



**Tioga County Industrial Development Agency**  
**April 10, 2024 – 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. Ward, K. Gillette, T. Monell, M. Sauerbrey, E. Knolles, M. Townsend

Excused:

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

**Privilege of the Floor:**

**Approval of Minutes**

- A. [March 6, 2024 Regular Meeting Minutes](#)
- B. [March 19, 2024 Loan Committee Meeting Minutes](#)

**Financials**

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

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

**New Business: C. Curtis**

- A. NVHS Depot
  - 1. [Request](#)
  - 2. [TCIDA Letter](#)

**Committee Reports: C. Curtis**

- A. Public Authority Accountability Act (PAAA)
  - 1. Audit Committee Report: J. Ward, M. Townsend, E. Knolles
    - a. Affirm Board email vote approving final audit report
  - 2. Governance Committee: J. Ward, M. Townsend, E. Knolles
    - a. No report
  - 3. Finance Committee: J. Ward, M. Townsend, E. Knolles
    - a. CD Maturity Date 4-17-24; Recommend action
  - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, M. Townsend



- 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. Best Bev LLC - \$2,416,912.44/Authorized \$2,488,301.00
    - a. [Request Letter](#)
  - 2. 231 Main LLC - \$4,999.31/ Authorized \$34,320
  - 3. SEASON II LLC - \$10,475.58/ Authorized \$17,942
  - 4. Arteast Café LLC - \$2,072.99/ Authorized \$24,000
  - 5. Navo Properties LLC - \$874.08/ Authorized \$1,128

**Project Updates: C. Curtis**

- A. BiziLife social media contract renewal: April 2024 – March 2025: 2% annual increase (\$545.70 to \$556.61)

**Grant Updates: C. Curtis**

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
  - 1. Larson Design Group contract: April 2024 completion date projected
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings
  - 1. [Hunt](#)
  - 2. [Williams & Edsall topographic survey](#)
  - 3. Application – Phase II Study - submitted
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
  - 1. Larson Design Group contract: April 2024 completion date projected
- E. Local Meat Capacity Grant – Reed Brook Meats application submitted 7-14-23
- F. Blodgett Road – Application approved; coordination with S&W in progress
- G. USDA IRP Loan Application submitted 1-2-2024
  - 1. USDA Contact: [susan.galster@usda.gov](mailto:susan.galster@usda.gov)

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

**Next Meeting: Wednesday May 1, 2024**



DRAFT

Tioga County Industrial Development Agency
March 6, 2024 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting Minutes

- I. Call to Order and Introductions: Mr. Ward called the meeting to order at 4:32 pm.
II. Attendance
IDA Board Members
Roll Call: J. Ward, K. Gillette, E. Knolles, M. Townsend
Excused: T. Monell, M. Sauerbrey
Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney
III. Privilege of the Floor: Marcia Kiechle: Ms. Kiechle shared a report with the board of the Depot Friday Nights held at The Ray Shaver Lehigh Valley Depot, owned by the IDA. Ms. Kiechle also gave the board a brief history of the Depot, and reported that there are repairs that need to be done to the building, and funding will be need to complete the repairs.
IV. Approval of Minutes
A. February 7, 2024 Regular Meeting Minutes
B. January 3, 2024 Annual Meeting Minutes
Motion to approve February 7, 2024 Regular Meeting Minutes, and January 3, 2024 Annual Meeting Minutes, as written. (E. Knolles, M. Townsend)
Aye – 4 Abstain – 0
No – 0 Carried
V. Financials
A. Balance Sheet
B. Profit & Loss
C. Transaction Detail
D. Accounts Receivable
E. RJ Corman revenue
Ms. Curtis shared the amounts that were paid to LCP Group and O'Rourke for the Buck Rd barn demolition. Mr. Ward shared a recurring revenue summary with the board. The invoice from ServePro was discussed. The board will request an itemized invoice from ServePro.
Motion to acknowledge the financials, as presented. (E. Knolles, K. Gillette)
Aye – 4 Abstain – 0
No – 0 Carried
VI. ED&P Update: L. Tinney
A. Southern Tier Clean Energy Strategy: Ms. Curtis sent the report to the board for their review.



B. Ms. Tinney updated the board on the following items:

- The Neighborhood Depot CDBG project continues to move forward.
- Fuddy Duddy’s and Tioga Trails Restore NY projects continue to move forward.
- The Village of Waverly New York Forward project is waiting for the state decision on which projects will be selected.
- Southern Tier Network will be applying to the New York ConnectALL program for funding for the final broadband buildout in the Town of Nichols, as well as buildout in Newark Valley.
- The West Bay Star PILOT, associated with the new Lourdes building in the Town of Owego has been delayed, but it is anticipated that it will continue to move forward.
- Clean up is taking place at 81 North Ave, Owego, which is owned by the Land Bank.
- The Land Bank is working with Fagan Engineers on a conceptual design for single family homes on Temple and Liberty Streets in the Village of Owego.
- S. Lanning has been hired as the Community Development Specialist but will continue to work on the workforce development work.
- The county strategic plan has been completed.
- The annual agricultural district inclusion has taken place, and will be finalized this month.
- E. Pratt continues to work on the Solid Waste Management plan.
- The department will be applying for a \$215,000 CDBG Microenterprise grant to assist small businesses.
- Two USDA RBDG grants were submitted, one for the IDA equipment lease program, and one for the Lounsberry Industrial Sites Phase II study, which will explore how to bring utilities to multiple sites in Lounsberry.
- Discussion ensued regarding the decrease in railroad revenue. A meeting will be scheduled with RJ Corman representatives to discuss rail activity and revenue.

