec 20	Jan - Dec 19
<b>6280 · Legal Fees</b>		
Special Project Fees	0.00	18,000.00
<b>6280 · Legal Fees - Other</b>	28,514.95	39,547.90
<b>Total 6280 · Legal Fees</b>	28,514.95	57,547.90
<b>6270 · Professional Fees - Other</b>	0.00	8,744.94
<b>Total 6270 · Professional Fees</b>	84,084.95	124,665.09
<b>Property Taxes</b>		
Berry Road (47)	149.85	106.32
Smith Creek Road	24.90	17.66
Glenmary Drive	10.49	11.03
Metro Road	8.74	9.19
<b>Total Property Taxes</b>	193.98	144.20
<b>6770 · Supplies</b>	2,009.11	865.06
<b>6340 · Telephone</b>	0.00	240.06
<b>6350 · Travel &amp; Ent</b>		
6380 · Travel	0.00	556.96
<b>6350 · Travel &amp; Ent - Other</b>	1,703.24	610.84
<b>Total 6350 · Travel &amp; Ent</b>	1,703.24	1,167.80
<b>Total Expense</b>	185,292.26	213,214.65
<b>Net Ordinary Income</b>	-70,364.67	-77,608.39
<b>Net Income</b>	<b>-70,364.67</b>	<b>-77,608.39</b>