TCPDC TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION
607.687.8260 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

Tioga County Property Development Corporation
Regular Board of Directors
Wednesday, October 28, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109

Agenda

1. Call to Order
2. Attendance
    a. Roll Call: M. Baratta, H. Murray, J. Case, L. Pelotte, J. Whitmore, R. Bunce, C. Shaver
    b. Invited Guest: S. Zubalsky-Peer, T. Patton, B. Woodburn, L. Williams
3. Old Business
    a. Approval of Updated Minutes from Regular Board Meeting August 19, 2026.
    b. Approval of Minutes from Regular Board Meeting September 23, 2026
    c. Acceptance of Financial Reports through August 2026.
    d. Project Updates
        i. 121 Providence Street
        ii. 247 Main Steet
            1. CMA
        iii. 62-64 North Avenue
        iv. 81 Hickories Park Road
        v. 115-117 Chestnut & 94-98 Spencer Avenue
        vi. 48-50 Lake Street
            1. Incentive Proposal
            2. Wall Quotes
        vii. 103 Liberty Street
        viii. 107 Liberty Street
        ix. VRP
4. New Business
    a. Approval of 2027 Financial Budget
    b. 81 North
        i. Insurance
        ii. Maintenance requests
        iii. 1st Floor Lighting
        iv. Zdeposit – Security Deposits
    c. Snow Removal and Lawn Care Bids
    d. Administrative Service Agreement

5. Chairman’s Remarks
6. Adjournment

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Tioga County Property Development Corporation
Regular Board of Directors
Wednesday, August 19, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109

Minutes

1. Call to Order: 4:02PM
2. Attendance
   a. Roll Call: M. Baratta, H. Murray, J. Case, L. Pelotte, J. Whitmore, R. Bunce, C. Shaver
   b. Invited Guests: S. Zubalsky-Peer, B. Woodburn, M. Freeze
3. Old Business
   a. Approval of Minutes from Regular Board Meeting July 22, 2026.
   C. Shaver made a comment about the minutes being hard to read with the footer. S. Zubalsky-Peer made note and will correct in future minutes.

   Motion to approve minutes from the Regular Meeting July 22, 2026.

   1st: L. Pelotte
   2nd: J. Case
   In Favor: All

   b. Acceptance of Financial Reports through June 2026.
   S. Zubalsky-Peer pulled up financial reports on screen. H. Murray asked about the negative balance recorded in the reports for the general checking account. S. Zubalsky-Peer stated that $50,000 was moved from the ICS account to the checking account to cover the checks that were issued for that month. S. Zubalsky-Peer also explained that there was a check that was written but held while waiting on the disbursement to clear with HCR. HCR has approved requesting reimbursement for checks that have not cleared the checking account, if the cost has been incurred. S. Zubalsky-Peer explained that the QBO wasn't linked to the TSB account, which is now fixed. S. Zubalsky-Peer stated that the financials are two months behind, that staff are working on cleaning things up with Bowers, and that by September the reports be back to where they typically are. B. Woodburn added that there was never a negative balance in the actual general checking account, it was only recorded that way in QuickBooks due to timing of transactions.
   Motion to accept Financial Reports through June 2026.

1st: J. Whitmore
2nd: C. Shaver
In Favor: All

c. Project Updates
   i. 121 Providence Street

Purchase Offers

S. Zubalsky-Peer reported that seven offers were received for the property and reviewed the offers with the Board, including purchase price, financing, seller concessions, pre-approvals, and buyer information. All offers except Offer 7 included pre-approval. S. Powers recommended Offer 2 based on her professional opinion that it would provide the easiest path to closing. The Board discussed whether to prioritize the highest offer, ease of closing, financing type, and alignment with TCPDC's mission. Concerns were noted regarding the potentially lengthy USDA loan process. The Board also reviewed the property's five-year owner-occupancy deed restriction and TCPDC's disposition policy, which allows factors other than the highest purchase price to be considered. The Board discussed ranking all seven offers so that alternate offers could be pursued without requiring another special meeting if the selected offer fell through. B. Woodburn reviewed TCPDC's mission and goals related to returning properties to productive use, promoting quality homeownership, and increasing affordable housing opportunities. The Board contacted realtor Suzi Powers by phone for clarification regarding escalation clauses, seller concessions, financing, and potential appraisal issues. Suzi explained how the escalation clauses would affect the purchase price and net proceeds and noted that appraisal values could impact offers requiring seller concessions. She also reviewed the differences among the financing options and provided additional input regarding the offers. Following further discussion, the Board ranked the offers as follows: Offer 4 – first; Offer 3 – second; Offer 5 – third; Offer 2 – fourth; Offer 1 – fifth; Offer 6 – sixth; and Offer 7 – seventh.

Motion to approve the purchase offers for 121 Providence Street, as ranked, and authorize Board Chair and Executive Administrator to execute all necessary documentation for the sale, contingent upon attorney review.

1st: J. Whitmore
2nd: M. Baratta
In Favor: All

   ii. 247 Main Street

Contract with CMA, LLC – S. Zubalsky-Peer explained that due to the size, complexity, and historic requirements of the 247 Main Street project, the construction management services required exceed the scope of work defined in CMA's active term contract. CMA proposed an additional $10,000 contract specifically for 247 Main Street. The existing term contract provides project-based pricing, generally $15,000 for a typical project, and CMA is not paid on a retainer. S. Zubalsky-Peer explained that 247 Main Street requires significantly more time for site visits, coordination with contractors, desk work, and ensuring compliance with historic requirements. The proposed additional $10,000 would be a separate contract specific to 247 Main Street and would not affect the use of the existing term contract for other projects.

Motion to approve $10,000 contract outside of the existing term contract for CMA, LLC

for a total amount of $25,000 for construction management services for 247 Main Street, contingent upon attorney review.

1st: R. Bunce
2nd: M. Baratta
In Favor: All

S. Zubalsky-Peer reported that the contract with Clearview has been approved and signed, allowing renovations to move forward. OHPC approval has been received, including approval related to the vinyl siding. SHPO also confirmed that in-kind replacements of siding are exempt under its agreement with HCR. Clearview will begin with the interior demolition and roof work.

iii. 62-64 North Avenue

1. Contract with GC
   S. Zubalsky-Peer reported that a draft general contractor agreement has not yet been finalized while remaining questions are addressed, but the project is close to contract approval.

2. Contract with CMA, LLC – Contract with CMA, LLC: S. Zubalsky-Peer explained that construction management services for the project fall outside the existing term contract. CMA proposed $20,000 for the additional work. TCPDC will receive approximately $21,000 in NYMS administrative funds, which can cover the cost. The Board discussed alternatives and the significant oversight required due to the complexity of the project. Board members expressed support for utilizing CMA to provide the additional construction management oversight.

   Motion to approve a total of $20,000 contract for CMA, LLC for construction management services for the NYMS project at 62-64 North Avenue, contingent upon attorney review.

   1st: M. Baratta
   2nd: R. Bunce
   In Favor: All

iv. 39 Railroad Avenue

1. Adding to mowing contract/initial cleanup

T. Patton received pricing from Scott Kasmarcik for property maintenance in Berkshire. Pricing is based on location and includes $90 per month for mowing and a one-time initial cleanup cost of $460. Once cash flow is available, TCPDC plans to issue LCP a Notice to Proceed with demolition and then move forward with transferring the property to Berkshire, eliminating TCPDC's future maintenance responsibility. L. Pelotte asked whether Berkshire could assist with the cleanup. S. Zubalsky-Peer explained that allowing individuals or entities not under contract with TCPDC to perform work on the property creates liability concerns.

Motion to approve $460.00 for initial clean-up of 39 Railroad Avenue and $90.00 per monthly cut for lawn maintenance services of 39 Railroad Avenue under a contract with Scott Kasmarcik, contingent upon attorney review.

1st: J. Whitmore

2nd: J. Case
In Favor: All

v. 81 Hickories Park Road – did not go over

vi. 115-117 Chestnut & 94-98 Spencer

1. Budget Fence proposal

S. Zubalsky-Peer provided an update on fencing for the Chestnut and Spencer Avenue properties. M. Baratta noted that new floodplain requirements may require fencing to allow floodwater to flow through and should be considered before installation. The Board agreed on 6-foot chain-link fencing on all four sides of the Chestnut property and 5-foot chain-link fencing on three sides of the Spencer Avenue property. Regarding potential tree planting, S. Zubalsky-Peer reported that Soil and Water indicated Spencer Avenue would likely be a good candidate, while Chestnut may not qualify due to existing trees on the property.
Motion to approve Budget Fence proposal in the amount of $21,650 for 115-117 Chestnut St and 94-98 Spencer Avenue.

1st: M. Baratta
2nd: C. Shaver
In Favor: All

2. CRC Services, LLC Change Order #1 & #2

CRC submitted a change order to decrease the contract amount for the cleanup of Spencer Avenue by $855 due to neighbors moving items off the site. CRC also submitted a change order to increase the contract amount for Chestnut Street by $1,579. It was reported that the situation was very fluid, and staff did have an officer there from OPD during the cleanup. Once the people realized TCPDC was serious about the cleanup they continued to move items back and forth as it was happening.

Motion to approve Change order #1 for an increase in price of $1,579 and Change Order #2 for a decrease in price by $855 for CRC Services, LLC for the cleanup work completed at 115-117 Chestnut Street and 94-98 Spencer Avenue.

1st: L. Pelotte
2nd: R. Bunce
In Favor: All

vii. 48-50 Lake Street

S. Zubalsky-Peer provided clarification on L2's structural engineering fee. The initial fee is $3,000, with any additional services billed hourly as needed. The board was comfortable moving forward after clarification. S. Zubalsky-Peer also reported that the radon test has been received from Steve Tiffany, the Phase I report is still pending, and roof asbestos testing has been completed with results pending laboratory analysis.

viii. 103 Liberty Street

1. Masonry work
   OACSD looking for recommendations for masonry work for the building, cosmetic work mainly.
2. New MOUs
   New MOUs have been sent to J. Meagher for review.

4. New Business

Event insurance for second Women's Course

Staff is scheduling with the school to hold the second Women's Course on September 12th and would like approval to purchase event insurance for that. Smith Brothers found insurance for $275, which would be covered by the Community Foundation funds.

Motion to approve purchase of event insurance with Philadelphia in the amount of $275 for the second Women's Course to be held September 12th, 2026, at the OACSD campus, contingent upon attorney review.

1st: R. Bunce
2nd: J. Whitmore
In Favor: All

LBI Pre-Development Application

S. Zubalsky-Peer said HCR is putting out a new fund for Land Banks just for pre-development costs. Applicants may apply up to $50,000 for pre-development work for potential new projects. Staff would like to apply for the grant and use awarded funds towards 48-50 Lake St.

Motion to approve submission of an LBI Pre-Development application in the amount of $50,000 and to authorize the Board Chair and Executive Administrator to execute all necessary documents.

1st: C. Shaver
2nd: J. Whitmore
In Favor: All

Renew Company Cam Subscription

S.Zubalsky-Peer stated staff is happy with the program, but believes TCPDC can downgrade the subscription to Crew, as TCPDC does not need all the bells and whistles other agencies do.

Motion to approve renewal of CompanyCam subscription at the "Crew" subscription level.

1st: L. Pelotte
2nd: M. Baratta
In Favor: All

a. 81 North Tax Bill
   S. Zubalsky-Peer stated TCPDC received and paid Village tax bill in the approximate amount of $5,000 dollars.
b. Standard Operating Procedure – Invoice Processing and Checks Disbursement and Credit Card Procedures
   S. Zubalsky-Peer reviewed the proposed Standard Operating Procedures (SOPs), which formalize new practices and establish consistent checks and balances among staff. Items requiring Board input were reviewed. The Board also agreed that transactions requiring signatures may be signed by one Board member and one staff member. S. Zubalsky-Peer reviewed eligible credit card purchases and discussed establishing a spending threshold that would not require prior Board approval. The credit card is primarily used for small property-related purchases, such as keys and signage, as well as approved travel expenses. B. Woodburn noted that there is currently no established threshold and suggested a limit between $500 and $1,000. After discussion the Board agreed to establish a $1,000 credit card spending limit for purchases not requiring explicit Board approval and were agreeable to the eligible credit card purchases as outlined in the SOPs.

Motion to accept SOPs as amended.

1st:J. Whitmore
2nd: L. Pelotte
In Favor: All

TSB General Checking, 81 North Avenue, VRP account authorizations. The Board agreed that authorized signers should include S. Zubalsky-Peer, H. Murray, M. Baratta, and J. Whitmore, with C. Shaver serving as a backup. The Board also authorized S. Zubalsky-Peer, T. Patton, and L. Williams as users of the TCPDC TSB General Checking, 81 North Avenue, and VRP accounts.

Motion to authorize S. Zubalsky-Peer, H. Murray, M. Baratta, J. Whitmore, & C. Shaver as signors for TCPDC banking.

1st: M. Baratta
2nd: R. Bunce
In Favor: All

c. New bank account authorization for VRP grant program
S. Zubalsky-Peer reaffirmed that the board did actually vote on opening a separate bank account for VRP because TCPDC can ask for funds up front, this will make payments to contractors easier.

d. 48-50 Mural Painting- Historic Owego Marketplace
S. Zubalsky-Peer reported that Pat Hanson from HOM requested permission to hang event banners on the temporary construction wall at 48–50 Lake Street, which is expected to remain in place for approximately one year while masonry work is completed. The Board agreed to allow banners, provided they are submitted to TCPDC for approval prior to being displayed.

5. Executive Session 5:30pm
Motion to enter into Executive Session to discuss the financial history of the corporation.

1st: R. Bunce
2nd: J. Whitmore
In Favor: All

Motion to come out of Executive Session at 5:46PM

1st: J. Whitmore
2nd: L. Pelotte
In Favor: All

6. Chairman's Remarks - none
7. Adjournment at 5:47PM

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TCPDC TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION
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Regular Board of Directors
Wednesday, September 23, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109

Minutes

1. Call to Order 4:05 PM
2. Attendance
    a. Roll Call: M. Baratta, H. Murray, L. Pelotte, J. Whitmore, C. Shaver
    b. Invited Guest: S. Zubalsky-Peer, T. Patton, B. Woodburn, L. Williams
3. Absent: J. Case, R. Bunce
4. Old Business
    a. Approval of Minutes from Regular Board Meeting August 19, 2026.
    The board reviewed the August 19, 2026, minutes and requested revisions to provide a more summarized version of the meeting. Approval of the minutes was tabled until the revised minutes are completed.
    b. Acceptance of Financial Reports through July 2026.
    It was noted that the accounting services used for the financial reports are currently two months behind.

    Motion to approve July 2026 financials as written with the 81 North Avenue accounts being reviewed (J. Whitmore, M. Baratta).

    Aye: 5 Abstain:0
    Nay:0 Carried

    c. Project Updates
        i. 121 Providence Street
            1. Purchase Update – The first sale of the property has fallen through. The relator reached out to the other buyers that submitted an offer, and only one is currently still interested in the property. S. Zubalsky-Peer and H. Murray agreed to move forward with the sale. There have been some discrepancies between the seller and buyers' attorneys regarding the contract. J. Meagher wanted confirmation from the board to go further with the contract for $208,000 with $12,000 in sellers' concessions. During the selling process the issue of who must pay the transfer tax surfaced. There are laws stating that the Land Bank cannot pay these taxes therefore it is the buyers'

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responsibility. The buyer does not have the availability to pay this cost upfront, so a deal was made to split the cost. After a discussion with J. Meagher, it was determined the tax is approximately $500 but subject to change. The board agreed to proceed with the sale on these terms and emphasized the priority is to complete the sale.

ii. 247 Main Steet – LCP finished the back construction portion of the demolition process. They installed the Bilco door, and the area has been backfilled. Asbestos has been found in the roof and LCP will remove that before proceeding. Clearview has begun the interior demolition and cataloging the historic trim. Williams & Edsall will be marking the interior of the building two feet above base flood elevation for the new utility room.

iii. 62-64 North Avenue – This project is paused while the owner works through code enforcement regulations. The deadline for the grant is November 30, 2026.

iv. 39 Railroad Avenue – Waiting on the reimbursements from HCR to continue with the demolition process.

v. 81 Hickories Park Road – No RFPs were received for the property. H. Murray suggested other advertising avenues targeting developers in addition to contractors. The board discussed different platforms to try and get developers. The board agreed to change the dates that the RFP is due to ensure it gets proper exposure.

vi. 115-117 Chestnut & 94-98 Spencer Avenue – Budget Fence requires the down payment be paid in full before the fence will be scheduled. S. Zubalsky- Peer is in process of confirming with HCR that LBI Operation funds can be used for this project.

vii. 48-50 Lake Street – The contract with L2 has been signed and they will begin work when they are able. A 3D modeling of the roof and masonry work will be completed as the first steps in this project. The designs for the masonry work should be completed by this year so contractors can begin in the spring.

viii. 103 Liberty Street – This project should be complete soon. The board recommended using Suzi Powers as the relator for this project as well.

ix. 107 Liberty Street –

1. MOU
    a. A meeting with S. Zubalsky-Peer, code enforcement, Delta Engineers, BOCES and the Owego School District took place to discuss the project. A Memorandum of Understanding (MOU) is needed between BOCES and the PDC. H. Murray requested the draft that was presented to the board include language on how they intend to meet the required 10,000 square foot lot size. The attorney, J. Meagher, is working on revising the MOU to include taking from another parcel that is owned by the PDC to meet this requirement. The board

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discussed the setbacks that could occur and S. Zublasky-Peer confirmed Delta is working on those revisions and will be sent to the board once they are received. William & Edsall will be redrawing the parcel lines to meet the minimum lot size requirement.

Motion to approve the MOU contingent with the attorney's approval of the modified language regarding the 10,000 sq ft requirement (J. Whitmore, M. Baratta).

Aye: 5 Abstain:0
Nay:0 Carried

x. VRP

1. Postcard marketing – This is an outreach plan to draw in potential applicants for the VRP program. Staff will be sending postcards to two and three family property owners with information regarding the program. Staff will need to purchase the postcards and mail them out using VRP funds.

Motion to approve the purchase of postcards to be sent to potential VRP applicants (M. Baratta, C. Shaver).

Aye: 5 Abstain:0
Nay:0 Carried

5. New Business
   a. 81 North Avenue-
      i. Lighting fixtures – The current tenant will be moving out on September 30, 2026. The board questioned if the lease agreement was being broken. S. Zubalsky-Peer confirmed the lease would be up October 2026. The tenant has installed light fixtures, and she is looking to get reimbursed for them if she leaves them at the property. S. Zubalsky-Peer consulted with Construction Management Associates to discuss the most cost-effective plan. It was recommended to the board for the tenant to take the globe light fixtures and leave the rest. The board discussed whether it would be more cost-effective to have the remaining fixtures removed and reinstalled, or to leave them and see what the next tenant would like. The PDC did not purchase lights for this rental space because the tenant did. The tenant submitted a quote of what was paid for each fixture and the installation fees. The board discussed the amount they would be comfortable paying for the fixtures left behind. The board agreed the cost of installation will not be reimbursed due to the tenant wanting the specific fixtures. The ceiling fans would be reimbursed for approximately $229. The board discussed for future leases, any remodeling like this will be at the tenants' cost. This will be put into the next tenants lease agreement.

Motion to allow the tenant to take the globe light fixtures, leave the rest and be reimbursed for the ceiling fan (M. Baratta, C. Shaver).

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Aye: 5 Abstain: 0
Nay: 0 Carried

ii. 1st floor rental – the relisting for the commercial space is ready to be posted. The board discussed the amount the listing will be posted for. The board was in agreeance with a $1,200 monthly price for the next lease.

b. Approval of 2027 Financial Budget – The Financial Committee recommended revising the 2027 budget before presenting it to the board.

c. Women's Course – The second part of the course was successful. BOCES is considering a continuation of this course to offer the community resources on how to do basic repairs in the home and the TCPDC agreed to share course materials and structure with BOCES to aid them in continuing this kind of adult education offering.