VII. **New Business: C. Curtis**

A. Chamber of Commerce 2024 Tioga County Economic Forum sponsorship request: The Chamber of Commerce requested a \$1,000 sponsorship from the IDA as they have done in the past.

**Motion to authorize the \$1,000 sponsorship of the Tioga County Chamber of Commerce 2024 Tioga County Economic Forum. (E. Knolles, K. Gillette)**

<b>Aye – 4</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

B. Easement: A retail development is being planned on a site neighboring IDA property in the Town of Owego. They are looking to run water from the new Owego Gardens II water tower to their property for the development. To do so, they would have to run it through another IDA owned parcel. After board discussion, it was decided that the board is not opposed to an easement so that the water can be run to the neighboring property.

VIII. **Committee Reports: C. Curtis**

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: J. Ward, M. Townsend, E. Knolles
  - a. Management Representation Letter
  - b. Management Comment Letter



- c. PAAA Letter
- d. Governance Letter
- e. Financial Report

Ms. Curtis reported that she is waiting for two PILOT companies to submit their company surveys. Once all is completed, Ms. Curtis will seek email approval of the audit so that she can complete the PARIS reporting by the end of the month.

- 2. Governance Committee: J. Ward, M. Townsend, E. Knolles
  - a. No report
- 3. Finance Committee: J. Ward, M. Townsend, E. Knolles
  - a. No report
- 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, M. Townsend
  - a. No report
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
  - a. No report

**IX. PILOT Updates: C. Curtis**

**A. Sales Tax Exemptions Update:**

- 1. Best Bev LLC - \$2,218,467.04/Authorized \$2,242,066.00
    - a. Request Letter: Ms. Curtis shared the request letter with the board. Best Bev is seeking \$2,488,301 in sales tax abatement. Best Bev currently owes outstanding fees. The board agreed to approve the new sales tax exemption contingent upon receiving payment of Best Bev’s outstanding fee.
    - b. Resolution
      - Motion to authorize Best Bev LLC’s request for \$2,488,301.00 in sales tax exemption, contingent upon payment of outstanding fee. (K. Gillette, E. Knolles)**
- |                |                    |
|----------------|--------------------|
| <b>Aye – 4</b> | <b>Abstain – 0</b> |
| <b>No – 0</b>  | <b>Carried</b>     |
- 2. 231 Main LLC – \$4,999.31/ Authorized \$34,320
  - 3. SEASON II LLC - \$10,475.58/ Authorized \$17,942
  - 4. Arteast Café LLC - \$2,072.99/ Authorized \$24,000
  - 5. Navo Properties LLC - \$874.08/ Authorized \$1,128

**X. Project Updates: C. Curtis**

- A. LCP demolition complete – Air Monitoring Report
- B. Nov-Dec 2023 Connect Newsletter\_version 50892 by The Business Council - Flipsnack: Ms. Curtis shared the IDA ad in The Business Council newsletter. The board agreed that they will not place an ad in this newsletter in the future.
- C. BiziLife social media review: Ms. Curtis shared the monthly social media report with the board.  
[https://www.canva.com/design/DAF-UCWP9uk/Rij2DBMTos0mJ4jaQju\\_0A/edit](https://www.canva.com/design/DAF-UCWP9uk/Rij2DBMTos0mJ4jaQju_0A/edit)

**XI. Grant Updates: C. Curtis**

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



1. Larson Design Group contract: April 2024 completion date projected
  - B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings
    1. Hunt
    2. Williams & Edsall topographic survey
    3. Application – Phase II Study - submitted
  - C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
    1. Larson Design Group contract: April 2024 completion date projected
  - E. Local Meat Capacity Grant – Reed Brook Meats application submitted 7-14-23
  - F. Blodgett Road – Ms. Curtis reported that this application was approved.
  - G. USDA IRP Loan Application submitted 1-2-2024
    1. USDA Contact: [susan.galster@usda.gov](mailto:susan.galster@usda.gov)
- XII. Motion to move into Executive Session at 5:41 pm pursuant to Public Officers Law Section 105 to discuss personnel matters. (K. Gillette, M. Townsend)**
- Motion to adjourn Executive Session at 5:51 pm.**
- Motion to recommend Brenda Evanek to fill the vacancy on the TCIDA board to the Tioga County Legislature. (M. Townsend, K. Gillette)**
- XIII. Next Meeting: Wednesday April 3, 2024**
- XIV. Adjournment:** Ms. Townsend motioned to adjourn the meeting at 5:54 pm.



