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Tioga County Industrial Development Agency
October 7, 2015 • 4:00 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Agenda

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, R. Case, T. Monell, J. Nolis and K. Dougherty
 - a. Absent:
 - b. Excused: A. Gowan and K. Gillette
 - B. Guests: L. Tinney, J. Meagher, C. Haskell and R. Fiato
- 3. Privilege of the Floor**
- 4. Approval of Minutes – September 2, 2015 Regular Meeting Minutes; October 1, 2015 Special Meeting Minutes**
- 5. Project Updates**
 - A. Lockheed Martin Closing – update documents; send to Lockheed Martin
 - B. CFA Transfer Agreement between the IDA & Upstate Shredding
 - C. Update - Sign at Corporate Park
 - D. Tioga Downs Racetrack, LLC
 1. Resolution to accept the application
 2. Resolution to authorize the preliminary inducement
 3. Resolution to set the public hearing
 - E. Crown Cork & Seal USA, Inc.
 1. Resolution to accept the application
 2. Resolution to authorize the preliminary inducement
 3. Resolution to set the public hearing
 4. Confidentiality Agreement (RG&E)
 - F. E-Site Development Project Update
 1. Update - Owego Gardens
 - a. Amendment to Purchase and Sale Agreement - TCIDA & Home Leasing, LLC
 - b. Update – Waterline Easement
 - c. Update – NYS DOT Commercial Access Highway Work Permit (Perm 33) & NYS DOT Highway Work Permit Application Agreement (Perm 50)
 - d. Submission to ESD for Site Design Costs
 2. Upper level – hydrogeology testing; environmental audit – future development cost
 - G. Resolution to submit an application to the Southern Tier Region Economic Development Corporation for the transfer of the \$800,000 loan from one location to another
 - H. NYSEG Easement – Owego Apalachin School District new maintenance building
 - I. Nichols Cross Dock/Federal Express Project
 1. Wetland Issue
 - J. Start Up NY Program
 1. CPSI
 2. Hidden Valley
- 6. Financial Report**
 - A. Reports
 1. Balance Sheet

2. Profit & Loss
 3. Transaction Detail
 4. 3rd Quarterly Report Operating Income vs. Operating Expense
7. Approve reoccurring expense – participation in the Tioga Chamber Business Show \$125 (total \$250, split with ED&P); advertise loan program in Tioga Chamber Business Show Guide \$187.50 (total \$375, split with ED&P)

8. Old Business

- A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Review the 2016 Proposed Budget
 - b. Amy Dunham completed the third quarter review (10/2/2015)
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis) –
 - a. Will need to review draft Conflict of Interest Policy recommended by the ABO
 - b. Preparation of Ms. Fiato’s evaluation and 2016 salary
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Renewed one CD for 5 years @ 1.15% (\$303,366.05 – Capital Improvement)
 4. Middendorf Litigation

9. PILOT Updates

- A. Sent out 2016 Town & County PILOT Projections for IDA Projects – 9/10/2015
- B. Receipt of 2015/2016 School PILOT Payments

231 Main Street	\$ 73.84	9/14/2015
CNYOG	\$ 2,691,340.64	9/21/2015
Lockheed Martin	\$ 4,527.66	9/28/2015
Rynone	\$ 11,285.06	9/28/2015
Tioga Downs Racetrack	\$ 2,835.63	9/29/2015
Sanmina	\$ 115,321.33	10/05/2015

10. Reports

- A. Railroads
 1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette) – Update Freight Projections
- B. Loan Program
 1. Brochure Printing Quote
 2. New marketing materials
 3. Commercial Façade Loan Request – Rawley S. Filbin – Loan Request: \$13,950 (discuss in Executive Session)
 4. Loan Funds Availability Report
- C. **Training Update** – completed webinars: Dealing with Conflict in the Workplace (9/14/2015); Handling Inappropriate, Hot Button, and Controversial Conversations (9/17/2015); Communicating Through E-Mail Webinar (9/18/2015); Developing a Perpetually Positive Attitude (9/25/2015) **Upcoming training:**

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

12. Next Meeting – Wednesday, November 4, 2015

13. Adjourned

Attachments:

- | | |
|---|---|
| September Draft Minutes | October Draft Special Meeting Minutes |
| CFA Transfer Agreement | STERDC Loan Transfer Resolution |
| September Financial Report | 3 rd Quarter Operating Income vs. Operating Expense Report |
| NYS DOT Commercial Access Highway Work Permit (Perm 33) & NYS DOT Highway Work Permit Application Agreement (Perm 50) | |
| 2016 Proposed Budget | |

Tioga County Industrial Development Agency

56 Main Street

Owego, NY 13827

Wednesday, September 2, 2015, 5:30 p.m.

Minutes

- 1. Call to Order and Introductions** – the meeting was called to order by the Chair, R. Kelsey at 5:30 p.m.

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, R. Case, A. Gowan, T. Monell, J. Nolis, K. Dougherty and K. Gillette

a. Absent:

b. Excused:

- B. Guests: L. Tinney, J. Meagher. C. Haskell, D. Chase (Delta) K. Millar (Village of Owego Mayor), R. Fiato

3. Privilege of the Floor - None

A Start Up NY Program Fact Sheet was handed out to the Board. The benefits of the program were discussed as it relates to income tax, corporate tax and transfer tax. Agency Counsel noted that new businesses must qualify under the Start Up NY Program guidelines to receive any benefits.

4. Approval of Minutes: August 5th Board and Audit Committee Meetings; August 19th Public Hearing and Special Meeting (A. Gowan/R. Case)

Aye: 7

Abstained: 0

Nay: 0

Carried

5. Financial Report

A. Reports

1. Balance Sheet
2. Profit & Loss
3. Transaction Detail

Motion to acknowledge the financial statements (A. Gowan/T. Monell)

Aye: 7

Abstained: 0

Nay: 0

Carried

6. Project Updates

- A. Lockheed Martin Closing – finished all documents; waiting on Lockheed Martin

1. Lockheed Martin – Denmark MH-60R Aircraft Delivery Ceremony, October 22, 2015

- B. WTC Update – on behalf of WTC, Erdman Anthony has submitted a grant application to NYS DOT for Phase 2 funding at 685 Broad Street Extension, Waverly, NY to expand track capacity, improve site lighting and security for a total project cost of \$328,000. Mr. Dennis Elias from Erdman Anthony will keep Ms. Fiato updated on the award of the grant.

WTC and NYS DOT are continuing to talk with Norfolk Southern about servicing the WTC site located on William Donnelly Parkway. The parties are discussing the need to install signals at the crossing. Dialog between the three parties will continue until the situation is resolved. Ms. Fiato will update the Board as needed.

- C. Sign at the Corporate Park – Ms. Fiato has called three sign companies to get quotes to repair

and/or replace the sign at the Corporate Park; she is waiting for the quotes to come in. Prior to the Board meeting, Ms. Tinney received an email from Mr. Steven Donnelly at Upstate Shredding requesting permission for Upstate Shredding to install their own sign at the entrance of the Corporate Park. After a brief discussion, the Board recommended that Ms. Tinney work with Mr. Donnelly to come up with a plan to upgrade the sign together.

- D. Regional Council Priority Projects - Ms. Tinney updated the board on what projects from Tioga County through the CFA process made the priority project list. Three Tioga County Projects made the Priority Project List: Upstate Shredding, CPSI and the Waverly Waste Water Treatment Plant. Winners will be announced in late fall.

7. E-Site Development Project Update

1. Update - Progress of Delta Engineers' Design Project – Mr. David Chase presented the 100% drawings for the E-Site Infrastructure Improvement plans. Mr. Chase plans on submitting the stamped plans to DOT and United Water in the near future. Mr. Chase advised the Board that there will be a filing fee when submitting the plans to DOT of either \$500 or \$900. Mr. Chase noted that a health department report and engineering water plan will need to be provided to United Water as well. Mr. Chase also presented the Owego Gardens site 100% review drawings; Home Leasing is currently reviewing the plans prior to Delta finalizing and stamping them.
 - a. Affirm additional survey work in the amount of \$3,595 (T. Monell/K. Dougherty)

Aye: 7	Abstained: 0
Nay: 0	Carried
 - b. E-Site Design Project Income & Expense Spreadsheet – was provided to the Board.
2. Waterline Easement Update – Delta Engineers has provided Agency Counsel with the information to proceed with the waterline easement. Agency Counsel will begin working on the paperwork.
3. Update - Owego Gardens Financing Approval Date – Ms. Tinney advised the Board that Owego Gardens should be getting all of their financing approved in the near future.
4. Owego Gardens - Local Approvals Timeline – was provided to the Board.
5. Discussion - \$800,000 STREDC Loan – ED&P is gathering the paperwork to transfer the funds from the E-Site to another site. Ms. Tinney spoke with Ms. Diane Lantz from STREDC, to let the IDA know that a decision needs to be made on the \$800,000 STREDC loan.

Old Business

- A. Public Authority Accountability Act
1. Audit Committee Report (R. Kelsey, K. Dougherty and J. Nolis)
 - a. Recommendation of Accounting Services for 2015 – The Audit Committee recommended to the full Board to continue using Piaker & Lyons to prepare the year-end audit for years 2015-2018. (J. Nolis/K. Dougherty)

Aye: 7	Abstained: 0
Nay: 0	Carried
 2. Governance Committee Report (R. Kelsey, K. Dougherty and J. Nolis) – The ABO is recommending all IDAs to prepare a Conflict of Interest Policy. Ms. Fiato will draft a policy and submit it to the Governance Committee for their review.
 3. Finance Committee Report (R. Kelsey, A. Gowan, and K. Gillette) – The Finance Committee recommended Ms. Fiato to renew two CDs for 12 months at .45% with Chemung Canal.

PILOT Updates

- A. Begin sending out the Town & County PILOT Projections for 2016 to IDA Projects
 B. Begin sending out the 2015/2016 School PILOT Bills

Ms. Fiato will send out the 2016 Town and County PILOT Projections as well as the 2015-2016 School PILOT bills for all IDA Projects.

Reports

- A. Railroads
1. Committee Report (T. Monell, W. Caloroso, R. Case and K. Gillette)
 - a. Haefele TV Inc. – Overhead Wire Agreement - Ms. Fiato sent all correspondence to Agency Counsel to begin a discussion with Haefele to get an Overhead Wire Agreement in place.
 - b. 2nd Quarter OHRY Freight Revenue Report – was provided to the Board
- B. Loan Program – Agency Counsel closed the Charles Cornell IDA and VEDA loans in the amount of \$14,250 each on August 28, 2015.
1. Discussion – Resolution to have the Executive Administrator sign closing documents for loans in the amount of \$20,000 or less; loans over \$20,000, the Chairperson will sign the closing documents. (J. Nolis/T. Monell)

Aye: 7	Abstained: 0
Nay: 0	Carried
 2. Loan Brochure Printing Quotes – Ms. Fiato is in the process of getting three quotes to print the updated loan brochures. The quotes will be presented at the October Board meeting.
 3. New Marketing Materials – ED&P and the IDA are looking into updating their booth displays for business shows/events along with ordering promotional pieces to give away at the business shows. Ms. Nolis recommended looking at getting a price quote for phone wallets. Ms. Fiato will get a quote for phone wallets and report back to the Board. After a brief discussion, the Board approved a budget of \$400 to be spent on promotional items. (T. Monell/J. Nolis)

Aye: 7	Abstained: 0
Nay: 0	Carried
 4. Loan Funds Availability Report – Ms. Fiato advised the Board there is \$575,220 of funds available to loan out
- C. **Training Update** – Leadership & Management for Women Seminar 8/31/2015 **Upcoming training:** Dealing with the Conflict in the Workplace (9/14/2015); Handling Inappropriate, Hot Button, and Controversial Conversations (9/17/2015); Communicating Through E-Mail Webinar (9/18/2015)
- D. **Training Opportunity** – Ms. Fiato presented the Board with an opportunity to sign up through National Seminars for a year’s worth of unlimited seminars and webinars in the amount of \$299. The Board approved the request (J. Nolis/T. Monell)

Aye: 7	Abstained: 0
Nay: 0	Carried

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

Motion to move into Executive Session at 6:35 p.m. pursuant to Public Officers Law Section 105 (K. Gillette/T. Monell)

Exit Executive Session at 7:15 p.m. (T. Monell/R. Case)

Affirm to have any Officer sign a Non-Disclosure Agreement (R. Case/T. Monell)

Aye: 7	Abstained: 0
Nay: 0	Carried

Affirm to have any Officer sign a Developer Commission Request at 6%, not to exceed \$60,000 (K. Dougherty/T. Monell)

Aye: 7	Abstained: 0
Nay: 0	Carried

Affirm to pay Hartgen Archeological Associates to complete the Phase 1B Archeological Study and submit to SHPO in the amount of \$15,850 (A. Gowan/R. Case)

Aye: 7
Nay: 0

Abstained: 0
Carried

Next Meeting – Wednesday, October 7, 2015

Adjourned - R. Kelsey adjourned the meeting at 7:30 p.m. (A. Gowan/R. Case)

DRAFT

**EXECUTIVE SESSION MEETING MINUTES
Tioga County Industrial Development Agency**

Date: 9/2/2015

Time: 6:45 p.m.

On a motion of Board Member Gillette, seconded by Board Member Monell, the Board of Directors went into Executive Session to discuss:

1. Financial matters of a particular person(s)

Motion to Exit Executive Session at 7:15 p.m.

Tioga County Industrial Development Agency
56 Main Street
Owego, NY 13827
Thursday, October 1, 2015, 8:00 a.m.

Minutes

1. **Call to Order and Introductions** – the meeting was called to order by the Chair, R. Kelsey at 8:00 a.m.
2. **Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, K. Dougherty, R. Case, A. Gowan, T. Monell and J. Nolis
 - a. Absent:
 - b. Excused: K. Gillette
 - B. Guests: L. Tinney and R. Fiato
3. **Privilege of the Floor** – None
4. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**

Motion to move into Executive Session at 8:05 a.m. pursuant to Public Officers Law Section 105 (J. Nolis/T. Monell)

Exit Executive Session at 9:35 a.m. (J. Nolis/T. Monell)
5. **Next Meeting – Wednesday, October 7, 2015**
6. **Adjourned** - R. Kelsey adjourned the meeting at 9:36 a.m. (T. Monell/J. Nolis)

AGREEMENT

This agreement made and entered between and among into as of _____, 2015, Upstate Shredding and the Tioga County Industrial Development Agency a public-benefit corporation organized and existing under the laws of the State of New York, with an office for the transaction of business located at 56 Main St. Owego NY, 13827 (the “TCIDA”), collectively, the “Parties”.

WHEREAS, the TCIDA has entered into (insert _____ agreement) (“Agreement”);
and

WHEREAS, the Parties wish to allocate their various responsibilities under the terms of Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the Parties hereto agree as follows:

1. Upstate Shredding agrees that it shall be responsible for any and all obligations and responsibilities allocated to the TCIDA under the terms of the Agreement, a copy of which is attached hereto as Exhibit “A”, including, but not limited to, the following:

- A. Rendering all services and furnishing all materials and equipment necessary to complete the project as described in Schedule A of the Agreement (the “Project”) and funding all costs attendant to such completion;
- B. Providing and performing in cash or kind the total local share of the Project costs as set forth in Schedule A of the agreement;

- C. Providing and performing all tasks allocated to the TCIDA as municipality as set forth in schedule B of the Agreement;
- D. Completing and conforming with all “Work Requirements” as set forth in Exhibit A of the Agreement;
- E. Completing and conforming with all “Record Keeping Guidelines” as set forth in Exhibit B of the Agreement;
- F. Completing and conforming with all Consultant Section Procedures as set forth in exhibit C of the Agreement.