6. Chairman's Remarks
7. Adjournment 4:44 PM

Tioga County Property Development Corporation

Balance Sheet Comparison

As of August 31, 2026

	TOTAL			
	AS OF AUG 31, 2026	AS OF AUG 31, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
10000 Tioga State Bank	42,867.10	180,431.74	-137,564.64	-76.24 %
10001 Tioga Bank ICS	45,284.39	95,284.39	-50,000.00	-52.47 %
10002 Tioga Bank - 81 North Ave	13,667.50		13,667.50	
Total Bank Accounts	**$101,818.99**	**$275,716.13**	**$ -173,897.14**	**-63.07 %**
Other Current Assets				
1205 LBI Operations				
1205.1 Left to Receive	200,000.00		200,000.00	
1205.2 Left to Spend	-1,261.93		-1,261.93	
Total 1205 LBI Operations	**198,738.07**		**198,738.07**	
12102 LBI Phase 1				
12102.1 Left to Receive	0.00	137,762.95	-137,762.95	-100.00 %
12102.2 Left to Spend	0.00	-62,605.56	62,605.56	100.00 %
Total 12102 LBI Phase 1	**0.00**	**75,157.39**	**-75,157.39**	**-100.00 %**
12103 LBI Phase 2				
12103.1 Left to Receive	146,102.20	6,002.20	140,100.00	2,334.14 %
12103.2 Left to Spend	-136,331.88	0.00	-136,331.88	
Total 12103 LBI Phase 2	**9,770.32**	**6,002.20**	**3,768.12**	**62.78 %**
12104 LBI Phase II - Capital				
12104.1 Left to Receive	746,636.80	1,238,727.03	-492,090.23	-39.73 %
12104.2 Left to Spend	-622,234.05	-1,128,465.03	506,230.98	44.86 %
Total 12104 LBI Phase II - Capital	**124,402.75**	**110,262.00**	**14,140.75**	**12.82 %**
12200 Community Foundation Grant	0.00	8,000.00	-8,000.00	-100.00 %
14000 Property Inventory				
14045 117 Liberty St	2,300.00	2,666.67	-366.67	-13.75 %
14050 39-41Temple St.	3,000.00	3,000.00	0.00	0.00 %
14055 115-117 Chestnut Owego	5,000.00	5,000.00	0.00	0.00 %
14060 112 Liberty St.	50.00	50.00	0.00	0.00 %
14061 110 Liberty Street, Owego	6,339.93	6,339.93	0.00	0.00 %
14062 107 Liberty Street, Owego	4,162.13	4,162.13	0.00	0.00 %
14063 96-102 Liberty Street, Owego	11,300.00	13,962.26	-2,662.26	-19.07 %
14075 119 Liberty Street	2,600.00	3,111.11	-511.11	-16.43 %
14081 92-94 Liberty Str.	6,050.31	6,050.31	0.00	0.00 %
14082 37 Temple Str.	4,654.09	4,654.09	0.00	0.00 %
14083 43-45 Temple St.	6,981.13	6,981.13	0.00	0.00 %
14084 47 Temple Str.	3,257.86	3,257.86	0.00	0.00 %
14085 49 Temple Str.	6,515.74	6,515.74	0.00	0.00 %
14086 113 Liberty Street, Owego	1.00	1.00	0.00	0.00 %
14087 247 Main St	55,438.29	1.00	55,437.29	5,543,729.00 %
14092 103 Liberty St	20,000.00	20,000.00	0.00	0.00 %

Tioga County Property Development Corporation

Balance Sheet Comparison

As of August 31, 2026

	TOTAL			
	AS OF AUG 31, 2026	AS OF AUG 31, 2025 (PY)	CHANGE	% CHANGE
14093 94 Spencer Ave	1.00	1.00	0.00	0.00 %
14094 54 Temple St	1.00	1.00	0.00	0.00 %
14095 98 Spencer Ave	1.00	1.00	0.00	0.00 %
14097 121 Providence St	280,450.00	52,223.50	228,226.50	437.02 %
14098 81 North Ave	123,642.00	622,714.00	-499,072.00	-80.14 %
14099 81 Hickory Park Rd	322,500.00	322,500.00	0.00	0.00 %
14100 48-50 Lake St	400,000.00		400,000.00	
14101 39 Railroad	50,000.00		50,000.00	
Total 14000 Property Inventory	**1,314,245.48**	**1,083,193.73**	**231,051.75**	**21.33 %**
17000 Prepaid Insurance	6,997.31	2,966.32	4,030.99	135.89 %
17001 Prepaid Expense	1,356.71		1,356.71	
Total Other Current Assets	**$1,655,510.64**	**$1,285,581.64**	**$369,929.00**	**28.78 %**
Total Current Assets	**$1,757,329.63**	**$1,561,297.77**	**$196,031.86**	**12.56 %**
TOTAL ASSETS	**$1,757,329.63**	**$1,561,297.77**	**$196,031.86**	**12.56 %**
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable	132,363.82		132,363.82	
Total Accounts Payable	**$132,363.82**	**$0.00**	**$132,363.82**	**0.00%**
Other Current Liabilities				
22000 Accrued Expenses	0.00	800.00	-800.00	-100.00 %
23000 Deferred Grant Revenue	390,150.58	390,150.58	0.00	0.00 %
23002 Hooker Foundation	0.00	1,881.07	-1,881.07	-100.00 %
23003 Community Foundation Grant	4,198.60	8,000.00	-3,801.40	-47.52 %
Total 23000 Deferred Grant Revenue	**394,349.18**	**400,031.65**	**-5,682.47**	**-1.42 %**
25100 Deferred Rental Income	1,350.00		1,350.00	
Total Other Current Liabilities	**$395,699.18**	**$400,831.65**	**$ -5,132.47**	**-1.28 %**
Total Current Liabilities	**$528,063.00**	**$400,831.65**	**$127,231.35**	**31.74 %**
Total Liabilities	**$528,063.00**	**$400,831.65**	**$127,231.35**	**31.74 %**
Equity				
32000 Unrestricted Net Assets	641,911.07	308,894.79	333,016.28	107.81 %
Net Income	587,355.56	851,571.33	-264,215.77	-31.03 %
Total Equity	**$1,229,266.63**	**$1,160,466.12**	**$68,800.51**	**5.93 %**
TOTAL LIABILITIES AND EQUITY	**$1,757,329.63**	**$1,561,297.77**	**$196,031.86**	**12.56 %**

Tioga County Property Development Corporation

Profit and Loss Comparison

January - August, 2026

	TOTAL			
	JAN - AUG, 2026	JAN - AUG, 2025 (PY)	CHANGE	% CHANGE
Income				
44400 Government Contracts				
44440 Hooker Foundation	1,474.19	770.14	704.05	91.42 %
44470 LBI Phase 1		91,372.32	-91,372.32	-100.00 %
44480 LBI Phase II	453,768.12	344,537.03	109,231.09	31.70 %
44481 LBI Phase II - Capital	286,770.98	154,534.97	132,236.01	85.57 %
44482 LBI Operations	158,330.30		158,330.30	
44483 Community Foundation Grant	3,801.40		3,801.40	
Total 44400 Government Contracts	**904,144.99**	**591,214.46**	**312,930.53**	**52.93 %**
44900 Donated Property Income		322,500.00	-322,500.00	-100.00 %
48000 Rental Income	16,250.00		16,250.00	
Total Income	**$920,394.99**	**$913,714.46**	**$6,680.53**	**0.73 %**
Cost of Goods Sold				
50000 Cost of Goods Sold				
50001 Demolition	167,449.00		167,449.00	
50002 Lawn Maintenance	2,070.00	620.00	1,450.00	233.87 %
50004 Property Insurance	2,119.41	2,569.42	-450.01	-17.51 %
50006 Property Utilities	8,310.86	4,152.73	4,158.13	100.13 %
50007 Legal & Closing Costs	5,867.12		5,867.12	
50008 Debris Removal-Periodic	10,265.25		10,265.25	
50009 Survey/Asbestos Abatement	8,069.54	1,400.00	6,669.54	476.40 %
50010 Property Taxes	12,842.62		12,842.62	
50011 Property Maintenance	11,768.24	3,570.00	8,198.24	229.64 %
50012 Property- Outside Contract Services	14,020.00	1,509.00	12,511.00	829.09 %
Total 50000 Cost of Goods Sold	**242,782.04**	**13,821.15**	**228,960.89**	**1,656.60 %**
Total Cost of Goods Sold	**$242,782.04**	**$13,821.15**	**$228,960.89**	**1,656.60 %**
GROSS PROFIT	**$677,612.95**	**$899,893.31**	**$ -222,280.36**	**-24.70 %**
Expenses				
62000 Operating Expenses	97.19		97.19	
60900 Business Expenses				
60930 Bank Fees	49.73		49.73	
Total 60900 Business Expenses	**49.73**		**49.73**	
62100 Contract Services				
62110 Accounting Fees	19,743.00	13,068.00	6,675.00	51.08 %
62140 Legal Fees	13,100.00	3,475.00	9,625.00	276.98 %
62150 Outside Contract Services	47,363.76	32,022.82	15,340.94	47.91 %
Total 62100 Contract Services	**80,206.76**	**48,565.82**	**31,640.94**	**65.15 %**
65120 Insurance - Liability, D and O	3,664.48	425.25	3,239.23	761.72 %
65150 Memberships and Dues	2,500.00	2,000.00	500.00	25.00 %
Total 62000 Operating Expenses	**86,518.16**	**50,991.07**	**35,527.09**	**69.67 %**
65000 Operations				
65010 Books, Subscriptions, Reference	350.00		350.00	

Tioga County Property Development Corporation

Profit and Loss Comparison

January - August, 2026

	TOTAL			
	JAN - AUG, 2026	JAN - AUG, 2025 (PY)	CHANGE	% CHANGE
65040 Supplies	3,234.38		3,234.38	
Total 65000 Operations	**3,584.38**		**3,584.38**	
65100 Other Types of Expenses				
65160 Other Costs	30.00		30.00	
Total 65100 Other Types of Expenses	**30.00**		**30.00**	
68300 Travel and Meetings	124.85		124.85	
Total Expenses	**$90,257.39**	**$50,991.07**	**$39,266.32**	**77.01 %**
NET OPERATING INCOME	**$587,355.56**	**$848,902.24**	**$ -261,546.68**	**-30.81 %**
Other Income				
7000 Interest Income		2,669.09	-2,669.09	-100.00 %
Total Other Income	**$0.00**	**$2,669.09**	**$ -2,669.09**	**-100.00 %**
NET OTHER INCOME	**$0.00**	**$2,669.09**	**$ -2,669.09**	**-100.00 %**
NET INCOME	**$587,355.56**	**$851,571.33**	**$ -264,215.77**	**-31.03 %**

Tioga County Property Development Corporation

Profit and Loss by Month

January - August, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	TOTAL
Income									
44400 Government Contracts									$0.00
44440 Hooker Foundation	409.80	848.73	215.66						$1,474.19
44480 LBI Phase II		450,000.00	3,768.12						$453,768.12
44481 LBI Phase II - Capital	63,150.00		62,450.00	57,730.23	-17,962.00		121,402.75		$286,770.98
44482 LBI Operations	19,256.46	5,081.57	38,964.13	17,820.97	4,153.28	26,268.36	20,998.78	25,786.75	$158,330.30
44483 Community Foundation Grant	3,576.40		225.00						$3,801.40
Total 44400 Government Contracts	**86,392.66**	**455,930.30**	**105,622.91**	**75,551.20**	**-13,808.72**	**26,268.36**	**142,401.53**	**25,786.75**	**$904,144.99**
48000 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	2,550.00	3,850.00	3,850.00	$16,250.00
Total Income	**$87,592.66**	**$457,130.30**	**$106,822.91**	**$76,751.20**	**$ -12,608.72**	**$28,818.36**	**$146,251.53**	**$29,636.75**	**$920,394.99**
Cost of Goods Sold									
50000 Cost of Goods Sold									$0.00
50001 Demolition				1,941.50	45,200.00		120,307.50		$167,449.00
50002 Lawn Maintenance								2,070.00	$2,070.00
50004 Property Insurance				297.15		1,149.30	336.48	336.48	$2,119.41
50006 Property Utilities	789.98	2,278.90	2,172.14	1,126.23	695.37	442.78	421.49	383.97	$8,310.86
50007 Legal & Closing Costs			5,867.12						$5,867.12
50008 Debris Removal-Periodic				6,229.00	125.00		2,332.25	1,579.00	$10,265.25
50009 Survey/Asbestos Abatement					1,500.00	1,200.00	1,095.25	4,274.29	$8,069.54
50010 Property Taxes								12,842.62	$12,842.62
50011 Property Maintenance	57.86	3,161.00	3,285.04	1,330.00		1,553.50	1,640.84	740.00	$11,768.24
50012 Property- Outside Contract Services	3,750.00		3,500.00	2,000.00	2,000.00	450.00	1,820.00	500.00	$14,020.00
Total 50000 Cost of Goods Sold	**4,597.84**	**5,439.90**	**14,824.30**	**12,923.88**	**49,520.37**	**4,795.58**	**127,953.81**	**22,726.36**	**$242,782.04**
Total Cost of Goods Sold	**$4,597.84**	**$5,439.90**	**$14,824.30**	**$12,923.88**	**$49,520.37**	**$4,795.58**	**$127,953.81**	**$22,726.36**	**$242,782.04**
GROSS PROFIT	**$82,994.82**	**$451,690.40**	**$91,998.61**	**$63,827.32**	**$ -62,129.09**	**$24,022.78**	**$18,297.72**	**$6,910.39**	**$677,612.95**
Expenses									
62000 Operating Expenses								97.19	$97.19
60900 Business Expenses									$0.00
60930 Bank Fees	0.00						49.73		$49.73
Total 60900 Business Expenses	**0.00**						**49.73**		**$49.73**
62100 Contract Services									$0.00
62110 Accounting Fees	1,500.00	1,000.00	7,000.00	3,333.00	1,000.00	3,110.00	1,000.00	1,800.00	$19,743.00
62140 Legal Fees			8,125.00	1,125.00			1,800.00	2,050.00	$13,100.00
62150 Outside Contract Services	4,213.32		14,999.99		707.00	14,556.45		12,887.00	$47,363.76
Total 62100 Contract Services	**5,713.32**	**1,000.00**	**30,124.99**	**4,458.00**	**1,707.00**	**17,666.45**	**2,800.00**	**16,737.00**	**$80,206.76**
65120 Insurance - Liability, D and O	276.82	276.82	276.82	502.96	548.19	548.19	617.34	617.34	$3,664.48
65150 Memberships and Dues			2,500.00						$2,500.00
Total 62000 Operating Expenses	**5,990.14**	**1,276.82**	**32,901.81**	**4,960.96**	**2,255.19**	**18,214.64**	**3,467.07**	**17,451.53**	**$86,518.16**
65000 Operations									$0.00
65010 Books, Subscriptions, Reference			350.00						$350.00
65040 Supplies	2,331.40	521.43	225.00		153.05		3.50		$3,234.38
Total 65000 Operations	**2,331.40**	**521.43**	**575.00**		**153.05**		**3.50**		**$3,584.38**
65100 Other Types of Expenses									$0.00
65160 Other Costs						30.00			$30.00
Total 65100 Other Types of Expenses						**30.00**			**$30.00**
68300 Travel and Meetings						124.85			$124.85
Total Expenses	**$8,321.54**	**$1,798.25**	**$33,476.81**	**$4,960.96**	**$2,408.24**	**$18,369.49**	**$3,470.57**	**$17,451.53**	**$90,257.39**
NET OPERATING INCOME	**$74,673.28**	**$449,892.15**	**$58,521.80**	**$58,866.36**	**$ -64,537.33**	**$5,653.29**	**$14,827.15**	**$ -10,541.14**	**$587,355.56**
NET INCOME	**$74,673.28**	**$449,892.15**	**$58,521.80**	**$58,866.36**	**$ -64,537.33**	**$5,653.29**	**$14,827.15**	**$ -10,541.14**	**$587,355.56**

Tioga County Property Development Corporation

Profit and Loss by Class

January - August, 2026

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKER FOUNDATION (DELETED)	LBI OPERATIONS	LBI PHASE 2	LBI PHASE II CAPITAL	TOTAL
Income							
44400 Government Contracts							$0.00
44440 Hooker Foundation			1,474.19				$1,474.19
44480 LBI Phase II					453,768.12		$453,768.12
44481 LBI Phase II - Capital						286,770.98	$286,770.98
44482 LBI Operations				158,330.30			$158,330.30
44483 Community Foundation Grant	3,801.40						$3,801.40
Total 44400 Government Contracts	**3,801.40**		**1,474.19**	**158,330.30**	**453,768.12**	**286,770.98**	**$904,144.99**
48000 Rental Income		16,250.00					$16,250.00
Total Income	**$3,801.40**	**$16,250.00**	**$1,474.19**	**$158,330.30**	**$453,768.12**	**$286,770.98**	**$920,394.99**
Cost of Goods Sold							
50000 Cost of Goods Sold							$0.00
50001 Demolition				1,941.50		165,507.50	$167,449.00
50002 Lawn Maintenance				2,070.00			$2,070.00
50004 Property Insurance		1,822.26		297.15			$2,119.41
50006 Property Utilities		2,625.12	1,321.39	4,364.35			$8,310.86
50007 Legal & Closing Costs				2,099.00	3,768.12		$5,867.12
50008 Debris Removal-Periodic				6,735.02		3,530.23	$10,265.25
50009 Survey/Asbestos Abatement				6,974.29		1,095.25	$8,069.54
50010 Property Taxes		12,842.62					$12,842.62
50011 Property Maintenance		520.10	152.80	11,095.34			$11,768.24
50012 Property- Outside Contract Services		500.00		2,270.00		11,250.00	$14,020.00
Total 50000 Cost of Goods Sold		**18,310.10**	**1,474.19**	**37,846.65**	**3,768.12**	**181,382.98**	**$242,782.04**
Total Cost of Goods Sold	**$0.00**	**$18,310.10**	**$1,474.19**	**$37,846.65**	**$3,768.12**	**$181,382.98**	**$242,782.04**
GROSS PROFIT	**$3,801.40**	**$ -2,060.10**	**$0.00**	**$120,483.65**	**$450,000.00**	**$105,388.00**	**$677,612.95**
Expenses							
62000 Operating Expenses				97.19			$97.19
60900 Business Expenses							$0.00
60930 Bank Fees		49.73					$49.73
Total 60900 Business Expenses		**49.73**					**$49.73**
62100 Contract Services							$0.00
62110 Accounting Fees				19,743.00			$19,743.00
62140 Legal Fees				13,100.00			$13,100.00
62150 Outside Contract Services	1,245.00	0.14		46,118.62			$47,363.76
Total 62100 Contract Services	**1,245.00**	**0.14**		**78,961.62**			**$80,206.76**
65120 Insurance - Liability, D and O		3,664.48					$3,664.48
65150 Memberships and Dues				2,500.00			$2,500.00
Total 62000 Operating Expenses	**1,245.00**	**3,714.35**		**81,558.81**			**$86,518.16**
65000 Operations							$0.00
65010 Books, Subscriptions, Reference				350.00			$350.00
65040 Supplies	2,556.40			677.98			$3,234.38
Total 65000 Operations	**2,556.40**			**1,027.98**			**$3,584.38**
65100 Other Types of Expenses							$0.00
65160 Other Costs		30.00					$30.00
Total 65100 Other Types of Expenses		**30.00**					**$30.00**
68300 Travel and Meetings				124.85			$124.85
Total Expenses	**$3,801.40**	**$3,744.35**	**$0.00**	**$82,711.64**	**$0.00**	**$0.00**	**$90,257.39**
NET OPERATING INCOME	**$0.00**	**$ -5,804.45**	**$0.00**	**$37,772.01**	**$450,000.00**	**$105,388.00**	**$587,355.56**
NET INCOME	**$0.00**	**$ -5,804.45**	**$0.00**	**$37,772.01**	**$450,000.00**	**$105,388.00**	**$587,355.56**