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

Tioga County IDA  
Loan Committee Meeting  
March 19, 2024 – 9:30 am  
Minutes

Members: K. Dougherty, D. Barton, J. Ward, E. Knolles, M. Townsend, J. Lavo  
Present: K. Dougherty, J. Ward, M. Townsend, J. Lavo  
Guests: C. Curtis

Meeting called to order at 9:33

New Business

A. HeaHea IRP & RBEG Loan – Review Request

1. HeaHea requested temporary 6 month deferment and loan term extension to 15 years

The Loan Committee determined additional information is needed to further consider the loan recipient's request. Additional information includes:

- Updated personal financial statement
- Updated debt schedule
- 2023 Tax Return
- Documentation of current OMH certification
- Confirm if the recipient is coordinating with Medicare, Medicaid, or both.
- Provide current status of insurance company accreditation, dates recipient submitted requests to each of the insurance companies, and provide associated documentation
- Where the patients already served reside

Meeting adjourned at 10:00

## Tioga County Industrial Development Agency

## Balance Sheet

04/10/24

As of March 31, 2024

Accrual Basis

	Mar 31, 24	Mar 31, 23	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
CD Cap Improvement Com Bank	327,220.11	0.00	327,220.11
CD Site Dev Com Bank 158	103,328.19	100,501.19	2,827.00
CD Site Dev Com Bank 156	103,328.18	100,501.18	2,827.00
CD Site Dev Com Bank 155	103,215.18	100,501.18	2,714.00
<b>Restricted Cash Accounts</b>			
COVID-19	329.54	5,111.16	-4,781.62
Community- Facade Improvement	246,374.93	233,058.99	13,315.94
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,504.75	40,489.55	15.20
TSB- IRP 2016 (Formerly IRP 4)	84,736.07	145,462.78	-60,726.71
TSB- RBEG	78,520.55	162,191.85	-83,671.30
<b>Total USDA Funds</b>	203,761.37	348,144.18	-144,382.81
<b>Total Restricted Cash Accounts</b>	450,465.84	586,314.33	-135,848.49
<b>CCTC- CDs</b>			
Land Acquisition (150)	555,596.92	0.00	555,596.92
Land Acquisition (879)	0.00	553,069.56	-553,069.56
Capital Improvement (284)	0.00	325,351.58	-325,351.58
<b>Total CCTC- CDs</b>	555,596.92	878,421.14	-322,824.22
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	423,993.35	426,225.25	-2,231.90
TSB-Crown Cork and Seal	100.67	105.67	-5.00
Community- BestBuy PILOT Acct.	369.98	369.98	0.00
<b>Total Temporarily Restricted Cash Acc</b>	424,464.00	426,700.90	-2,236.90
<b>Unrestricted Cash Accounts</b>			
TSB ICS	0.00	5.33	-5.33
TSB- checking	664,730.59	161,674.20	503,056.39
TSB- general fund	25,810.70	25,774.77	35.93
<b>Total Unrestricted Cash Accounts</b>	690,541.29	187,454.30	503,086.99
<b>Total Checking/Savings</b>	2,758,159.71	2,380,394.22	377,765.49
<b>Other Current Assets</b>			
<b>COVID-19 ERLP</b>			
C-7-A	0.00	6,003.35	-6,003.35
C-5-A	0.00	1,975.63	-1,975.63
C-4-A	0.00	2,003.67	-2,003.67
C-1-A	0.00	9,756.71	-9,756.71
COVID-19 ERLP - Other	5,888.31	0.00	5,888.31
<b>Total COVID-19 ERLP</b>	5,888.31	19,739.36	-13,851.05
Accounts Receivable 1300.01	84,453.05	746,453.05	-662,000.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-01-C	2,500.00	10,000.00	-7,500.00
Loan Rec - 2018-01-C	0.00	715.02	-715.02
Loan Rec - 2017-02-C	0.00	4,866.79	-4,866.79
<b>Total Commercial Facade Loan Program</b>	2,500.00	15,581.81	-13,081.81
<b>RBEG</b>			
RBEG 2023-01-A	96,145.54	0.00	96,145.54
Loan Rec - RBEG 2019 -06	45,957.28	53,670.39	-7,713.11
<b>Total RBEG</b>	142,102.82	53,670.39	88,432.43
<b>IRP 4</b>			
IRP 4 2023-01-A	60,090.99	0.00	60,090.99
Loan Rec 2021-02-A	7,505.73	10,972.03	-3,466.30
Loan Rec 2021-01-A	59,322.90	66,173.25	-6,850.35
Loan Rec 2019-07-A	32,729.53	34,810.21	-2,080.68
Loan Rec - 2019 - 06A	57,446.38	67,087.75	-9,641.37
Loan Rec 2018-01-A	49,524.48	53,759.13	-4,234.65
Loan Rec 2017-04-A	25,766.57	28,018.70	-2,252.13
Loan Rec 2017-01-A	8,439.45	11,150.45	-2,711.00
Loan Rec 2009-02-A	48,051.58	48,451.58	-400.00
<b>Total IRP 4</b>	348,877.61	320,423.10	28,454.51