2. Upstate Shredding agrees that all Project work will be performed in accordance with the State Environmental Quality Review Act and that all Project work will be performed in accordance with the design and contractual requirements specified for the Project.

3. With regard to all transactions, Upstate Shredding shall maintain accurate records and accounts which shall show, in detail, all expenditures related to the Project including, but not limited to, payment for costs eligible for reimbursement under the Agreement. Such records and accounts shall include, without limitation, property, personnel, financial records, cash receipts, disbursement journals, and generally accepted accounting standards as required by Exhibit B of the Agreement. Expenditures of all reimbursed costs under the Agreement shall be supported by invoices and other documentation sufficient to establish that such monies have been used in accordance with the terms of the Agreement. Upstate Shredding also consents, if requested, by the New York State Empire State Development, the Comptroller of the State of New York, or any other authorized representative of the State of New York to permit the examination of all records and accounts relating to the Project’s financial transactions including the expenditure of all other funds secured and services rendered in connection with the Project.

4. Consistent with all documentation provided by Upstate Shredding and TCIDA shall apply to the Empire State Development for reimbursement of all eligible Project costs and, upon receipt of same, shall forward such reimbursement directly to Upstate Shredding. The TCIDA shall not be responsible for reimbursement to Upstate Shredding for any Project costs not approved, and paid to the TCIDA, by the Empire State Development pursuant to the terms of the Agreement. In the event the Empire State Development shall determine that any monies paid to the TCIDA pursuant to the Agreement are subsequently determined to be ineligible for reimbursement, Upstate Shredding agrees to pay the TCIDA any and all such amounts upon demand. Upstate Shredding understands and agrees that, if this Project is disqualified by the Empire State Development, all funds paid and received under this Agreement shall be reimbursed to the Empire State Development, together with a liquidation damage fee of five percent (5%) of the total funds received thereunder.

5. Upon completion of the Project, Upstate Shredding shall provide for the maintenance and operation of the Project as well as its facilities and equipment for the purpose of providing safe and efficient transportation operations. The maintenance schedule shall remain in effect for at least ten (10) years from the date of Project completion and shall not be terminated without prior written authorization from the Empire State Development.

6. Upstate Shredding agrees to save, hold harmless, and defend the TCIDA from any and all claims, disputes causes of action, suits, or demands arising in or out of the Project, including the claims of any and all Project suppliers, vendors, contractors, sub-contractors and agents and any all claims resulting from the negligent performance by or on behalf of Upstate Shredding, its officers, agents, servants, employees, contracts, sub-contractors, or other in connection with the Project. Negligent performance of service within the meaning of this section shall include, in

addition to negligence founded upon tort, negligence based upon Upstate Shredding's failure to meet professional standards resulting from obvious or patent errors in the progression of the Project work. Upstate Shredding also agrees to provide a policy of public liability insurance covering the Project in the amount not less than ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00), per occurrence and TWO MILLION AND 00/100 (\$2,000,000.00), aggregate, naming the TCIDA as additional insured.

7. The officers and employees of Upstate Shredding are deemed to be independent contractors and shall not hold themselves out, or claim to be, officers, employees or representatives of the TCIDA by any reason hereof and they will not, by any reason hereof, make any claim, demand or application to or for any right or privilege applicable to an employee of the TCIDA including, but not limited to, workers' compensation coverage and unemployment insurance benefits.

8. Unless specifically excluded hereunder, the Parties agree that all the requirements of the Agreement as attached hereto shall be incorporated into and become a part of this Agreement.

9. All notices, certificates, requests, demands, or other communications required or permitted under the Agreement shall be in writing and shall be sufficiently given and shall be deemed given when delivered and addressed as follows:

TO: Upstate Shredding

(ADDRESS)

WITH A COPY TO THEIR COUNSEL:

(ADDRESS)

FROM: TCIDA

WITH A COPY TO THEIR COUNSEL

(ADDRESS)

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when mailed or personally delivered in the manner provided in this section.

10. Upon execution of this Agreement, Upstate Shredding agrees to pay TCIDA an administrative fee of ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$1,500.00).

11. This Agreement may be executed in two (2) or more counterparts, each of which shall be an original, but all of which together shall constitute the same instrument.

12. This Agreement may not be amended or modified, except in writing and executed by the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have set their signatures or have authorized those of their appropriate representatives to be hereinafter set forth on the day and year first above written.

BY _____

BY _____

Financial Assistance Application

Tioga Downs Racetrack, LLC Cost / Benefit Analysis

The information included herein is taken from the attached Tioga County Industrial Development Agency (IDA) "Application for Financial Assistance" made by Tioga Downs Racetrack LLC, (Corporation), and various correspondence and conversations between representatives of the Tioga County Department of Economic Development and Planning, Tioga County Industrial Development Agency, County of Tioga, Town of Nichols and the Corporation.

PROJECT SUMMARY

On or about May 2012, Tioga Downs Racetrack, LLC began discussions with Tioga County Economic Development and Planning (ED&P) staff about the construction of a hotel and events center on the site located at 2384 West River Road. Nichols NY. The planned expansion will add 191,219 square feet to their existing facility. The expansion will include a 161 room boutique hotel (96,737 square feet), an amenities building (60,428 square feet), casino floor expansion (20,073 square feet), restaurant (13,981 square feet) as well as an outdoor concert venue capable of holding 12,000+ people. The total project cost is estimated at \$134,825,000.

Tioga Downs Racetrack, LLC is a subsidiary of American Racing & Entertainment LLC and Sister Company to Vernon Downs Acquisition LLC. The planned expansion to the existing Tioga Downs facility will spark economic growth in the area. The project will create jobs, reduce unemployment in a disadvantaged area of the State, enhance the tourism industry and generate substantial revenue for public education and taxpayer relief. The Tioga Downs Racetrack, LLC project clearly advances the purposes outlined in the Upstate New York Gaming Economic Development Act of 2013.

The Tioga County Department of Economic Development and Planning (ED&P) responded to Corporation's request for economic development assistance for the construction, renovation and equipping of the expansion to the subject property. This expansion will allow Tioga Downs Racetrack, LLC to retain the current workforce, add new jobs and increase tourism in Tioga County and the surrounding Region.

The compelling factor in this case is the economic impact of the tourism sector in Tioga County, NY. With expanded room capacity for tourists and convention guests, the area can generate more local spending by visitors. Our equal distance to the major New York State metropolitan areas is gaining interest and notoriety. The Southern Tier region is hosting an increasing number of statewide

conventions, conferences and special events. In order to tap this growing number, it is necessary to have the lodging capacity which will serve growing business needs, increasing tourist visits and rising convention numbers. If visitors stop in Tioga County, they spend money at our area businesses and attractions; if visitors stay the night, they spend more.

The Tioga Downs Racetrack, LLC construction includes plans for the renovation of the casino floor, expansion of existing space, upgrade to farmers market site as well as the new construction of a hotel, restaurant, conventions and amenities center, water slide, swimming pool and outdoor concert venue. The anticipated building construction is estimated at \$73,070,000, soft costs at \$39,215,000, permits and fees at \$22,540,000 for total project investment of \$134,825,000.

The Tioga County Economic Development Priorities and Policies Plan, developed by Glenn Carter and adopted by the Tioga County Legislature on November 13, 1995 via Resolution 414-95, specifically identifies the need to “put maximum effort into finding and courting businesses”, additionally noting that business attraction is a highly competitive activity ..., that there is the necessity for rapid response to company needs on the part of economic development entities, and the need for provision of meaningful incentives such as taxes, building, and infrastructure. The plan states, “Tioga County must be prepared to offer competitive incentives.”

In addition, the Tioga County 2010 Strategic Plan (the “Plan”) specifically identifies tourism as a basic activity that generates new economic funds for a local community. The Plan outlines two (2) specific tasks which this project will help address:

- Tioga Park (Tioga Downs Racetrack, LLC) is listed as a priority site by the Tioga County Legislature that Tioga County should have an active role in development.
- Concentrate product development on building overnight stays, “book-ending” the night with twilight, evening and early morning activities and experiences.

PROJECT DETAIL

Proposed Site: Current Tioga Downs Racetrack, LLC site consists of approximately 149 acres and includes a gaming facility, restaurant, racetrack and horse barns.

Job Creation: Project creates an anticipated new workforce of 150 direct with an estimated direct new payroll of \$6,250,000 within two (2) years of project completion.

Project Schedule: Construction is scheduled to begin in October 2015 and be completed by June 2017.

ESTIMATED PROJECT BUDGET

Tioga Downs Racetrack, LLC

Building Construction	\$ 73,070,000
Engineering/Architectural	\$ 4,960,000
Furniture, Fixtures & Equipment	\$ 34,255,000
Other Charges and Fees	\$ 540,000
Licenses and Fees	\$ 21,000,000
Legal/Financial Fees	\$
Financial Application Fee	\$ 1,000,000
<hr/>	
Total	\$134,825,000

Tioga County IDA

Based on taxable items related to the building construction and equipment and fixtures purchases anticipated at \$ 63,483,000 the IDA will be offering a sales tax savings estimated at \$5,078,640; State and local amounts in equal portions of \$2,539,320.

Based on the anticipated mortgage required by the Company in the amount of \$143,500,000 the IDA will be offering a mortgage tax savings estimated at \$1,076,250.

Total estimated local sales tax savings and mortgage recording tax savings for the project: \$3,615,570.

ECONOMIC IMPACT

A) Operations Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2003). The following estimates employment impact for Tioga County, New York.

Estimated Operations Employment Impact Tioga County, NY	
	Tioga Downs Racetrack, LLC
Job Creation	150
Multiplier	1.1196
Total Employment Impact to Tioga County, NY	167

Note: Multiplier = "Hotels"

Operations Employment Impact Summary:

1. This project will create approximately 150 new FTE's by the Corporation.
2. Additional indirect results include creating ~ 17 FTE's in Tioga County, NY.
3. This project will also retain existing direct job force of 310.
4. Additional indirect results include the retention of the current indirect job force of 555.
5. Total annual job impact is estimated at 1,032.

B) Operations Earnings Impact on an annual basis:

In determining annual earnings (wages) impact, we have utilized the direct-effect earnings multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2003). The following estimates annual earnings impact for Tioga County, New York.

Estimated Operations Annual Earnings Impact Tioga County, NY	
	Tioga Downs Racetrack, LLC
Annual Earnings (150 employees)	Est \$6,250,000
Multiplier	1.1237
Total Earnings Impact to Tioga County, NY	\$7,023,125

Note: Multiplier = "Hotel"

Operations Annual Earnings Impact Summary:

1. This project will create approximately \$6,250,000 in new annual employee earnings by the Corporation.
2. Indirect results include creating ~\$773,125 in additional annual employee earnings in Tioga County, NY.
3. This project will also retain existing direct annual earnings of \$12,600,000
4. Additional indirect results include the retention of current indirect annual employee earnings in Tioga County, NY.
5. Total impact to earnings through term of agreement ~ \$476,790,325

C) Construction Earnings Impact on an annual basis:

In determining annual earnings (wages) impact, we have utilized the direct-effect earnings multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2003). The following estimates annual earnings impact for Tioga County, New York.

Estimated Construction Employment Impact Tioga County, NY	
	Tioga Downs Racetrack, LLC
Job Creation	550
Multiplier	1.58
Total Employment Impact to Tioga County, NY	869

Construction Employment Impact Summary:

1. This project will create approximately 550 construction jobs.
2. Additional indirect results include creating ~ 319 jobs in Tioga County, NY.

PROPOSED PAYMENT-IN-LIEU-OF-TAX

The following is a deviation from the standard PILOT offered to Tioga Downs Racetrack, LLC.

Year	PILOT percentage	Estimated PILOT payment amount	Estimated Total Real Property Tax	Estimated New Real Property Tax*	Existing Real Property Tax
1	5%	\$790,461	\$2,351,187	\$ 1,642,869	\$708,318
2	10%	\$890,057	\$2,398,211	\$1,675,726	\$722,484
3	15%	\$993,320	\$2,446,175	\$1,709,241	\$736,934
4	20%	\$1,100,358	\$2,495,099	\$1,743,426	\$751,673
5	25%	\$1,211,280	\$2,545,000	\$1,778,294	\$766,706
6	30%	\$1,326,198	\$2,595,901	\$1,813,860	\$782,040
7	35%	\$1,445,229	\$2,647,819	\$1,850,137	\$797,681
8	40%	\$1,568,491	\$2,700,775	\$1,887,140	\$813,635
9	45%	\$1,696,105	\$2,754,790	\$1,924,883	\$829,907
10	50%	\$1,828,196	\$2,809,886	\$1,963,381	\$846,506
11	55%	\$1,964,892	\$2,866,084	\$2,002,648	\$864,436
12	60%	\$2,106,325	\$2,923,406	\$2,042,701	\$880,704
13	65%	\$2,252,629	\$2,981,874	\$2,083,555	\$898,318
14	70%	\$2,403,943	\$3,041,511	\$2,125,226	\$916,285
15	75%	\$2,560,409	\$3,102,341	\$2,167,731	\$934,611
16	80%	\$2,722,171	\$3,164,388	\$2,221,085	\$953,303
17	85%	\$2,889,380	\$3,227,676	\$2,255,307	\$972,369
18	90%	\$3,062,188	\$3,292,230	\$2,300,413	\$991,816
19	95%	\$3,240,753	\$3,358,074	\$2,346,422	\$1,011,653
20	100%	\$3,425,236	\$3,425,236	\$2,441,217	\$1,031,886
Total		\$39,477,622	\$57,127,662	\$39,917,397	\$17,210,264

*Note: Real Property Taxes estimated for \$16,364,436 new assessment based on a 2014/2015 Town, County, School and Recycle combined tax rate of 100.392648. Fire tax is 3.3656/1000 assessed value and Library tax is .5469/1000 assessed value, both at 100% all years.

According to this estimated PILOT financial model, over a period of twenty (20) years, Tioga Downs Racetrack, LLC, would be afforded an estimated real property tax abatement of \$17,650,040.

JUSTIFICATION FOR DEVIATION FROM UNIFORM PILOT POLICY

Company is making private investment of over \$134 million in Tioga County

Company is creating 150 direct jobs in Tioga County

Company is securing/retaining 310 direct jobs in Tioga County

Company is stimulating additional 17 indirect jobs in Tioga County

Company is bringing \$6.2 million in new direct payroll to Tioga County annually and over an estimated \$151 million new direct payroll over the life of the PILOT

Company is stimulating additional \$773,125 indirect payroll to Tioga County annually and over \$476 million in existing, new and indirect payroll over the life of the PILOT

Company is bringing 550 construction jobs to Tioga County

Company is stimulating additional 319 indirect jobs related to construction to Tioga County

Company will bring increased gaming revenue to County and Town

Company will bring increased conference capacity in Tioga County

Company will increase hotel/motel tax revenue for Tioga County

Revenue projections show the need for longer payback

Development addresses 2010 Strategic Plan objectives

SUMMARY

- Tioga Downs Racetrack, LLC, through new construction is contributing an estimated \$134 million in private capital investment
- Tioga Downs Racetrack, LLC is creating 150 new jobs with an associated annual payroll of \$6,025,000
- Tioga Downs Racetrack, LLC will be securing/retaining 310 jobs with an associated annual payroll of \$12,600,000
- The total wage impact is \$476,790,325 over 20 years
- Tioga Downs Racetrack, LLC is creating 550 construction jobs with an estimated payroll of \$25 million
- Annual anticipated new gaming revenue of \$1.7 million to Tioga County and \$1.7 million to the Town of Nichols

- The 161 new rooms are anticipated to reach 70% capacity on an annual basis. An estimated \$265,412 infusion of averaged new annual hotel/motel local tax revenue is anticipated.
- The Tioga County IDA is offering sales tax savings estimated at \$5,078,320 for construction, fixtures purchase and working capital. Local portion equals \$2,539,320.
- The Tioga County IDA is offering mortgage recording tax savings in the amount of \$1,076,250.
- The Tioga County IDA is offering a real property savings estimated at \$17,650,040 over twenty (20) years.
- The project will add \$22,267,358 to the real property tax base over the term of the PILOT.