Tioga County Property Development Corporation

Transaction Detail by Account

August 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10000 Tioga State Bank									
08/11/2026	Bill Payment (Check)	767	No	Scott's Lawn & Landscape Care			20000 Accounts Payable	-2,810.00	-2,810.00
08/11/2026	Bill Payment (Check)	771	No	Veolia			20000 Accounts Payable	-24.00	-2,834.00
08/11/2026	Bill Payment (Check)	769	No	Bowers & Company CPAS PLLC			20000 Accounts Payable	-1,000.00	-3,834.00
08/11/2026	Bill Payment (Check)	768	No	O'Rourke, Inc.			20000 Accounts Payable	-1,095.25	-4,929.25
08/11/2026	Bill Payment (Check)	772	No	Williams & Edsall Land Surveyors, P.C.			20000 Accounts Payable	-1,500.00	-6,429.25
08/11/2026	Bill Payment (Check)	770	No	Thomas, Collison & Meagher			20000 Accounts Payable	-2,850.00	-9,279.25
08/25/2026	Bill Payment (Check)	773	No	Thomas, Collison & Meagher			20000 Accounts Payable	-1,000.00	-10,279.25
08/25/2026	Bill Payment (Check)	779	No	Sara Zubalsky-Peer			20000 Accounts Payable	-97.19	-10,376.44
08/25/2026	Bill Payment (Check)	775	No	Tioga Co. Econ. Dev & Planning			20000 Accounts Payable	-12,887.00	-23,263.44
08/25/2026	Bill Payment (Check)	777	No	L2 Studio			20000 Accounts Payable	-12,138.29	-35,401.73
08/25/2026	Bill Payment (Check)	774	No	Village of Waverly			20000 Accounts Payable	-98.84	-35,500.57
08/25/2026	Bill Payment (Check)	776	No	Williams & Edsall Land Surveyors, P.C.			20000 Accounts Payable	-1,200.00	-36,700.57
08/25/2026	Bill Payment (Check)	783	No	CRC Services			20000 Accounts Payable	-2,172.75	-38,873.32
08/25/2026	Bill Payment (Check)	782	No	NYSEG			20000 Accounts Payable	-44.43	-38,917.75
08/25/2026	Bill Payment (Check)	780	No	Williams & Edsall Land Surveyors, P.C.			20000 Accounts Payable	-2,500.00	-41,417.75
08/25/2026	Bill Payment (Check)	778	No	Village of Owego - Sewer Dept.			20000 Accounts Payable	-146.00	-41,563.75
08/27/2026	Bill Payment (Check)	784	No	Williams & Edsall Land Surveyors, P.C.			20000 Accounts Payable	-1,500.00	-43,063.75
Total for 10000 Tioga State Bank								**$ -43,063.75**	
10002 Tioga Bank - 81 North Ave									
08/04/2026	Deposit		No			ZRENT SD1300 1 81 NORTH AVEN ACH LXL2978078 - 81 NORTH AVENUE - UNIT 1 ZRENT SD1300 1 81 NORTH AVEN ACH LX*L2978078 - 81 NORTH AVENUE - UNIT 1	48000 Rental Income	1,200.00	1,200.00
08/05/2026	Deposit		No			TIOGA COUNTY PRO ST-K0Z6R9Q2Z1D9 KHOMARI MO	48000 Rental Income	1,300.00	2,500.00
08/11/2026	Bill Payment (Check)	1006	No	Veolia			20000 Accounts Payable	-85.10	2,414.90
08/11/2026	Bill Payment (Check)	1005	No	Village of Owego			20000 Accounts Payable	-5,552.00	-3,137.10
08/20/2026	Bill Payment (Check)	1007	No	Elan Financial Services			20000 Accounts Payable	-3.50	-3,140.60
08/31/2026	Deposit		No			TIOGA COUNTY PRO ST-J0P7I9X2K0Z3 TIFFANY FO	48000 Rental Income	1,350.00	-1,790.60
Total for 10002 Tioga Bank - 81 North Ave								**$ -1,790.60**	
1205 LBI Operations									
1205.2 Left to Spend									
08/04/2026	Bill	73661	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	2,070.00	2,070.00
08/05/2026	Bill	C2465	No	Village of Waverly		To recognize grant income	20000 Accounts Payable	98.84	2,168.84
08/07/2026	Bill	July 2026	No	Thomas, Collison & Meagher		To recognize grant income	20000 Accounts Payable	1,050.00	3,218.84
08/10/2026	Bill	June 2026	No	Thomas, Collison & Meagher		To recognize grant income	20000 Accounts Payable	1,000.00	4,218.84
08/10/2026	Bill	46	No	Tioga Co. Econ. Dev & Planning		To recognize grant income	20000 Accounts Payable	387.00	4,605.84
08/11/2026	Bill	42	No	Tioga Co. Econ. Dev & Planning		To recognize grant income	20000 Accounts Payable	12,500.00	17,105.84
08/12/2026	Bill	1005-3651-708	No	NYSEG		To recognize grant income	20000 Accounts Payable	44.43	17,150.27
08/19/2026	Bill	2026-260	No	Williams & Edsall Land Surveyors, P.C.		To recognize grant income	20000 Accounts Payable	2,500.00	19,650.27
08/19/2026	Bill	06/25/2026	No	Sara Zubalsky-Peer		To recognize grant income	20000 Accounts Payable	97.19	19,747.46
08/19/2026	Bill	001863-000	No	Village of Owego - Sewer Dept.		To recognize grant income	20000 Accounts Payable	146.00	19,893.46
08/20/2026	Bill	000041	No	CRC Services		To recognize grant income	20000 Accounts Payable	1,579.00	21,472.46
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	740.00	22,212.46
08/26/2026	Bill	2026-355	No	Williams & Edsall Land Surveyors, P.C.		To recognize grant income	20000 Accounts Payable	1,500.00	23,712.46
08/31/2026	Bill	5401	No	O'Rourke, Inc.		To recognize grant income	20000 Accounts Payable	274.29	23,986.75
08/31/2026	Bill	300283	No	Bowers & Company CPAS PLLC		To recognize grant income	20000 Accounts Payable	1,800.00	25,786.75
Total for 1205.2 Left to Spend								**$25,786.75**	
Total for 1205 LBI Operations								**$25,786.75**	
17000 Prepaid Insurance									
08/31/2026	Journal Entry	25	No			To record insurance expense for August 2026	-Split-	-953.82	-953.82
Total for 17000 Prepaid Insurance								**$ -953.82**	
17001 Prepaid Expense									
08/31/2026	Bill	5401	No	O'Rourke, Inc.		Asbestos inspection for 48-50 Lake Street	20000 Accounts Payable	1,356.71	1,356.71
Total for 17001 Prepaid Expense								**$1,356.71**	
20000 Accounts Payable									
08/04/2026	Bill	73661	No	Scott's Lawn & Landscape Care			-Split-	2,070.00	2,070.00
08/05/2026	Bill	C2465	No	Village of Waverly			-Split-	98.84	2,168.84
08/07/2026	Bill	001327	No	Village of Owego			50010 Cost of Goods Sold:Property Taxes	5,552.00	7,720.84
08/07/2026	Bill	July 2026	No	Thomas, Collison & Meagher			-Split-	1,050.00	8,770.84
08/07/2026	Bill	299467	No	Bowers & Company CPAS PLLC			22000 Accrued Expenses	1,000.00	9,770.84
08/10/2026	Bill	June 2026	No	Thomas, Collison & Meagher			-Split-	1,000.00	10,770.84
08/10/2026	Bill	46	No	Tioga Co. Econ. Dev & Planning			-Split-	387.00	11,157.84
08/11/2026	Bill Payment (Check)	768	No	O'Rourke, Inc.			10000 Tioga State Bank	-1,095.25	10,062.59
08/11/2026	Bill	42	No	Tioga Co. Econ. Dev & Planning			-Split-	12,500.00	22,562.59
08/11/2026	Bill Payment (Check)	1005	No	Village of Owego			10002 Tioga Bank - 81 North Ave	-5,552.00	17,010.59

Tioga County Property Development Corporation

Transaction Detail by Account

August 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
08/11/2026	Bill Payment (Check)	1006	No	Veolia			10002 Tioga Bank - 81 North Ave	-85.10	16,925.49
08/11/2026	Bill Payment (Check)	To print	No	Scott's Lawn & Landscape Care			-Split-	0.00	16,925.49
08/11/2026	Bill Payment (Check)		No	Veolia			-Split-	0.00	16,925.49
08/11/2026	Bill Payment (Check)		No	O'Rourke, Inc.			-Split-	0.00	16,925.49
08/11/2026	Bill Payment (Check)	767	No	Scott's Lawn & Landscape Care			10000 Tioga State Bank	-2,810.00	14,115.49
08/11/2026	Bill Payment (Check)	769	No	Bowers & Company CPAS PLLC			10000 Tioga State Bank	-1,000.00	13,115.49
08/11/2026	Bill Payment (Check)	770	No	Thomas, Collison & Meagher			10000 Tioga State Bank	-2,850.00	10,265.49
08/11/2026	Bill Payment (Check)	772	No	Williams & Edsall Land Surveyors, P.C.			10000 Tioga State Bank	-1,500.00	8,765.49
08/11/2026	Bill Payment (Check)	771	No	Veolia			10000 Tioga State Bank	-24.00	8,741.49
08/11/2026	Bill Payment (Check)	To print	No	Williams & Edsall Land Surveyors, P.C.			-Split-	0.00	8,741.49
08/11/2026	Bill Payment (Check)		No	Thomas, Collison & Meagher			-Split-	0.00	8,741.49
08/11/2026	Bill Payment (Check)	754	No	Bowers & Company CPAS PLLC			-Split-	0.00	8,741.49
08/12/2026	Bill	1005-3651-708	No	NYSEG			-Split-	44.43	8,785.92
08/19/2026	Bill	2026-260	No	Williams & Edsall Land Surveyors, P.C.			-Split-	2,500.00	11,285.92
08/19/2026	Bill	001863-000	No	Village of Owego - Sewer Dept.			-Split-	146.00	11,431.92
08/19/2026	Bill	06/25/2026	No	Sara Zubalsky-Peer			-Split-	97.19	11,529.11
08/20/2026	Bill	000041	No	CRC Services			-Split-	1,579.00	13,108.11
08/20/2026	Bill Payment (Check)	1007	No	Elan Financial Services			10002 Tioga Bank - 81 North Ave	-3.50	13,104.61
08/24/2026	Bill	04609527769981	No	Veolia			50006 Cost of Goods Sold:Property Utilities	94.70	13,199.31
08/24/2026	Bill	001842	No	OACSD			50010 Cost of Goods Sold:Property Taxes	7,290.62	20,489.93
08/25/2026	Bill Payment (Check)	774	No	Village of Waverly			10000 Tioga State Bank	-98.84	20,391.09
08/25/2026	Bill Payment (Check)	773	No	Thomas, Collison & Meagher			10000 Tioga State Bank	-1,000.00	19,391.09
08/25/2026	Bill Payment (Check)	783	No	CRC Services			10000 Tioga State Bank	-2,172.75	17,218.34
08/25/2026	Bill Payment (Check)	782	No	NYSEG			10000 Tioga State Bank	-44.43	17,173.91
08/25/2026	Bill Payment (Check)	780	No	Williams & Edsall Land Surveyors, P.C.			10000 Tioga State Bank	-2,500.00	14,673.91
08/25/2026	Bill Payment (Check)	779	No	Sara Zubalsky-Peer			10000 Tioga State Bank	-97.19	14,576.72
08/25/2026	Bill Payment (Check)	776	No	Williams & Edsall Land Surveyors, P.C.			10000 Tioga State Bank	-1,200.00	13,376.72
08/25/2026	Bill Payment (Check)	777	No	L2 Studio			10000 Tioga State Bank	-12,138.29	1,238.43
08/25/2026	Bill Payment (Check)	778	No	Village of Owego - Sewer Dept.			10000 Tioga State Bank	-146.00	1,092.43
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care			-Split-	740.00	1,832.43
08/25/2026	Bill Payment (Check)	775	No	Tioga Co. Econ. Dev & Planning			10000 Tioga State Bank	-12,887.00	-11,054.57
08/26/2026	Bill	2026-355	No	Williams & Edsall Land Surveyors, P.C.			-Split-	1,500.00	-9,554.57
08/27/2026	Bill Payment (Check)	784	No	Williams & Edsall Land Surveyors, P.C.			10000 Tioga State Bank	-1,500.00	-11,054.57
08/31/2026	Bill	300283	No	Bowers & Company CPAS PLLC			-Split-	1,800.00	-9,254.57
08/31/2026	Bill	122	No	Construction Management Associates LLC		* if project moves forward, reclass to NYMS	50012 Cost of Goods Sold:Property-Outside Contract Services	500.00	-8,754.57
08/31/2026	Bill	5401	No	O'Rourke, Inc.			-Split-	1,631.00	-7,123.57
Total for 20000 Accounts Payable								**$ -7,123.57**	
22000 Accrued Expenses									
08/07/2026	Bill	299467	No	Bowers & Company CPAS PLLC		Accounting Services Rendered through 7/31	20000 Accounts Payable	-1,000.00	-1,000.00
Total for 22000 Accrued Expenses								**$ -1,000.00**	
44400 Government Contracts									
44482 LBI Operations									
08/04/2026	Bill	73661	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	2,070.00	2,070.00
08/05/2026	Bill	C2465	No	Village of Waverly	LBI Operations	To recognize grant income	20000 Accounts Payable	98.84	2,168.84
08/07/2026	Bill	July 2026	No	Thomas, Collison & Meagher	LBI Operations	To recognize grant income	20000 Accounts Payable	1,050.00	3,218.84
08/10/2026	Bill	46	No	Tioga Co. Econ. Dev & Planning	LBI Operations	To recognize grant income	20000 Accounts Payable	387.00	3,605.84
08/10/2026	Bill	June 2026	No	Thomas, Collison & Meagher	LBI Operations	To recognize grant income	20000 Accounts Payable	1,000.00	4,605.84
08/11/2026	Bill	42	No	Tioga Co. Econ. Dev & Planning	LBI Operations	To recognize grant income	20000 Accounts Payable	12,500.00	17,105.84
08/12/2026	Bill	1005-3651-708	No	NYSEG	LBI Operations	To recognize grant income	20000 Accounts Payable	44.43	17,150.27
08/19/2026	Bill	2026-260	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	To recognize grant income	20000 Accounts Payable	2,500.00	19,650.27
08/19/2026	Bill	06/25/2026	No	Sara Zubalsky-Peer	LBI Operations	To recognize grant income	20000 Accounts Payable	97.19	19,747.46
08/19/2026	Bill	001863-000	No	Village of Owego - Sewer Dept.	LBI Operations	To recognize grant income	20000 Accounts Payable	146.00	19,893.46
08/20/2026	Bill	000041	No	CRC Services	LBI Operations	To recognize grant income	20000 Accounts Payable	1,579.00	21,472.46
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	740.00	22,212.46
08/26/2026	Bill	2026-355	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	To recognize grant income	20000 Accounts Payable	1,500.00	23,712.46
08/31/2026	Bill	5401	No	O'Rourke, Inc.	LBI Operations	To recognize grant income	20000 Accounts Payable	274.29	23,986.75
08/31/2026	Bill	300283	No	Bowers & Company CPAS PLLC	LBI Operations	To recognize grant income	20000 Accounts Payable	1,800.00	25,786.75
Total for 44482 LBI Operations								**$25,786.75**	
Total for 44400 Government Contracts								**$25,786.75**	
48000 Rental Income									

Tioga County Property Development Corporation

Transaction Detail by Account

August 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
08/04/2026	Deposit		No		General & Administrative	ZRENT SD1300 1 81 NORTH AVEN ACH LXL2978078 - 81 NORTH AVENUE - UNIT 1 ZRENT SD1300 1 81 NORTH AVEN ACH LX*L2978078 - 81 NORTH AVENUE - UNIT 1	10002 Tioga Bank - 81 North Ave	1,200.00	1,200.00
08/05/2026	Deposit		No		General & Administrative	TIOGA COUNTY PRO ST-K0Z6R9Q2Z1D9 KHOMARI MO	10002 Tioga Bank - 81 North Ave	1,300.00	2,500.00
08/31/2026	Deposit		No		General & Administrative	TIOGA COUNTY PRO ST-J0P7I9X2K0Z3 TIFFANY FO	10002 Tioga Bank - 81 North Ave	1,350.00	3,850.00
Total for 48000 Rental Income								**$3,850.00**	
50000 Cost of Goods Sold									
50002 Lawn Maintenance									
08/04/2026	Bill	73661	No	Scott's Lawn & Landscape Care	LBI Operations	Removal of overgrowth of shrubs and brush	20000 Accounts Payable	2,070.00	2,070.00
Total for 50002 Lawn Maintenance								**$2,070.00**	
50004 Property Insurance									
08/31/2026	Journal Entry	25	No		General & Administrative	To record insurance expense for August 2026	-Split-	336.48	336.48
Total for 50004 Property Insurance								**$336.48**	
50006 Property Utilities									
08/05/2026	Bill	C2465	No	Village of Waverly	LBI Operations	Water and Sewer Bill 4/30/2026-7/31/2026	20000 Accounts Payable	98.84	98.84
08/12/2026	Bill	1005-3651-708	No	NYSEG	LBI Operations	103 Liberty Street Nyseg Bill for 7/10/2026-8/10/2026	20000 Accounts Payable	44.43	143.27
08/19/2026	Bill	001863-000	No	Village of Owego - Sewer Dept.	LBI Operations	Sewer bill for 48-50 Lake Street 5/2-8/2	20000 Accounts Payable	146.00	289.27
08/24/2026	Bill	04609527769981	No	Veolia	General & Administrative	Water bill for 81 North 7/23-8/24	20000 Accounts Payable	94.70	383.97
Total for 50006 Property Utilities								**$383.97**	
50008 Debris Removal-Periodic									
08/20/2026	Bill	000041	No	CRC Services	LBI Operations	Tire, junk, tree and yard waste removal. Property marking	20000 Accounts Payable	1,579.00	1,579.00
Total for 50008 Debris Removal-Periodic								**$1,579.00**	
50009 Survey/Asbestos Abatement									
08/19/2026	Bill	2026-260	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	Survey and certified map- 48-50 Lake Street	20000 Accounts Payable	2,500.00	2,500.00
08/26/2026	Bill	2026-355	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	Survey for 81 Hickory Park Road	20000 Accounts Payable	1,500.00	4,000.00
08/31/2026	Bill	5401	No	O'Rourke, Inc.	LBI Operations	Asbestos inspection for 48-50 Lake Street	20000 Accounts Payable	274.29	4,274.29
Total for 50009 Survey/Asbestos Abatement								**$4,274.29**	
50010 Property Taxes									
08/07/2026	Bill	001327	No	Village of Owego	General & Administrative	Property Taxes for 81 North 2026	20000 Accounts Payable	5,552.00	5,552.00
08/24/2026	Bill	001842	No	OACSD	General & Administrative	School taxes for 81 North Avenue	20000 Accounts Payable	7,290.62	12,842.62
Total for 50010 Property Taxes								**$12,842.62**	
50011 Property Maintenance									
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	16.87
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	33.74
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	50.61
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	60.00	110.61
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/25	20000 Accounts Payable	40.00	150.61
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	167.48
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	184.35
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	201.22
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	218.09
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	234.96
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	251.83
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	268.70
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.87	285.57
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	302.45
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	319.33
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	336.21
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	353.09
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	369.97
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	386.85
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	403.73
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	60.00	463.73
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	480.60
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/10	20000 Accounts Payable	40.00	520.60
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/24	20000 Accounts Payable	16.88	537.48
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	554.36
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	571.24
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	588.12
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	605.00
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	621.88
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	638.76
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	655.64
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.88	672.52