## Tioga County Industrial Development Agency

## Balance Sheet

04/10/24

As of March 31, 2024

Accrual Basis

	Mar 31, 24	Mar 31, 23	\$ Change
Total Other Current Assets	548,821.79	1,120,867.71	-572,045.92
Total Current Assets	3,306,981.50	3,501,261.93	-194,280.43
Fixed Assets			
Land-Rizzuto	78,395.16	78,395.16	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,707.05	0.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	226,732.53	139,612.53	87,120.00
Total Land-Louns	517,739.19	430,619.19	87,120.00
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	-1,279,269.24	-1,257,126.24	-22,143.00
Total Fixed Assets	2,277,203.02	2,212,226.02	64,977.00
<b>TOTAL ASSETS</b>	<b>5,584,184.52</b>	<b>5,713,487.95</b>	<b>-129,303.43</b>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	111.50	0.00	111.50
Total Accounts Payable	111.50	0.00	111.50
Other Current Liabilities			
PILOT Payments			
Spencer-Tioga Solar	96,986.00	95,084.00	1,902.00
Gateway Owego, LLC	2,000.00	1,900.00	100.00
Midwestern Pet Foods, Inc.	0.00	4,721.90	-4,721.90
Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens			
Sewer Subsidy	-16,625.00	0.00	-16,625.00
Owego Gardens - Other	41,601.00	24,488.00	17,113.00
Total Owego Gardens	24,976.00	24,488.00	488.00
Total PILOT Payments	423,962.00	426,193.90	-2,231.90
Total Other Current Liabilities	423,962.00	426,193.90	-2,231.90
Total Current Liabilities	424,073.50	426,193.90	-2,120.40
Long Term Liabilities			
Tioga County COVID-19 ERLP	5,569.84	24,413.43	-18,843.59
Loan Pay- IRP 4	181,558.10	191,977.33	-10,419.23
Loan Pay- IRP 3	138,881.10	149,722.87	-10,841.77
Loan Pay- IRP 2	78,342.87	89,784.03	-11,441.16
Loan Pay- IRP 1	30,507.49	38,382.80	-7,875.31
Total Long Term Liabilities	434,859.40	494,280.46	-59,421.06
Total Liabilities	858,932.90	920,474.36	-61,541.46
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 · Retained Earnings	3,410,130.17	3,694,570.69	-284,440.52
Net Income	-91,181.18	-307,859.73	216,678.55
Total Equity	4,725,251.62	4,793,013.59	-67,761.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,584,184.52</b>	<b>5,713,487.95</b>	<b>-129,303.43</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

04/10/24

January through March 2024

Accrual Basis

	Jan - Mar 24	Jan - Mar 23	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Loan Commitment Fee	400.00	0.00	400.00
Loan Interest Income			
COVID-19 C-7-A	-27.47	53.68	-81.15
COVID-19 C-5-A	-7.19	16.95	-24.14
COVID-19 C-1-A	0.00	21.91	-21.91
COVID-19 C-4-A	-5.86	16.07	-21.93
RBEG 2019 -06	472.63	549.26	-76.63
IRP 4			
2023-01-A	531.11	0.00	531.11
2019 - 06A	590.79	686.57	-95.78
2021-02-A	68.16	71.86	-3.70
2021-01-A	251.11	564.23	-313.12
2019-07-A	434.22	461.28	-27.06
2018-02-A	0.00	35.13	-35.13
2018-01-A	599.69	649.58	-49.89
2017-04-A	195.60	427.76	-232.16
2017-01-A	57.43	73.32	-15.89
<b>Total IRP 4</b>	<b>2,728.11</b>	<b>2,969.73</b>	<b>-241.62</b>
RBEG			
2023.01-A	849.79	0.00	849.79
<b>Total RBEG</b>	<b>849.79</b>	<b>0.00</b>	<b>849.79</b>
<b>Total Loan Interest Income</b>	<b>4,010.01</b>	<b>3,627.60</b>	<b>382.41</b>
Loan Late Fee			
COVID-19 C-1-A	0.00	21.65	-21.65
<b>Total Loan Late Fee</b>	<b>0.00</b>	<b>21.65</b>	<b>-21.65</b>
Loan Administrative Fee			
IRP 4	174.99	0.00	174.99
Loan Administrative Fee - Other	0.00	453.26	-453.26
<b>Total Loan Administrative Fee</b>	<b>174.99</b>	<b>453.26</b>	<b>-278.27</b>
4110 · Grants			
Workforce Coordinator	13,167.14	0.00	13,167.14
DRI-HCR	225,719.14	35,446.51	190,272.63
<b>Total 4110 · Grants</b>	<b>238,886.28</b>	<b>35,446.51</b>	<b>203,439.77</b>
Interest Income-			
Interest Income - TSB COVID19	-1.84	0.48	-2.32
CCTC- CD Site Development 2441	0.00	239.61	-239.61
CCTC- CD Site Development 2440	0.00	50.59	-50.59
CCTC- CD Site Development 2439	0.00	50.59	-50.59
Community- Facade Improvement	6.10	5.70	0.40
CCTC Loan Loss Reserve Account	1.10	3.02	-1.92
TSB- checking	585.65	187.22	398.43
TSB-general fund	9.65	6.36	3.29
TSB- IRP 4	4.55	55.17	-50.62
TSB- RBEG	3.81	59.57	-55.76
<b>Total Interest Income-</b>	<b>609.02</b>	<b>658.31</b>	<b>-49.29</b>
Leases/Licenses	9,840.30	7,234.41	2,605.89
OHRy			
freight	6,142.48	9,141.34	-2,998.86
<b>Total OHRy</b>	<b>6,142.48</b>	<b>9,141.34</b>	<b>-2,998.86</b>
4170 · PILOT Program Fees			
Best Bev	9,723.67	0.00	9,723.67