Financial Assistance Application

Crown Cork & Seal USA, Inc. Cost / Benefit Analysis

The information included herein is taken from the attached Tioga County Industrial Development Agency (IDA) "Application for Financial Assistance" made by Crown Cork & Seal USA, Inc., (Corporation), and various correspondence and conversations between representatives of the Tioga County Department of Economic Development and Planning, Tioga County Industrial Development Agency, County of Tioga, Town of Nichols, Empire State Development and the Corporation.

PROJECT SUMMARY

On or about June 2015, Crown Cork & Seal USA, Inc. began discussions with Tioga County Economic Development and Planning (ED&P) staff about a potential purchase of the vacant IDA owned property located at the corner of Berry Road and Hunt Creek Road, Nichols NY.

The Corporation is a subsidiary of Crown Holdings, Inc. and is headquartered in Pennsylvania at One Crown Way, Philadelphia. The Corporation is a worldwide leader in the design, manufacture and sale of packaging products for consumer goods. The Corporation's primary products include steel and aluminum cans for food, beverage, household and other consumer products and metal vacuum closures and caps. These products are currently manufactured in the Corporation's plants both within and outside the U.S. and are sold through the Corporation's sales organization to the soft drink, food, citrus, brewing, household products, personal care a various other industries.

The Tioga County Department of Economic Development and Planning (ED&P) responded to Corporation's request for economic development assistance for the purchase, construction and equipping of the subject property. This facility will provide Crown with increased production capacity to service the North American market.

Crown Cork & Seal USA, Inc. construction includes plans for the purchase of new machinery and equipment, which will provide a state-of-the-art working environment in New York State yielding employee satisfaction and productivity. The build will include 375,000 square feet of manufacturing area, 150,000 square feet of warehousing for finished products and office space. The 525,000 square foot facility will be located on 40.66 acres currently owned by the Tioga County Industrial Development Agency. The anticipated land purchase, building construction and equipment purchases are estimated at \$132,800,000.

The Tioga County Economic Development Priorities and Policies Plan, developed by Glenn Carter and adopted by the Tioga County Legislature on November 13, 1995 via Resolution 414-95, specifically identifies the need to “put maximum effort into finding and courting businesses”, additionally noting that business attraction is a highly competitive activity ..., that there is the necessity for rapid response to company needs on the part of economic development entities, and the need for provision of meaningful incentives such as taxes, building, and infrastructure. The plan states, “Tioga County must be prepared to offer competitive incentives.”

The rural economy of Tioga County, New York has undergone severe disruption over the past few years. This includes a substantial drop in non-agricultural and manufacturing jobs in the early 2000’s. Over 1000 jobs were lost due to job cutbacks by Lockheed Martin and the Department of Defense. The subsequent lack of adequate employment within the County forces 55% of the County’s workforce to commute to work outside the County every day.

New York State policy makers who are looking to revive long-lagging upstate regions are relying on a concentrated effort to bring manufacturing back to NY. The long-term goal is to transform upstate New York regions past their manufacturing heydays. In order to accomplish this goal there must be a buy in by both State and local leaders. The State has made an offer to the Company to assist in bringing Crown Cork & Seal USA to Tioga County.

Bringing manufacturing back to Tioga County poses unique challenges. As a border County to Pennsylvania, the proximity can often be an obstacle to overcome. Such is the case with the Crown Cork & Seal USA project planned for the Town of Nichols. At the local level one of the principal barriers to development in NY vs. PA is related to real property taxes. In order for NY to be competitive, local officials must be willing to negotiate to degrees that at least level the playing field.

PROJECT DETAIL

Proposed Site:	Berry Road, Nichols NY
Job Creation:	Project creates an anticipated new workforce of 164 with an estimated new payroll of \$7,600,000 by 2018.
Project Schedule:	Construction is expected to begin in November of 2015 and is anticipated to be completed by January 2017.

ESTIMATED PROJECT BUDGET

Crown Cork & Seal USA, Inc.	
Land Purchase	\$ 1,000,000
Building Construction	\$ 42,000,000
Equipment purchase	\$ 89,800,000
Working Capital	\$
Legal/Financial Fees	\$
Financial Application Fee	\$ 0
<hr/>	
Total	\$132,800,000

Tioga County IDA

Based on taxable items related to the building construction, equipment purchase and working capital expense anticipated at \$16,800,000, the IDA will be offering a sales tax savings estimated at \$1,344,000; State and local portions are in equal amounts of \$672,000.

There will be no mortgage taken, therefore no mortgage recording tax abatement offered.

Local portion of estimated sales tax savings for the project: \$672,000.

ECONOMIC IMPACT

A) Operations Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2003). The following estimates employment impact for Tioga County, New York.

Estimated Operations Employment Impact Tioga County, NY	
	Crown Cork & Seal USA, Inc.
Job Creation	164
Multiplier	1.68
Total Employment Impact to Tioga County, NY	275

Operations Employment Impact Summary:

1. This project will create approximately 164 new FTE's by the Corporation.
2. Additional indirect results include creating ~ 111 FTE's in Tioga County, NY.

B) Operations Earnings Impact on an annual basis:

In determining annual earnings (wages) impact, we have utilized the direct-effect earnings multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2003). The following estimates annual earnings impact for Tioga County, New York.

Estimated Operations Annual Earnings Impact Tioga County, NY	
	Crown Cork & Seal USA, Inc.
Annual Earnings (164 employees)	Est. \$7,600,000
Multiplier	1.5856
Total Earnings Impact to Tioga County, NY	\$12,050,560

Operations Annual Earnings Impact Summary:

1. This project will create approximately \$7,600,000 in annual new employee earnings by the Corporation.
2. Indirect results include creating ~\$4,450,560 in additional annual employee earnings in Tioga County, NY.
3. Total impact to earnings through term of agreement ~ \$488,868,073.

C) Construction Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2003). The following estimates employment impact for Tioga County, New York.

Estimated Construction Employment Impact Tioga County, NY	
	Crown Cork & Seal USA, Inc.
Job Creation	550
Multiplier	1.58
Total Employment Impact to Tioga County, NY	869

Construction Employment Impact Summary:

1. This project will create approximately 550 construction jobs.
2. Additional indirect results include creating ~ 319 jobs in Tioga County, NY.

PROPOSED PAYMENT-IN-LIEU-OF-TAX

The following is a deviation from the standard PILOT offered to Crown Cork & Seal USA.

Year	Estimated PILOT payment amount	Estimated Real Property Tax*
1	\$300,000	\$1,340,798
2	\$300,000	\$1,367,614
3	\$300,000	\$1,394,966
4	\$300,000	\$1,422,865
5	\$300,000	\$1,451,322
6	\$300,000	\$1,480,349
7	\$300,000	\$1,509,956
8	\$300,000	\$1,540,155
9	\$300,000	\$1,570,958
10	\$300,000	\$1,602,377
11	\$300,000	\$1,634,425
12	\$300,000	\$1,677,113
13	\$300,000	\$1,700,456
14	\$300,000	\$1,734,465
15	\$300,000	\$1,769,154
16	\$300,000	\$1,804,537
17	\$300,000	\$1,840,628
18	\$300,000	\$1,877,440
19	\$300,000	\$1,914,989
20	\$300,000	\$1,953,289
21	\$300,000	\$1,992,355
22	\$300,000	\$2,032,202
23	\$300,000	\$2,072,846
24	\$300,000	\$2,114,303
25	\$300,000	\$2,156,589
26	\$300,000	\$2,199,721
27	\$300,000	\$2,243,715
28	\$300,000	\$2,288,589
29	\$300,000	\$2,334,361
30	\$300,000	\$2,381,048
31	\$2,428,669	\$2,428,669
	\$11,428,669	\$56,822,252

*Note: Real Property Taxes estimated for \$9,460,000 total assessment based on a 2014/2015 Town, County, School and Recycle combined tax rate of 141.73336 for first year and increased by 2% each following year. Fire tax is \$3.36756/1000 assessed value and at 100% all years.

According to this estimated PILOT financial model, over a period of thirty (30) years, Crown Cork & Seal USA, Inc. would be afforded an estimated real property tax abatement of \$45,393,583.

JUSTIFICATION FOR DEVIATION FROM UNIFORM PILOT POLICY

Company is a long standing Fortune 500 Company

Company operates in 40 countries, employing over 23,000 people

Company to offer above average manufacturing pay rates for this area, with benefits

Company is making private investment of over \$133 million in Tioga County

Company is bringing 164 jobs to Tioga County

Company is stimulating additional 111 indirect jobs to Tioga County

Company is bringing \$7.6 million in new direct payroll to Tioga County annually and over an estimated \$300 million in new direct payroll over the life of the PILOT

Company is stimulating additional \$4.4 million indirect payroll to Tioga County annually and over \$480 million in new and indirect payroll over the life of the PILOT

Company is bringing 550 construction jobs to Tioga County

Company is stimulating additional 319 indirect jobs related to construction to Tioga County

Project brings \$11 million in new real property revenue on a previously tax exempt property

Company has strong track record of community support

New York State has made substantial incentives offer

Competitive real property taxes are needed to compete with PA

Revenue projections show the need for longer payback

Development addresses 2010 Strategic Plan objectives

SUMMARY

- Crown Cork & Seal USA is contributing an estimated \$132,800,000 in private capital investment
- Crown Cork & Seal is creating 164 full time jobs with an associated annual payroll of \$7,600,000.
- The total wage impact is \$488,868,073 over 30 years.
- Crown Cork & Seal is creating 550 construction jobs with an estimated payroll of \$25 million.
- The Tioga County IDA is offering sales tax savings estimated at \$1,344,000 for construction, equipment purchase and working capital. Local portion equals \$672,000.
- The Tioga County IDA is offering real property tax savings estimated at \$45,393,583 over 30 years.
- Crown Cork & Seal will be adding over \$11 million in new real property tax revenue on a previously tax exempt property.

Tioga County Industrial Development Agency
Balance Sheet
 As of September 30, 2015

	Sep 30, 15	Sep 30, 14	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	191,445.16	213,581.56	-22,136.40
CCTC- Industrial Park	12,010.37	12,010.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,362.38	40,343.87	18.51
TSB- IRP 2	92,183.50	68,483.03	23,700.47
TSB- IRP 3	178,753.94	170,442.59	8,311.35
TSB- IRP 4	147,596.14	65,819.07	81,777.07
TSB- RBEG	205,370.40	159,319.21	46,051.19
TSB- marketing	2,235.92	3,527.94	-1,292.02
Total USDA Funds	666,502.28	507,935.71	158,566.57
Total Restricted Cash Accounts	869,957.81	733,527.64	136,430.17
CCTC- CDs			
Infrastructure (391)	126,941.89	126,655.97	285.92
Site Development (383)	128,239.55	127,950.71	288.84
Site Development (878)	252,995.52	251,860.17	1,135.35
Infrastructure (877)	93,278.77	92,860.17	418.60
Land Acquisition (879)	513,506.34	511,627.46	1,878.88
Capital Improvement (284)	303,366.05	302,004.65	1,361.40
Total CCTC- CDs	1,418,328.12	1,412,959.13	5,368.99
Temporarily Restricted Cash Acc			
TSB- NYSEG	0.00	13,752.77	-13,752.77
Community- Lounsberry	470,114.82	1,373,571.37	-903,456.55
Total Temporarily Restricted Cash Acc	470,114.82	1,387,324.14	-917,209.32
Unrestricted Cash Accounts			
TSB- checking	2,726,427.26	2,542,609.27	183,817.99
TSB- general fund	905,142.31	1,023,124.99	-117,982.68
Total Unrestricted Cash Accounts	3,631,569.57	3,565,734.26	65,835.31
Total Checking/Savings	6,389,970.32	7,099,545.17	-709,574.85
Other Current Assets			
Allowance for Doubtful Accounts	-75,000.00	-75,000.00	0.00
New York State OEM Funds Receiv	943.38	11,032.21	-10,088.83
FEMA Funds Receivable	2,830.14	33,096.62	-30,266.48
Commercial Facade Loan Program			
Loan Rec - 2014-01-A	10,002.66	12,037.14	-2,034.48
Loan Rec - 2015-01-A	18,055.54	0.00	18,055.54
Loan Rec - 2015-02-A	5,346.28	0.00	5,346.28
Loan Rec - 2015-04-A	2,250.00	0.00	2,250.00
Total Commercial Facade Loan Program	35,654.48	12,037.14	23,617.34
ERP			
Loan Rec 2012-05-E	0.00	1,388.86	-1,388.86
Loan Rec 2012-04-E	0.00	1,944.38	-1,944.38
Loan Rec 2012-03-E	0.00	1,944.40	-1,944.40
Loan Rec 2012-02-E	0.00	1,111.04	-1,111.04
Loan Rec 2012-01-E	0.00	750.00	-750.00
Loan Rec 2011-11-E	0.00	1,388.82	-1,388.82
Loan Rec 2011-10-E	0.00	1,295.06	-1,295.06
Loan Rec 2011-09-E	0.00	1,090.50	-1,090.50
Loan Rec 2011-06-E	0.00	1,388.80	-1,388.80
Loan Rec 2011-04-E	0.00	329.43	-329.43
Loan Rec 2011-03-E	0.00	144.95	-144.95
Loan Rec 2011-02-E	0.00	1,111.04	-1,111.04
Loan Rec 2011-01-E	0.00	1,111.04	-1,111.04
Total ERP	0.00	14,998.32	-14,998.32

Tioga County Industrial Development Agency

Balance Sheet

As of September 30, 2015

	Sep 30, 15	Sep 30, 14	\$ Change
RBEG			
Loan Rec-2012-07-B	0.00	8,100.00	-8,100.00
Loan Rec 2007-01-A	0.00	22,911.08	-22,911.08
Total RBEG	0.00	31,011.08	-31,011.08
IRP 4			
Loan Rec 2015-03-A	14,040.46	0.00	14,040.46
Loan Rec 2013-02-A	8,674.64	11,007.92	-2,333.28
Loan Rec 2010-02-A	0.00	79,539.02	-79,539.02
Loan Rec 2010-01-A	25,767.44	42,260.72	-16,493.28
Loan Rec 2009-03-A	7,803.82	15,679.11	-7,875.29
Loan Rec 2009-02-A	58,251.58	60,651.58	-2,400.00
Total IRP 4	114,537.94	209,138.35	-94,600.41
IRP 3			
Loan Rec 2013-01-A	13,559.95	17,612.71	-4,052.76
Loan Rec 2008-02-A	0.00	9,424.09	-9,424.09
Loan Rec 2007-08-A	48,061.84	53,613.94	-5,552.10
Total IRP 3	61,621.79	80,650.74	-19,028.95
IRP 2			
Loan Rec 2012-08-A	27,898.58	32,381.33	-4,482.75
Loan Rec 2011-03-A	70,013.04	79,324.84	-9,311.80
Loan Rec 2011-02-A	0.00	-360.00	360.00
Loan Rec 2011-01-A	12,736.24	24,731.55	-11,995.31
Loan Rec 2008-02-B	0.00	6,282.45	-6,282.45
Total IRP 2	110,647.86	142,360.17	-31,712.31
Total Other Current Assets	251,235.59	459,324.63	-208,089.04
Total Current Assets	6,641,205.91	7,558,869.80	-917,663.89
Fixed Assets			
Lounsberry South FA	201,129.16	28,389.57	172,739.59
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
2007 computer upgrade	2,019.49	2,019.49	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	3,720.37	3,720.37	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	18,805.00	18,805.00	0.00
Land 434	414,701.18	414,701.18	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,090,227.73	-1,066,922.42	-23,305.31
Total Fixed Assets	1,786,507.83	1,637,073.55	149,434.28
Other Assets			
HUD Loan Program			
L/R 2014-01-A	152,190.08	175,000.00	-22,809.92
L/R 2012-06-A	71,510.58	80,800.91	-9,290.33
L/R 2009-04-A	88,958.96	109,135.34	-20,176.38
Total HUD Loan Program	312,659.62	364,936.25	-52,276.63
Total Other Assets	312,659.62	364,936.25	-52,276.63
TOTAL ASSETS	8,740,373.36	9,560,879.60	-820,506.24