Tioga County Property Development Corporation

Transaction Detail by Account

August 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				Care					
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	689.39
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	706.26
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	723.13
08/25/2026	Bill	73695	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 8/11	20000 Accounts Payable	16.87	740.00
Total for 50011 Property Maintenance								**$740.00**	
50012 Property- Outside Contract Services									
08/31/2026	Bill	122	No	Construction Management Associates LLC	General & Administrative	62-64 Main Street- Site visit and field report	20000 Accounts Payable	500.00	500.00
Total for 50012 Property- Outside Contract Services								**$500.00**	
Total for 50000 Cost of Goods Sold								**$22,726.36**	
62000 Operating Expenses									
08/19/2026	Bill	06/25/2026	No	Sara Zubalsky-Peer	LBI Operations	Reimbursement for door handle purchase 48-50 Lake Street	20000 Accounts Payable	97.19	97.19
Total for 62000 Operating Expenses								**$97.19**	
62100 Contract Services									
62110 Accounting Fees									
08/31/2026	Bill	300283	No	Bowers & Company CPAS PLLC	LBI Operations	Services rendered through 8/31	20000 Accounts Payable	1,800.00	1,800.00
Total for 62110 Accounting Fees								**$1,800.00**	
62140 Legal Fees									
08/07/2026	Bill	July 2026	No	Thomas, Collison & Meagher	LBI Operations	Services rendered July 2026	20000 Accounts Payable	1,050.00	1,050.00
08/10/2026	Bill	June 2026	No	Thomas, Collison & Meagher	LBI Operations	Legal fee for June 2026	20000 Accounts Payable	1,000.00	2,050.00
Total for 62140 Legal Fees								**$2,050.00**	
62150 Outside Contract Services									
08/10/2026	Bill	46	No	Tioga Co. Econ. Dev & Planning	LBI Operations	Legal Ad for 247 Renovations	20000 Accounts Payable	387.00	387.00
08/11/2026	Bill	42	No	Tioga Co. Econ. Dev & Planning	LBI Operations	3rd Quarter Administrative Fees	20000 Accounts Payable	12,500.00	12,887.00
Total for 62150 Outside Contract Services								**$12,887.00**	
Total for 62100 Contract Services								**$16,737.00**	
65120 Insurance - Liability, D and O									
08/31/2026	Journal Entry	25	No		General & Administrative	To record insurance expense for August 2026	-Split-	617.34	617.34
Total for 65120 Insurance - Liability, D and O								**$617.34**	
Total for 62000 Operating Expenses with subs								**$17,451.53**	
Not Specified									
08/11/2026	Bill Payment (Check)	754	No	Bowers & Company CPAS PLLC			20000 Accounts Payable	0.00	0.00
08/11/2026	Bill Payment (Check)	To print	No	Williams & Edsall Land Surveyors, P.C.			20000 Accounts Payable	0.00	0.00
08/11/2026	Bill Payment (Check)	To print	No	Scott's Lawn & Landscape Care			20000 Accounts Payable	0.00	0.00
08/11/2026	Bill Payment (Check)		No	Veolia			20000 Accounts Payable	0.00	0.00
08/11/2026	Bill Payment (Check)		No	Thomas, Collison & Meagher			20000 Accounts Payable	0.00	0.00
08/11/2026	Bill Payment (Check)		No	O'Rourke, Inc.			20000 Accounts Payable	0.00	0.00
Total for Not Specified								**$0.00**	

Construction Management Associates, LLC.

7 Thompson St
Binghamton, NY 13903

Sheila Neville
Project & Construction Manager
President & Founder
607.765.6422
sheilanev@yahoo.com

Jordan Mullins
Project & Construction Manager
Certified Aging in Place Specialist
607.444.2883
jordan@stcma.org

Tioga County Department of EC Development & Planning

Attn: Sara Zubalsky Peer
County Planning Director
56 Main St
Owego, NY 13827
Subject: Project Fee Notification for 247 Main St, Owego, NY
Phone: 607.687.8266
Email: zubalsky-peers@tiogacountyny.gov

8.21.2026

Dear Sara & to whom it may concern,

This letter serves as formal notice regarding the professional fee applicable to the above-referenced project.

Pursuant to the terms of our existing term contract, the standard fee for a project is a price ranging from $10,000 to $15,000. However, based upon the scope, complexity, anticipated time commitment, deliverables, and additional services required for this particular project, the scope of work falls outside the parameters contemplated by the standard project fee.

Accordingly, the professional fee for this project will be **$25,000**.

This fee reflects the expanded scope and requirements specific to this project and is applicable solely to this project. All other terms and conditions of the existing agreement shall remain unchanged unless otherwise agreed to in writing by both parties.

Please acknowledge your acceptance of the project fee outlined herein prior to commencement of the additional work.

Sincerely,

Sheila Neville

Jordan Mullins

Jordan Mullins

NEW YORK STATE OF OPPORTUNITY. | Empire State Development

October 6, 2026

Brittany Woodburn
Director of Economic Development and Planning for Tioga County
Tioga County Property Development Corp.
56 Main Street, Rm #109
Owego, NY 13827

Dear Brittany Woodburn:

On behalf of New York State and Empire State Development, please let me express our enthusiasm for working with you and Tioga County Property Development Corp. to undertake its business development project in New York State as described in the attached Incentive Proposal.

Please review the attached Incentive Proposal to see how New York State and Empire State Development are proposing to assist Tioga County Property Development Corp. in the development of its project in New York State as part of the Downtown Revitalization Initiative ("DRI"). If you choose to proceed under the terms outlined in the Incentive Proposal, please acknowledge your decision by signing the attached Incentive Proposal and returning one copy to me by December 1, 2026. As noted in this Incentive Proposal, funding for this project is subject to the availability of funds, completion of any applicable requirements regarding smart growth, environmental, climate, and historic review, non-discrimination and contractor diversity, and other applicable statutes, ESD Directors approval and compliance with program requirements.

Please be advised that your project requires consultation with the State Historic Preservation Office (SHPO). Please see requirements found here.

Please send a $250 Application Fee payable to Empire State Development, with the project number listed in the Memo line, directly to: Empire State Development, P.O. BOX 5583, New York, NY 10087-5583.

We look forward to working with you on this exciting project. Please contact Carly Creed-Herman at (607) 712-8612 or Carly.Creed-Herman@esd.ny.gov at your convenience.

Very truly yours,

Carly Creed-Herman
Senior Project Manager

cc: Omar Sanders
Glendon McLeary

Attachments

Recipient Name: **Tioga County Property Development Corp.**

General Information		
Contact Name & Mailing Address:	Brittany Woodburn Director of Economic Development and Planning for Tioga County Tioga County Property Development Corp. 56 Main Street, Rm #109 Owego, NY 13827	
Email:	woodburnb@tiogacountyny.gov	**Telephone No:** (607) 687-8256
Type of Business:	Municipality/Non-Profit	
Project Location(s):	**NYS Region:** Southern Tier 48-50 Lake St Owego, NY 13827	
Project Description:	The project will rehabilitate a highly visible, vacant 23,848 SF mixed-use building located at 48-50 Lake Street in the heart of the Village of Owego's designated historic central business district. The building will be rehabilitated to include 6,000 square feet of commercial space on the first floor, 4 residential units on the second floor, stabilization of the third floor for future residential development, and undergo significant façade improvements.	

Project Information* *Based on the Company's project information submissions of a CFA or PIW			
Net New Full-time Permanent Employee Job Commitment: ***New positions may not be filled by transferring employees from other New York State locations.***	N/A	**Permanent Full-time equivalent employees at all NYS Locations:**	N/A
Permanent Full-time equivalent employees at Project Location(s):	N/A	**Part-time or Seasonal Employees, or Full-time Contract Employees at Project Location(s):**	N/A

PROJECT BUDGET: ***THE FOLLOWING COSTS WILL BE INCURRED TO COMPLETE THIS PROJECT***	**REAL ESTATE ACQUISITION:**	$ 400,000
	CONSTRUCTION / RENOVATION:	$ 1,600,000
	TOTAL ESTIMATED COST:	**$ 2,000,000**

Project Commencement Date:	September 2026	**Project Completion Date:**	March 2029
Projected ESD Director's Approval Date:	June 2029		

Incentives	
Grant Funding Source:	**Downtown Revitalization Initiative – Round 3 – Village of Owego**
Grant Award Amount Up to:	$491,236
Grant Disbursement Schedule:	Funds will be disbursed in lump sum upon project completion, as described in the Project Description and Project Budget listed above and as evidenced by attainment of a Certificate of Occupancy, Certificate of Compliance and/or other documentation verifying project completion as ESD may require, and documentation verifying project expenditures of $2,000,000.
Non-ESD Assistance (estimate)	N/A

Total Incentive Offer

ESD:	$491,236.00	IDA Sales Tax Exemption:	
RESTORE NY (#135,986):	$1,000,000.00	PILOT:	
HCR (DRI):	$8,764.00	Utility:	
NYSERDA:		Municipality:	
NYPA:		Local Development Corp.:	
Total NYS:	**$1,500,000.00**	Total Non NYS:	

Total of All Incentives:	**$1,500,000.00**

For ESD[1] Internal Use Only:

Job Growth Track		**Investment Track**	X	**Project # 140,401**		**CFA # N/A**	

Incentive Proposal – Definitions and Conditions

Definition of Full-time Permanent Employee: (i) a full-time, permanent, private-sector employee on the Recipient's payroll, who has worked at the Project Location for a minimum of 35 hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties; or (ii) two part-time, permanent, private-sector employees on Recipient's payroll, who have worked at the Project Location for a combined minimum of 35 hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties.

Department of Labor: Recipient authorizes the Commissioner of Labor to disclose, to employees of both the New York State Department of Labor, the New York State Department of Economic Development, and the Urban Development Corporation, (dba Empire State Development), all records filed by the Recipient in making Unemployment Insurance (U.I.) reports and contributions required by State Labor and Tax Law, including, but not limited to, all information contained in or relating to the quarterly combined withholding, wage reporting and U.I. returns, the registration for U.I., the New Hire file, and all records of U.I. delinquencies. In addition, this authorization shall include all information contained in any survey reports requested by the Department of Labor on behalf of the U.S. Department of Labor, Bureau of Labor Statistics including, but not limited to, the Current Employment, Occupational Employment, multiple worksite, and annual refiling surveys. The use of information and records released pursuant to this authorization shall be limited to government purposes concerning the Recipient and assistance described in this Incentive Proposal to monitor compliance with worker protection laws and with the conditions and requirements associated with the financial assistance being requested; and the use of information and records released pursuant to this authorization shall be limited to government purposes concerning the certification of this company for Excelsior Jobs Program benefits under Article 17 of the Economic Development Law, monitoring compliance with Excelsior Jobs Program requirements, including compliance with worker protection laws, and reviewing the performance of the Excelsior Jobs Program.

New York State Job Bank: ESD encourages the Recipient to post, to the maximum extent feasible, job openings associated with this project through the New York State Job Bank, where New Yorkers can view the region in which they live, see which industries are growing and find out what jobs are available in various economic sectors. Job listing options include:

- Self-posting – No cost service allows businesses to manage their job orders throughout the recruitment process. https://newyork.usnlx.com/

[1] The New York State Department of Economic Development and the New York State Urban Development Corporation, d/b/a Empire State Development, are collectively referred to as ESD.

- Indexing – No cost service to allow jobs posted on your company website to upload daily to the New York State Job Bank. https://usnlx.com/indexingrequest.asp

Recipient agrees to allow the Department of Labor to contact Recipient's Human Resources department (or other relevant department) for the purpose of listing open jobs on the New York State Job Bank.

Good Standing: The recipient is authorized to do business and is in good standing in the State of New York.

Tax Information: Recipient agrees to allow the Department of Taxation and Finance to share Recipient tax information with Empire State Development.

Legal Compliance: Recipient is in substantial compliance with all environmental, worker protection, and local, state and federal tax laws and acknowledges that to remain eligible for these state incentives, the Recipient must continue to be compliant with these laws.

Environmental, Historic and Smart Growth Review:
Recipient must comply with any applicable environmental, historic, and smart growth review that is required due to ESD assistance or any other public approval or action. Until this is completed, work on any ESD funded project may not begin.

- For further information about Environmental Review under the State Environmental Quality Review Act (SEQRA), please visit the New York State Department of Environmental Conservation's web site at https://www.dec.ny.gov/permits/357.html.
- For further information about Historic Review (consultation process), please visit the New York State Historic Preservation Office's web site at https://parks.ny.gov/shpo/.
- For further information about Smart Growth review under the Smart Growth Public Infrastructure Policy Act, please visit the New York State Department of State' web site at: https://dos.ny.gov/nys-smart-growth-program.

Grant Program Notices and Conditions/Requirements

This Incentive Proposal is subject to the availability of funds; completion of any applicable requirements regarding (1) smart growth, environmental, climate, and historic review, (2) non-discrimination and contractor diversity, and other applicable statutes, ESD Directors approval and compliance with applicable statutes and program requirements.

Financial Disclosure:
Financial disclosure, consisting of three years of audited financials or three years of tax returns plus interim financials if the most recent financial report is older than six months, on Recipient and all corporate and personal guarantors deemed acceptable to ESD must be provided prior to ESD Directors' approval.

Recapture:
Grant funds will be subject to recapture if property is no longer used for its intended purpose or is sold within 5 years of disbursement of funds.

Disbursements:
All disbursements require compliance with program requirements and must be requested by no later than April 1, 2030. Expenditures incurred prior to August 13, 2019 are not eligible project costs and cannot be reimbursed by grant funds. The Grant is being offered in connection with the project as described in the Downtown Revitalization Initiative plan and that funds will only be made available for projects that are undertaken as described in the Downtown Revitalization Initiative plan, except as expressly authorized by ESD.

Fees:
The Recipient will provide a $250 Application Fee, due when this Incentive Proposal is returned. In addition, the Recipient will reimburse ESD for any direct expenses incurred in connection with this project, including costs related to holding a public hearing, attorney fees, appraisals, surveys, title insurance, credit searches, filing fees, and other requirements deemed appropriate by ESD.

Signage:
All construction projects must display a Downtown Revitalization Initiative sign. A template will be provided.

Decarbonization Strategies:
Upon acceptance of this Incentive Proposal, Recipient agrees to incorporate decarbonization into the funded project to the extent required by DRI program guidelines. Prior to moving forward with construction, Recipient will submit project design and construction documents related to decarbonization efforts to the New York State Department of State (DOS) for compliance path review. Upon construction completion, Recipient will submit all as-built documents and required documentation supporting the decarbonization compliance path to the DOS. Recipient must receive verification from the DOS that all decarbonization requirements have been satisfied prior to receiving reimbursement under this agreement.

Non-discrimination and Contractor Diversity:
ESD's Non-discrimination & Contractor and Supplier Diversity policy will apply to this project. The Recipient shall be required to use "Good Faith Efforts," pursuant to 5 NYCRR §142.8, to achieve an overall Minority and Women-owned Business Enterprise ("MWBE") participation goal of 30% ($140,371), in execution of the grant, for any contractual opportunities generated in connection with the project. Additional information can be found on ESD's MWBE Participation Requirements webpage.

The Recipient shall also use "Good Faith Efforts," pursuant to 9 NYCRR §252.2(n), to achieve an overall participation goal of 6% ($29,474) NYS-certified Service-Disabled-Veteran-owned Business Enterprises ("SDVOBs"), in the execution of the grant, for any contractual opportunities generated in connection with the project. Any utilization of SDVOBs would be in addition to goals established pursuant to Article 15-A of the Executive Law with respect to MWBEs. A further explanation of the SDVOB reporting requirements is found on ESD's SDVOB Participation Requirements webpage.

Environmental, Historic and Smart Growth Review:
Please note in particular the Environmental, Historic and Smart Growth Review requirements found here which, if applicable, must be satisfied prior to starting work on any ESD funded project and ESD Directors' approval of funding. The ESD Planning & Environmental Review office may contact your office for further information regarding status of the environmental, historic and smart growth review for your project.

Environmental Sustainability:
ESD encourages the environmentally sustainable practice of recycling construction and demolition debris rather than disposition in a landfill.

Insurance Requirements:
The Recipient shall maintain Commercial General Liability Insurance providing both bodily injury (including death) and property damage insurance in a limit not less than One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) aggregate and Three Million Dollars ($3,000,000) umbrella. In addition, if the grant contemplates the purchase, construction or renovation of any buildings or equipment, the Recipient shall keep the buildings at the Project Location and the building equipment insured against: (i) loss by fire, (ii) additional perils customarily covered under an all-risk policy and (iii) flood hazard, if the Project Location is located in an area identified by the Secretary of Housing and Urban Development as an area having special flood hazards and in which flood insurance has been made available under the National Flood Insurance Act of 1968, as amended.

ESD shall be named as additional insureds for ongoing and completed operations under Commercial General Liability and Umbrella Insurance policies. Coverage afforded to these additional insureds will be primary and non-contributory with any other insurance available to such additional insureds, whether such insurance is on a primary, excess, umbrella, or contingent basis. Additional insured coverage for ongoing and completed operations and shall be provided on ISO endorsement forms CG 20 10 and CG 20 37. Recipient will provide additional insured coverage to the fullest extent permitted by applicable law. This insurance shall contain an endorsement waiving all rights of subrogation against ESD.

Modification:
ESD reserves the right to review and reconsider the terms of this Incentive Proposal and/or funding for the project in the event of any material changes in the plans, circumstances, grantee or project.

Not-For-Profit Organizations:
Not-for-profit organizations must complete the following prior to ESD Directors' approval and execution of a Grant Disbursement Agreement or Loan Agreement: 1) be prequalified in the Statewide Financial System ("SFS"); 2) be registered and up-to-date with filings with the New York State Office of the Attorney General's Charities Bureau; and 3) be registered and up-to-date with the New York State Office of the State Comptroller's VendRep System. Additional information can be found here.

Reservations of Rights Concerning ESD Funding:
It is expected the project will proceed as described and within the time frame set forth by the Applicant. If the project or its implementation fails to proceed as planned or is delayed for a significant period of time and there is, in the exclusive judgment of ESD, material change in the project or doubt as to its viability, ESD reserves the right to cancel its Incentive Proposal for such project.

Next Steps After Accepting this Incentive Proposal:
Within approximately 30 days of your acceptance of this Incentive Proposal, your Project Manager will acknowledge receipt of the signed Incentive Proposal and will provide a guide to the ESD Approval and Disbursement Process and relevant contact information. Prior to ESD Directors' approval, ESD will require updated project information and Declarations and Certifications. Please note that ESD Directors' approval typically occurs at project completion.

By signing recipient understands and acknowledges the following

This Incentive Proposal expires December 1, 2026 unless endorsed below and received by ESD prior to the expiration date. The accepted Incentive Proposal expires two years from the date of acceptance by the Recipient. ESD reserves the right to require Recipient to provide any additional information and/or documentation ESD deems necessary.

Recipient has read and knows the contents of the Incentive Proposal prepared by ESD.

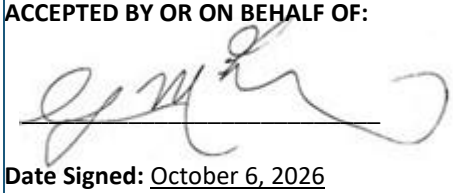
Recipient has read and understands that this project will be assessed for consistency with the State's Climate Act and understands the consequences of non-compliance if applicable.

Recipient reviewed all of the information provided by the Recipient to ESD to assist in ESD's preparation of the Incentive Proposal, including information provided on Recipient's behalf by third-party consultants.

Recipient knows all of the information provided by Recipient or its third-party consultants to be true and complete in all material respects. To the extent such information involves projections about future performance, these projections have been prepared in good faith, based upon reasonable assumptions.

Receipt of the Incentive Proposal was a material factor in Recipient's decision to undertake the above-referenced project.
Recipient hereby accepts the Incentive Proposal in its entirety.

Recipient did not finalize the decision to undertake the project described in the Incentive Proposal prior to August 13, 2019.