## Tioga County Industrial Development Agency

04/10/24

## Profit &amp; Loss

Accrual Basis

January through March 2024

	Jan - Mar 24	Jan - Mar 23	\$ Change
4170 · PILOT Program Fees - Other	2,500.00	0.00	2,500.00
<b>Total 4170 · PILOT Program Fees</b>	<b>12,223.67</b>	<b>0.00</b>	<b>12,223.67</b>
<b>Total Income</b>	<b>272,286.75</b>	<b>56,583.08</b>	<b>215,703.67</b>
<b>Expense</b>			
<b>Grant Expense</b>			
Richford Railroad	1,659.00	0.00	1,659.00
Raymond Hadley Water	29,185.00	250.00	28,935.00
DRI-HCR	225,719.14	35,446.51	190,272.63
<b>Total Grant Expense</b>	<b>256,563.14</b>	<b>35,696.51</b>	<b>220,866.63</b>
<b>Loan Admin Fee</b>			
IRP 4	174.99	0.00	174.99
<b>Total Loan Admin Fee</b>	<b>174.99</b>	<b>0.00</b>	<b>174.99</b>
<b>Property Maintenance</b>	<b>8.63</b>	<b>0.00</b>	<b>8.63</b>
<b>6120 · Bank Service Charges</b>	<b>40.00</b>	<b>76.80</b>	<b>-36.80</b>
<b>6160 · Dues and Subscriptions</b>	<b>950.00</b>	<b>970.00</b>	<b>-20.00</b>
<b>Employee benefit</b>			
IRA Company Match	157.29	148.40	8.89
<b>Total Employee benefit</b>	<b>157.29</b>	<b>148.40</b>	<b>8.89</b>
<b>6180 · Insurance</b>			
Crime (Smith Brothers)	0.00	636.00	-636.00
WC (Utica)	-325.00	-327.00	2.00
D & O (Philadelphia Ins. Co)	0.00	3,696.00	-3,696.00
6190 · Disability (First Rehab Life)	344.41	375.29	-30.88
Employee Health (SSA)	2,309.00	2,114.86	194.14
6185 · Property & Liability (Dryden)	12,758.14	12,458.71	299.43
RR Liability (Steadfast)	0.00	28,017.90	-28,017.90
<b>Total 6180 · Insurance</b>	<b>15,086.55</b>	<b>46,971.76</b>	<b>-31,885.21</b>
<b>6200 · Interest Expense</b>			
6205 · Loan Int Exp Covid	0.00	435.24	-435.24
6220 · Loan Interest			
IRP 3	1,497.23	1,604.57	-107.34
<b>Total 6220 · Loan Interest</b>	<b>1,497.23</b>	<b>1,604.57</b>	<b>-107.34</b>
<b>Total 6200 · Interest Expense</b>	<b>1,497.23</b>	<b>2,039.81</b>	<b>-542.58</b>
<b>Lounsberry land</b>	<b>3,200.00</b>	<b>0.00</b>	<b>3,200.00</b>
<b>6240 · Miscellaneous</b>	<b>-2,176.99</b>	<b>1,000.00</b>	<b>-3,176.99</b>
<b>6550 · Office Supplies</b>	<b>0.00</b>	<b>549.90</b>	<b>-549.90</b>
<b>6560 · Payroll Expenses</b>			
Payroll Expenses - HSA	600.00	450.00	150.00
6560 · Payroll Expenses - Other	16,848.18	15,164.28	1,683.90
<b>Total 6560 · Payroll Expenses</b>	<b>17,448.18</b>	<b>15,614.28</b>	<b>1,833.90</b>
<b>6270 · Professional Fees</b>			
BiziLife LLC	1,637.10	1,605.00	32.10
Ec Dev Specialist Position	5,000.00	5,000.00	0.00
<b>Administrative Services</b>			
Tinney	6,375.00	5,125.00	1,250.00
<b>Total Administrative Services</b>	<b>6,375.00</b>	<b>5,125.00</b>	<b>1,250.00</b>
<b>6650 · Accounting</b>			
Jan Nolis	955.00	565.00	390.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

04/10/24

January through March 2024

Accrual Basis

	Jan - Mar 24	Jan - Mar 23	\$ Change
6650 · Accounting - Other	9,250.00	8,500.00	750.00
Total 6650 · Accounting	10,205.00	9,065.00	1,140.00
6280 · Legal Fees	22,175.50	0.00	22,175.50
6270 · Professional Fees - Other	25,000.00	0.00	25,000.00
Total 6270 · Professional Fees	70,392.60	20,795.00	49,597.60
6670 · Program Expense			
Water Tower	-1,345.94	239,545.13	-240,891.07
Total 6670 · Program Expense	-1,345.94	239,545.13	-240,891.07
Property Taxes			
Berry Road (313)	51.25	0.00	51.25
Berry Road (312)	102.49	0.00	102.49
Stanton Hill 9.64A Town Lot	225.72	222.30	3.42
96 · Smith Creek Rd	27.90	27.48	0.42
540 · Stanton Hill	170.82	168.24	2.58
Spring St	0.27	0.28	-0.01
Berry Road (47)	143.95	141.77	2.18
Carmichael Road	7.90	7.78	0.12
Smith Creek Road	23.92	23.55	0.37
Glenmary Drive	10.90	10.81	0.09
Metro Road	9.09	9.01	0.08
Total Property Taxes	774.21	611.22	162.99
6770 · Supplies	698.04	301.87	396.17
6350 · Travel & Ent			
6380 · Travel	0.00	122.13	-122.13
Total 6350 · Travel & Ent	0.00	122.13	-122.13
Total Expense	363,467.93	364,442.81	-974.88
Net Ordinary Income	-91,181.18	-307,859.73	216,678.55
Net Income	<b>-91,181.18</b>	<b>-307,859.73</b>	<b>216,678.55</b>