Tioga County Industrial Development Agency
Balance Sheet
 As of September 30, 2015

	Sep 30, 15	Sep 30, 14	\$ Change
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Interest Payable			
L/P 2014-01-A Interest	0.00	86.30	-86.30
Total Interest Payable	0.00	86.30	-86.30
Payroll Liabilities	549.11	1,576.42	-1,027.31
PILOT Payments			
Tioga Downs Racetrack			
Library - Tioga Downs	62.88	0.00	62.88
School - Tioga Downs	2,772.75	0.00	2,772.75
Total Tioga Downs Racetrack	2,835.63	0.00	2,835.63
Library - 231 Main Street	73.84	64.55	9.29
Library - Lockheed	4,527.66	3,958.05	569.61
CNYOG			
Library Tax - CNYOG	19,190.97	16,776.60	2,414.37
School- CNYOG	2,672,149.67	2,493,967.87	178,181.80
Total CNYOG	2,691,340.64	2,510,744.47	180,596.17
Best Buy PP	470,072.58	1,373,571.37	-903,498.79
Rynone			
School- Rynone	11,285.06	0.00	11,285.06
Total Rynone	11,285.06	0.00	11,285.06
Total PILOT Payments	3,180,135.41	3,888,338.44	-708,203.03
Total Other Current Liabilities	3,180,684.52	3,890,001.16	-709,316.64
Total Current Liabilities	3,180,684.52	3,890,001.16	-709,316.64
Long Term Liabilities			
Loan Pay- IRP 4	262,079.92	271,701.90	-9,621.98
Loan Pay- IRP 3	232,680.61	242,593.68	-9,913.07
Loan Pay- IRP 2	166,762.37	177,328.09	-10,565.72
Loan Pay- IRP 1	91,369.44	98,642.16	-7,272.72
Tioga County HUD prog			
2014-01-A	152,190.08	175,000.00	-22,809.92
2012-06-A	71,510.58	80,800.91	-9,290.33
2009-04-A	88,958.96	109,135.34	-20,176.38
Total Tioga County HUD prog	312,659.62	364,936.25	-52,276.63
Total Long Term Liabilities	1,065,551.96	1,155,202.08	-89,650.12
Total Liabilities	4,246,236.48	5,045,203.24	-798,966.76
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
Opening Bal Equity	304,104.67	304,104.67	0.00
Retained Earnings	2,830,320.81	2,887,370.33	-57,049.52
Net Income	-46,591.23	-82,101.27	35,510.04
Total Equity	4,494,136.88	4,515,676.36	-21,539.48
TOTAL LIABILITIES & EQUITY	8,740,373.36	9,560,879.60	-820,506.24

Tioga County Industrial Development Agency

Profit & Loss

January through September 2015

	Jan - Sep 15	Jan - Sep 14	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
IRP 2			
2012-08-A	1,117.06	1,281.73	-164.67
2011-03-A	2,772.69	3,114.73	-342.04
2011-02-A	0.00	561.26	-561.26
2011-01-A	653.02	957.50	-304.48
2008-02-B	119.88	364.31	-244.43
Total IRP 2	4,662.65	6,279.53	-1,616.88
IRP 3			
2013-01-A	567.77	670.43	-102.66
2008-02-A	178.71	546.49	-367.78
2007-09-A	0.00	3,375.68	-3,375.68
2007-08-A	2,637.48	2,616.54	20.94
Total IRP 3	3,383.96	7,209.14	-3,825.18
IRP 4			
2015-03-A	69.14	0.00	69.14
2013-02-A	318.70	410.45	-91.75
2010-02-A	2,541.86	0.00	2,541.86
2010-01-A	1,368.02	1,813.26	-445.24
2009-03-A	417.15	706.41	-289.26
Total IRP 4	4,714.87	2,930.12	1,784.75
RBEG			
2012-07-B	20.09	364.23	-344.14
2007-01-A	1,078.13	1,242.76	-164.63
Total RBEG	1,098.22	1,606.99	-508.77
Total Loan Interest Income	13,859.70	18,025.78	-4,166.08
Loan Program Fee			
Facade	1,716.08	522.06	1,194.02
IRP 3	0.00	150.00	-150.00
IRP 4	292.50	150.00	142.50
RBEG	0.48	0.00	0.48
VEDA	142.50	400.00	-257.50
Total Loan Program Fee	2,151.56	1,222.06	929.50
Loan Administrative Fee			
IRP 2	2,416.05	4,181.98	-1,765.93
IRP 3	1,314.59	2,918.13	-1,603.54
IRP 4	1,101.30	4,383.48	-3,282.18
RBEG	188.24	716.89	-528.65
Total Loan Administrative Fee	5,020.18	12,200.48	-7,180.30
Program Fees	0.00	1,862.05	-1,862.05
Grants			
ESD Grant - E-Site	13,220.00	0.00	13,220.00
Waverly Trade Center DOT Grant	32,271.50	51,039.70	-18,768.20
Total Grants	45,491.50	51,039.70	-5,548.20

Tioga County Industrial Development Agency

Profit & Loss

10/02/15

January through September 2015

Accrual Basis

	Jan - Sep 15	Jan - Sep 14	\$ Change
Interest Income-			
Community- Facade Improvement	74.00	83.28	-9.28
CCTC Loan Loss Reserve Account	13.43	15.08	-1.65
CCTC CD Infrastructure (877)	278.89	585.94	-307.05
CCTC CD Site Development (878)	756.42	585.94	170.48
CCTC CD Site Development (383)	0.00	161.56	-161.56
CCTC CD Infrastructure (391)	0.00	159.93	-159.93
CCTD CD Capital Improvement(284)	1,249.70	878.75	370.95
Community- Lounsberry	33.82	0.00	33.82
TSB- checking	30.98	192.55	-161.57
TSB-general fund	903.59	1,008.99	-105.40
TSB- IRP 2	16.60	12.37	4.23
TSB- IRP 3	35.98	24.97	11.01
TSB- IRP 4	22.39	15.16	7.23
TSB- RBEG	39.16	32.59	6.57
TSB- marketing	0.59	0.83	-0.24
TSB- NYSEG	0.68	3.08	-2.40
Total Interest Income-	3,456.23	3,761.02	-304.79
Leases/Licenses			
Lounsberry South - Engelbert	1,000.00	1,000.00	0.00
RR leases	10,388.31	10,809.59	-421.28
Total Leases/Licenses	11,388.31	11,809.59	-421.28
OHRy			
freight	94,964.25	103,921.30	-8,957.05
Total OHRy	94,964.25	103,921.30	-8,957.05
PILOT Program Fees			
Midwestern Pet Foods Inc.	2,500.00	0.00	2,500.00
Nichols Cross Dock LLC	2,500.00	0.00	2,500.00
Owego Garden - Home Leasing	2,500.00	0.00	2,500.00
Tioga Downs	18,658.80	0.00	18,658.80
Lockheed Martin	14,500.00	17,000.00	-2,500.00
Total PILOT Program Fees	40,658.80	17,000.00	23,658.80
Total Income	216,990.53	220,841.98	-3,851.45
Expense			
Waverly Trade Center DOT Grant	32,271.50	51,039.70	-18,768.20
Education			
Fiato	299.00	125.00	174.00
Total Education	299.00	125.00	174.00
Loan Admin Fee			
IRP 2	2,416.05	4,181.98	-1,765.93
IRP 3	1,314.59	2,918.13	-1,603.54
IRP 4	1,101.30	4,383.48	-3,282.18
RBEG	188.24	716.89	-528.65
Total Loan Admin Fee	5,020.18	12,200.48	-7,180.30
Loan Program Expense			
IRP 2	0.00	100.00	-100.00
IRP 4	20.55	165.10	-144.55
RBEG	72.70	0.00	72.70
Marketing	1,665.38	600.27	1,065.11
VEDA Expense	0.00	15.10	-15.10
Total Loan Program Expense	1,758.63	880.47	878.16
Bad Debts	-10,000.00	68,027.36	-78,027.36
Bank Service Charges			
Check order			
TSB IRP 4	0.00	27.26	-27.26
Total Check order	0.00	27.26	-27.26

Tioga County Industrial Development Agency

Profit & Loss

10/02/15

January through September 2015

Accrual Basis

	Jan - Sep 15	Jan - Sep 14	\$ Change
Bank Service Charges - Other	25.00	0.01	24.99
Total Bank Service Charges	25.00	27.27	-2.27
conference	275.00	295.00	-20.00
Copies	208.39	138.95	69.44
Dues and Subscriptions	710.00	210.00	500.00
E=mt3			
Consultant	0.00	12,000.00	-12,000.00
ESD Grant Pass Thru Expenses	78,078.50	9,220.00	68,858.50
site preparation	0.00	4,000.00	-4,000.00
Total E=mt3	78,078.50	25,220.00	52,858.50
Employee benefit			
IRA	1,200.58	1,227.78	-27.20
Total Employee benefit	1,200.58	1,227.78	-27.20
Insurance			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	2,934.00	2,945.00	-11.00
Disability (First Rehab Life)	0.00	125.00	-125.00
Employee Dishonesty (Utica)	0.00	622.00	-622.00
Employee Health (SSA)	9,128.43	9,702.45	-574.02
Property & Liability (Dryden)	7,963.67	7,726.28	237.39
RR Liability (Steadfast)	20,163.15	19,203.00	960.15
WC (Amtrust)	965.00	943.00	22.00
Total Insurance	41,904.25	41,266.73	637.52
Interest Expense			
Loan Interest			
IRP 1	986.42	1,058.43	-72.01
IRP 2	1,773.28	1,877.88	-104.60
IRP 3	2,425.93	2,524.09	-98.16
IRP 4	2,717.02	2,812.29	-95.27
Total Loan Interest	7,902.65	8,272.69	-370.04
Interest Expense - Other	0.08	0.00	0.08
Total Interest Expense	7,902.73	8,272.69	-369.96
Lounsberry land	10,700.00	0.00	10,700.00
Office Supplies			
other	1,106.08	224.58	881.50
stationary	1,086.36	0.00	1,086.36
ink cartridges	1,022.88	760.39	262.49
Total Office Supplies	3,215.32	984.97	2,230.35
Payroll Expenses	47,583.40	43,896.27	3,687.13
PILOT Program Expenses			
Tioga Downs	-345.56	0.00	-345.56
Lockheed Martin	0.00	217.75	-217.75
PILOT Program Expenses - Other	835.69	0.00	835.69
Total PILOT Program Expenses	490.13	217.75	272.38
Postage and Delivery	345.19	238.95	106.24
Professional Fees			
Administrative Services			
Haskell	3,050.00	4,720.00	-1,670.00
Total Administrative Services	3,050.00	4,720.00	-1,670.00
Accounting			
Piaker & Lyons	13,200.00	13,200.00	0.00

Tioga County Industrial Development Agency

Profit & Loss

10/02/15

January through September 2015

Accrual Basis

	Jan - Sep 15	Jan - Sep 14	\$ Change
Jan Nolis			
internal control services	665.00	878.75	-213.75
payroll	445.00	620.00	-175.00
audit	0.00	1,306.25	-1,306.25
bookkeeping	125.00	0.00	125.00
Total Jan Nolis	<u>1,235.00</u>	<u>2,805.00</u>	<u>-1,570.00</u>
Total Accounting	14,435.00	16,005.00	-1,570.00
Legal Fees			
Loan Program Fees	4,553.00	3,380.50	1,172.50
Monthly Fees	18,034.50	21,852.50	-3,818.00
Total Legal Fees	<u>22,587.50</u>	<u>25,233.00</u>	<u>-2,645.50</u>
Total Professional Fees	40,072.50	45,958.00	-5,885.50
Program Expense			
Façade Improvement Loan Program	336.10	142.65	193.45
Total Program Expense	<u>336.10</u>	<u>142.65</u>	<u>193.45</u>
Property Taxes			
Berry Road (47)	0.00	74.59	-74.59
Berry Road (46)	0.00	118.02	-118.02
Carmichael Road	0.00	2.49	-2.49
Smith Creek Road	0.00	12.39	-12.39
Glenmary Drive	0.00	7.32	-7.32
Metro Road	0.00	6.10	-6.10
Total Property Taxes	<u>0.00</u>	<u>220.91</u>	<u>-220.91</u>
Repairs			
Computer Repairs	0.00	12.50	-12.50
Equipment Repairs	0.00	6.25	-6.25
Total Repairs	<u>0.00</u>	<u>18.75</u>	<u>-18.75</u>
Supplies			
Marketing	791.20	1,802.92	-1,011.72
Total Supplies	<u>791.20</u>	<u>1,802.92</u>	<u>-1,011.72</u>
Telephone	101.40	184.84	-83.44
Travel & Ent			
Entertainment	111.68	0.00	111.68
Travel	181.08	345.81	-164.73
Total Travel & Ent	<u>292.76</u>	<u>345.81</u>	<u>-53.05</u>
Total Expense	<u>263,581.76</u>	<u>302,943.25</u>	<u>-39,361.49</u>
Net Ordinary Income	<u>-46,591.23</u>	<u>-82,101.27</u>	<u>35,510.04</u>
Net Income	<u><u>-46,591.23</u></u>	<u><u>-82,101.27</u></u>	<u><u>35,510.04</u></u>

Tioga County Industrial Development Agency
Transaction Detail by Account
September 2015