APPROVED BY: Glendon McLeary Vice President and Director of Loans & Grants Empire State Development 655 Third Avenue New York, NY 10017 Phone: (212) 803-3658	**ACCEPTED BY OR ON BEHALF OF:**  **Date Signed:** October 6, 2026
ACCEPTED BY: Hannah Murray Tioga County Property Development Corp. Chair 56 Main Street Owego, NY 13827 Phone: 607) 687-8255	I have read and understand the contents of this incentive proposal and accept it, including the attached terms, conditions and program requirements. I certify that the information provided to ESD for the purposes of obtaining such assistance is true and any financial and employment projections were prepared in good faith based on reasonable assumptions. Further I certify that the recipient, to the best of my knowledge, is compliant with all environmental, worker protection and tax laws and authorize ESD to verify such compliance with relevant government agencies. I acknowledge that to remain eligible for these state incentives, the Recipient must continue to be compliant with these laws. **ACCEPTED BY OR ON BEHALF OF:** _____ **Date Signed:**

Outlook

[EXTERNAL] Revise 48-50 Lake St.

From Sheila Neville <sheilanev@yahoo.com>
Date Wed 10/21/2026 1:01 PM
To Patton, Tara <pattont@tiogacountyny.gov>
Cc Jordan Mullins <jordan@stcma.org>

Adjust wall for sidewalk access.
Clearview-$250.00
Thanks
Sheila Neville
Construction Management
Associates, LLC
607 765 6422

Outlook

[EXTERNAL] Re: 48-50 Lake Street

From CRC Services <crcservicesny@gmail.com>
Date Mon 10/19/2026 11:51 AM
To Patton, Tara <pattont@tiogacountyny.gov>

It would probably be around $350 for materials and labor :)

CRC Services

On Fri, Oct 16, 2026 at 12:36 PM Patton, Tara <pattont@tiogacountyny.gov> wrote:

> Hi Cody,
> Could you give us a quote to move the wooden corner section of the temporary wall at 48–50 Lake Street, where Main Street and Lake Street meet? Code Enforcement has asked that we make this adjustment before winter, as the wall could cause issues with snow and ice removal around the handicap ramp on the sidewalk. We would still need to make sure there is a walkable path along both the Main Street and Lake Street sides of the building.
> I've attached a few pictures to show you what I'm talking about. Let me know if this makes sense or if you have any questions.
> Thanks!
>
> [cid:cbb83179-a2de-4627-83cb-74f39570de0f]

Tioga County Property Development Corporation							
	Actual 2024	Actual 2025	Adopted 2026	Actual 2026 as of 9/18/2026	Proposed 2027	Proposed 2028	Proposed 2029
REVENUE & FINANCIAL SOURCES							
Operating Revenue							
Rental and financing income	$ -	$ 2,129.03	$ 46,400.00	$ 18,750.00	$ 47,000.00	$ 48,000.00	$ 49,000.00
Other Operating Revenues	$ -		$ 150,000.00		$ 150,000.00	$ 210,000.00	$ 10,000.00
TOTAL	**$ -**	**$ 2,129.03**	**$ 196,400.00**	**$ 18,750.00**	**$ 197,000.00**	**$ 258,000.00**	**$ 59,000.00**
Other Operating Revenues							
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL OPERATING REVENUE	**$ -**	**$ 2,129.03**	**$ 196,400.00**	**$ 18,750.00**	**$ 197,000.00**	**$ 258,000.00**	**$ 59,000.00**
Non-Operating Revenue							
Investment Earnings	$ -		$ 100.00	$ -	$ 150.00	$ 190.00	$ 200.00
Supplemental	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ 5,113.00	$ 2,669.09	$ -	$ -	$ -	$ -	$ -
TOTAL	**$ 5,113.00**	**$ 2,669.09**	**$ 100.00**	**$ -**	**$ 150.00**	**$ 190.00**	**$ 200.00**
Active Grants							
LBI Phase 2 Amendment		$ -	$ 550,000.00	$ 453,768.12	$ 136,332.00	$ -	$ -
LBI2 Capital	$ -	$ -	$ 1,239,000.00	$ 304,233.73	$ 564,867.00	$ -	$ -
NYMS Owego (62-64 North)		$ -	$ 438,000.00	$ -	$ 438,000.00	$ -	$ -
Hooker Foundation	$ -	$ -	$ 1,881.00	$ 1,474.19	$ -	$ -	$ -
RESTORE NY Round 8 (81 North)	$ -	$ -	$ 165,000.00	$ -	$ 165,000.00	$ -	$ -
LBI Operational	$ -	$ -	$ 200,000.00	$ 150,843.85	$ 200,000.00	$ 200,000.00	$ 200,000.00
Community Foundation	$ -	$ -	$ 8,000.00	$ 3,801.40	$ -	$ -	$ -
RESTORE NY- Tioga Trails	$ -	$ -	$ 1,000,000.00	$ -	$ 1,000,000.00	$ -	$ -
DRI- Tioga Trails	$ -	$ -	$ -	$ -	$ 500,000.00		
Potential Grants							
(Budgeted in 2026; not awarded) LBI Property Services	$ -	$ -	$ 1,000,000.00	$ -	$ -	$ -	$ -
(Budgeted in 2026; not awarded) CDBG Imminent Threat	$ -	$ -	$ 200,000.00	$ -	$ -	$ -	$ -
(Applied; not yet awarded) LBI Pre-Development	$ -	$ -	$ -	$ -	$ 50,000.00		
(Likely future capital grants) Future Grants	$ -	$ -	$ -	$ -	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00
TOTAL GRANTS	**$ 445,418.00**	**$ 914,095.00**	**$ 4,801,881.00**	**$ 914,121.29**	**$ 4,054,199.00**	**$ 1,200,000.00**	**$ 1,200,000.00**
TOTAL NON-OPERATING REVENUE	**$ 450,531.00**	**$ 916,764.09**	**$ 4,801,881.00**	**$ 914,121.29**	**$ 4,054,349.00**	**$ 1,200,190.00**	**$ 1,200,200.00**
Proceeds from the issuance of debt							
TOTAL REVENUE & FINANCIAL SOURCES	**$ 450,531.00**	**$ 918,893.12**	**$ 4,998,281.00**	**$ 932,871.29**	**$ 4,251,349.00**	**$ 1,458,190.00**	**$ 1,259,200.00**
EXPENDITURES							
Operating Expenditures							
Personnel	$ -	$ -	$ -	$ -	$ -	$ -	$ -
OTPS							
Directors Insurance/Bonding	$ 1,266.50	$ 2,723.91	$ 1,050.00	*$ 1,117.00*	$ 2,000.00	$ 2,000.00	$ 2,000.00
Audit	$ 13,420.00	$ 15,385.00	$ 12,000.00	$ 8,833.00	$ 11,000.00	$ 11,000.00	$ 11,000.00
Legal	$ 23,375.00	$ 18,195.00	$ 11,000.00	$ 15,199.00	$ 16,000.00	$ 16,100.00	$ 16,500.00
Accounting	$ 11,031.57	$ 7,208.00	$ 10,600.00	$ 10,910.00	$ 10,500.00	$ 10,550.00	$ 10,700.00
Travel	$ -	$ -	$ 1,000.00	$ 124.85	$ 1,000.00	$ 200.00	$ 250.00
Marketing	$ 193.92	$ 275.00	$ 2,500.00	$ 1,151.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
Other Professional Services Contracts	$ 4,218.17	$ 10,134.82	$ -	$ 8,468.17	$ 7,700.00	$ 7,785.00	$ 7,800.00
Administrative Services Agreement	$ 18,750.00	$ 18,750.00	$ 50,000.00	$ 37,500.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
NYLBA Dues, Meetings, Fees	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00

Eqiupment and Furniture	$ -	$ -	$ -		$ -	$ -	$ -	
Office Supplies	$ 545.31	$ 2,388.00	$ -	$ 618.62	$ 800.00	$ 850.00	$ 855.00	
OTPS TOTAL	**$ 74,800.47**	**$ 77,059.73**	**$ 90,150.00**	**$ 86,421.64**	**$ 106,000.00**	**$ 105,485.00**	**$ 106,105.00**	
Predevelopment	**$ 4,483.00**	**$ 10,738.70**	**$ 81,500.00**	**$ 25,692.92**	**$ 58,000.00**	**$ 58,890.00**	**$ 57,362.00**	
Property Maintenance								
Contracted Services	$ 4,354.00	$ 4,379.80	$ 6,700.00	$ 10,934.50	$ 19,000.00	$ 19,000.00	$ 19,570.00	
Utilities	$ 903.94	$ 3,758.62	$ 4,800.00	$ 4,559.98	$ 6,500.00	$ 6,100.00	$ 6,300.00	
Security	$ -	$ 729.00	$ 1,850.00	$ 125.00	$ 200.00	$ 125.00	$ 163.00	
Property Insurance	$ 7,269.55	$ 6,036.00	$ 15,000.00	$ 10,255.54	$ 10,300.00	$ 10,400.00	$ 10,500.00	
Purchase Option Deposit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Back Taxes/Re-levied	$1,494	$						
PROPERTY MAINTENANCE TOTAL	**$ 14,021.49**	**$ 14,903.42**	**$ -**	**$ 25,875.02**	**$ 36,000.00**	**$ 35,625.00**	**$ 36,533.00**	
Technical Assistance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
TOTAL	**$ 93,304.96**	**$ 102,701.85**	**$ 171,650.00**	**$ 137,989.58**	**$ 200,000.00**	**$ 200,000.00**	**$ 200,000.00**	
Active Grants								
LBI Phase 2 Amendment			$ 550,000.00	$ 453,768.12	$ 136,332.00	$ -	$ -	
LBI2 Capital	$ -	$ -	$ 1,239,000.00	$ 304,233.73	$ 564,867.00	$ -	$ -	
NYMS Owego (62-64 North)		$ -	$ 438,000.00	$ -	$ 438,000.00	$ -	$ -	
Hooker Foundation	$ -	$ -	$ 1,881.00	$ 1,474.19	$ -	$ -	$ -	
RESTORE NY Round 8 (81 North)	$ -	$ -	$ -		$ -	$ -	$ -	
RESTORE NY- Tioga Trails	$ -	$ -	$ 1,000,000.00	$ -	$ 1,000,000.00	$ -	$ -	
DRI- Tioga Trails	$ -	$ -	$ -	$ -	$ 500,000.00	$ -	$ -	
Potential Grants								
(Budgeted; not awarded) LBI Property Services	$ -	$ -	$ 1,000,000.00	$ -	$ -	$ -	$ -	
(Budgeted; not awarded) CDBG Imminent Threat	$ -	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	
(Application submitted; awaiting award) LBI Pre-Development	$ -	$ -	$ -	$ -	$ 50,000.00	$ -	$ -	
(likely future Capital grants) Future Grants	$ -	$ -	$ -	$ -	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	
TOTAL GRANTS	**$ 445,418.00**	**$ 814,564.00**	**$ 4,428,881.00**	**$ 759,476.04**	**$ 3,689,199.00**	**$ 1,000,000.00**	**$ 1,000,000.00**	
TOTAL OPERATING EXPENDITURES		**$ 917,265.85**	**$ 4,600,531.00**	**$ 897,465.62**	**$ 3,889,199.00**	**$ 1,200,000.00**	**$ 1,200,000.00**	
Non-Operating Expenditures								
Payment of principal on bonds and financing arrangements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Interest and other financing charges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Subsidies to other public authorities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Capital asset outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Grants and donations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other nonoperating expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
81 North Ave Expenditures	$ -	$ -	$ 24,200.00	$ 16,862.87	$ 24,500.00	$ 24,800.00	$ 25,000.00	
TOTAL NON-OPERATING EXPENDITURES	**$ -**	**$ -**	**$ 24,200.00**	**$ 16,862.87**	**$ 24,500.00**	**$ 24,800.00**	**$ 25,000.00**	
TOTAL EXPENDITURES	**$ -**	**$ 917,265.85**	**$ 4,624,731.00**	**$ 914,328.49**	**$ 3,913,699.00**	**$ 1,224,800.00**	**$ 1,225,000.00**	
CAPITAL CONTRIBUTIONS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
EXCESS (DEFICIENCY) OF REVENUES	**$ 450,531.00**	**$ 1,627.27**	**$ 373,550.00**	**$ 18,542.80**	**$ 337,650.00**	**$ 233,390.00**	**$ 34,200.00**	

Leatherstocking Cooperative Insurance Company

PO Box 630, 4313 County Highway 11
Cooperstown, NY 13326
Phone: 607-547-2007 Fax: 607-547-2056
www.leatherstockinginsurance.com

Quote ID: 10-2026-30241

QUOTE SUMMARY, *Businessowner's Policy*

Mail To:	**Named Insured(s):** Tioga County Property Development Corporation 56 Main St Owego, NY 13827	**Agency:** COMMERCIAL QUOTE - LCIC Work: (607) 547-2007 Fax: (607) 547-2056

Proposed Term Effective Date:	**Proposed Term Expiration Date:**
09/24/2026, 12:01AM *Standard Time*	09/24/2027, 12:01AM *Standard Time*

Quote - $1 million building limit

The current Quote Summary replaces all previously issued Quote Summaries, if any. Each policy period of one year beginning on the policy effective date and ending on the policy expiration date constitutes the policy period.

This policy applies only to those coverages indicated below for the limit of coverage as shown and for which a premium has been charged. The limit for each coverage shall not be more than the amount stated for such coverage, subject to all the terms and conditions of this policy.

The policy Deductible reflected on this Quote Summary applies to all property coverages unless otherwise stipulated within the policy language.

Property 1 - 81 North Ave - Owego NY 13827 - Tioga County **Property**: 1 of 1

Section I		**COVERAGE LIMIT**	**PREMIUM**
Cov. A - Building		$1,000,000	$3,157.00
SF-312A - Loss of Income Included Limit		$200,000	$0.00
Section II		**COVERAGE LIMIT**	**PREMIUM**
Cov. L - Bodily Injury and Property Damage	*(Occurrence)*	$1,000,000	$79.00
	(Aggregate)	$2,000,000	
Credit to Remove Products/Completed Operations Coverage		***	-$15.00
Extended Pollution Exclusion		***	-$5.00
Silica Exclusion		***	-$1.00
Asbestos Exclusion		***	-$1.00
SF-10P Preferred Businessowners Coverage Supplement Declarations		**COVERAGE LIMIT**	**PREMIUM**
Accounts Receivable		$10,000	$0.00
Additional Expense		$10,000	$0.00
Building Ordinance or Law Coverage		$10,000	$0.00
Debris Removal (Refer to SF-311P)		$50,000	$0.00

SF-10P Preferred Businessowners Coverage Supplement Declarations	COVERAGE LIMIT	PREMIUM
Employee Dishonesty	$10,000	$0.00
Exterior Signs	$2,500	$0.00
Loss of Income - 12 Months Included	***	$0.00
Loss of Income From Dependent Property	$5,000	$0.00
Money and Securities - On Premise	$10,000	$0.00
Money and Securities - Off Premise	$2,500	$0.00
Building - Newly Acquired or Constructed Property	$250,000	$0.00
Business Personal Property - Newly Acquired or Constructed Property	$100,000	$0.00
Personal Articles	$5,000	$0.00
Pollutant Cleanup and Removal	$10,000	$0.00
Refrigerated Property	$5,000	$0.00
Sprinkler Leakage	***	$0.00
Transportation - Business Property	$5,000	$0.00
Transportation - Tools and Equipment	$1,000	$0.00
Valuable Papers and Records	$5,000	$0.00
While Away From Insured Premises	***	$0.00
Cov. M - Medical Payments (Each Person) - Enhanced	$5,000	$0.00
Cov. M - Medical Payments (Each Accident) - Enhanced	$25,000	$0.00
Fire Legal Liability - Enhanced	$100,000	$0.00
Personal and Advertising Injury Liability (Refer to SF-311P)	***	$0.00
All coverage limits shown in the Section SF-10P are the total limits provided within the SF-10P Supplement Declarations Form.	***	$0.00
Optional Items	**COVERAGE LIMIT**	**PREMIUM**
Equipment Breakdown	***	$204.00
Total Property Premium	**COVERAGE LIMIT**	**PREMIUM**
Property Total Premium	***	$3,425.00

Coverage Premium:	**$3,418.00**
Fees:	**$19.73**
Total:	**$3,437.73**

RATING INFORMATION:

- **Rating Information: *Property 1***

  Policy Type: *Enhanced*
  Property Coverage: *Coverage A Only*
  Liability Coverage: *LS-5 Business General Liability (BGL)*
  City or County: *Tioga*
  Zone: *1*
  Protection Class: *Highly Protected/Protected*
  Construction Type: *Masonry*
  Sole Occupancy: *No*
  Protective Safeguard Credit (SF-53): *Hardwired Smoke Alarm (Clause G)*
  Construction Credit:
  Additional Liability Exposures: *None*

- **Cov. A - Building: *Property 1***

  Deductible: $2,500.00
  Settlement - Building: *RC (80% Coinsurance)*
  Building Peril Cause of Loss: *SF-2 Broad Form*
  Description of Building Occupancies: *LRO - Pilates studio and 3 apartments*

- **Employee Dishonesty: *Property 1***

  Number of Employees:

- **Refrigerated Property: *Property 1***

- **Sprinkler Leakage: *Property 1***

  Building Peril Cause of Loss: *SF-3 Special Form*
  Business Property Peril Cause of Loss: *SF-4 Special Form - Including Theft*

- **While Away From Insured Premises: *Property 1***

- **SM-26 Automatic Increase, RC: *Property 1***

  Modifies Coverage(s) at Renewal: *Cov. A - Building*

- **Underwriting Questionnaire: *Property 1***

- **LCIC-DX Exclusion of Canine Related Injuries or Damages: *Property 1***

- **Deductible Statement**

Quote Subject to the Following Forms and Endorsements:

LS-89 (9/02) Extended Pollution Exclusion, LS-118 (12/08) Silica Exclusion, LS-187 (6/07) Asbestos Exclusion, LCIC-TRIA (2/15) Policyholder Disclosure Notice of Terrorism Insurance Coverage, LCI-J (9/17) By-Laws, SF-20 (9/16) Commercial Property Coverage, SF-99 (9/16) Calendar Date Exclusion, LS-57 (7/14) Lead Exclusion, LS-80 (7/96) Redefinition of Insured, LS-84 (10/97) New York Amendatory Endorsement, LS-85 (5/99) Exclusion of Known Loss or Damage , LS-88 (9/02) Discrimination Clarification , LS-90 (11/06) Clarification Endorsement, LS-93 (9/02) Employment Practices Exclusion , LS-101 (9/03) Pension Plan Clarification, LS-122 (3/16) Exclusion of Unmanned Aircraft, URB-COMM-CANC (9/16) Cancellation and Nonrenewal Policy Conditions, LS-10 5/13 Amended Limits of Liability, LS-5 (9/02) Business General Liability Insurance, SF-10P (9/16) Preferred Businessowners Coverage Supplemental Declarations, SF-311P (9/16) Preferred Businessowners Coverage, SF-53 (9/16) Protective Safeguards, SF-27 (9/16) Replacement Cost, SF-2 (9/16) Causes of Loss, SF-312A (9/16) Loss of Income Special Limitations, SF-345A (9/16) Equipment Breakdown, SM-26 (7/00) Automatic Increase, LS-16B (9/02) Exclusion (Products/Comp. Ops. Hazard), LCIC-DX (06/23) Exclusion of Canine Related Injuries or Damages

Leatherstocking Cooperative Insurance Company

PO Box 630, 4313 County Highway 11
Cooperstown, NY 13326
Phone: 607-547-2007 Fax: 607-547-2056
www.leatherstockinginsurance.com

Quote ID: 10-2026-30241

QUOTE SUMMARY, *Businessowner's Policy*

Mail To:	**Named Insured(s):** Tioga County Property Development Corporation 56 Main St Owego, NY 13827	**Agency:** COMMERCIAL QUOTE - LCIC Work: (607) 547-2007 Fax: (607) 547-2056

Proposed Term Effective Date:	**Proposed Term Expiration Date:**
09/24/2026, 12:01AM *Standard Time*	09/24/2027, 12:01AM *Standard Time*

Quote - $1.5 million building limit

The current Quote Summary replaces all previously issued Quote Summaries, if any. Each policy period of one year beginning on the policy effective date and ending on the policy expiration date constitutes the policy period.

