



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

Tioga County Industrial Development Agency
September 1, 2021 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Hubbard Auditorium, 1st Floor
Agenda

Call to Order and Introductions

Attendance

IDA Board Members

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

Absent:

Excused:

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

Privilege of the Floor: Jason Bellis, Larson Design Group

James Gensel, Fagan Engineers & Land Surveyors, PC

Approval of Minutes

A. [August 4, 2021 Regular Meeting Minutes](#)

Financials

A. [Balance Sheet](#)

B. [Profit & Loss](#)

C. [Transaction Detail](#)

ED&P Update: L. Tinney

Project Updates: L. Tinney & C. Curtis

A. Owego Gardens II

1. [Updated Project Cost Spreadsheet](#)

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. Annual Employee Review

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 - \$29,633.49/Authorized \$524,194
2. RB Robinson - \$4,605.77/Authorized \$55,990

Grant Updates: C. Curtis

A. Monkey Run FEMA Application – Approved – Total Project Cost \$28,316.26; Awarded Federal Share \$21,237.20; Awarded State Share \$3,539.53; TCIDA Match \$3,539.53

1. JB's Excavation completed project

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

1. Application in progress

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

Next Meeting: Wednesday October 6, 2021

Adjournment



DRAFT

**Tioga County Industrial Development Agency
August 4, 2021 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
ED&P Conference Room, 2nd Floor
Agenda**

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

II. Attendance

IDA Board Members

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

Absent:

Excused:

Guests: C. Curtis, M. Griffiths, J. Meagher, L. Tinney, J. Bellis

III. Privilege of the Floor: Jason Bellis, Larson Design Group

A. Wetland Delineation Proposal

- The IDA had requested a proposal from Mr. Bellis with Larson Design Group for a Wetland Delineation for the property south of the Owego Gardens II project. One parcel is owned by the IDA, and the other is owned by T. Rizzuto. The IDA is potentially interested in acquiring Mr. Rizzuto’s parcel. Mr. Bellis presented the board with the cost for a wetland delineation for just the IDA parcel, or a combined price for both the IDA parcel and Mr. Rizzuto’s parcel. The board agreed that if they are interested in purchasing Mr. Rizzuto’s property in the future, it would be in their best interests to perform the wetland delineation for both parcels.

Motion to approve Larson Design Group to perform a wetland delineation study for both the IDA owned parcel and Mr. Rizzuto’s parcel. (M. Sauerbrey, T. Monell)

Aye-5	Abstain-0
No-0	Carried

B. Lounsberry Energy Study Proposal

- Ms. Tinney requested a proposal from Larson Design Group for an Energy Study in Lounsberry. The Lounsberry area offers many sites for business development, however the current energy that NYSEG supplies to this area is not enough to support businesses activities. Ms. Tinney requested that this study be conducted to show NYSEG what it would take for them to connect power to sites in Lounsberry to help promote future development. The study will consist of Master Planning for energy in Lounsberry by Larson Design Group, as well as coordinating with NYSEG to determine what needs to be done on their end to get power in this area. Ms. Tinney has previously communicated with NYSEG about running energy to this area, however, NYSEG needs to know what the demand for power is before they will give an estimate to how much it will cost. Completing this study will give NYSEG something to go on in terms of the energy necessary to connect to Lounsberry, as well as the cost associated with supplying energy to Lounsberry.



Motion to approve Larson Design Group to perform an Energy Study for the Lounsberry area. (T. Monell, K. Gillette)

Aye-5 Absatin-0
No-0 Carried

IV. Approval of Minutes

A. [July 7, 2021 Regular Meeting Minutes](#)

Motion to approve July 7, 2021 Regular Meeting Minutes, as written. (J. Ward, T. Monell)

Aye-5 Abstain-0
No-0 Carried

V. Financials

A. [Balance Sheet](#)

B. [Profit & Loss](#)

C. [Transaction Detail](#)

Motion to acknowledge financials, as presented. (J. Ward, K. Gillette)

Aye-5 Abstain-0
No-0 Carried

VI. ED&P Update: L. Tinney

Ms. Tinney reported on ED&P's current activities:

- 40 applications have been received for the Education Workforce Coordinator position, with about eight identified as potential candidates. The steering committee will meet to discuss the applications.
- The department has responded to five state leads.
- T. Saraceno's last day as Land Bank Director was July 28. B. Woodburn has assumed responsibility as the Land Bank Director. The department will be hiring a part-time employee in the coming months.
- The housing project on Temple and Liberty Streets in the Village of Owego will begin local approvals in the coming weeks.
- Sales tax for the county in the first six months of 2021 exceeds 2020 first six months by 27% and exceeds 2019 by 17%.
- The department is working on 10 potential grants, 17 pending grants, 26 active grants, and one completed grant, which is the Agriculture Value Chain Study.
- Upstate Shredding is working on getting new signage, with V&S Galvanizing also participating in purchasing the sign.

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

A. Owego Gardens II

1. [Updated Project Cost Spreadsheet](#)

- Ms. Curtis noted that they have received a change order from Aquastore.
- Ms. Tinney reported that there is a section of waterline that has been put in that did not receive proper compaction testing or inspection. Next week, a third party will come and take samples of the dirt, and give a visual inspection to see if the water line was properly installed. If the visual inspection shows the installation was



done properly, they will then test for compaction ratings. If the visual test shows that the waterline was not installed properly, it will ultimately have to be dug up. If the waterline has to be dug up, there will be the question as to who is responsible for paying for it. Discussion ensued among the board members as to who should be responsible for paying if the waterline has to be dug up.

VIII. New Business: C. Curtis

A. PILOT Application - West Bay Star LLC

1. [Resolution](#)

Motion to approve the resolution allowing the Tioga County IDA to enter into a PILOT agreement with West Bay Star LLC. (T. Monell, K. Gillette)

**Aye-5 Abstain-0
No-0 Carried**

IX. Correspondence

Ms. Curtis shared with the board a correspondence received from Fred Gage in regards to the IDA Board’s non-consideration of a PILOT for the SunEast Valley Solar LLC’s solar project. All board members have reviewed the correspondence.

X. 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. Policy review
 - b. Annual employee review by EOM
 - c. Annual IEDC Conference

Motion to allow C. Curtis to register for the IEDC annual conference and pay the attendance fee. (K. Gillette, M. Sauerbrey)

**Aye-5 Abstain-0
No-0 Carried**

<https://iedconferences.org/tennessee/program/>

<https://iedconferences.org/tennessee/registration/>

- 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. [Revenue Report](#)

- Ms. Curtis noted that revenue from the railroad is up 23% from last year.

XI. PILOT Updates: C. Curtis



A. Sales Tax Exemptions Update:

1. Owego Gardens II – Home Leasing - \$17,090.60/Authorized \$524,194
2. RB Robinson - \$4,605.77/Authorized \$55,990

XII. Grant Updates: C. Curtis

A. Monkey Run FEMA Application – Approved – Total Project Cost \$28,316.26; Awarded Federal Share \$21,237.20; Awarded State Share \$3,539.53; TCIDA Match \$3,539.53

1. JB’s Excavation

Motion to affirm email vote to award JB’s Excavation the Monkey Run stream work.

Aye-4	Abstain-1 (J. Ward)
No-0	Carried

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

1. Application in progress

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

With no matters to discuss, the board did not move into Executive Session.