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	9/1/2015			Facade Application Fee	100.00
Deposit	9/2/2015			Interest	8.39
Deposit	9/2/2015			Interest	8.39
Check	9/2/2015	1013	June Lange Esler - Good Shepherd B & B		-2,250.00
Check	9/2/2015	1014	Tioga County Clerk	County Clerk Filing Fee	-80.00
Check	9/17/2015	1015	CBC Innovis	Credit Reports	-7.85
Deposit	9/21/2015			Loan Pymt	169.54
Total Community- Facade Improvement					-2,051.53
USDA Funds					
TSB- IRP 2					
Deposit	9/1/2015			Loan Pymt	1,002.92
Deposit	9/10/2015			Loan Pymt	1,088.88
Check	9/10/2015	x	TCIDA	Loan Administration fee- August 2015	-284.28
Deposit	9/22/2015			Loan Pymt	500.00
Deposit	9/28/2015			Loan Pymt	1,002.92
Total TSB- IRP 2					3,310.44
TSB- IRP 3					
Deposit	9/1/2015			Loan Pymt	728.81
Deposit	9/1/2015			Loan Pymt	377.42
Check	9/10/2015	x	TCIDA	Loan administration fee- August 2015	-158.02
Deposit	9/28/2015			Loan Pymt	1,106.23
Total TSB- IRP 3					2,054.44
TSB- IRP 4					
Check	9/2/2015	1028	Thomas, Collison, Meagher & Seiden	Legal - August	-560.00
Deposit	9/3/2015			Loan Pymt	200.00
Deposit	9/10/2015			Loan Pymt	1,413.39
Check	9/10/2015	x	TCIDA	Loan administration fee- August 2015	-149.41
Deposit	9/14/2015			Loan Pymt	706.70
Deposit	9/22/2015			Loan Pymt	278.68
Deposit	9/28/2015			Loan Pymt	1,413.39
Total TSB- IRP 4					3,302.75
Total USDA Funds					8,667.63
Total Restricted Cash Accounts					6,616.10
Unrestricted Cash Accounts					
TSB- checking					
Check	9/2/2015	5515	Cathy Haskell	Administrative Assistance-August	-610.00
Paycheck	9/2/2015	5514	Ruth L. Fiato		-1,438.06
Liability Check	9/2/2015	EFTPS	EFTPS	16-1194974	-1,280.84
Liability Check	9/2/2015	Onlin...	NYS Employment Taxes		-198.00
Liability Check	9/2/2015	5516	Franklin Templeton		-294.10
Deposit	9/2/2015			HUD Pymt	4,243.54
Deposit	9/2/2015			HUD Pymt	965.61
Check	9/2/2015	5517	Tioga County Treasurer	9/2015 HUD Pymt	-5,209.15
Check	9/2/2015	5518	Thomas, Collison, Meagher & Seiden	Legal Fees - August 2015	-2,730.00
Deposit	9/10/2015			Loan Admin Fee	591.71
Deposit	9/14/2015			2015-2016 PILOT Pymt	73.84
Deposit	9/14/2015			Freight Revenue	12,139.45
Paycheck	9/17/2015	5519	Ruth L. Fiato		-1,438.06
Check	9/17/2015	5520	Excellus Health Plan	2015 Health Insurance - October	-1,159.13
Check	9/17/2015	5521	Tioga Cou nty Treasurer	Copier, Telephone & Postage Invoices	-23.50
Check	9/17/2015	5522	Ruth Fiato	Mileage & Expense Reimbursement Sept 2015	-299.00
Check	9/17/2015	5523	Hartgen Archeological Associates		-10,000.00
Deposit	9/25/2015			PILOT Pymt	2,691,340.64
Deposit	9/28/2015			PILOT Pymt	4,527.66
Deposit	9/28/2015			PILOT Pymt	11,285.06
Deposit	9/30/2015			PILOT Pymt	2,835.63

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10/02/15

Accrual Basis

Tioga County Industrial Development Agency

Transaction Detail by Account

September 2015

Type	Date	Num	Name	Memo	Amount
Paycheck	9/30/2015	5524	Ruth L. Fiato		-1,438.06
Liability Check	9/30/2015	EFTPS	EFTPS	16-1194974	-1,921.26
Total TSB- checking					<u>2,699,963.98</u>
Total Unrestricted Cash Accounts					<u>2,699,963.98</u>
TOTAL					<u><u>2,706,580.08</u></u>

Tioga County Industrial Development Agency
3rd Quarter Operating Income vs. Operating Expense
July through September 2015

	Jul - Sep 15	Jul - Sep 14	\$ Change
Ordinary Income/Expense			
Income			
Loan Program Fee			
Facade	351.19	0.00	351.19
IRP 4	142.50	0.00	142.50
VEDA	142.50	400.00	-257.50
Total Loan Program Fee	636.19	400.00	236.19
Loan Administrative Fee			
IRP 2	868.63	1,178.69	-310.06
IRP 3	479.96	955.61	-475.65
IRP 4	396.83	1,601.91	-1,205.08
RBEG	0.00	249.48	-249.48
Total Loan Administrative Fee	1,745.42	3,985.69	-2,240.27
Program Fees	0.00	1,862.05	-1,862.05
Grants			
Waverly Trade Center DOT Grant	0.00	24,176.70	-24,176.70
Total Grants	0.00	24,176.70	-24,176.70
Interest Income-			
CCTC CD Infrastructure (877)	278.89	585.94	-307.05
CCTC CD Site Development (878)	756.42	585.94	170.48
TSB- checking	1.91	41.84	-39.93
TSB-general fund	230.59	359.80	-129.21
Total Interest Income-	1,267.81	1,573.52	-305.71
OHRy			
freight	45,677.05	21,417.90	24,259.15
Total OHRy	45,677.05	21,417.90	24,259.15
Total Income	49,326.47	53,415.86	-4,089.39
Expense			
Waverly Trade Center DOT Grant	15,286.50	24,176.70	-8,890.20
Copies	76.25	11.45	64.80
E=mt3			
ESD Grant Pass Thru Expenses	11,768.75	5,030.50	6,738.25
Total E=mt3	11,768.75	5,030.50	6,738.25
Employee benefit			
IRA	378.12	387.72	-9.60
Total Employee benefit	378.12	387.72	-9.60
Insurance			
Travel/Accident (Hartford)	750.00	0.00	750.00
Employee Health (SSA)	3,003.59	4,056.09	-1,052.50
WC (Amtrust)	965.00	943.00	22.00
Total Insurance	4,718.59	4,999.09	-280.50
Office Supplies			
other	151.75	132.70	19.05
ink cartridges	340.96	340.96	0.00
Total Office Supplies	492.71	473.66	19.05
Payroll Expenses	16,654.19	13,861.98	2,792.21
Postage and Delivery	70.62	60.87	9.75
Professional Fees			
Administrative Services			
Haskell	1,830.00	1,180.00	650.00
Total Administrative Services	1,830.00	1,180.00	650.00

Tioga County Industrial Development Agency
3rd Quarter Operating Income vs. Operating Expense
 July through September 2015

	<u>Jul - Sep 15</u>	<u>Jul - Sep 14</u>	<u>\$ Change</u>
Accounting			
Jan Nolis			
internal control services	190.00	308.75	-118.75
payroll	105.00	95.00	10.00
Total Jan Nolis	<u>295.00</u>	<u>403.75</u>	<u>-108.75</u>
Total Accounting	295.00	403.75	-108.75
Legal Fees			
Loan Program Fees	1,190.00	1,868.00	-678.00
Monthly Fees	7,140.00	6,837.50	302.50
Total Legal Fees	<u>8,330.00</u>	<u>8,705.50</u>	<u>-375.50</u>
Total Professional Fees	10,455.00	10,289.25	165.75
Program Expense			
Façade Improvement Loan Program	164.60	120.00	44.60
Total Program Expense	<u>164.60</u>	<u>120.00</u>	<u>44.60</u>
Supplies			
Marketing	-791.20	1,552.92	-2,344.12
Total Supplies	<u>-791.20</u>	<u>1,552.92</u>	<u>-2,344.12</u>
Telephone	17.25	46.53	-29.28
Travel & Ent			
Travel	0.00	73.08	-73.08
Total Travel & Ent	<u>0.00</u>	<u>73.08</u>	<u>-73.08</u>
Total Expense	<u>59,291.38</u>	<u>61,083.75</u>	<u>-1,792.37</u>
Net Ordinary Income	<u>-9,964.91</u>	<u>-7,667.89</u>	<u>-2,297.02</u>
Net Income	<u><u>-9,964.91</u></u>	<u><u>-7,667.89</u></u>	<u><u>-2,297.02</u></u>

New York State Department of Transportation

Commercial Access Highway Work Permit Application and Checklist

INSTRUCTIONS FOR USE

The PERM 33-COM Application and Checklist is used to apply for a Commercial Access Highway Work Permit. It is designed to provide applicants with step-by-step design guidance and other information needed to generate a complete and accurate plan submission at each stage of the permit review process. A complete and accurate plan submission will allow NYSDOT to review and approve the permit more quickly.

Applicants should complete the required section(s) of this application/checklist at each of the three stages of the review process, and it should be submitted along with plans to the appropriate Regional Permit Coordinator (RPC). The RPC will review the plan submission and notify the applicant when the submission is complete and ready to move into the next stage of review, or may respond with comments and recommendations that the applicant must address before resubmitting.

Contact information for Regional Permit Coordinators can be found at [Regional Permit Coordinators](#).

Any exceptions to the standards or requirements identified here must be noted in the comments section, with any justification attached. The checklist must be printed and signed, and submitted with plans. It is recommended that applicants save the document on their computer to be updated with each submission.

Stage 1:	Initial Proposal Review	Questions 1.1 to 1.7	Pages 3-6
Stage 2:	Design Review	Questions 2.1 to 2.14	Pages 7-15
Stage 3:	Final Submission Review	Questions 3.1 to 3.10	Pages 16-19

EXPEDITED REVIEW FOR A COMMERCIAL ACCESS HIGHWAY WORK PERMIT

If your proposed commercial access project meets certain criteria, an Expedited Review of the application may be available. Go to www.dot.ny.gov/permits-expeditedreview to find out if your project meets the criteria necessary to be processed as an Expedited Review. If your project meets these criteria, contact the [Regional Permit Coordinator](#) for further guidance on developing your submission.

Review Stage <i>Applicant to check one</i>	Date Submitted <i>Applicant to identify date</i>	Date Received <i>NYSDOT to identify date</i>
<input checked="" type="checkbox"/> Initial Proposal Review	07/01/15 **	
<input checked="" type="checkbox"/> Design Review	09/30/15	
<input checked="" type="checkbox"/> Final Submission	09/30/15	

- OR -

<input type="checkbox"/> Expedited Review		
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** Site Plan Application/Drawings submitted to Village of Owego on 7/1/2015, thence forwarded to NYSDOT as part of 239 review. DOT responded 07/15/2015, NYSDOT Case 14-137/15-114.

RESPONSIBILITIES OF PERMITTEE PURSUANT TO HIGHWAY WORK PERMIT

NOTE: FAILURE TO OBTAIN A PERMIT OR FAILURE TO COMPLY WITH THE TERMS OF A PERMIT MAY RESULT IN THE DEPARTMENT HALTING THE ACTIVITY FOR WHICH A PERMIT IS REQUIRED UNTIL A PERMIT HAS BEEN OBTAINED, OR UNTIL ADEQUATE CORRECTIONS HAVE BEEN MADE.

1. LIMITATIONS ON USE: The specific site identified in this Highway Work Permit, and only that site identified, will be available for use by Permittee only for the purpose stated in this Permit and only on the date(s) and for the duration designated in this permit. This Permit does not authorize any infringement of federal, state or local laws or regulations, is limited to the extent of the authority of NYSDOT and is transferable and assignable only with the written consent of the Commissioner of Transportation. The Commissioner reserves the right to modify fees and to revoke or annul the Permit at any time, at his/her discretion without a hearing or the necessity of showing cause.

2. CONDITIONS OF USE: NYSDOT makes no affirmation that the state-owned site used for the work has been designed, constructed, or maintained for the purpose of the conduct of the work. The Permittee assumes full responsibility for planning and conducting a safe and orderly project that does not expose workers or the public to any unreasonable hazards and that involves a minimal disruption of the normal uses of the state and local highway systems. **It shall be the sole obligation of the Permittee to determine whether the site is suitable for the purpose of safely conducting the work.** The Permittee assumes all responsibility for assuring that the use of the highway/property conforms to applicable requirements of law, including, but not limited to those set forth herein. Permittee agrees to assure compliance with New York State Labor Law, industrial regulations and OSHA regulations and to assure the safety of all workers who will be engaged to do the permitted work.

3. INSURANCE COVERAGE: Permittee must have the insurance that is required for the type and extent of the work being performed. To comply with this requirement, an applicant must furnish the Department with one of the following (For further information, see Section 3.17, or go to www.dot.ny.gov/permits-insurance):

- A completed **Certificate of Insurance** evidencing the required types and limits of insurance coverage, with the New York State Department of Transportation named as an additional insured on the commercial general liability policy. An industry standard ACORD 25 form (with ACORD 855 New York Construction Certificate of Liability Insurance Addendum) is acceptable evidence of the required coverage. Certificate Holder should be indicated as New York State Department of Transportation, with the address of the issuing regional office.
- Municipalities, Public Utilities, Transportation Corporations, Public Service Corporations and Railroads may provide a fully executed **Undertaking Agreement** as an alternative to providing the insurance certificate.

4. COMPENSATION AND DISABILITY INSURANCE COVERAGE: Permittee is required to have compensation insurance and disability coverage as noted in the provisions of the Worker's Compensation Law and Acts amendatory thereof for the entire period of the permit, or the permit will be invalid. Applicant must provide proof of coverage (Form C-105.2, U-26.3 or SI-12 for Worker's Compensation, and DB-120.1 or DB-155 for Disability Benefits), or provide proof of exemption from this requirement (Form CE-200).

5. INDEMNIFICATION: Permittee agrees that, in addition to any protection afforded to NYSDOT under any available insurance, NYSDOT shall not be liable for any damage or injury to the Permittee, its agents, employees, or to any other person, or to any property, occurring on the site or in any way associated with Permittee's activities or operations; whether undertaken by Permittee's own forces or by contractor or other agents working on Permittee's behalf. To the fullest extent permitted by law, the Permittee agrees to defend, indemnify and hold harmless the State of New York, NYSDOT and their agents from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of any claim, including but not limited to claims for personal injuries, property damage or wrongful death and/or environmental claims, in any way associated with the Permittee's activities or operations, no matter how caused.

6. NOTIFICATION: The following should be notified at the appropriate time as shown below:

- Commissioner of Transportation, through the NYSDOT regional office, one week prior to commencing work.
- Area gas distributors, 72 hours prior to any blasting.
- Utility companies with facilities in work areas, before starting work (in accordance with Industrial Code 53).
- Permission from utility company must be obtained before commencing work affecting the utilities' facilities.
- NYSDOT regional signal maintenance shop, 3 days prior to starting work (traffic signal work).
- NYSDOT regional office, at conclusion of work, and return original copy of permit to Resident Engineer.

7. SITE CARE AND RESTORATION: A bond, deposit (bank cashier's check), or a Letter of Credit, in an amount designated by the Department of Transportation, may be required before a permit is issued, in order to guarantee restoration of the site to its original condition. A fully executed Undertaking Agreement may be accepted as an alternative security, where applicable.

If the Department is obliged to restore the site to its original condition, the costs to the Department will be deducted from the amount of the Permittee's deposit at the conclusion of the work. Costs in excess of the bond/deposit on file will be billed directly to the Permittee. If Permittee posts a Letter of Credit, the Department may elect to have a contractor restore the site, and issue a draft drawn against the Letter of Credit as payment.

Anyone working within state highway right-of-way will wear high visibility apparel and hard hat meeting ANSI Class 2 requirements.

No unnecessary obstruction is to be left on the pavement or the state highway right-of-way, or in such a position as to block warning signs during non-working hours.

No work shall be done to obstruct drainage or divert creeks, water courses or sluices onto the state highway right-of-way.

All false work must be removed and all excavations must be filled in and restored to the satisfaction of the Resident Engineer or his designee.

8. COSTS INCURRED BY ISSUANCE OF THIS PERMIT: All costs beyond the limits of any liability insurance, surety deposits, etc. are the responsibility of the Permittee. The State shall be held free of any costs incurred by the issuance of this permit, direct or indirect.