This policy applies only to those coverages indicated below for the limit of coverage as shown and for which a premium has been charged. The limit for each coverage shall not be more than the amount stated for such coverage, subject to all the terms and conditions of this policy.

The policy Deductible reflected on this Quote Summary applies to all property coverages unless otherwise stipulated within the policy language.

Property 1 - 81 North Ave - Owego NY 13827 - Tioga County **Property**: 1 of 1

Section I		**COVERAGE LIMIT**	**PREMIUM**
Cov. A - Building		$1,500,000	$4,735.00
SF-312A - Loss of Income Included Limit		$300,000	$0.00
Section II		**COVERAGE LIMIT**	**PREMIUM**
Cov. L - Bodily Injury and Property Damage	*(Occurrence)*	$1,000,000	$79.00
	(Aggregate)	$2,000,000	
Credit to Remove Products/Completed Operations Coverage		***	-$15.00
Extended Pollution Exclusion		***	-$5.00
Silica Exclusion		***	-$1.00
Asbestos Exclusion		***	-$1.00
SF-10P Preferred Businessowners Coverage Supplement Declarations		**COVERAGE LIMIT**	**PREMIUM**
Accounts Receivable		$10,000	$0.00
Additional Expense		$10,000	$0.00
Building Ordinance or Law Coverage		$10,000	$0.00
Debris Removal (Refer to SF-311P)		$75,000	$0.00

SF-10P Preferred Businessowners Coverage Supplement Declarations	COVERAGE LIMIT	PREMIUM
Employee Dishonesty	$10,000	$0.00
Exterior Signs	$2,500	$0.00
Loss of Income - 12 Months Included	***	$0.00
Loss of Income From Dependent Property	$5,000	$0.00
Money and Securities - On Premise	$10,000	$0.00
Money and Securities - Off Premise	$2,500	$0.00
Building - Newly Acquired or Constructed Property	$250,000	$0.00
Business Personal Property - Newly Acquired or Constructed Property	$100,000	$0.00
Personal Articles	$5,000	$0.00
Pollutant Cleanup and Removal	$10,000	$0.00
Refrigerated Property	$5,000	$0.00
Sprinkler Leakage	***	$0.00
Transportation - Business Property	$5,000	$0.00
Transportation - Tools and Equipment	$1,000	$0.00
Valuable Papers and Records	$5,000	$0.00
While Away From Insured Premises	***	$0.00
Cov. M - Medical Payments (Each Person) - Enhanced	$5,000	$0.00
Cov. M - Medical Payments (Each Accident) - Enhanced	$25,000	$0.00
Fire Legal Liability - Enhanced	$100,000	$0.00
Personal and Advertising Injury Liability (Refer to SF-311P)	***	$0.00
All coverage limits shown in the Section SF-10P are the total limits provided within the SF-10P Supplement Declarations Form.	***	$0.00
Optional Items	**COVERAGE LIMIT**	**PREMIUM**
Equipment Breakdown	***	$306.00
Total Property Premium	**COVERAGE LIMIT**	**PREMIUM**
Property Total Premium	***	$5,105.00

Coverage Premium:	**$5,098.00**
Fees:	**$29.59**
Total:	**$5,127.59**

RATING INFORMATION:

- **Rating Information: *Property 1***

  Policy Type: *Enhanced*
  Property Coverage: *Coverage A Only*
  Liability Coverage: *LS-5 Business General Liability (BGL)*
  City or County: *Tioga*
  Zone: *1*
  Protection Class: *Highly Protected/Protected*
  Construction Type: *Masonry*
  Sole Occupancy: *No*
  Protective Safeguard Credit (SF-53): *Hardwired Smoke Alarm (Clause G)*
  Construction Credit:
  Additional Liability Exposures: *None*

- **Cov. A - Building: *Property 1***

  Deductible: $2,500.00
  Settlement - Building: *RC (80% Coinsurance)*
  Building Peril Cause of Loss: *SF-2 Broad Form*
  Description of Building Occupancies: *LRO - Pilates studio and 3 apartments*

- **Employee Dishonesty: *Property 1***

  Number of Employees:

- **Refrigerated Property: *Property 1***

- **Sprinkler Leakage: *Property 1***

  Building Peril Cause of Loss: *SF-3 Special Form*
  Business Property Peril Cause of Loss: *SF-4 Special Form - Including Theft*

- **While Away From Insured Premises: *Property 1***

- **SM-26 Automatic Increase, RC: *Property 1***

  Modifies Coverage(s) at Renewal: *Cov. A - Building*

- **Underwriting Questionnaire: *Property 1***

- **LCIC-DX Exclusion of Canine Related Injuries or Damages: *Property 1***

- **Deductible Statement**

Quote Subject to the Following Forms and Endorsements:

LS-89 (9/02) Extended Pollution Exclusion, LS-118 (12/08) Silica Exclusion, LS-187 (6/07) Asbestos Exclusion, LCIC-TRIA (2/15) Policyholder Disclosure Notice of Terrorism Insurance Coverage, LCI-J (9/17) By-Laws, SF-20 (9/16) Commercial Property Coverage, SF-99 (9/16) Calendar Date Exclusion, LS-57 (7/14) Lead Exclusion, LS-80 (7/96) Redefinition of Insured, LS-84 (10/97) New York Amendatory Endorsement, LS-85 (5/99) Exclusion of Known Loss or Damage , LS-88 (9/02) Discrimination Clarification , LS-90 (11/06) Clarification Endorsement, LS-93 (9/02) Employment Practices Exclusion , LS-101 (9/03) Pension Plan Clarification, LS-122 (3/16) Exclusion of Unmanned Aircraft, URB-COMM-CANC (9/16) Cancellation and Nonrenewal Policy Conditions, LS-10 5/13 Amended Limits of Liability, LS-5 (9/02) Business General Liability Insurance, SF-10P (9/16) Preferred Businessowners Coverage Supplemental Declarations, SF-311P (9/16) Preferred Businessowners Coverage, SF-53 (9/16) Protective Safeguards, SF-27 (9/16) Replacement Cost, SF-2 (9/16) Causes of Loss, SF-312A (9/16) Loss of Income Special Limitations, SF-345A (9/16) Equipment Breakdown, SM-26 (7/00) Automatic Increase, LS-16B (9/02) Exclusion (Products/Comp. Ops. Hazard), LCIC-DX (06/23) Exclusion of Canine Related Injuries or Damages

Outlook

[EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

---

From Nicholas Spencer <nspencer@smithbrothersusa.com>
Date Fri 9/25/2026 10:23 AM
To Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov>; Williams, Lisa <WilliamsL@tiogacountyny.gov>
Cc Patton, Tara <pattont@tiogacountyny.gov>; Woodburn, Brittany <woodburnb@tiogacountyny.gov>

2 attachments (202 KB)
09-24-2026 - Quote Summary - $1 million limit.pdf; 09-24-2026 - Quote Summary - $1.5 million limit.pdf;

Hi Sara,

Of course! I had Leatherstocking quote a $1M and $1.5M limit for you to consider.

They are comfortable with the $1M limit, but would need some additional information to justify the $1.5M limit, as that is higher than they would expect for a building of this size.

As you'll see, the quoted annual premiums are:
$1M limit = $3,438
$1.5M limit= $5,128

Please review carefully, and, as always, please reach out with any questions or if you'd like to discuss the options in more detail.

Thank you,

_____
Nicholas Spencer CPCU, CSRM, CLCS
Executive Account Manager
DIRECT 607-754-9876 |
FAX 860-652-3236
nspencer@smithbrothersusa.com |
SmithBrothersUSA.com |
300 Plaza Drive, Vestal, NY 13850

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-----Original Message-----
From: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov>
Sent: Thursday, September 24, 2026 11:48 AM
To: Nicholas Spencer <nspencer@smithbrothersusa.com>; Williams, Lisa <WilliamsL@tiogacountyny.gov>
Cc: Patton, Tara <pattont@tiogacountyny.gov>; Woodburn, Brittany <woodburnb@tiogacountyny.gov>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Nick,

Could we get a projection from Leatherstocking if the replacement value was at $1M and a separate projection if it was at $1.5M? At the end of the day, we put just under $1M into the renovation so the replacement would realistically be somewhere between those two numbers with the cost of everything continuing to increase.

Do these options include flood insurance for the building or would that need to be a separate policy?

-Sara

[cid:920ec193-99ed-4a74-a0bb-f7c0f80c0a05]

_____
From: Nicholas Spencer <nspencer@smithbrothersusa.com>
Sent: Monday, September 21, 2026 11:50 AM
To: Williams, Lisa <WilliamsL@tiogacountyny.gov>
Cc: Patton, Tara <pattont@tiogacountyny.gov>; Woodburn, Brittany <woodburnb@tiogacountyny.gov>; Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Hi Lisa,

Thank you for following up on this. This has taken a little longer than anticipated, but I hope it will be worth the wait.

I have been working on negotiating the best option for you, and had some challenges to overcome regarding the building limit of insurance that was acceptable to each carrier.

We have 3 options for you to consider:

Option 1: Keep 81 North Avenue on the existing Leatherstocking policy

- Update the current coverage to reflect the property's occupancy and exposure.
- Annual premium for this location: approximately $2,733.
- Coverage includes property and liability protection under the existing portfolio policy.

Option 2: Place 81 North Avenue on a new standalone policy with Leatherstocking

- Annual premium: approximately $1,615.
- Building valued at $461,000
- Includes property and liability coverage on a separate policy.
- Provides replacement cost coverage on the building, business income protection, and several additional coverage enhancements.
- Based on the terms currently quoted, this option appears to offer broader coverage at a significantly lower premium than maintaining the property on the existing policy.

Option 3: Place 81 North Avenue on a new standalone policy with Selective

- Annual premium: approximately $6,285.
- Building valued at $1,155,650
- Provides the broadest overall coverage package, including enhanced property coverages, business income, equipment breakdown, crime coverage, and expanded liability enhancements.
- While comprehensive, it is also the most expensive option by a considerable margin.

As I mentioned above, the building valuation is the biggest challenge with this. Leatherstocking quoted this using a replacement cost value of $461,000, while Selective insists that the true replacement cost for this property, based on their modeling software, is $1,155,650.

With this in mind, I also had Leatherstocking give us an indication for a higher building limit of $650,000 (approximately $200 per square foot), and the estimated total premium for that would be $2,260.

What was your total project cost for the improvements to the building? What are your thoughts on the true replacement cost value for this property?

At this point, based on both premium and coverage, the standalone Leatherstocking policy appears to provide the strongest overall value, and we just need to nail down the appropriate building limit before binding.

Please review the attached quotations, and don't hesitate to reach out with questions if you'd like to discuss any of the options in more detail.

Thank you,

_____

Nicholas Spencer CPCU, CSRM, CLCS

Executive Account Manager

DIRECT 607-754-9876 |

FAX 860-652-3236

nspencer@smithbrothersusa.com |

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300 Plaza Drive, Vestal, NY 13850

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_____

Nicholas Spencer CPCU, CSRM, CLCS
Executive Account Manager
DIRECT 607-754-9876<tel:607-754-9876> |
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nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com> |
SmithBrothersUSA.com<http://smithbrothersusa.com/> |
300 Plaza Drive, Vestal, NY 13850
[cid:image268527.png@913CAAA2.B5BA9223]<https://www.linkedin.com/company/smith-brothers-insurance>

California Agency # 0B35157, California Producer # 4369136
[cid:image482022.png@6DCA8470.7384879C]<https://www.smithbrothersusa.com/>
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-----Original Message-----
From: Williams, Lisa <WilliamsL@tiogacountyny.gov>
Sent: Tuesday, September 15, 2026 1:03 PM
To: Nicholas Spencer <nspencer@smithbrothersusa.com>
Cc: Patton, Tara <pattont@tiogacountyny.gov>; Woodburn, Brittany <woodburnb@tiogacountyny.gov>; Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Hi Nick,

I am just following up on the insurance options on 81 North Avenue.

Thank you!

Lisa

[cid:40da0b33-422e-4446-a985-9529545247c8]

_____

From: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Sent: Thursday, September 3, 2026 3:36 PM

To: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>; Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>

Cc: Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Thanks, Nick!

_____

From: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Sent: Thursday, September 3, 2026 3:03 PM

To: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>; Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>

Cc: Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Hey Sara,

Thank you for circling back on this! You did not miss anything - still working through the options available between Leatherstocking and other carriers. Selective is the last other carrier that could be a better option for a standalone policy for 81 North, and I'm just waiting on their final numbers.

I should have this all set for us to review by next week at the latest.

Thanks!

_____

Nicholas Spencer CPCU, CSRM, CLCS

Executive Account Manager

DIRECT 607-754-9876 |

FAX 860-652-3236

nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com> |

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-----Original Message-----

From: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Sent: Monday, August 31, 2026 4:46 PM

To: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>; Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>

Cc: Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Hey Nick,

Just following-up on this to make sure I didn't miss anything. Did we ever get together some options for insurance for 81 North Ave?

Thanks!

[cid:1254bd3a-fcd9-4f34-95d7-b87516a02af8]

From: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Sent: Wednesday, July 29, 2026 3:15 PM

To: Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>

Cc: Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>; Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Thank you, Lisa! It looks great!

I'll use these to help our efforts to gather options for you. I'll be in touch with next steps.

Thank you,

_____

Nicholas Spencer CPCU, CSRM, CLCS

Executive Account Manager

DIRECT 607-754-9876 |

FAX 860-652-3236

nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com> |

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-----Original Message-----

From: Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>

Sent: Wednesday, July 29, 2026 12:09 PM

To: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Cc: Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>; Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Hi Nick,

I have attached some interior and exterior photos of the updates at 81 North Avenue.

Let me know if you have any questions.

Thank you,

Lisa

[cid:1836effe-62a8-4f21-ae9f-de0678570913]

_____

From: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Sent: Monday, July 27, 2026 4:20 PM

To: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Cc: Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>; Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: [EXTERNAL] RE: [EXTERNAL] RE: 81 North Documentation

Okay, perfect!

Just a few photos of the front & rear exterior of the building, and 2-3 of each unit would be excellent.

Thank you for confirming that.

_____

Nicholas Spencer CPCU, CSRM, CLCS

Executive Account Manager

DIRECT 607-754-9876 |

FAX 860-652-3236

nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com> |

SmithBrothersUSA.com |

300 Plaza Drive, Vestal, NY 13850

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-----Original Message-----

From: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Sent: Monday, July 27, 2026 4:15 PM

To: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Cc: Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>; Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: Re: [EXTERNAL] RE: 81 North Documentation

The first floor is actually 953 sq ft, the second and third floors are 1,035 sq ft.

We can create a OneDrive folder to share photos. How many photos would you like of each space?

A rear fire escape system was designed and constructed for the building. It is pressure treated lumber decks and stairs. I can include a photo of this as well.

[cid:561b5214-2110-4f7f-be63-774a7e6fccee]

From: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Sent: Monday, July 27, 2026 3:23 PM

To: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Cc: Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>; Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: [EXTERNAL] RE: 81 North Documentation

Hi Sara,

Thank you for providing these copies of the leases and additional information. I'm working on this now.

Is the total square footage of the building 3,240, with each floor being 1,080?

Do you have any updated photos of the interior and exterior of the building that you can share with me?

What are the second means of egress from the 2nd & 3rd flood apartments?

Thank you,

_____

Nicholas Spencer CPCU, CSRM, CLCS

Executive Account Manager

DIRECT 607-754-9876 |

FAX 860-652-3236

nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com> |

SmithBrothersUSA.com |

300 Plaza Drive, Vestal, NY 13850

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-----Original Message-----

From: Zubalsky-Peer, Sara <zubalsky-peers@tiogacountyny.gov<mailto:zubalsky-peers@tiogacountyny.gov>>

Sent: Friday, July 24, 2026 11:52 AM

To: Nicholas Spencer <nspencer@smithbrothersusa.com<mailto:nspencer@smithbrothersusa.com>>

Cc: Williams, Lisa <WilliamsL@tiogacountyny.gov<mailto:WilliamsL@tiogacountyny.gov>>; Patton, Tara <pattont@tiogacountyny.gov<mailto:pattont@tiogacountyny.gov>>; Woodburn, Brittany <woodburnb@tiogacountyny.gov<mailto:woodburnb@tiogacountyny.gov>>

Subject: 81 North Documentation

Nick,

Thanks for meeting with us today. As requested, please find attached the lease agreements for 81 North Ave. I've also attached the tentative 2026 assessment roll from the assessor's office. 81 North Ave is on page 267.

[cid:e50d1662-4994-4cb5-bd63-9f106f6009c6]

*** Flood Quote Only, Not An Application ***



HARTFORD FIRE INSURANCE COMPANY
PO BOX 209385
DALLAS, TX 75320-9385

Date	Type	Tracking Number	EffectiveDate	Expiration Date	Waiting Period
10/02/2026	New	6501006766	10/28/2026	10/28/2027	Standard 30 Day Wait

PropertyAddress
81 NORTH AVE
OWEGO, NY 13827-1366

Insured Name(s)
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

Mailing Address and Phone
56 MAIN STREET
OWEGO, NY 13827

Agency Name, Address, and Phone
SMITH BROTHERS INSURANCE LLC
68 NATIONAL DRIVE
GLASTONBURY, CT 06033

Property Description
MIXED OCCUPANCY - RESIDENTIAL WITH COMMERCIAL USE.
FIRST FLOOR COMMERCIAL.

Home Phone:
Work Phone: (607) 687-8255
Cell Phone:
Email: ZUBALSKY-PEERS@TIOGACOUNTYNY.GOV

Phone Number: (860) 652-3235
Producer Code: 97574410
Email: NSPENCER@SMITHBROTHERSUSA.COM

Flood Zone and Community Information

CommunityName: OWEGO, VILLAGE OF
Current Flood Zone: AE
Community Number: 360840
Map Panel Suffix: E
Map Panel: 0382
FIRM Date: 05/16/1977
Program Status: Active and participating
County: TIOGA

Occupancy Information
Occupancy Type: Non-Residential Building

Foundation Information
Foundation: Basement

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	**$11,683.00**	**$500,000.00**	**$0.00**	**1250 / 0**
Rating Engine	$11,608.00	$500,000.00	$0.00	2000 / 0
Rating Engine	$11,415.00	$500,000.00	$0.00	5000 / 0
Rating Engine	$11,224.00	$500,000.00	$0.00	10000 / 0
Rating Engine	$10,292.00	$500,000.00	$0.00	25000 / 0
Rating Engine	$9,351.00	$500,000.00	$0.00	50000 / 0

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The Hartford

HARTFORD FIRE INSURANCE COMPANY
PO BOX 209385
DALLAS, TX 75320-9385

Date	Type	Tracking Number	EffectiveDate	Expiration Date	Waiting Period
10/05/2026	New	6501006766	10/28/2026	10/28/2027	Standard 30 Day Wait

PropertyAddress
81 NORTH AVE
OWEGO, NY 13827-1366

Insured Name(s)
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

Mailing Address and Phone
56 MAIN STREET
OWEGO, NY 13827

Agency Name, Address, and Phone
SMITH BROTHERS INSURANCE LLC
68 NATIONAL DRIVE
GLASTONBURY, CT 06033

Property Description
MIXED OCCUPANCY - RESIDENTIAL WITH COMMERCIAL USE.
FIRST FLOOR COMMERCIAL.