## Tioga County Industrial Development Agency Transaction Detail

March 2024

Type	Date	Num	Name	Memo	Amount
<b>Restricted Cash Accounts</b>					
<b>COVID-19</b>					
Check	03/06/2024	1028	Tioga County Treasurer	Jan-Dec 2023 principal & bank interest COVID 19 ERLP - HUD funds	-5,928.83
Deposit	03/28/2024			Interest	0.03
Check	03/29/2024	X	TSB	bank fee	-25.00
Total COVID-19					-5,953.80
<b>Community- Facade Improvement</b>					
Deposit	03/05/2024			Loan pmt	625.00
Deposit	03/28/2024			Interest	2.08
Total Community- Facade Improvement					627.08
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	03/01/2024			Loan pmt	670.57
Deposit	03/01/2024			Loan pmt	306.00
Deposit	03/06/2024			Loan pmt	321.55
Deposit	03/08/2024			Loan pmts	2,016.61
Deposit	03/08/2024			Loan pmt	559.08
Deposit	03/15/2024			Loan pmt	772.36
Check	03/28/2024	X	USDA	IRP 3 USDA Annual Payment	-12,339.00
Deposit	03/31/2024			Interest	1.60
Total TSB- IRP 2016 (Formerly IRP 4)					-7,691.23
<b>TSB- RBEG</b>					
Deposit	03/01/2024			Loan pmt	1,072.92
Deposit	03/08/2024			Loan pmt	809.96
Deposit	03/28/2024			Interest	1.33
Total TSB- RBEG					1,884.21
Total USDA Funds					-5,807.02
Total Restricted Cash Accounts					-11,133.74
<b>Temporarily Restricted Cash Acc</b>					
<b>TSB-Owego Gardens</b>					
Deposit	03/04/2024			Owego Gardens I - 2024 PILOT	24,926.00
Transfer	03/06/2024			Crown Cork & Seal 2024 PILOT	300,000.00
Deposit	03/14/2024			Spencer Tioga Solar PILOT - aka Altus Power	96,986.00
Check	03/18/2024	2092	Town of Barton	2024 Midwestern PILOT	-4,983.07
Check	03/18/2024	2093	Town of Nichols	2024 PILOT - Tioga Downs & FedEx	-87,826.60
Check	03/18/2024	2094	Town of Owego	2024 PILOT - CNYOG-V&S-Owego Gardens II	-519,694.79
Check	03/18/2024	2095	Owego Apalachin Central School Distr...	Owego Gardens II - Year 2 PILOT - OACSD 2023-24	-21,115.04
Check	03/18/2024	2096	Village of Owego	Owego Gardens II Year 2 PILOT - Village tax year 2023-24	-15,456.10
Check	03/20/2024	2097	Tioga County Treasurer	2024 PILOT - CNYOG-TiogaDowns-Midwestern-FedEx-V&S-OwegoGard...	-1,923,690.86
Total TSB-Owego Gardens					-2,150,854.46
Total Temporarily Restricted Cash Acc					-2,150,854.46
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Deposit	03/04/2024			Lease pmts	716.52
Check	03/05/2024	7227	O'Rourke Inc.	Inv#5089 - Air monitoring - Buck Road	-3,200.00
Check	03/05/2024	7228	Tioga County	IT Inv 5678 January 2024 wireless	-37.99
Check	03/05/2024	7229	Christine Curtis	Mar HSA	-150.00
Check	03/05/2024	7230	Larson Design Group	Inv#128216 Raymond Hadley Study	-17,600.00
Check	03/05/2024	7231	LCP Group	Buck Rd Barns & Silos Asbestos Abatement/ Demolition	-87,120.00
Check	03/05/2024	7232	LeeAnn Tinney	Mar 2024 Professional Services	-2,125.00
Check	03/06/2024	7234	Franklin Templeton	Feb 2024 Simple IRA - C. Curtis	-89.88
Transfer	03/06/2024			Crown Cork & Seal 2024 PILOT	-300,000.00
Check	03/07/2024	X	NYS Division of the Treasury	State Tax	-192.22
Deposit	03/08/2024			Lease pmts	1,283.80
Check	03/13/2024	7235	Jan Nolis, CPA	Prof Svcs	-250.00
Check	03/13/2024	7236	Thomas, Collision & Meagher	Nov 2023	-3,250.00
Check	03/13/2024	7237	Thomas, Collision & Meagher	Oct 2023	-4,100.00
Check	03/13/2024	7238	Christine E Curtis	Pay Period: 2/25/2024-3/9/2024	-1,765.41
Deposit	03/14/2024			NYSEG 2024 Lease	5,982.98
Deposit	03/14/2024			Best Bev LLC sales tax agency fee	9,723.67
Check	03/15/2024	X		Federal Tax Deposit	-1,069.54
Check	03/20/2024	7239	Tioga County Chamber of Commerce	TCIDA Sponsor - Economic Forecasting Forum 2024	-1,000.00
Check	03/20/2024	7240	Tioga County ED&P	1st QTR 2024 Contribution to Ec Dev Specialist position	-5,000.00
Check	03/20/2024	7241	Broome County IDA	Inv#371 - Southern Tier Clean Tech Corridor Study - Tioga County IDA c...	-25,000.00
Check	03/25/2024	7242	Bizilife LLC	Jan 2024 social media	-545.70
Check	03/25/2024	7243	Bizilife LLC	Feb 2024 social media	-545.70
Check	03/25/2024	7244	Excellus Health Plan	Apr 2024 Inv#38483317	-611.20
Check	03/25/2024	7245	Larson Design Group	Inv#128887 Raymond Hadley Study	-9,689.00
Check	03/25/2024	7246	Larson Design Group	Inv#128888 Richford Railroad Study	-677.00
Check	03/27/2024	7247	Christine E Curtis	Pay Period: 3/10/2024-3/23/2024	-1,674.24
Check	03/27/2024	7248	Franklin Templeton	Mar 2024 Simple IRA - C. Curtis	-89.88
Deposit	03/28/2024			RFND: Veolia hydrant fee	3,176.99
Deposit	03/28/2024			Interest	165.91
Total TSB- checking					-444,732.89
<b>TSB- general fund</b>					
Deposit	03/28/2024			Interest	3.29
Total TSB- general fund					3.29