9. SUBMITTING WORK PLANS: The applicant will submit work plans and/or a map as required by the Department. This shall include such details as measurements of driveways with relation to nearest property corner, positions of guys supporting poles and a schedule of the number of poles and feet of excavation necessary for completion of the work on the State right-of-way. A description of the proposed method of construction will be included.

Plan work with future adjustments in mind, as any relocation, replacement or removal of the installation authorized by this permit and made necessary by future highway maintenance, reconstruction or new construction, will be the responsibility of the Permittee.

Driveway plans should be prepared in accordance with NYSDOT POLICY AND STANDARDS FOR ENTRANCES TO STATE HIGHWAYS.

The Permittee must coordinate the work with any State construction being conducted.

10. TRAFFIC MAINTENANCE: A plan detailing how the Permittee intends to maintain and protect traffic shall be submitted with work plans. Traffic shall be maintained on the highway in a safe manner during working and non-working hours until construction is completed. The Permittee is responsible for traffic protection and maintenance, including adequate use of signs, barriers, and flag persons during working and non-working hours until construction is completed. All sketches will be stamped with "MAINTENANCE OF TRAFFIC SHALL BE IN CONFORMANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

11. COST OF INSPECTION AND SUPERVISION: Prior to issuance of the Highway Work Permit, the Permittee may be required to sign an INSPECTION PAYMENT AGREEMENT FOR HIGHWAY WORK PERMITS (FORM PERM 50) agreeing to the payment of construction inspection charges, based on the number of work days involved. In certain cases, the Permittee may also be required to sign a PAYMENT AGREEMENT FOR HIGHWAY WORK PERMITS DESIGN REVIEW (FORM PERM 51) agreeing to design review charges, based on the number of work hours in which Department employees were engaged in design review activity.

12. SCOPE:

- Areas Covered:** Permits issued are for highways, bridges and culverts over which the New York State Department of Transportation has jurisdiction. (Local governments issue permits for highways under their jurisdiction.) Work locations must be approved by the Department.
- Maintenance:** Property owners having access to a state highway shall be fully responsible for the maintenance of their driveway in accordance with POLICY AND STANDARDS FOR ENTRANCES TO STATE HIGHWAYS.
- Work Commencement:** The Permittee shall have a copy of the permit available at the site during the construction period. Work should start within 30 days from validation date of permit or said permit may be revoked.

13. REPORTING ACCIDENTS: Permittee is required to report any accidents that occur during the course of the permit work to their insurance company, and to provide the Department with a copy of any such report.

14. COMPLETION OF PROJECT: Upon completion of the work within the State highway right-of-way authorized by the work permit, the person and his or its successors in interest shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the Terms and Conditions of the Highway Work Permit.

Stage 1: Initial Proposal Review

In the Initial Proposal Review, an applicant should provide the following basic information about the proposed project concept and scope. A face-to-face meeting with the applicant is typically held during this review, and a representative of the impacted municipality is invited to attend. Your NYSDOT Regional Permit Coordinator can provide answers to any questions concerning the driveway design and the permit review process.

Complete questions 1.1 through 1.7 and submit this application/checklist, along with plans to the Regional Permit Coordinator. The Department will review the submission and respond with comments and recommendations that need to be addressed before continuing to Stages 2 (Design Review) and 3 (Final Submission).

1.1 Contact Information

A.	Name of Applicant Tioga County Industrial Development Agency - Attn: Ruth Fiato Number and Street (mailing address) 56 Main Street City Owego Zip Code 13827 Daytime phone (607) 687-8259 E-mail address fiator@co.tioga.ny.us
B.	Name of Property Owner (if different) <input type="checkbox"/> Same as Applicant Number and Street (mailing address) _____ City _____ Zip Code _____ Daytime phone _____ E-mail address _____
C.	Firm Name of Consultant (if applicable) Delta Engineers, Architects & Land Surveyors <input checked="" type="checkbox"/> Agent for Applicant Contact Name Mr. David Chase., P.E. Number and Street (mailing address) 860 Hooper Road City Endwell Zip Code 13760 Daytime phone (607) 231-6656 E-mail address dchase@delta-eas.com

1.2 Property Location Information

<p>Number and Street (include State Route Number) 120 & 130A Southside Drive, State Route 434</p> <p>City/Town/Village (V) Owego Zip Code 13827</p> <p>Nearest Cross Street with Distance and Direction: 1350 ft. east of Halstead Ave.</p> <p>Between State Highway Reference Markers: 17 6506 1220 to 17 6506 1221</p> <p>NYSDOT Reference Marker Manual</p> <p>Approximate Latitude and Longitude of Proposed Driveway: 42N 06' 02" 76W 15' 04"</p> <p>Find Latitude and Longitude</p>	<p>Comment:</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div>
---	---

1.3 Project Name and Brief Description of Proposed Work

Project or Development Name E-Site Development & Owego Gardens Senior Apartments

State Highway Number 434 **Municipality** (V) Owego

Brief Description of Proposed Work

The proposed E-Site Development involves the construction of Belva Lockwood Lane which will provide access for the proposed subdivision driveway for the "Owego Gardens", which consists of a proposed 62-unit senior housing apartment building.

1.4 Anticipated Permit Type and Fees

Permit fees are payable at Final Submission (except 5a4).

MINOR COMMERCIAL: Less than 100 vehicles/hour entering volume and no anticipated mitigation on state highway:

- 5a2 Minor Commercial - Permit Fee \$550
- 5a2a Minor Commercial (Home Business) - Permit Fee \$100

MAJOR COMMERCIAL: 100 + vehicles/hour entering volume and/or anticipated mitigation on state highway:

- 5a3 Major Commercial (<100K sq. ft. GBA) - Permit Fee \$1,400
- 5a4 Major Commercial (100K sq. ft.+ GBA) - Permit Fee \$2,000
\$2,000 fee due at time of application, with balance of actual design review costs payable when billed.

SUBDIVISION STREET:

- 5a5 Permit Fee \$900

Comment:

Permit Fee waived as per correspondence with NYSDOT.

1.5 Maps and Plans

The following maps and plan information should be submitted. Check all that are included with the Initial Proposal Review Submission:


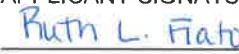

- Location map with subject property identified (Google or Bing mapping is suitable)
- Tax map showing the subject parcel and all parcels immediately adjacent to it
- Survey of property (a plat is acceptable)
 - Right-of-way acquisition or donation is anticipated
- Available record plans
- Limits and legal description of any easements on the property, as well as on any adjacent parcels, must be clearly depicted on the submitted plans.
- Initial Proposal Plan (sketch)

It is recommended that this be shown on an aerial photo. The sketch should show the following, with labels:

- proposed driveways
- type of driveway (one-way or two-way)
- existing and proposed parking areas
- existing and proposed buildings
- dimensions for building offsets from property lines
- distances from proposed driveway(s) to any intersection within 1000 ft. (300 m)
- distances to any other driveways within 500 ft. (150 m)
- streets, roads and properties opposite the subject property

Comment:

1.6 Traffic Impacts		
A.	Briefly describe the type of development that will be served by the driveway(s): Proposed 62-unit senior living rental housing as well as potential future Tourism Center.	Comment:
B.	Average Annual Daily Traffic (AADT) for the highway: 3,626 <i>AADT is available online through the NYSDOT Traffic Data Viewer.</i>	Comment: August 2009 count
C.	Posted speed on state highway where entrance will be placed: 40 mph	Comment:
D.	Number of one-way vehicular trips for the proposed driveway: AM Peak Hour: 7 : 00 a.m. to 9 : 00 a.m. AM Peak Volume: 32 PM Peak Hour: 4 : 00 p.m. to 6 : 00 p.m. PM Peak Volume: 54 If the proposed access is for retail use, please provide: Saturday Peak Hour: 4 : 00 a.m. to 6 : 00 p.m. Saturday Peak Volume: 25 <i>Trips generated should not be reduced by pass-by or other credits.</i>	Comment: Formal TIS not conducted; Peak Hours occurs between 7:00am & 9:00am and 4:00pm & 6:00pm, per ITE Trip Generation Manual. Saturday peak listed due to potential future Tourism Center.
E.	How was the number of vehicular trips determined? <input type="checkbox"/> Similar development history <input checked="" type="checkbox"/> ITE Trip Generation Manual <input type="checkbox"/> Estimate from a NYS Licensed Professional Engineer	Comment: 8th Edition of Manual
F.	Is a Traffic Impact Study (TIS) required? <input checked="" type="checkbox"/> A TIS is not required <input type="checkbox"/> A TIS is required, and is in progress <input type="checkbox"/> A TIS is required, and is attached <input type="checkbox"/> Not sure if a TIS is required, need more information <i>Guidance on how to determine if a Traffic Impact Study is needed, and what elements should be included, can be found at https://www.dot.ny.gov/CommercialHWP/traffic-impact.</i>	Comment: See Attached e-mail correspondence from C. Klein - NYSDOT

1.7 Environmental Impact	
A. State Environmental Quality Review (SEQR) Lead Agency: Tioga County Industrial Development Agency	Comment:
B. SEQR Type <i>Select one:</i> <input checked="" type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Unlisted	Comment:
C. SEQR Status: <i>SEQR (State Environmental Quality Review) documentation must be complete before a permit will be issued.</i> <input type="checkbox"/> The lead agency has not yet been notified of the action <input type="checkbox"/> The lead agency has been notified of the action and the SEQR process is underway <input checked="" type="checkbox"/> The SEQR process is complete and the lead agency has made a declaration (<i>Attach a copy of the determination, if available</i>) Highway Design Manual (HDM) Section 5A.2.1.3 – SEQRA Coordination	Comment: In September 2006 the Tioga IDA issued a completed FGEIS. On July 1, 2015, the IDA reviewed the FGEIS and determined that it adequately addresses all of the potential significant adverse impacts of the proposed senior housing project and no supplemental EIS is necessary.
<p>ACKNOWLEDGMENT: I HEREBY REQUEST A HIGHWAY WORK PERMIT, AND DO ACKNOWLEDGE AND AGREE TO THE RESPONSIBILITIES OF PERMITTEE AND OTHER OBLIGATIONS SET FORTH IN THIS PERMIT AND WARRANT COMPLIANCE THEREWITH.</p> <p>  APPLICANT SIGNATURE </p> <p> _____ DATE </p> <p>  PRINTED APPLICANT NAME </p>	
 STOP HERE for an Initial Proposal Review Stage Submission Print this application/checklist, sign above and submit along with plans to the Regional Permit Coordinator. Save this document on your computer to update for future stage submissions.	

Stage 2: Design Review and Plan Requirements

After satisfactorily addressing all comments received in the Initial Proposal Review, continue to develop your application by submitting plans for Stage 2, Design Review. Please be sure to include all elements listed in this checklist and outlined in the Plan Requirements.

2.1 Number and Spacing		Comment:
	<p>Does the proposed number of driveways, spacing of driveways and spacing to intersections meet the criteria of Figure 5A-3 – Driveway Location Standards?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Highway Design Manual (HDM) Section 5A.4.1 - Spacing</p>	
2.2 Sight Distance		Comment:
A.	<p>From the proposed driveway, at a point 14-18 ft. from the edge of the travel lane, identify the sight distance (42 in. eye and object height) to the</p> <p>Right: <input type="text" value="372"/> ft. Left: <input type="text" value="870"/> ft.</p>	<p>Field Measurements taken on August 5, 2015.</p>
B.	<p>Using a 2 ft. object height, identify the stopping sight distance (SSD) to the</p> <p>Right: <input type="text" value="133"/> ft. Left: <input type="text" value="433"/> ft.</p>	
C.	<p>Do the minimum stopping sight distances conform to Highway Design Manual Appendix 5B - Vertical Highway Alignment Sight Distance Charts and Highway Design Manual Exhibit 7-7 - Minimum Stopping Sight Distance (SSD)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
D.	<p>Do the intersection sight distances conform to Highway Design Manual (HDM) Section 5.9.5 – Intersection Sight Distances and Highway Design Manual (HDM) Appendix 5C - Intersection Sight Distance Charts?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Highway Design Manual (HDM) Section 5A.4.2 – Sight Distances</p>	

2.3 Width

A.

Permissible Range of Driveway Widths		
Driveway Classification	Within 30 ft. of traveled way, for roads posted 40 mph or less	Within 30 ft. of traveled way, for roads posted 45 mph or more
Minor Commercial Shared Two-way Driveway	22 ft. to 30 ft.	28 ft. to 35 ft.
Minor Commercial Divided or One-way Driveway	12 ft. to 24 ft.	12 ft. to 24 ft.
Minor Commercial Multi-lane Driveway	12 ft. to 15 ft. lanes	14 ft. to 16 ft. lanes

Select a driveway width: 28 ft.

Comment:

Access Drive designed for largest emergency vehicle by (V) Owego Fire Department. (Wheel Base and Height: 79, 860 Lbs, 100" Wide, 46.5' Length.)

B.

The design vehicle is the largest vehicle that frequently uses a facility. Refer to [Highway Design Manual \(HDM\) 5.7.1 - Design Vehicle](#) and AASHTO's "A Policy on Geometric Design of Highways and Streets."

What is the design vehicle for the driveway?

- SU-30/Bus
- WB-50 (Requires turning movements to be shown on plans)
- WB-62/67 (Requires turning movements to be shown on plans)

2.4 Corner Angle and Layout Method

Refer to Driveway Entrance Type Selection table ([NYS DOT 608-03 Standard Sheets, Sheet 2 of 7, Table 4](#))

Entrance type and angle:

- Radius
Select corner angle: 90 °
- or
- Taper
Select corner angle: Select One °

Comment:

2.5 Complete Streets and Americans with Disabilities Act (ADA)

Projects must be designed to provide safe, convenient accessible accommodations for all road users (including pedestrians, bicyclists, public transportation riders) where warranted, in the public right-of-way.

Proposed pedestrian accommodations must comply with the Americans with Disabilities Act, as described in [Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way](#).

- The proposed work will maintain or enhance accommodations for pedestrians, bicyclists and/or public transit users in the public right-of-way.
- The proposed work will have little or no effect on pedestrians, bicyclists and/or public transit users in the public right-of-way.