XIV. Next Meeting: Wednesday September 1, 2021

XV. Adjournment-Mr. Ward motioned to adjourn the meeting at 5:26 pm.

Tioga County Industrial Development Agency
Balance Sheet
As of August 31, 2021

	Aug 31, 21	Aug 31, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	313,590.37	305,022.46	8,567.91
Community- Facade Improvement	180,265.63	134,753.81	45,511.82
CCTC- Industrial Park	9,706.03	11,795.37	-2,089.34
USDA Funds			
CCTC- Loan Loss Reserve	40,474.32	40,458.54	15.78
TSB- IRP 2016 (Formerly IRP 4)	107,022.09	120,629.37	-13,607.28
TSB- RBEG	146,681.44	126,936.21	19,745.23
TSB- marketing	1,115.86	1,240.65	-124.79
Total USDA Funds	295,293.71	289,264.77	6,028.94
Total Restricted Cash Accounts	798,855.74	740,836.41	58,019.33
CCTC- CDs			
Site Development			
Site Development 2441	100,000.00	0.00	100,000.00
Site Development 2440	100,000.00	0.00	100,000.00
Site Development 2439	100,000.00	0.00	100,000.00
Total Site Development	300,000.00	0.00	300,000.00
Land Acquisition (879)	545,414.33	540,715.81	4,698.52
Capital Improvement (284)	318,847.13	318,847.13	0.00
Total CCTC- CDs	1,164,261.46	859,562.94	304,698.52
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	116,562.35	112,712.35	3,850.00
TSB-Crown Cork and Seal	300,105.67	300,105.67	0.00
Community- BestBuy PILOT Acct.	570,369.98	570,348.37	21.61
Total Temporarily Restricted Cash Acc	987,038.00	983,166.39	3,871.61
Unrestricted Cash Accounts			
TSB ICS	1,564,741.21	1,862,688.58	-297,947.37
TSB- checking	73,251.93	15,815.82	57,436.11
TSB- general fund	125,720.79	125,682.31	38.48
Total Unrestricted Cash Accounts	1,763,713.93	2,004,186.71	-240,472.78
Total Checking/Savings	4,713,869.13	4,587,752.45	126,116.68
Other Current Assets			
COVID-19 ERLP			
C-7-A	20,638.17	25,000.00	-4,361.83
C-6-A	0.00	60,000.00	-60,000.00
C-5-A	7,478.71	10,000.00	-2,521.29
C-4-A	7,296.99	10,000.00	-2,703.01
C-3-A	0.00	25,000.00	-25,000.00
C-2-A	10,637.13	15,000.00	-4,362.87
C-1-A	18,826.78	25,000.00	-6,173.22
COVID-19 ERLP - Other	288.61	0.00	288.61
Total COVID-19 ERLP	65,166.39	170,000.00	-104,833.61
Accounts Receivable 1300.01	168,453.05	395,041.19	-226,588.14
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	22,500.00	29,375.00	-6,875.00
Loan Rec - 2018-03-C	11,250.00	15,000.00	-3,750.00
Loan Rec - 2018-02-C	0.00	72.00	-72.00
Loan Rec - 2018-01-C	3,570.02	5,370.02	-1,800.00
Loan Rec - 2017-03-C	0.00	5,070.00	-5,070.00
Loan Rec - 2017-02-C	15,140.66	21,629.42	-6,488.76
Loan Rec - 2016-03-C	4,101.84	7,657.08	-3,555.24
Loan Rec - 2016-02-C	6,944.72	15,972.44	-9,027.72
Loan Rec - 2016-01-C	0.00	-0.09	0.09
Loan Rec - 2015-06-C	2,926.82	7,317.14	-4,390.32
Loan Rec - 2014-01-C	0.00	-0.20	0.20
Loan Rec - 2015-05-C	2,100.33	5,692.05	-3,591.72
Total Commercial Facade Loan Program	68,534.39	113,154.86	-44,620.47
RBEG			
RBEG Loan Rec 2020-01	0.00	10,000.00	-10,000.00
Loan Rec - RBEG 2019 -06	65,267.97	72,225.02	-6,957.05
Total RBEG	65,267.97	82,225.02	-16,957.05
IRP 4			
Loan Rec 2021-02-A	15,619.30	0.00	15,619.30
Loan Rec 2021-01-A	77,642.68	0.00	77,642.68
Loan Rec 2019-07-A	38,044.03	39,706.26	-1,662.23
Loan Rec - 2019 - 06A	81,587.27	90,283.60	-8,696.33
Loan Rec 2018-02-A	5,836.59	7,271.65	-1,435.06
Loan Rec 2018-01-A	60,385.66	63,813.16	-3,427.50
Loan Rec 2017-05-A	4,228.72	8,710.72	-4,482.00
Loan Rec 2017-04-A	31,754.24	33,937.92	-2,183.68