10:50 AM

04/10/24

Accrual Basis

# Tioga County Industrial Development Agency Transaction Detail

March 2024

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Type	Date	Num	Name	Memo	Amount
Total Unrestricted Cash Accounts					-444,729.60
<b>TOTAL</b>					<b>-2,606,717.80</b>

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ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

\$ 84,000.00	Crown Cork & Seal	Agency fee - annual installments of \$42,000 (2 remaining)
\$ 453.05	NYS DOT	Waverly Trade Center's final pass-thru grant disbursement
<b>\$ 84,453.05</b>	<b>Total</b>	

4/5/2024





## IDA REQUEST

There are 2 safety related projects at the Depot in NV and the NVHS is requesting assistance from TC IDA to cover the cost.

1. The first project is the replacement of the platform on the South end of the Depot. Several boards are curling and in some cases rotting, posing a tripping hazard for pedestrians. About 6-7 years ago we replaced 140 feet of the platform on the West side of the Depot. Now the South side, which is 44 ft has become a hazard and needs to be replaced.
2. . The second project is the laine/pathway, approximately 150 feet long between Maple Street and Depot Street on IDA property. (See map) It bears frequent travel and is located behind the Buff Daisy Fitness Center. Because it is IDA property the laine/pathway receives no attention from either the NV Village or the NV Town highway crews. The result is several large potholes and ruts have developed and although in the last years we have tried to fill the holes with gravel the result has not been successful. The gravel sinks into the ground or is pushed out. The result is that traffic now often will go around the potholes encroaching on private property causing other problems. We contacted Lopke about additional gravel and were advised that more gravel would be a waste of money; that oil and stone were needed. I have spent numerous hours in contact with our local Village and Town Governments and their highway departments to enlist their help with this project and the results have been very positive. Please see the specs for Project two.

## **PROJECT DETAILS AND COST**

### **PROJECT 1. REPLACEMENT OF PLATFORM ON SOUTH and EAST SIDE OF DEPOT**

Please see attachment for details of lumber requirements

Home Central estimated cost of lumber at \$1,000

The cost of screws is estimated at \$110.

LABOR: estimated it will take four people a total of 30 hours to remove old wood and construct new platform: 30 hrs./\$20 per hour or \$600

**ALL LABOR WILL BE COMPLETED BY VOLUNTEERS**

**ACTUAL ESTIMATED COST OF PLATFORM WILL BE \$1,110**

### **PROJECT 2. Grade and re-surface laine/pathway between Maple and Depot St**

**PREPARTION OF AREA; Please see attachment for details of preparation.**

Newark Valley Town Highway Department will complete the preparation of the laine/pathway in readiness for the oil & stone surface.

Cost estimates are based on what FEMA pays for damages incurred during floods.

Estimated cost of preparation using FEMA formula: \$9,009

Estimated cost of millings:500 ton @ \$3.00/ton: \$1,500+

**However, the Newark Valley Town Highway Department crew is willing to complete the project on their time off and Highway Department is also willing to allow the grader, roller, tractor rakes and trucks to be used for this project without charge.**

#### **COST OF OIL & STONE**

Don Liddington will place 2 coates of oil and stone and roll each coat after the Highway Department finishes the preparation.

Estimated cost of oil & stone: \$2,800

ESTIMATED COST OF RESURFACE LAINE/PATHWAY: \$13,309

**HOWEVER: Town Highway Department is donating their labor and equipment charge which reduces the total cost of re-surfacing to \$4,300.**

Platform replacement for south end of Newark Valley train station.

03/20/2024

There are two parts to the platform.

The south end of the station is 8' x 25.5' of pressure treated 2" x 4"s

The east side to the ramp is 24' x 6' of pressure treated 2" x 4"s

There are stringers, 2" x 4"s under the platform to screw the platform to.