[Highway Design Manual \(HDM\) 5A.4.6 - Sidewalks, Walkways and Stairways](#) | [NYS DOT Complete Streets website](#)

Comment:

2.6 Maximum Grade

<p>Maximum grade of proposed driveway, within 30 ft. of the edge of the travel lane : <input type="text" value="10%"/></p> <p><i>In urban areas, the maximum grade is 6%. In rural areas, the maximum grade is 10%.</i></p> <p>Maximum Slope table (NYS DOT 608-03 Standard Sheets, Sheet 2 of 7, Table 2)</p>	<p>Comment:</p> <p>The 10% graded needed due to the terrain of the proposed site</p>
---	---

2.7 Underground Utilities

<p><i>Any existing underground utilities within the right-of-way should be identified and located during design of the proposed driveway and shown on the proposed driveway plan(s).</i></p> <p>Identify all methods/resources used to locate utilities:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Existing records and drawings <input checked="" type="checkbox"/> Ground survey of utility facilities <input checked="" type="checkbox"/> Information obtained from utility company(ies) <input type="checkbox"/> Subsurface Utility Engineering (SUE) <ul style="list-style-type: none"> <input type="checkbox"/> 2D mapping <input type="checkbox"/> 3D mapping <input type="checkbox"/> None 	<p>Comment:</p>
--	------------------------

2.8 Drainage

<p>A. Is the proposed drainage <input checked="" type="checkbox"/> closed or <input type="checkbox"/> open?</p>	<p>Comment:</p> <p>In Lieu of Drainage Study, a SWPPP is being submitted in accordance with guidelines set forth by the NYSDEC.</p>
<p>B. If the drainage is open, and the driveway will cross a ditch, a culvert with a tapered/flared end section is needed.</p> <p><i>Culverts shall be designed using the Rational Method ($Q=CiA$) and shall be no less than 15 in. in diameter.</i></p> <p>Inside diameter of proposed culvert: <input type="text" value="Select One"/></p> <p>Culvert pipe material: <input type="text" value="Select One"/></p>	
<p>C. If over 2,000 sq. ft. of impervious area on the site will drain to the state right-of-way, refer to Highway Design Manual (HDM) 5A.6.3 – Drainage Study to determine if a drainage study is required. If so, use the standardized Drainage Report shell to develop the study.</p> <p>Is a drainage study required?</p> <ul style="list-style-type: none"> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. A drainage study is required and is attached. 	
<p>D. <input checked="" type="checkbox"/> Applicable NYS DOT 603 Standard Sheet details are shown on the plans</p> <p><input type="checkbox"/> Details other than those shown on the NYS DOT 603 Standard Sheets are being used (<i>Please identify in "Comment" area to the right</i>)</p> <p>Highway Design Manual (HDM) Section 5A.4.5 – Drainage</p>	

2.9 Curb		
A.	<p><i>Sloped curb (T-100 curb) is preferred where the posted speed is 40 mph or more. 6" vertical curb is not permitted where the posted speed is 50 mph or more.</i></p> <p>Type of curb to be used: <input type="text" value="6" vertical"=""/></p>	<p>Comment:</p> <input type="text"/>
B.	<p><input checked="" type="checkbox"/> Applicable NYSDOT 609 Standard Sheet details are shown on the plans</p> <p><input type="checkbox"/> Details other than those shown on the 609 NYSDOT Standard Sheets are being used (<i>Please identify in "Comment" area to the right</i>)</p> <p>Highway Design Manual (HDM) 5A.4.5.2 - Curbing</p>	<p>Comment:</p> <input type="text"/>
2.10 Guide Rail		
A.	<p>Will guide rail need to be modified or installed?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	<p>Comment:</p> <input type="text"/>
B.	<p><i>If yes:</i></p> <p>What is the length (including end sections) and type of guide rail?</p> <p><input type="checkbox"/> ≥ 200' – cable*</p> <p><input type="checkbox"/> ≥ 100' – weak post w-beam <u>with</u> anchors</p> <p><input type="checkbox"/> ≥ 200' – weak post w-beam <u>without</u> anchors</p> <p><input type="checkbox"/> ≥ 125' – box beam</p> <p><input type="checkbox"/> ≥ 100' – heavy post blocked-out</p> <p><i>*Cable guide rail should not be used on roads with AADT over 5,000 vehicles per lane per day, unless NYSDOT Maintenance agrees to assume the increased time and cost of maintenance.</i></p>	
C.	<p>What is the deflection distance behind the guide rail (i.e., distance to objects or drop-offs)?</p> <p><input type="text" value="Select One"/></p> <p><i>For post spacing to achieve minimum deflection distances, refer to Highway Design Manual (HDM) Table 10-3 –Barrier Deflections for Standard Impacts.</i></p>	
D.	<p>Select the guide rail end-section type:</p> <p><input type="text" value="Select One"/></p> <p><i>NOTE: Please ensure that the type of guide rail system matches in all of the above responses</i></p>	
E.	<p><input type="checkbox"/> Applicable NYSDOT 606 Standard Sheet details are shown on the plans</p> <p><input type="checkbox"/> Details other than those shown on the 606 NYSDOT Standard Sheets are being used (<i>Please identify in "Comment" area to the right</i>)</p> <p>Highway Design Manual (HDM) Chapter 10 – Roadside Design, Guide Rail, and Appurtenances Guide Rail Quick Reference Sheet</p>	

2.11 Driveway Materials

- A. Refer to Driveway Materials and Thickness table ([NYS DOT 608-03 Standard Sheets, Sheet 2 of 7, Table 3](#))
- Select the proposed driveway material within the first 10 feet from traveled way:**

Concrete

Thickness of concrete:

Thickness of sub-base:

Asphalt

Thickness of top course:

Thickness of binder course:

Thickness of base course:

Thickness of sub-base course:

- B. **Select the proposed driveway material from 10 feet to 30 feet from traveled way:**

Concrete

Thickness of concrete:

Thickness of sub-base:

Asphalt

Thickness of top course:

Thickness of binder course:

Thickness of base course:

Thickness of sub-base course:

Precast Pavers

Thickness of pavers:

Thickness of bedding course:

Thickness of base course:

Thickness of sub-base course:

Stone

Thickness of stone course:

- C. **Is shoulder reconstruction needed?**

Yes [Use NYS DOT [Standard Sheet 608-03](#), Sheet 5 of 7]

No

Comment:

Proposed Thickness exceeds Standard Sheet requirements.

2.12 Work Zone Traffic Control

Work zone traffic control (WZTC) must be employed to provide a safe work area while facilitating the safe and orderly flow of all road users.

Provide or identify WZTC drawings meeting site-specific WZTC needs and documenting that WZTC conforms to the [Manual on Uniform Traffic Control Devices \(MUTCD\)](#), [NYS Supplement to the MUTCD](#), [NYSDOT 619 Standard Sheets](#) and any other applicable details furnished by the NYSDOT Regional Traffic Group.

Comment:

A. What WZTC specification items will be used? (Check all that apply)

- NYSDOT Standard Specification 619 items
- Special Specification items (Please identify items and provide justification in "Comment" area to the right)

B. Applicable 619 NYSDOT Standard Sheet details are shown on the plans. (Refer to the [WZTC Standard Sheet Selection tool](#) to determine which Standard Sheets are applicable.)

- Details other than those shown on the 619 NYSDOT Standard Sheets are being used (Please identify in "Comment" area to the right)

[Highway Design Manual \(HDM\) 5A.3.5 - Traffic Control and Work Site Safety](#)

2.13 Specifications

Identify the NYSDOT Specifications to be used for construction within the state highway boundary and within 30' of driveway opening: (Check all that apply)

- [554.50000015 Low Height Retaining Wall System](#)
- [608.0105NN15 Curb Ramp](#)
- [608.01100015 Concrete Sidewalk](#)
- [608.01101015 Concrete Driveway Apron](#)
- [609.10010015 Curbing](#)
- [609.10010415 Asphalt Curbing](#)
- [610.10000015 Landscape Development](#)
- [645.86000015 Signs and Supports](#)
- [680.01030015 Pedestrian Signal Systems](#)
- [680.01040015 Traffic Signal Systems](#)
- [685.20000015 Pavement Markings](#)
- Other (Please identify in "Comment" area to the right)

Comment:

2.14 Plan Requirements

A digital file (.pdf format) must be submitted. Contact your Regional Permit Coordinator (RPC) to determine if hard copies are required. The plans should be in US Customary units, at a scale of at least 1"=50' or larger, on 11" x 17" paper. A scale of 1"=20' should be used for closed drainage work.

Refer to [Highway Design Manual \(HDM\) Chapter 20 \(CADD Standards and Procedures\)](#) and [Highway Design Manual \(HDM\) Chapter 21 \(Contract Plans, Specifications and Estimate\)](#) for minimum text size, font and other drafting standards.

A. Plans shall include:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Name and contact information of applicant | <input checked="" type="checkbox"/> Tax map number of subject property |
| <input checked="" type="checkbox"/> State route number and adjacent highway reference markers | <input checked="" type="checkbox"/> North directional arrow |
| <input checked="" type="checkbox"/> Names of reputed owners of subject property and adjacent properties | <input checked="" type="checkbox"/> Scale |
| | <input checked="" type="checkbox"/> Note referencing NYS DOT 608-03 Standard Sheets |

Comment:

B. Location and dimensions of existing features (as applicable):

- | Included | Not Present | Included | Not Present |
|-------------------------------------|---|-------------------------------------|--|
| <input checked="" type="checkbox"/> | -- Highway travel lanes (label edge of lanes) | <input type="checkbox"/> | <input checked="" type="checkbox"/> Bus stops |
| <input checked="" type="checkbox"/> | -- Road shoulder (label edge of shoulder) | <input checked="" type="checkbox"/> | -- All utilities and DOT cable (both public and private, overhead and/or underground) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Curbs (identify material) | <input checked="" type="checkbox"/> | <input type="checkbox"/> Traffic signs (include sign text) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Guide rail (include type) | <input checked="" type="checkbox"/> | <input type="checkbox"/> Traffic signals, poles and highway lighting |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Medians | <input checked="" type="checkbox"/> | -- Pavement markings within entire roadway section |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Sidewalk and curb ramps | <input checked="" type="checkbox"/> | -- Right-of-way, property lines and easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Stairways | <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing buildings or structures (bridges, retaining walls, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Bike paths | <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing landscape features |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Bike lanes | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Shared driveways or cross-access (include agreement signed by all parties involved) | | |

Comment:

C. Design features to be incorporated in proposed construction or reconstruction (as applicable)

Provided Not
Proposed

- Edge of proposed driveway (include width and radii)
- Location of proposed median openings and guide rail
- Proposed buildings or structures
- Proposed privately owned utility connections in the right-of-way
(Note: an additional plan set and/or separate permit may be required for any proposed utility connections. [Information and applications for Highway Work Permits for Utility Work.](#))
- Dimensions of roadside islands and driveway medians
- Dimensions and elevations of curbs and sidewalks relative to the pavement edge
- Location of authorized traffic signs and/or pavement markings
- Location of commercial (advertising) signs
- Proposed walkways, stairways, and curb ramps
- Proposed landscape features
- Reference to 608-03 NYSDOT Standard Sheets for driveway profile, or elevation view of driveway
- Reference to 608-03 NYSDOT Standard Sheets for driveway typical section, or site-specific typical section

Comment:

D. Existing and proposed drainage features (as applicable):

Refer to [Highway Design Manual \(HDM\) Section 5A.4.5 - Drainage](#)

Provided Not
Present/
Proposed

- Driveway culverts (include size, type, grade, location of end section, and direction of flow)
- Highway drainage structures
- Grade and pipe invert elevations
- Direction of surface water flow on applicant's property
- Contours (if there is any proposed modification of paved areas)

Comment:

E. Distance from each existing and proposed driveway on the site to:

Refer to [Highway Design Manual \(HDM\) Section 5A.4.1- Spacing and Figure 5A-3](#)

Included Not
Present

- The nearest side road in each direction, if within 1000 ft. (300 m)
- Nearest driveway on adjacent properties, if within 500 ft. (150 m)
- Streets, roads or driveways opposite the subject property

Comment:

F. Traffic Signal Plan(s), if required, must show:

Traffic signal plans must be on a separate sheet or sheets. Refer to [NYSDOT 680 Standard Sheets](#).

Not Present
Included

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing features, such as drainage and overhead or underground utilities, which may conflict with the proposed signal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Poles, power supply, pull boxes, conduit, controller, head layout (including face numbering), detection, output from a span wire analysis |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Right-of-way lines |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Signs (include sign text) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pavement markings and turn lanes |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Buildings and driveways |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks, curb ramps and crosswalks, pedestrian pushbuttons, countdown timers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tables of operations, clearances, switch packs, input wiring, and loop wiring |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Phasing diagram |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Estimate of quantities |

[Traffic Signal Permit Information](#)

Comment:

Traffic Signal not Required.

ACKNOWLEDGMENT: I HEREBY REQUEST A HIGHWAY WORK PERMIT, AND DO ACKNOWLEDGE AND AGREE TO THE RESPONSIBILITIES OF PERMITTEE AND OTHER OBLIGATIONS SET FORTH IN THIS PERMIT AND WARRANT COMPLIANCE THEREWITH.

Ruth L. Fato
APPLICANT SIGNATURE

9/30/15
DATE

Ruth L. Fato
PRINTED APPLICANT NAME



STOP HERE for a Design Review Stage Submission

Print this application/checklist, sign above and submit along with plans to the Regional Permit Coordinator. Save this document on your computer to update for future stage submissions.

Stage 3: Final Submission

After satisfactorily addressing all comments received in the Design Review Stage, finalize your application by submitting this application/checklist along with final sealed plans. Please be sure to include all elements listed in this checklist and outlined in the Plan Requirements.

3.1 Professional Engineer (PE) Sealed Plans

All Final Submission Plans must be sealed and signed by a New York State Licensed Professional Engineer.

3.2 Project Information

A.	Estimated cost of work in the right-of-way: \$ 85,000 <i>Submit written estimate.</i>	Comment: Written estimate not required at this time per discussion with NYSDOT.
B.	Anticipated duration of work: From 10/19/15 to 01/13/17	
C.	Will overhead or underground (5 ft.+) operations be involved in the proposed work? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

3.3 SEQR Determination

Date of Final SEQR Determination: 09/01/06	Comment: See comment on 1.7.C.
---	--

3.4 Joint Applicant(s) *If applicable, list up to 3 additional joint applicants.*

Name of Applicant _____ Number and Street _____ City _____ Zip Code _____ Daytime phone _____ E-mail address _____	Comment: _____ _____ _____ _____ _____ _____ _____ _____ _____
Name of Applicant _____ Number and Street _____ City _____ Zip Code _____ Daytime phone _____ E-mail address _____	
Name of Applicant _____ Number and Street _____ City _____ Zip Code _____ Daytime phone _____ E-mail address _____	

3.5 24-Hour Emergency Contact

<p>Name <input type="text"/></p> <p>Phone <input type="text"/></p> <p>E-mail address <input type="text"/></p>	<p>Comment:</p> <p>Project Contractor has not been selected at this time. Upon selection of Contractor this information will be provided to the NYSDOT.</p>
---	--

3.6 Return Address

<p>Permit should be returned to:</p> <p><input checked="" type="checkbox"/> Permittee identified in Part 1</p> <p><input type="checkbox"/> Other, address below:</p> <p>Name <input type="text"/></p> <p>Number and Street <input type="text"/></p> <p>City <input type="text"/> Zip Code <input type="text"/></p> <p>Daytime phone <input type="text"/></p> <p>E-mail address <input type="text"/></p>	<p>Comment:</p> <div style="background-color: #e0e0e0; height: 150px;"></div>
--	--

3.7 Insurance

<p>A. Check one form of insurance to be provided:</p> <p>General Liability Insurance</p> <p><i>A completed Certificate of Liability Insurance is required, evidencing required types and limits of insurance coverage, with the New York State Dept. of Transportation named as Additional Insured on the policy.</i></p> <p><input type="checkbox"/> ACORD 25 Certificate of Liability Insurance with ACORD 855 (New York Construction Addendum) attached</p> <p>Undertaking (Municipalities, Public Utilities, Authorities, Railroads)</p> <p><input type="checkbox"/> Undertaking Agreement attached</p>	<p>Comment:</p> <div style="background-color: #e0e0e0; height: 450px;"></div>
<p>B. Workers' Compensation Insurance & Disability Benefits Coverage</p> <p><i>New York State Workers' Compensation Law requires that ALL permit applicants provide proof of Workers' Compensation Insurance and Disability Benefits Coverage on one of the following forms. If exempt from coverage, the applicant must provide Form CE-200 Proof of Exemption, which can be obtained on the Workers' Compensation Board website: NYS Workers' Compensation Board Insurance Exemption Form</i></p> <p>Certificate of Workers' Compensation Insurance</p> <p><input type="checkbox"/> Form C-105.2</p> <p><input type="checkbox"/> Form U-26.3</p> <p><input type="checkbox"/> Form SI-12</p> <p><input type="checkbox"/> Form CE-200 Exemption</p> <p>Certificate of Disability Benefits Coverage</p> <p><input type="checkbox"/> Form DB-120.1</p> <p><input type="checkbox"/> Form DB-155</p> <p><input type="checkbox"/> Form CE-200 Exemption</p> <p><i>For further information on Insurance Requirements for Highway Work Permits, go to: www.dot.ny.gov/permits-insurance</i></p>	