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2021

	Aug 31, 21	Aug 31, 20	\$ Change
Loan Rec 2017-03-A	0.00	13,793.62	-13,793.62
Loan Rec 2017-02-A	0.00	46,328.56	-46,328.56
Loan Rec 2017-01-A	15,328.70	17,791.99	-2,463.29
Loan Rec 2016-01-A	0.00	6,715.16	-6,715.16
Loan Rec 2009-02-A	49,451.58	50,451.58	-1,000.00
Total IRP 4	379,878.77	378,804.22	1,074.55
IRP 3			
Loan Rec 2007-08-A	9,815.83	17,042.59	-7,226.76
Total IRP 3	9,815.83	17,042.59	-7,226.76
IRP 2			
Loan Rec 2011-03-A	7,496.68	19,851.25	-12,354.57
Total IRP 2	7,496.68	19,851.25	-12,354.57
Total Other Current Assets	729,613.08	1,141,119.13	-411,506.05
Total Current Assets	5,443,482.21	5,728,871.58	-285,389.37
Fixed Assets			
Land- Mitchell	0.00	58,453.51	-58,453.51
Equipment			
2012 computer upgrade	0.00	1,436.88	-1,436.88
Equipment - Other	0.00	264.00	-264.00
Total Equipment	0.00	1,700.88	-1,700.88
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,257.05	601,257.05	0.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
Total Land-Louns	430,619.19	430,619.19	0.00
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,216,347.46	-1,197,077.10	-19,270.36
Total Fixed Assets	2,174,159.64	2,253,584.39	-79,424.75
TOTAL ASSETS	7,617,641.85	7,982,455.97	-364,814.12
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	0.00	453.05	-453.05
PILOT Payments			
Spencer-Tioga Solar			
School	-45,284.51	0.00	-45,284.51
County	-26,526.09	0.00	-26,526.09
Town	-17,789.40	0.00	-17,789.40
Spencer-Tioga Solar - Other	180,992.00	89,600.00	91,392.00
Total Spencer-Tioga Solar	91,392.00	89,600.00	1,792.00
Gateway Owego, LLC			
Village	-505.41	0.00	-505.41
County	-323.33	0.00	-323.33
School	-744.23	0.00	-744.23
Town	-27.72	0.00	-27.72
Gateway Owego, LLC - Other	3,200.69	1,600.00	1,600.69
Total Gateway Owego, LLC	1,600.00	1,600.00	0.00
Crown Cork and Seal			
School	-193,696.44	0.00	-193,696.44
County & Recycle	-89,725.36	0.00	-89,725.36
Town	-16,578.20	0.00	-16,578.20
Crown Cork and Seal - Other	600,000.00	300,000.00	300,000.00
Total Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens			
County & Recycle	-1,293.37	0.00	-1,293.37
Town	-110.90	0.00	-110.90
Village	-2,021.72	0.00	-2,021.72
School	-2,977.01	0.00	-2,977.01
Owego Gardens - Other	29,942.00	23,078.00	6,864.00
Total Owego Gardens	23,539.00	23,078.00	461.00
Best Buy PP	570,000.00	570,000.00	0.00
Total PILOT Payments	986,531.00	984,278.00	2,253.00

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2021

	Aug 31, 21	Aug 31, 20	\$ Change
Total Other Current Liabilities	986,531.00	984,731.05	1,799.95
Total Current Liabilities	986,531.00	984,731.05	1,799.95
Long Term Liabilities			
Tioga County COVID-19 ERLP	377,951.93	475,000.00	-97,048.07
Loan Pay- IRP 4	191,770.48	212,507.33	-20,736.85
Loan Pay- IRP 3	181,608.37	181,608.37	0.00
Loan Pay- IRP 2	101,111.91	112,327.63	-11,215.72
Loan Pay- IRP 1	46,180.14	53,900.28	-7,720.14
Total Long Term Liabilities	898,622.83	1,035,343.61	-136,720.78
Total Liabilities	1,885,153.83	2,020,074.66	-134,920.83
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,724,944.51	4,740,191.06	-15,246.55
Net Income	-398,759.12	-184,112.38	-214,646.74
Total Equity	5,732,488.02	5,962,381.31	-229,893.29
TOTAL LIABILITIES & EQUITY	7,617,641.85	7,982,455.97	-364,814.12