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South end needs about 90, 2" x 4" x 8' plus 130' of stringers.

East side needs about 40, 2" x 4" x 12' plus 50' of stringers.

It will take about 1200 deck screws to build the platform.

Home Central estimated cost on lumber was \$1000.00.

Cost of screws estimated at \$110.00.

Tarps to cover lumber \$20.00.

*I do not know if this is what you want.*

*Denny*

Grader - 12-16 hrs - 101.<sup>00</sup> per hr - \$1,620<sup>00</sup>

Roller - 3-6 hrs - 26<sup>00</sup> per hour x 6 = \$156<sup>00</sup>

Tractor Rakes - 2 hrs - 22 per hr ~~22~~ = \$44<sup>00</sup>

Trucks - 8 hrs - 85 per hr x 3 = 255 per hr

3-Guys - 12-16 hrs - ~~25~~ 25 per hr 25 x 3 = 75 per hour

Millling - 3 dollars-ton - 500 hundred Ton \$1,500<sup>00</sup>

Have to grade Rd. Then put down millings about 6-8 inch deep. also driveways or parking lots grade to ~~road~~ road for ~~approach~~ approach's, also may need drainage pipe for water runoff.

Joe Tennant  
3/25/2024

Path way by depot

10' wide x 145' long

Town of Newar Valley will grade  
path way, bring millings in, grade and  
roll.

Don Liddington will place two  
coats of oil and Stone, and roll each  
coat.

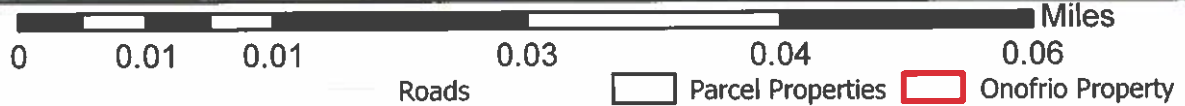
\$ 2,800.<sup>00</sup>

## Depot Improvements

The IDA has been very supportive of our efforts to keep this 155-year-old Depot in safe and sound condition as well as preserving the historical nature of the building. As far as I can tell the last time we requested financial assistance from the IDA was in 2018 and that was for the paint used to paint the Depot and to replace outdated fire extinguishers and the amount of the reimbursement was \$748.30. Since 2018 the Historical Society has completed several projects at the Depot including A. updating kitchen to meet with new Department of Health regulations, B. made restroom handicap accessible, C. replace and keep painted the 3 rail crosswalks, D. improved railing and handicap accessibility to Depot, E. Improved exterior lighting for the safety of guests leaving the grounds in the evening, F. Installed security lighting F. Continued maintenance of the lawn surrounding the Depot. G. Improvements to parking area.

These projects as well as several others were paid for by NVHS and completed by volunteers at no cost to the IDA.

# village of newark valley Depot and Surrounding Properties



New York State, Maxar, Microport



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

DRAFT – TCIDA BOARD TO VOTE APRIL 10, 2024

To: Marcia Kiechle, Newark Valley Historical Society, Town of Newark Valley, Village of Newark Valley

The Tioga County Industrial Development Agency (TCIDA) authorizes the grading and resurfacing of the pathway, located on TCIDA-owned property and depicted in the attached map, which is utilized by the Newark Valley Historical Society and guests during events such as the Depot Friday Nights. TCIDA understands this pathway is located between Maple and Depot Street. TCIDA authorizes Marcia Kiechle, Newark Valley Historical Society, Town of Newark Valley, and Village of Newark Valley to utilize their personnel and volunteers in order to assist with all associated work for final result of an oil and stone surface on the pathway on the identified property.

Thank you,

Christine E Curtis  
Executive Director  
Tioga County Industrial Development Agency  
56 Main Street  
Owego, NY 13827  
(607)687-8259  
[curtisc@co.tioga.ny.us](mailto:curtisc@co.tioga.ny.us)





80 William Donnelly Indus PKWY  
Waverly, NY  
14892

February 7, 2024

Dear TCIDA Board of Directors,

Since March 2022, Best Bev, LLC has been engaged in the renovation and equipping of 685 Broad Street Ext Waverly, NY 14892 for providing co-packing, material sourcing, storage and brand distributions for beverage brands. The company projected an overall investment of 22.9 million in improvements and equipment while creating 65 full-time equivalent jobs.

The project has increased from the October estimate of 46 million to 57 million today in improvements and equipment costs. Several additional large machinery items have been added to the project to maximize the production output of the facility. In October we anticipated 210 full-time employees but have since grown to anticipate the employment of 260 full-time employees by the end of the year.

We are asking the board to extend the current termination date to May 31, 2024 and to increase our sales tax exemption to help lower the burden of finalizing our project while we focus on hiring and training new employees. To date, we have spent \$30,211,405.55 on goods related to the Project and subject to New York State and local sales and use taxes, resulting in an exemption amount of \$2,416,912.44.

The revised estimated total purchase of goods relating to the Project and subject to New York State and local sales and use taxes is \$34,743,116.00 and, therefore, the revised total sales tax exemption requested is \$ 2,779,449.31 (8% of total sales)

Thank you for your time and attention on this matter,

  
Ryan Uszenski  
Best Bev, LLC

contact@bestbev.co | +607.213.3433