3.8 Performance Security

A.	<p><i>Check one type of performance security:</i></p> <p><input checked="" type="checkbox"/> Guarantee Deposit AMOUNT \$ <input type="text"/></p> <p><input type="checkbox"/> Performance Bond AMOUNT \$ <input type="text"/></p> <p style="padding-left: 20px;"><input type="checkbox"/> PERM 44 Surety Bond – Performance is attached</p> <p><input type="checkbox"/> Letter of Credit</p>	<p>Comment:</p> <p>Project Contractor has not been selected at this time. Upon selection of Contractor this information will be provided to the NYSDOT.</p>
B.	<p>Guarantee Deposit Check or Bond Number: <input type="text"/></p>	
C.	<p>Return deposit/bond to:</p> <p><input checked="" type="checkbox"/> Permittee identified in Part 1</p> <p><input type="checkbox"/> Other, address below:</p> <p>Name <input type="text"/></p> <p>Number and Street <input type="text"/></p> <p>City <input type="text"/> Zip Code <input type="text"/></p> <p>Daytime phone <input type="text"/></p> <p>E-mail address <input type="text"/></p>	

3.9 Inspection/Supervision Payment Agreement & Consultant Agreement

	<p><input checked="" type="checkbox"/> An Inspection/Supervision Payment Agreement (PERM 50) is required and is attached</p> <p><input type="checkbox"/> A Consultant Agreement (PERM 36) is required and is attached</p> <p><input type="checkbox"/> A Special Conditions for Commercial-Major Non-Utility Highway Work Permit (PERM 55a) is required for work in the highway R.O.W. equal to or exceeding \$250,000, and is attached.</p>	<p>Comment:</p>
--	---	------------------------

3.10 Permit Fee

A.	<p><i>The permit fee is payable by check, paid to the order of "NYSDOT"</i></p> <p>Select Operational Type and Fee amount:</p> <p><input type="text" value="5a2 Minor Commercial \$550"/></p>	<p>Comment:</p> <p>Permit Fee waived as per correspondence with NYSDOT.</p>
B.	<p><input type="checkbox"/> A check for the permit fee is attached.</p> <p>Check No: <input type="text"/></p>	

NOTE: PERMIT IS ISSUED CONTINGENT UPON ALL LOCAL REQUIREMENTS BEING SATISFIED.

ACKNOWLEDGMENT: I HEREBY REQUEST A HIGHWAY WORK PERMIT, AND DO ACKNOWLEDGE AND AGREE TO THE RESPONSIBILITIES OF PERMITTEE AND OTHER OBLIGATIONS SET FORTH IN THIS PERMIT AND WARRANT COMPLIANCE THEREWITH.

Ruth L. Fiato

Applicant signature

9/30/15

Date

Ruth L. Fiato

Printed applicant name

Additional applicant signature

Date

Printed additional applicant name

Additional applicant signature

Date

Printed additional applicant name

Additional applicant signature

Date

Printed additional applicant name

TO BE COMPLETED BY NYSDOT ISSUING OFFICE:

Approval recommended by Resident Engineer: _____

Residency Number: _____ Date: _____

Approval recommended by Regional Traffic Engineer: _____

Region Number: _____ Date: _____

New York State Department of Transportation Highway Work Permit Application Agreements

Inspection and/or Supervision Payment Agreement

As a condition of the attached permit application and in consideration of the issuance of the attached permit, Tioga County Industrial Development Agency as permittee, hereby agrees as follows: The permittee will reimburse the New York State Department of Transportation for inspection and/or supervision of the permit work by Department employees which exceeds four work hours.

If the Department determines that the proposed work on a specific permit project will exceed five (5) workdays of inspection, the permittee will be required to secure the services of a reputable consulting engineering firm. This firm, upon approval by the Department, will be responsible for all inspection and/or supervision of the permit work.

It is estimated that 4 Work Days of inspection time will be required and that the cost per Work Day to be reimbursed, will be \$370.00. These estimates are not intended to be final and the permittee agrees to pay reimbursement for all reasonable expenses incurred by the Department of Transportation in necessary inspection and/or supervision of work performed pursuant to this permit, including supervising work inspected by consultants. The Department of Transportation shall be the sole judge of whether such inspection and/or supervision are necessary.

The permittee will be billed on a monthly basis and the permittee agrees to pay the charges as billed within thirty days of the date of billing. Failure to pay as billed within the specified time limit may result in the revocation of this permit.

Indemnity Agreement

In addition to the protection afforded to NYSDOT under any available insurance, NYSDOT shall not be liable for any damage or injury to the Permittee, its agents, employees, or to any other person, or to any property, occurring on the site or in any way associated with Permittee's activities or operations; whether undertaken by Permittee's own forces or by contractors or other agents working on Permittee's behalf. To the fullest extent permitted by law, the Permittee agrees to defend, indemnify and hold harmless the State of New York, NYSDOT, and their agents from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of any claim, including but not limited to claims for personal injuries, property damage or wrongful death and/or environmental claims, in any way associated with the Permittee's, activities or operations, no matter how caused.

By signing you have read and agree to abide by the above requirements and conditions.



Signature of Permittee or Authorized Representative

Ruth L. Fiato, Executive Administrator

Print name, if a corporation or business include position/title

9/30/15

Date

**DRAFT RESOLUTION TO BE PRESENTED AT THE OCTOBER 7, 2015 TCIDA
BOARD MEETING**

A regular meeting of the Tioga County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Tioga County Industrial Development Agency at 56 Main Street, Owego, Tioga County New York on Wednesday October 7, 2015 at 4:00 o'clock p.m., local time.

The meeting was called to order by the Chairperson and upon roll being called, the following members of the Agency were:

PRESENT:

ABSENT:

THE FOLLOWING PERSON WAS ALSO PRESENT:

The following resolution was offered by _____ and seconded by _____, to wit:

**RESOLUTION TO SUBMIT AN APPLICATION TO THE SOUTHERN TIER
REGION ECONOMIC DEVELOPMENT CORPORATION FOR THE TRANSFER
OF \$800,000.00 FROM THE SOUTHERN TIER REGIONAL INFRASTRUCTURE
FUND FOR SHOVEL READY SITES**

WHEREAS: The Tioga County Industrial Development Agency (TCIDA) owner of the site, will submit an application to the Southern Tier Region Economic Development Corporation to transfer \$800,00.00 in approved funding from the 130 Southside Drive, Village of Owego, Owego, NY site to the Lounsberry South Site on Hunts Creek Road in the Town of Nichols, NY, and

WHEREAS: The TCIDA will commit to the required applicant's equity of in cash; and

WHEREAS: The immediate upgrades to the Town of Nichols Wastewater Treatment Plant are needed at the IDA owned site at Lounsberry South at Hunts Creek Road to secure the location of an undisclosed business, and

WHEREAS, with the approval of transfer of \$800,000.00 in funds the upgrade of the Town of Nichols Wastewater Treatment Plant can be completed within the undisclosed business's timetable thus insuring their location in Tioga County, and therefore be it

RESOLVED: That the Tioga County Industrial Development Agency pass this resolution in support of transfer of \$800,000.00 approved Southern Tier Regional Infrastructure Funds for Shovel Ready Sites to assist in the essential upgrades to the Town of Nichols Wastewater Treatment Plant to serve the Lounsberry South site at Hunts Creek Road, Town of Nichols and secure the location of the undisclosed business.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

The foregoing Resolution was thereon declared duly adopted.

Tioga County Industrial Development Agency - Budget

DRAFT

	Actual 2014	Adopted 2015	2015 - Actual as of 9/30/2015	Proposed 16	Proposed 17	Proposed 18	Proposed 19
Operating Revenue							
Charges for Services							
1	Leases (land/railroad leases)	12,810	10,600	11,388	11,616	11,375	11,600
1-A	Fee income (loan admin/program & program fee)	19,458	20,000	7,172	7,000	7,000	7,000
		<u>32,267</u>	<u>30,600</u>	<u>18,560</u>	<u>18,616</u>	<u>18,375</u>	<u>18,600</u>
Rental & Financing Income							
2	OHR Y (freight)	145,259	145,000	94,964	125,000	125,000	125,000
		<u>145,259</u>	<u>145,000</u>	<u>94,964</u>	<u>125,000</u>	<u>125,000</u>	<u>125,000</u>
Other Operating revenues							
3	PILOT Application Fees	2,500	5,000	7,500	5,000	5,000	5,000
	Project/PILOT Income						
	Lockheed Martin (Final 2015)	14,500	14,500	14,500	-	-	-
*	Lockheed Martin		42,547		-	-	-
	Tioga Downs				18,659	18,659	18,659
	Owego Gardens				40,000	-	-
	Midwestern Pet Foods				13,272	-	-
	Nichols Cross Dock				114,384	-	-
*	Landsale - Home Leasing		300,000		118,107	-	-
*	Landsale - Lounsberry South				1,000,000	-	-
		<u>17,000</u>	<u>362,047</u>	<u>22,000</u>	<u>1,309,422</u>	<u>23,659</u>	<u>23,659</u>
Non-Operating Revenue							
Investment earnings							
4	Interest on cash	7,095	5,000	3,220	5,000	5,000	5,000
	Other non-operating revenue						
		<u>7,095</u>	<u>5,000</u>	<u>3,220</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>
Sub-Total of Operating & Non-Operating Revenue							
		<u>201,621</u>	<u>542,647</u>	<u>138,744</u>	<u>1,458,038</u>	<u>172,034</u>	<u>172,259</u>
Other Non-Operating Revenue							
State Subsidies/Grants							
5	** ESD Grant - Concept Design - E-Site	-	50,000	-	50,000	-	-
	*** STREDC Loan	-	-	-	800,000	-	-
	*** WQIP Grant (for Town of Nichols WWTP)	-	-	-	1,875,100	-	-
			50,000		2,725,100		
Federal Subsidies/Grants							
5	**** FEMA	-	-	40,355	3,774	-	-
		<u>-</u>	<u>-</u>	<u>40,355</u>	<u>3,774</u>	<u>-</u>	<u>-</u>
Total Income							
		<u>201,621</u>	<u>592,647</u>	<u>179,099</u>	<u>4,186,912</u>	<u>172,034</u>	<u>172,259</u>

* Pending closing

** ESD Grant - \$50,000 reimbursement; have to spend \$100,000 to get reimbursed for \$50,000

*** Pending approval

**** Still waiting for FEMA Reimbursement from Tropical Storm Lee (2011) - total outstanding amount: \$44,128.83; balance: \$3,774; receipt of funds were accounted for in 2012

Tioga County Industrial Development Agency - Budget

DRAFT

	Actual 2014	Adopted 2015	2015 - Actual as of 9/30/2015	Proposed 16	Proposed 17	Proposed 18	Proposed 19
Operating Expenses							
6 Salaries	60,069	57,680	45,204	59,410	61,193	63,029	64,920
	<u>60,069</u>	<u>57,680</u>	<u>45,204</u>	<u>59,410</u>	<u>61,193</u>	<u>63,029</u>	<u>64,920</u>
7 Benefits							
* Health/Dental Ins (amount represents IDA portion)	12,573	12,237	9,246	13,097	13,946	14,653	15,387
IRA	1,680	1,730	1,201	1,782	1,836	1,891	1,948
	<u>14,253</u>	<u>13,967</u>	<u>10,447</u>	<u>14,880</u>	<u>15,782</u>	<u>16,544</u>	<u>17,334</u>
8 Professional Service Contracts							
Legal	27,563	26,000	18,035	26,000	27,300	28,665	30,098
Accounting (Dunham & Piaker & Lyons)	16,314	22,000	14,435	12,500	12,950	13,310	13,800
Consulting	20,000	5,000	-	5,000	5,000	5,000	5,000
E-Site							
** Site Development - Delta	16,780	90,780	78,079	-	-	-	-
Site Prep (brush hogging/surveying)	4,000	4,000	-	4,000	-	4,000	-
Other Consultant (Haskell)	9,080	7,320	3,050	7,540	7,766	7,999	8,006
	<u>93,736</u>	<u>155,100</u>	<u>113,598</u>	<u>55,040</u>	<u>53,016</u>	<u>58,974</u>	<u>56,904</u>
Supplies and Materials							
Insurance							
9 Travel Accident	-	893	750	-	788	-	-
9 Directors & Officers	2,945	3,092	2,934	3,081	3,235	3,397	3,579
9 Railroad	19,203	21,000	20,163	22,050	23,153	24,311	24,369
9 Property & Liability	7,726	8,112	7,964	8,362	8,680	9,114	9,570
7 Workman's Compensation/Disability	865	1,105	965	1,013	1,064	1,117	1,173
9 Crime Policy	622	-	-	-	655	-	-
	<u>31,361</u>	<u>34,202</u>	<u>32,776</u>	<u>34,506</u>	<u>37,574</u>	<u>37,939</u>	<u>38,690</u>
Other Operating Expenses							
10-A Fire Tax (Newark Valley Prop., Berry Rd (2), Smith Creek Rd, Carmichael Rd, Metro Rd, Glenmary Dr)	471	270	-	271	285	299	314
10-B Education	125	1,000	299	1,000	1,000	1,000	1,000
10-D General office expenses (supplies, postage, travel/mileage, telephone, repairs)	6,698	6,000	5,939	6,000	6,000	6,000	6,000
	<u>7,295</u>	<u>7,270</u>	<u>6,238</u>	<u>7,271</u>	<u>7,285</u>	<u>7,299</u>	<u>7,314</u>
Total Operating Expenses	206,714	268,219	208,263	171,107	174,849	183,785	185,162
Non-operating Expenses							
10-E Capital Asset Outlay (E-Site Infrastructure)	-	400,000	-	-	-	-	-
10-E *** Capital Asset Outlay (STREDC Loan)	-	-	-	800,000	-	-	-
10-E *** Capital Asset Outlay (Town of Nichols WWTP)	-	-	-	3,084,000	-	-	-
	<u>-</u>	<u>400,000</u>	<u>-</u>	<u>3,884,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Operating and Non-Operating Expenses	206,714	668,219	208,263	4,055,107	174,849	183,785	185,162
Net Revenues over Expenses	(5,093)	(75,572)	(29,164)	131,805	(2,815)	(11,526)	(12,903)

Projections are estimates based on previous activity and subject to ongoing revision.

* There is a 80/20% split for the health/dental insurance premium

** ESD Grant - Concept Design of the E-Site: cash contribution of \$20,000 from the County and \$10,000 from Tourism; TCIDA will contribute \$20,000; have to spend \$100,000 to get reimbursed \$50,000

*** Pending Approval

**DRAFT RESOLUTION TO BE PRESENTED AT THE OCTOBER 7, 2015 TCIDA
BOARD MEETING**

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THE FOLLOWING PERSON WAS ALSO PRESENT:

The following resolution was offered by _____ and seconded by _____, to wit:

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REGION ECONOMIC DEVELOPMENT CORPORATION FOR THE TRANSFER
OF \$800,000.00 FROM THE SOUTHERN TIER REGIONAL INFRASTRUCTURE
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