Tioga County Industrial Development Agency

08/31/21

Profit & Loss

Accrual Basis

January through August 2021

	Jan - Aug 21	Jan - Aug 20	\$ Change
Ordinary Income/Expense			
Income			
Bank Service Charge Refund	0.00	47.50	-47.50
Gain/Loss on Sale of Asset	-58,453.51	0.00	-58,453.51
Loan Interest Income			
COVID-19 C-7-A	291.52	0.00	291.52
COVID-19 C-5-A	146.49	0.00	146.49
COVID-19 C-1-A	315.52	0.00	315.52
COVID-19 C-2-A	208.27	0.00	208.27
COVID-19 C-4-A	141.98	0.00	141.98
IRP 4 - 2019 - 06A	2,263.55	2,492.01	-228.46
RBEG 2019 -06	1,810.84	1,991.73	-180.89
IRP 2			
2011-03-A	406.37	475.86	-69.49
Total IRP 2	406.37	475.86	-69.49
IRP 3			
2007-08-A	455.17	493.22	-38.05
Total IRP 3	455.17	493.22	-38.05
IRP 4			
2021-02-A	66.66	0.00	66.66
2021-01-A	659.32	0.00	659.32
2019-07-A	1,183.85	349.36	834.49
2018-02-A	171.45	127.57	43.88
2018-01-A	1,715.22	770.42	944.80
2017-04-A	856.28	388.56	467.72
2017-03-A	0.00	182.89	-182.89
2017-05-A	85.32	130.48	-45.16
2017-01-A	270.98	191.65	79.33
2017-02-A	482.31	998.98	-516.67
2016-01-A	66.88	386.06	-319.18
Total IRP 4	5,558.27	3,525.97	2,032.30
Total Loan Interest Income	11,597.98	8,978.79	2,619.19
Loan Program Fee			
COVID-19 ERLP	50.00	500.00	-450.00
Facade	0.00	100.00	-100.00
IRP 4	1,261.25	0.00	1,261.25
Total Loan Program Fee	1,311.25	600.00	711.25
Loan Late Fee			
COVID-19 C-7-A	21.65	0.00	21.65
COVID-19 C-1-A	151.55	0.00	151.55
2016-02-C	104.16	83.32	20.84
RBEG 2019-16	0.00	48.60	-48.60
IRP 4 2019-06-A	0.00	60.74	-60.74
2018-02-A	5.00	0.00	5.00
2018-01-C	10.00	10.00	0.00
Loan Late Fee - Other	0.00	5.00	-5.00
Total Loan Late Fee	292.36	207.66	84.70
Loan Administrative Fee	1,034.24	164.18	870.06
4110 - Grants			
Broadband Study	65,397.00	0.00	65,397.00
Ag Value Chain	20,000.00	0.00	20,000.00
4110 - Grants - Other	263,948.26	232,500.00	31,448.26
Total 4110 - Grants	349,345.26	232,500.00	116,845.26
Interest Income-			
Interest Income- TSB ICS	1,118.58	6,821.52	-5,702.94

Tioga County Industrial Development Agency

Profit & Loss

08/31/21

January through August 2021

Accrual Basis

	Jan - Aug 21	Jan - Aug 20	\$ Change
Community- Facade Improvement	9.62	20.76	-11.14
CCTC Loan Loss Reserve Account	9.02	13.52	-4.50
Community- Lounsberry	0.00	77.83	-77.83
TSB- checking	109.88	126.89	-17.01
TSB-general fund	27.05	62.93	-35.88
TSB- IRP 4	17.03	26.53	-9.50
TSB- RBEG	16.64	23.37	-6.73
TSB- marketing	0.13	0.27	-0.14
Total Interest Income-	1,307.95	7,173.62	-5,865.67
Leases/Licenses	13,302.30	12,813.40	488.90
4150 · Miscellaneous Income	0.00	0.00	0.00
OHRy			
freight	115,451.54	57,742.35	57,709.19
OHRy - Other	25,715.19	0.00	25,715.19
Total OHRy	141,166.73	57,742.35	83,424.38
4170 · PILOT Program Fees			
Ithaca Neighborhood Housing Ser	2,500.00	0.00	2,500.00
Tioga Downs	0.00	0.00	0.00
4170 · PILOT Program Fees - Other	2,500.00	0.00	2,500.00
Total 4170 · PILOT Program Fees	5,000.00	0.00	5,000.00
Sale of Property	3,800.00	1,000.00	2,800.00
Total Income	469,704.56	321,227.50	148,477.06
Expense			
Grant Expense			
Ag Value Chain	30,000.00	8,745.00	21,255.00
Grant Expense - Other	258,900.00	341,392.42	-82,492.42
Total Grant Expense	288,900.00	350,137.42	-61,237.42
Marketing	463.50	237.50	226.00
Tioga Industrial Park	0.00	200.00	-200.00
Education			
Curtis	599.00	55.00	544.00
Education - Other	99.00	0.00	99.00
Total Education	698.00	55.00	643.00
Loan Admin Fee			
IRP 4	1,034.24	860.07	174.17
Total Loan Admin Fee	1,034.24	860.07	174.17
Loan Program Expense			
COVID-19 ERLP	0.00	137.30	-137.30
Marketing	112.50	0.00	112.50
Loan Program Expense - Other	99.35	185.45	-86.10
Total Loan Program Expense	211.85	322.75	-110.90
6120 · Bank Service Charges			
Check order			
TSB IRP 4	0.00	15.00	-15.00
TSB RBEG	0.00	25.00	-25.00
Total Check order	0.00	40.00	-40.00
6120 · Bank Service Charges - Other	35.00	68.50	-33.50
Total 6120 · Bank Service Charges	35.00	108.50	-73.50
6160 · Dues and Subscriptions	1,809.00	1,060.00	749.00
Employee benefit			