Home Phone:
Work Phone: (607) 687-8255
Cell Phone:
Email: ZUBALSKY.PEERS@TIOGACOUNTYNY.GOV

Phone Number: (860) 652-3235
Producer Code: 97574410
Email: NSPENCER@SMITHBROTHERSUSA.COM

Flood Zone and Community Information

CommunityName: OWEGO, VILLAGE OF
Current Flood Zone: AE
Community Number: 360840
Map Panel Suffix: E
Map Panel: 0382

FIRM Date: 05/16/1977
Program Status: Active and participating
County: TIOGA

Occupancy Information

Occupancy Type: Non-Residential Building

Foundation Information

Foundation: Basement

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	**$5,935.00**	**$100,000.00**	**$0.00**	**1000 / 0**
Rating Engine	$5,849.00	$100,000.00	$0.00	2000 / 0
Rating Engine	$5,721.00	$100,000.00	$0.00	5000 / 0
Rating Engine	$5,634.00	$100,000.00	$0.00	10000 / 0
Rating Engine	$4,995.00	$100,000.00	$0.00	25000 / 0
Rating Engine	$4,446.00	$100,000.00	$0.00	50000 / 0

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HARTFORD FIRE INSURANCE COMPANY
PO BOX 209385
DALLAS, TX 75320-9385

Date	Type	Tracking Number	EffectiveDate	Expiration Date	Waiting Period
10/05/2026	New	6501006766	10/28/2026	10/28/2027	Standard 30 Day Wait

PropertyAddress
81 NORTH AVE
OWEGO, NY 13827-1366

Insured Name(s)
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

Mailing Address and Phone
56 MAIN STREET
OWEGO, NY 13827

Agency Name, Address, and Phone
SMITH BROTHERS INSURANCE LLC
68 NATIONAL DRIVE
GLASTONBURY, CT 06033

Property Description
MIXED OCCUPANCY - RESIDENTIAL WITH COMMERCIAL USE.
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Work Phone: (607) 687-8255
Cell Phone:
Email: ZUBALSKY-PEERS@TIOGACOUNTYNY.GOV

Phone Number: (860) 652-3235
Producer Code: 97574410
Email: NSPENCER@SMITHBROTHERSUSA.COM

Flood Zone and Community Information

CommunityName: OWEGO, VILLAGE OF
Current Flood Zone: AE
Community Number: 360840
Map Panel Suffix: E
Map Panel: 0382

FIRM Date: 05/16/1977
Program Status: Active and participating
County: TIOGA

Occupancy Information

Occupancy Type: Non-Residential Building

Foundation Information

Foundation: Basement

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	**$8,871.00**	**$250,000.00**	**$0.00**	**1250 / 0**
Rating Engine	**$8,871.00**	**$250,000.00**	**$0.00**	**1500 / 0**
Rating Engine	$8,802.00	$250,000.00	$0.00	2000 / 0
Rating Engine	$8,635.00	$250,000.00	$0.00	5000 / 0
Rating Engine	$8,486.00	$250,000.00	$0.00	10000 / 0
Rating Engine	$7,667.00	$250,000.00	$0.00	25000 / 0
Rating Engine	$6,898.00	$250,000.00	$0.00	50000 / 0

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CRC Services

Property Cleanout, Site Clearing & Renovation Services

3387 State Route 34B, Scipio Center, NY 13147
crcservices.biz | crcservicesny@gmail.com | 315-364-1596

September 11, 2026

Tara Patton, Housing Development Specialist
Tioga County Property Development Corporation
56 Main Street, Owego, NY 13827
pattont@tiogacountyny.gov

Re: Proposal for Lawn Maintenance Services — TCPDC Property Portfolio, Tioga County, NY

Dear Ms. Patton,

CRC Services is pleased to submit this proposal in response to the Tioga County Property Development Corporation's Request for Proposals for Lawn Maintenance Services. CRC is based in Scipio Center, NY, and already performs recurring cleanout and property-upkeep work for Tioga County Property Management across multiple properties, giving us direct familiarity with maintaining scattered-site, vacant, and improved lots to a consistent standard across a county-wide portfolio.

As an owner-operated business, every property on this contract would be maintained directly by our own crew on a consistent mowing cycle, with no subcontracted dispatch layer between TCPDC and the people doing the work. Our proposed pricing, staffing and equipment plan, references, and required forms are enclosed.

Please don't hesitate to reach out with any questions.

Sincerely,

_____

Marah Camp, Owner
CRC Services

Business Description & Capability

CRC Services is an owner-operated property services company based in Scipio Center, NY, operating since March 2026, performing junk removal, full-property cleanouts, yard and overgrowth clearing, light demolition, and renovation trades work. CRC is a women-owned business — registered as a sole proprietorship in the name of owner Marah Camp — with field operations and on-site work led directly by co-operator Cody Camp.

CRC already performs recurring cleanout and property-upkeep work for Tioga County Property Management across multiple properties, and grounds/overgrowth clearing for other clients — directly comparable to the mowing, trimming, and grounds-cleanup scope in this RFP. This proposal covers the full TCPDC portfolio listed in Section 2 of the RFP; CRC is also glad to service a subset of locations if TCPDC prefers to split the contract.

Staffing & Equipment

This contract would be staffed by CRC's core crew, led by co-operator Cody Camp, with additional trusted labor brought on as needed to keep all locations on a consistent three-week mowing cycle. CRC does not use subcontracted labor for routine mowing — all work is performed in-house.

Equipment: CRC currently owns mowing and trimming equipment used across its existing yard-clearing and grounds work, along with a pickup truck and trailer for hauling debris and equipment between sites. If awarded a contract of this size, CRC would add a second mower/trimmer set to keep pace with the three-week cycle across all 9 site groups.

Pricing

CRC's standard rate for mowing and grounds maintenance is $100 per acre of mowed area, based on actual parcel acreage (Tioga County real property tax records), subject to a $35 minimum charge per lot per visit to account for mobilization and drive time between scattered village lots. This minimum applies to the majority of the smaller in-town lots in this portfolio, most of which are well under half an acre.

Service	Standard Unit Price
Routine mowing of a vacant lot, per visit	$100/acre, $35 minimum
Routine mowing of a lot with a structure, per visit	$100/acre, $35 minimum
Non-routine work (brush removal, etc.), as requested by TCPDC	$75.00/hour

TCPDC's location list does not specify which properties contain structures, so CRC is quoting one unified per-acre rate that applies to both categories; happy to revisit if TCPDC can flag the 4 structure properties specifically. Unit prices include removal of up to ½ cubic yard of debris per lot at each mowing, per RFP requirement.

Itemized Pricing by Location (backup detail)

The table below shows CRC's $100/acre rate applied to the actual acreage of each property, per Tioga County real property records, with the $35 minimum applied where the raw acreage calculation falls below it. This is the per-visit price at each location, charged on the RFP's three-week mowing cycle.

Address	City	Acres	Price/Visit
115-117 Chestnut Street	Owego, NY	0.23	$35.00
92-94 Liberty Street	Owego, NY	0.21	$35.00
96-102 Liberty Street	Owego, NY	0.55	$54.66
107 Liberty Street	Owego, NY	0.29	$35.00
110 Liberty Street	Owego, NY	0.73	$72.53
112 Liberty Street	Owego, NY	0.28	$35.00
113 Liberty Street	Owego, NY	0.30	$35.00
117 Liberty Street	Owego, NY	0.11	$35.00
119 Liberty Street	Owego, NY	0.12	$35.00
103 Liberty Street	Owego, NY	0.26	$35.00
37 Temple Street	Owego, NY	0.19	$35.00
39-41 Temple Street	Owego, NY	0.26	$35.00
43-45 Temple Street	Owego, NY	0.28	$35.00
47 Temple Street	Owego, NY	0.12	$35.00
49 Temple Street	Owego, NY	0.19	$35.00
54 Temple Street	Owego, NY	0.32	$35.00
247 Main Street	Owego, NY	0.31	$35.00
94 Spencer Avenue	Owego, NY	0.20	$35.00
98 Spencer Avenue	Owego, NY	0.08	$35.00
81 Hickories Park Avenue	Owego, NY	1.91	$190.70
81 North Avenue (trim & cleanup only)	Owego, NY	0.07	$35.00
39 Railroad Avenue	Berkshire, NY	0.45	$45.04
TOTAL — all 22 lots, one visit			**$992.93**

At one visit every 3 weeks across a roughly 7-month mowing season (about 10 cycles), this portfolio totals approximately $9,929 for the season at these rates, before any non-routine work.

References

Reference 1

Name: Craig Stull Company: Renowned Realty

Property: 3994 Church Street, Burdett, NY (one of several properties)

Phone: 585-503-7287 Email: KNKRealEstateHoldingsLLC@gmail.com

Nature of work performed: Repeat client — CRC Services has been hired for cleanout, renovation, and property-turnover work across numerous Renowned Realty properties.

Reference 2

Name: Stefann Anderson Property: 4341 Pine Hill Rd, Corning, NY

Phone: 607-319-6984 Email: Humpy6949@gmail.com

Nature of work performed: Yard cleanup — clearing an overgrown yard and brush.

Insurance

CRC Services carries Commercial General Liability coverage through Berkshire Hathaway Direct Insurance Company (biBERK) at $1,000,000 per occurrence/per location and $2,000,000 in the aggregate, meeting this RFP's CGL requirement (current Certificate of Liability Insurance enclosed). CRC is confirming its Professional Liability coverage meets the required $1,000,000 limit and is adding Commercial Automobile Liability coverage at the required $1,000,000 per-occurrence limit, and will provide an updated Certificate of Liability Insurance — naming the Tioga County Property Development Corporation, Housing Trust Fund Corporation, and the State of New York as additional insureds with a waiver of subrogation — prior to contract execution and before commencing any work.

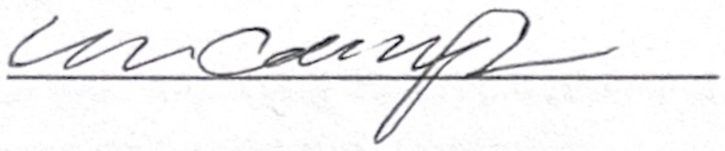
CRC Services has no employees and is exempt from New York State Workers' Compensation and Disability Benefits insurance requirements. A completed NYS Workers' Compensation Board Form CE-200 (Certificate of Attestation of Exemption) is enclosed.

Enclosures: Certificate of Liability Insurance (ACORD 25); NYS CE-200; Non-Collusive Bidding Certification

Non-Collusive Bidding Certification

In accordance with Section 103D of the New York State General Municipal Law, the undersigned declares that, in submitting this Proposal, CRC Services is the only party interested in said Proposal; that it is made without any connection with any person making another Proposal for the same Contract; that the Proposal is, in all respects, fair and without Collusion, Fraud or Mental Reservation; and that no officials of, or persons employed by, the Tioga County Property Development Corporation are directly or indirectly interested in said Proposal or in any portion of the profits thereof.

Name of Bidder: CRC Services

Signature of Signer: 

Title: Owner

Non-Collusive Affidavit (NC-3)

State of New York)

)ss.

County of ~~Hoga~~ Cayuga)

Marah Camp, being first duly sworn, deposes and says that:

A. He/She is owner, partner, officer, representative or agent of CRC Services, the Bidder that has submitted the attached Quotation.

B. He/She is fully informed respecting the preparation and contents of the attached Quotation and of all pertinent circumstances respecting such Quotation;

C. Such quotation is genuine and is not a collusive or sham Quotation;

D. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived, agreed, directly or indirectly, with any other Bidder, firm or person, to submit a collusive or sham Proposal, in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Quotation or that of any other Bidder, or to fix any overhead, profit or cost element of the quote price or the quoted price of any other Bidder or to secure, through any collusion, conspiracy, connivance or unlawful agreement, any advantage against the Local Public Agency or any person interested in the proposed Contract, and;

E. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees or parties in interest, including this Affiant.

(Signed): Joelle Cooper

Subscribed and sworn to before me this 18th day of September, 2026

My Commission expires: March 17th 2027

(This is a sworn affidavit — sign and notarize before submission.)

JOELLE COOPER
Notary Public, State of New York
No. 01CO6089189
Qualified in Cayuga County
Commission Expires March 17, 2027

NON-COLLUSIVE BIDDING CERTIFICATION

Special Note:

BIDDER MUST RETURN THIS FORM WITH THE PROPOSAL FORM

TO THE TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION:

In accordance with Section 103D of the New York State General Municipal Law, the Undersigned declares that, in submitting this Proposal, he/she is or they are the only person(s) interested in said Proposal that it is made without any connection with any person making another Proposal for the same Contract; that the Proposal is, in all respects, fair and without Collusion, Fraud or Mental Reservation; and that no officials of the Tioga County Property Development Corp. or any person in the employ of the Tioga County Property Development Corp., is directly or indirectly interested in said Proposal or in the Supplies, Materials, Equipment or Work to which it relates, or in any portion of the profits thereof.

NON-COLLUSIVE BIDDING CERTIFICATION: (Section 103d, as amended)

1. By submission of this Proposal, each Bidder and each Person signing on behalf of any Bidder certifies, and in the case of a Joint Proposal, each Party thereto, certifies as to its own organization, under penalty of perjury, that, to the best knowledge and belief:

   A. The prices in this Proposal have been arrived at independently, without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices, with any other Bidder or with any Competitor.

   B. Unless otherwise required by law, the prices which have been quoted in this Proposal, have not been knowingly disclosed by the Bidder and will not knowingly be disclosed, by the Bidder prior to Proposal Opening, either directly or indirectly, to any Bidder or to any Competitor.

   C. No attempt has been made or will be made, by the Bidder, to induce any other person, partnership or corporation to submit or not submit a Proposal, with the purpose or restricting competition.

Norah Camp
NAME OF BIDDER

SIGNATURE OF SIGNER

Owner
TITLE

NOTE:
A Proposal shall not be considered for award nor shall any award be made where: Paragraph 1, Subparagraphs A, B and C above, have not been complied with, providing however, that, if in any case, the Bidder cannot make the aforegoing certification, the Bidder shall so state and shall furnish, with the Proposal, a signed statement which sets forth, in detail, the reason therefore.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
	E-MAIL ADDRESS: customerservice@biBERK.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkshire Hathaway Direct Insurance Company	10391
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Cody Camp
CRC Services
3387 State Route 34b
Scipio Center, NY 13147

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
	X Primary and Noncontributory	X	X	N9BP390189	03/27/2026	03/27/2027	MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ Included
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			N9CX393678	03/27/2026	03/27/2027	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

TIOGA COUNTY PROPERTY DEVELOPMENT CORP. is listed as additional insured as it pertains to general liability (see endorsement attached)

This policy is primary as to losses it covers, and the Insurer will not seek contribution if there is a written agreement between the insured and the certificate holder (see endorsement attached)

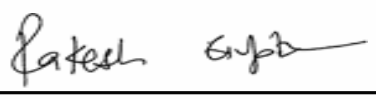
CERTIFICATE HOLDER

TIOGA COUNTY PROPERTY DEVELOPMENT CORP.
56 MAIN STREET
Owego, NY 13827

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 10/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER	CONTACT NAME:	
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No, Ext): (844) 472-0967	FAX (A/C, No): (203) 654-3613
	E-MAIL ADDRESS: salessupport@biberk.com	
	PRODUCER CUSTOMER ID:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Cody Camp CRC Services 3387 State Route 34b Scipio Center, NY 13147	INSURER A : Berkshire Hathaway Direct Insurance Compai	562119
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Location: 3387 State Route 34bScipio Center, NY 13147
Bldg #001: Carpentry - 7422101

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INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	X PROPERTY CAUSES OF LOSS — DEDUCTIBLES BASIC — BUILDING 250 BROAD — CONTENTS X SPECIAL EARTHQUAKE WIND FLOOD	N9BP390189	03/27/2026	03/27/2027	BUILDING PERSONAL PROPERTY BUSINESS INCOME EXTRA EXPENSE RENTAL VALUE BLANKET BUILDING BLANKET PERS PROP BLANKET BLDG & PP	$ 0 $ 0 $ 0 $ 0 $ $ n/a $ n/a $ n/a
	INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY POLICY NUMBER				
	CRIME TYPE OF POLICY					
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

TIOGA COUNTY PROPERTY DEVELOPMENT CORP.
56 MAIN STREET
Owego, NY 13827

CANCELLATION

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AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
TIOGA COUNTY PROPERTY DEVELOPMENT CORP.	Various
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

The following is added to Paragraph **C. Who Is An Insured** in **Section II – Liability:**

3. Any person(s) or organization(s) shown in the Schedule is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

a. Your acts or omissions; or

b. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

© ISO Properties, Inc., 2005

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

The following is added to Paragraph **H. Other Insurance** of **Section III – Common Policy Conditions** and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

1. The additional insured is a Named Insured under such other insurance; and

2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

 © Insurance Services Office, Inc., 2012

CRC Services

Property Cleanout, Site Clearing & Renovation Services

3387 State Route 34B, Scipio Center, NY 13147
crcservices.biz | crcservicesny@gmail.com | 315-364-1596

September 11, 2026

Tara Patton, Housing Development Specialist
Tioga County Property Development Corporation
56 Main Street, Owego, NY 13827
pattont@tiogacountyny.gov

Re: Proposal for Snow Removal Services — TCPDC Property Portfolio, Tioga County, NY

Dear Ms. Patton,

CRC Services is pleased to submit this proposal in response to the Tioga County Property Development Corporation's Request for Proposals for Snow Removal Services. CRC is based in Scipio Center, NY, and regularly works throughout Cayuga, Tioga, and the surrounding Finger Lakes and Southern Tier counties, including current work for Tioga County Property Management on cleanout and property upkeep. We are prepared to service TCPDC's scattered-site portfolio in and around Owego and Waverly, and to mobilize quickly ahead of and during winter weather events.

As an owner-operated business, every site on this contract would be serviced directly by our own crew, with no subcontracted dispatch layer between TCPDC and the people clearing your properties. Our proposed pricing, staffing and equipment plan, references, and required forms are enclosed.

Please don't hesitate to reach out with any questions.

Sincerely,

_____

Marah Camp, Owner
CRC Services

Business Description & Capability

CRC Services is an owner-operated property services company based in Scipio Center, NY, operating since March 2026. Alongside junk removal, cleanouts, and yard/overgrowth clearing, CRC performs light demolition and renovation trades work. CRC is a women-owned business — registered as a sole proprietorship in the name of owner Marah Camp — with field operations, walkthroughs, and on-site work led directly by co-operator Cody Camp, who brings a hands-on trades background (small engine and automotive repair, power equipment, general contracting) directly relevant to keeping snowblowers and clearing equipment running through a full winter season.

CRC already performs recurring cleanout and property-upkeep work for Tioga County Property Management across multiple properties, and for Renowned Realty across numerous properties, giving us direct experience managing scattered-site portfolios similar in structure to TCPDC's. This proposal covers the full TCPDC portfolio; CRC is also glad to service a subset of locations if the Land Bank prefers to split the contract.

Staffing & Equipment

This contract would be staffed by CRC's core crew, led by co-operator Cody Camp, with additional trusted labor brought on for full-portfolio snow events to keep all locations clear within the RFP's 6:00 AM deadline. CRC does not use subcontracted labor for routine snow removal — all work is performed in-house.

Equipment: CRC currently owns a pickup truck and trailer, snowblowers, hand tools, snow shovels, and power equipment used across its cleanout and yard-service work. CRC does not use a truck-mounted plow — all snow and ice removal on this contract, including parking lots and driveways, is performed with snowblowers and hand tools, which are sufficient to clear the sidewalks, walkways, and small parking areas in this RFP's scope within the required timeframe. Salt and de-icing material is spread by hand at each location.

Pricing

Pricing below reflects CRC's proposed rates for the TCPDC snow season, set competitively against regional commercial snow removal market rates for a scattered-site, small-footprint portfolio of this kind.

Service	Standard Unit Price
Routine snow removal (snowblower/shovel) + salting/de-icing — parking lots/driveways, per visit	$45.00
Routine snow removal (snowblower/shovel) + salting/de-icing — sidewalks, per visit	$20.00
Salting/de-icing only (accumulation < 2")— per location, per visit	$15.00
Non-routine / emergency snow removal (as requested by TCPDC)	$75.00/hour

These are per-visit unit prices applied at each of the locations listed below, triggered by qualifying snowfall/ice per the RFP's service standards. CRC is proposing on the full portfolio listed in Section 2 of the RFP.