Tioga County Industrial Development Agency

Profit & Loss

08/31/21

January through August 2021

Accrual Basis

	Jan - Aug 21	Jan - Aug 20	\$ Change
IRA Company Match	918.00	882.64	35.36
Total Employee benefit	918.00	882.64	35.36
6180 · Insurance			
WC (Utica)	381.00	622.00	-241.00
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	4,201.00	4,203.00	-2.00
6190 · Disability (First Rehab Life)	357.83	243.27	114.56
Employee Health (SSA)	3,761.40	3,671.36	90.04
6185 · Property & Liability (Dryden)	10,947.28	10,678.20	269.08
RR Liability (Steadfast)	26,648.14	25,529.80	1,118.34
Total 6180 · Insurance	47,046.65	45,697.63	1,349.02
6200 · Interest Expense			
6205 · Loan Int Exp Covid	816.66	0.00	816.66
6200 · Interest Expense - Other	5,603.43	5,996.23	-392.80
Total 6200 · Interest Expense	6,420.09	5,996.23	423.86
6240 · Miscellaneous	142.90	0.00	142.90
6560 · Payroll Expenses			
Payroll Expenses - HSA	2,400.00	1,200.00	1,200.00
6560 · Payroll Expenses - Other	31,283.95	31,835.21	-551.26
Total 6560 · Payroll Expenses	33,683.95	33,035.21	648.74
6250 · Postage and Delivery	0.00	27.45	-27.45
6270 · Professional Fees			
Bizilife LLC	2,250.00	0.00	2,250.00
Ag Ec Dev Specialist Position	10,000.00	10,000.00	0.00
Administrative Services			
Tinney, M	0.00	1,800.00	-1,800.00
Haskell	0.00	6,200.00	-6,200.00
Tinney	17,000.00	17,000.00	0.00
Total Administrative Services	17,000.00	25,000.00	-8,000.00
6650 · Accounting			
Jan Nolis	1,340.00	2,190.00	-850.00
6650 · Accounting - Other	7,300.00	7,000.00	300.00
Total 6650 · Accounting	8,640.00	9,190.00	-550.00
6280 · Legal Fees			
Loan Program Fees	83.89	0.00	83.89
6280 · Legal Fees - Other	24,411.02	19,154.95	5,256.07
Total 6280 · Legal Fees	24,494.91	19,154.95	5,339.96
Total 6270 · Professional Fees	62,384.91	63,344.95	-960.04
6670 · Program Expense			
Water Tower	422,868.96	504.00	422,364.96
Total 6670 · Program Expense	422,868.96	504.00	422,364.96
Property Taxes			
Stanton Hill 9.64A Town Lot	226.20	234.97	-8.77
96 · Smith Creek Rd	27.96	256.00	-228.04
540 · Stanton Hill	171.19	177.83	-6.64
Spring St	0.26	0.26	0.00
Berry Road (47)	144.26	149.85	-5.59
Carmichael Road	4.47	4.43	0.04
Smith Creek Road	23.97	24.90	-0.93
Glenmary Drive	10.74	10.49	0.25
Metro Road	8.95	8.74	0.21

Tioga County Industrial Development Agency

08/31/21

Profit & Loss

Accrual Basis

January through August 2021

	Jan - Aug 21	Jan - Aug 20	\$ Change
Total Property Taxes	618.00	867.47	-249.47
Recording fees	385.50	0.00	385.50
6770 · Supplies	754.95	512.00	242.95
6350 · Travel & Ent			
6380 · Travel	109.45	0.00	109.45
6350 · Travel & Ent - Other	0.00	1,513.52	-1,513.52
Total 6350 · Travel & Ent	109.45	1,513.52	-1,404.07
Total Expense	868,484.95	505,362.34	363,122.61
Net Ordinary Income	-398,780.39	-184,134.84	-214,645.55
Other Income/Expense			
Other Income			
Interest Income - TSB COVID19	21.27	22.46	-1.19
Total Other Income	21.27	22.46	-1.19
Net Other Income	21.27	22.46	-1.19
Net Income	-398,759.12	-184,112.38	-214,646.74

**Tioga County Industrial Development Agency
Transaction Detail**

Accrual Basis

August 2021

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	08/04/2021			Loan Pmt	750.00
Deposit	08/10/2021			Loan pmts	1,100.00
Total COVID-19					1,850.00
Community- Facade Improvement					
Deposit	08/11/2021			Loan Pmts	845.73
Deposit	08/16/2021			Loan pmt	273.48
Deposit	08/24/2021			Loan Pmt	1,409.71
Total Community- Facade Improvement					2,528.92
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	08/04/2021			Loan Pmts	2,491.51
Deposit	08/10/2021			Loan Pmts	1,748.88
Deposit	08/26/2021			Loan Pmt	754.16
Total TSB- IRP 2016 (Formerly IRP 4)					4,994.55
TSB- RBEG					
Deposit	08/04/2021			Loan Pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					5,804.51
Total Restricted Cash Accounts					10,183.43
Unrestricted Cash Accounts					
TSB- checking					
Check	08/03/2021	6722	LeeAnn Tinney	Aug 2021 Professional Services	-2,125.00
Check	08/03/2021	6723	Bizilife LLC	July social media	-500.00
Check	08/03/2021	6724	Christine E Curtis	Pay Period: 7/18/21-7/31/21	-1,362.20
Check	08/05/2021	6725	Christine Curtis	Rfnd IEDC Annual Conference registration fee	-599.00
Deposit	08/10/2021			2021 Lease Pmt	643.23
Check	08/11/2021	6726	Tioga County	Aug Verizon IT invoice 3947	-37.99
Check	08/16/2021	X	EFTPS 941 Tax Payment	July 2021 Federal Tax Deposit	-817.14
Check	08/16/2021	X	NYS Division of the Treasury	July 2021 State Tax Deposit	-143.90
Deposit	08/16/2021			RJ Corman	25,715.19
Check	08/18/2021	6727	Christine E Curtis	Pay Period: 8/1/21-8/14/21	-1,362.83
Check	08/18/2021	6728	Franklin Templeton	Aug 2021 Simple IRA - C. Curtis	-216.00
Check	08/18/2021	6729	Christine Curtis	Aug HSA	-300.00
Deposit	08/24/2021			INHS PILOT App fee & Engelbert Lease 2021	2,950.00
Check	08/27/2021	6730	GVCC	Valley Business Banquet C. Curtis Reservation	-40.00
Check	08/27/2021	6731	Utica National Insurance Group	Acc# 203167808 Workers Comp Policy 5273358	-620.00
Check	08/27/2021	6732	Excellus Health Plan	Sep 2021 Inv 29169434	-471.35
Check	08/27/2021	6733	JB's Excavation	Monkey Run Creek Project; re FEMA Grant 4472 DR NY	-26,400.00
Check	08/27/2021	6734	Christine Curtis	Rfnd fee - IEDC Webinar - Redoing Retail Spaces & Places	-99.00
Check	08/30/2021	6736	Thomas, Collison & Meagher	Services June & July 2021	-4,207.50
Total TSB- checking					-9,993.49
Total Unrestricted Cash Accounts					-9,993.49
TOTAL					189.94