Locations & Task Type (per RFP Section 2)

Address	City	Task Needed
115-117 Chestnut Street	Owego, NY	Sidewalks
92-94, 96-102, 107, 110, 112, 113, 117, 119 Liberty Street	Owego, NY	Sidewalks
103 Liberty Street	Owego, NY	Sidewalk, walkway, driveway
37, 39-41, 43-45, 47, 49, 54 Temple Street	Owego, NY	Sidewalks
247 Main Street	Owego, NY	Sidewalks
94, 98 Spencer Avenue	Owego, NY	Sidewalks
81 North Avenue	Owego, NY	Sidewalk, walkway, fire escape*
121 Providence Street	Waverly, NY	Sidewalk, walkway, driveway

**Magnesium chloride will be used at 81 North Avenue (pressure-treated lumber), per RFP requirement.*

References

Reference 1

Name: Craig Stull Company: Renowned Realty

Property: 3994 Church Street, Burdett, NY (one of several properties)

Phone: 585-503-7287 Email: KNKRealEstateHoldingsLLC@gmail.com

Nature of work performed: Repeat client — CRC Services has been hired for cleanout, renovation, and property-turnover work across numerous Renowned Realty properties.

Reference 2

Name: Stefann Anderson Property: 4341 Pine Hill Rd, Corning, NY

Phone: 607-319-6984 Email: Humpy6949@gmail.com

Nature of work performed: Yard cleanup — clearing an overgrown yard and brush.

Insurance

CRC Services carries Commercial General Liability coverage through Berkshire Hathaway Direct Insurance Company (biBERK) at $1,000,000 per occurrence/per location and $2,000,000 in the aggregate, meeting this RFP's CGL requirement (current Certificate of Liability Insurance enclosed). CRC is confirming its Professional Liability coverage meets the required $1,000,000 limit and is adding Commercial Automobile Liability coverage at the required $1,000,000 per-occurrence limit, and will provide an updated Certificate of Liability Insurance — naming the Tioga County Property Development Corporation, Housing Trust Fund Corporation, and the State of New York as additional insureds with a waiver of subrogation — prior to contract execution and before commencing any work.

CRC Services has no employees and is exempt from New York State Workers' Compensation and Disability Benefits insurance requirements. A completed NYS Workers' Compensation Board Form CE-200 (Certificate of Attestation of Exemption) is enclosed.

Enclosures: Certificate of Liability Insurance (ACORD 25); NYS CE-200; Non-Collusive Bidding Certification

Non-Collusive Affidavit (NC-3)

State of New York)

)ss.

County of ~~Tioga~~ Cayuga)

Marah Camp, being first duly sworn, deposes and says that:

A. He/She is owner, partner, officer, representative or agent of CRC Services, the Bidder that has submitted the attached Quotation.

B. He/She is fully informed respecting the preparation and contents of the attached Quotation and of all pertinent circumstances respecting such Quotation;

C. Such quotation is genuine and is not a collusive or sham Quotation;

D. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived, agreed, directly or indirectly, with any other Bidder, firm or person, to submit a collusive or sham Proposal, in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Quotation or that of any other Bidder, or to fix any overhead, profit or cost element of the quote price or the quoted price of any other Bidder or to secure, through any collusion, conspiracy, connivance or unlawful agreement, any advantage against the Local Public Agency or any person interested in the proposed Contract, and;

E. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees or parties in interest, including this Affiant.

(Signed): _____

Subscribed and sworn to before me this 18th day of September, 2026

My Commission expires: March 17th 2027

(This is a sworn affidavit — sign and notarize before submission.)

_____
Notary

JOELLE COOPER
Notary Public, State of New York
No. 01CO6089189
Qualified in Cayuga County
Commission Expires March 17, 2027

NON-COLLUSIVE BIDDING CERTIFICATION

Special Note:

BIDDER MUST RETURN THIS FORM WITH THE PROPOSAL FORM

TO THE TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION:

In accordance with Section 103D of the New York State General Municipal Law, the Undersigned declares that, in submitting this Proposal, he/she is or they are the only person(s) interested in said Proposal that it is made without any connection with any person making another Proposal for the same Contract; that the Proposal is, in all respects, fair and without Collusion, Fraud or Mental Reservation; and that no officials of the Tioga County Property Development Corp. or any person in the employ of the Tioga County Property Development Corp., is directly or indirectly interested in said Proposal or in the Supplies, Materials, Equipment or Work to which it relates, or in any portion of the profits thereof.

NON-COLLUSIVE BIDDING CERTIFICATION: (Section 103d, as amended)

1. By submission of this Proposal, each Bidder and each Person signing on behalf of any Bidder certifies, and in the case of a Joint Proposal, each Party thereto, certifies as to its own organization, under penalty of perjury, that, to the best knowledge and belief:

   A. The prices in this Proposal have been arrived at independently, without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices, with any other Bidder or with any Competitor.

   B. Unless otherwise required by law, the prices which have been quoted in this Proposal, have not been knowingly disclosed by the Bidder and will not knowingly be disclosed, by the Bidder prior to Proposal Opening, either directly or indirectly, to any Bidder or to any Competitor.

   C. No attempt has been made or will be made, by the Bidder, to induce any other person, partnership or corporation to submit or not submit a Proposal, with the purpose or restricting competition.

Norah Camp
NAME OF BIDDER

SIGNATURE OF SIGNER

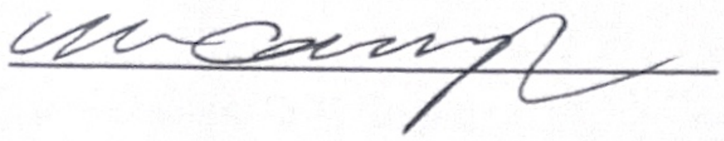
Owner
TITLE

NOTE:
A Proposal shall not be considered for award nor shall any award be made where: Paragraph 1, Subparagraphs A, B and C above, have not been complied with, providing however, that, if in any case, the Bidder cannot make the aforegoing certification, the Bidder shall so state and shall furnish, with the Proposal, a signed statement which sets forth, in detail, the reason therefore.

Non-Collusive Bidding Certification

In accordance with Section 103D of the New York State General Municipal Law, the undersigned declares that, in submitting this Proposal, CRC Services is the only party interested in said Proposal; that it is made without any connection with any person making another Proposal for the same Contract; that the Proposal is, in all respects, fair and without Collusion, Fraud or Mental Reservation; and that no officials of, or persons employed by, the Tioga County Property Development Corporation are directly or indirectly interested in said Proposal or in any portion of the profits thereof.

Name of Bidder: CRC Services

Signature of Signer: 

Title: Owner

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
	E-MAIL ADDRESS: customerservice@biBERK.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkshire Hathaway Direct Insurance Company	10391
INSURER B :	
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INSURER F :	

INSURED
Cody Camp
CRC Services
3387 State Route 34b
Scipio Center, NY 13147

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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							PERSONAL & ADV INJURY	$ Included
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			N9CX393678	03/27/2026	03/27/2027	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

TIOGA COUNTY PROPERTY DEVELOPMENT CORP. is listed as additional insured as it pertains to general liability (see endorsement attached)

This policy is primary as to losses it covers, and the Insurer will not seek contribution if there is a written agreement between the insured and the certificate holder (see endorsement attached)

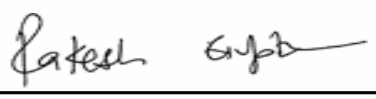
CERTIFICATE HOLDER

TIOGA COUNTY PROPERTY DEVELOPMENT CORP.
56 MAIN STREET
Owego, NY 13827

CANCELLATION

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AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 10/08/2026

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PRODUCER	CONTACT NAME:	
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No, Ext): (844) 472-0967	FAX (A/C, No): (203) 654-3613
	E-MAIL ADDRESS: salessupport@biberk.com	
	PRODUCER CUSTOMER ID:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Cody Camp CRC Services 3387 State Route 34b Scipio Center, NY 13147	INSURER A : Berkshire Hathaway Direct Insurance Compai	562119
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COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Location: 3387 State Route 34bScipio Center, NY 13147
Bldg #001: Carpentry - 7422101

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	X PROPERTY CAUSES OF LOSS — DEDUCTIBLES BASIC — BUILDING 250 BROAD — CONTENTS X SPECIAL EARTHQUAKE WIND FLOOD	N9BP390189	03/27/2026	03/27/2027	BUILDING PERSONAL PROPERTY BUSINESS INCOME EXTRA EXPENSE RENTAL VALUE BLANKET BUILDING BLANKET PERS PROP BLANKET BLDG & PP	$ 0 $ 0 $ 0 $ 0 $ $ n/a $ n/a $ n/a
	INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY POLICY NUMBER				
	CRIME TYPE OF POLICY					
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

TIOGA COUNTY PROPERTY DEVELOPMENT CORP.
56 MAIN STREET
Owego, NY 13827

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
TIOGA COUNTY PROPERTY DEVELOPMENT CORP.	Various
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

The following is added to Paragraph **C. Who Is An Insured** in **Section II – Liability:**

3. Any person(s) or organization(s) shown in the Schedule is also an additional insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

a. Your acts or omissions; or

b. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

© ISO Properties, Inc., 2005

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

The following is added to Paragraph **H. Other Insurance** of **Section III – Common Policy Conditions** and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

1. The additional insured is a Named Insured under such other insurance; and

2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

 © Insurance Services Office, Inc., 2012

Scott's Lawn & Landscape Care
GrassPays LLC
9 Franklin Ave
Newark Valley, NY 13811
607.239.0731
sllckasmarcik@yahoo.com

October 13th, 2026

Tioga County Property Development Corp.
56 Main Street
Owego, New York 13827

Proposal –

Attached is estimate #1037 which outlines the mowing rates for the designated sites supplied. Each site is given a "per service rate" for the general mowing, string trimming, and debris pick up. I found providing a "per service rate" works best for these situations should a property be removed from the routine maintenance schedule. The total provided on the estimate of $479.00 is assuming all sites listed are maintained all at once. Sites will be invoiced based on the date of services when they are performed, therefore they may not all be done in a single day and will be broken down on the invoice.

Hourly work above mowing –

Below are labor and equipment rates for any additional work requested. If it's not listed for equipment just ask, we have much more than listed.

Labor rate: $60.00 per hour per laborer
Small hand equipment (sting trimmings, chain saws, flat tamps etc.): $22.50 per hour per piece of equipment
E 60 Excavator w/ operator: $125.00 per hour 2.5 hour minimum
John Deere Tractor with brush Hog w/ operator: $ 75.00 per hour 2.5 hour minimum
Trash Disposal Fees:
Green Waist: $72.00 per load
Landfill Material: $120.00 per ton

Single Axel Dump Truck Hourly Rates w/ Driver:
3500 Ram w/ 14 Ft Box 2.5-ton load capacity – $75.00 per hour
GM Volvo with load capacity 8 ton – $105.00 per hour

Equipment –

Explanation of existing equipment owned and planned.

Currently GrassPays LLC Scott's Lawn & Landscape Care has 13 zero turn mowers, some are stand up and some sit down units. Traditionally we buy a new mower every 2 to 3 years. Annually new string trimmers, backpack blowers, and hedge maintenance equipment are purchased.

Additional equipment includes 580 Super K Case backhoe, three skid steers in three different sizes with one being new as of December 31st, 2024. We also have an arial man lift on track with a boom height of 48 ft along with a tow behind chipper.

Optional Services-

GrassPays LLC is a NYS permitted applicator for herbicides and pesticides should there be a need for growth inhibitor or pest control. Separate rates can be provided for these services on a seasonal basis or as needed.

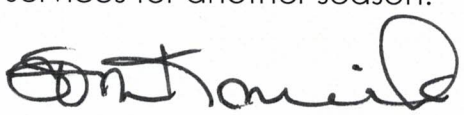
References

Chris Powers – Tioga State Bank – 607.765.7352

Branon Smith – Tioga Cemetery – 607.972.5922

Dustin Whalen - UHS - 607.373.6215

Thank You for the opportunity to provide rates for the coming 2027 season for the Tioga County Property Development Corporation. Everyone at GrassPays LLC Scott's Lawn & Landscape Care looks forward to providing maintenance services for another season.


10/13/2026

Scott M Kasmarcik
Owner
GrassPays LLC Scott's Lawn & Landscape Care

Scott's Lawn & Landscape Care
GrassPays LLC
9 Franklin Ave
Newark Valley, New York 13811
607-239-0731 -
sllckasmarcik@yahoo.com

Estimate

Date	Estimate #
10/13/2026	1037

Tioga County Property Development Corp.
56 Main Street
Owego, New York 13827

Estimate Valid Until	Project
11/1/2025	

Description	Qty	Total
Mowing & Trimming As Needed every three weeks- 92-94, 96-102, 107, 110, 112, 113,117,119 Liberty Street, Owego NY 103 Liberty Street, Owego NY 115-117 Chestnut Street, Owego NY 94,98 Spencer Avenue, Owego NY (outside of temporary orange fence) 247 Main Street, Owego NY 121 Providence Street Waverly 81 Hickories Park Ave Owego NY - Blow off all sidewalks, driveways, and roadways from blown grass, pick up of blown grass and debris as needed Per service rate per address listed - $18.00 per site address x 18 = $324.00 37, 39-41, 43-45, 47, 49,54 Temple Street, Owego NY 92-94, 96-102, 107, 110, 112, 113,117,119 Liberty Street, Owego NY 103 Liberty Street, Owego NY 115-117 Chestnut Street, Owego NY 94, 98 Spencer Avenue, Owego NY Per service rate per address listed - $20.00 per site address x 1 = $20.00 (string trimming mostly) 81 North Ave Owego NY Per service rate per address listed - $45.00 per site address x 3 = $135.00 247 Main Street, Owego NY 81 Hickories Park Ave Owego NY 39 Railroad Ave Berkshire NY		479.00T

Price total given is per service with NYS Sales Tax

Sales Tax (0.0%)	$0.00
Total	$479.00

NON-COLLUSIVE BIDDING CERTIFICATION

Special Note:

BIDDER MUST RETURN THIS FORM WITH THE PROPOSAL FORM

TO THE TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION:

In accordance with Section 103D of the New York State General Municipal Law, the Undersigned declares that, in submitting this Proposal, he/she is or they are the only person(s) interested in said Proposal that it is made without any connection with any person making another Proposal for the same Contract; that the Proposal is, in all respects, fair and without Collusion, Fraud or Mental Reservation; and that no officials of the Tioga County Property Development Corp. or any person in the employ of the Tioga County Property Development Corp., is directly or indirectly interested in said Proposal or in the Supplies, Materials, Equipment or Work to which it relates, or in any portion of the profits thereof.

NON-COLLUSIVE BIDDING CERTIFICATION: (Section 103d, as amended)

1. By submission of this Proposal, each Bidder and each Person signing on behalf of any Bidder certifies, and in the case of a Joint Proposal, each Party thereto, certifies as to its own organization, under penalty of perjury, that, to the best knowledge and belief:

   A. The prices in this Proposal have been arrived at independently, without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices, with any other Bidder or with any Competitor.

   B. Unless otherwise required by law, the prices which have been quoted in this Proposal, have not been knowingly disclosed by the Bidder and will not knowingly be disclosed, by the Bidder prior to Proposal Opening, either directly or indirectly, to any Bidder or to any Competitor.

   C. No attempt has been made or will be made, by the Bidder, to induce any other person, partnership or corporation to submit or not submit a Proposal, with the purpose or restricting competition.

Scott M. Kasmarcik
NAME OF BIDDER

SIGNATURE OF SIGNER

Owner
TITLE

NOTE:
A Proposal shall not be considered for award nor shall any award be made where: Paragraph 1, Subparagraphs A, B and C above, have not been complied with, providing however, that, if in any case, the Bidder cannot make the aforegoing certification, the Bidder shall so state and shall furnish, with the Proposal, a signed statement which sets forth, in detail, the reason therefore.

Where Paragraph 1, Subparagraphs A, B and C above, have not been complied with, the Proposal shall not be considered for award nor shall any award to made, unless, the Head of the Purchasing Unit of the political subdivision, public department, agency or official thereof, to which the Proposal is made, or his/her designee, determines that such disclosure was not made for the purpose of restricting competition.

The fact that a Bidder has published price lists, rates or tariffs covering items being procured; informed prospective customers of proposed or pending publications of new or revised price lists for such items or has sold the same items to other customers at the same prices as being Proposed; does not constitute, without more, a disclosure within the meaning of paragraph 1, subparagraphs A, B & C.

NON-COLLUSIVE AFFIDAVIT

STATE OF NEW YORK _____)
)ss.
COUNTY OF Tioga)

Scott M. Kasmerski
being first duly sworn, deposes and says that:

A. He/She is owner, partner, officer, representative or agent of:
GrassPays LLC
the Bidder that has submitted the attached Quotation.

B. He/She is fully informed respecting the preparation and contents of the attached Quotation and of all pertinent circumstances respecting such Quotation;

C. Such quotation is genuine and is not a collusive or sham Quotation;

D. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived, agreed, directly or indirectly, with any other Bidder, firm or person, to submit a collusive or sham Proposal, in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Quotation or that of any other Bidder, or to fix any overhead, profit or cost element of the quote price or the quoted price of any other Bidder or to secure, through any collusion, conspiracy, connivance or unlawful agreement, any advantage against the Local Public Agency or any person interested in the proposed Contract, and;

E. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees or parties in interest, including this Affiant.

(Signed): _____

_____

Jennifer Prieto
Subscribed and sworn to before me
this 13 day of October 2026
AUGUST 2, 2030
My Commission expires:

JENNIFER PRIETO
Notary Public, State of New York
Qual. in Tioga Co. No. 01PR6225970
My Commission Expires Aug. 2, 2030

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/02/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Automatic Data Processing Insurance Agency, Inc.
Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland NJ 07068	PHONE (A/C, No, Ext): 1-800-524-7024 FAX (A/C, No): E-MAIL ADDRESS:

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Grasspays LLC 9 Franklin Ave Newark Valley NY 138112445	INSURER A : Twin City Fire Insurance Company	29459
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 5307138 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [Y] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	76WEGBR5LKA	03/27/2026	03/27/2027	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Tioga County Property Development Corp.
56 Main Street
Owego NY 13827

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SCOTMKA-01 MGUILES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # BR-870302
Highstreet Insurance & Financial Services
591 Hooper Road
Endwell, NY 13760-1953

CONTACT NAME: Maria Guiles
PHONE (A/C, No, Ext): (607) 642-3224 FAX (A/C, No):
E-MAIL ADDRESS: Maria.Guiles@highstreetins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : NGM Insurance Company	14788
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Grasspays LLC DBA Scott's Lawn & Landscape Care
9 Franklin Ave
Newark Valley, NY 13811

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	[ ] CLAIMS-MADE [X] OCCUR			CP00081288	11/10/2025	11/10/2026	EACH OCCURRENCE	$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY							
	[ ] ANY AUTO			CA00030189	11/10/2025	11/10/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB [X] OCCUR							
	[ ] EXCESS LIAB [ ] CLAIMS-MADE			CU00004017	11/10/2025	11/10/2026	EACH OCCURRENCE	$ 2,000,000
	[ ] DED X RETENTION $ 10,000						AGGREGATE	$ 2,000,000
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Tioga County Property Development Corp
56 Main Street
Owego, NY 13827

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Maria Guiles

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NEW YORK STATE Workers' Compensation Board

CERTIFICATE OF INSURANCE COVERAGE
NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by NYS disability and Paid Family Leave benefits carrier or licensed insurance agent of that carrier

1a. Legal Name & Address of Insured (use street address only)
GRASSPAYS LLC DBA SCOTT'S LAWN & LANDSCA PE CARE
9 FRANKLIN AVENUE
NEWARK VALLEY, NY 13811

Work Location of Insured *(Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)*

1b. Business Telephone Number of Insured

1c. Federal Employer Identification Number of Insured or Social Security Number
994776356

2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)
Tioga County Property Development Corp
56 Main Street
Owego, New York 13827

3a. Name of Insurance Carrier
ShelterPoint Life Insurance Company

3b. Policy Number of Entity Listed in Box "1a"
DBL663983

3c. Policy effective period
03/11/2026 to 03/10/2027

4. Policy provides the following benefits:
- [x] A. Both disability and paid family leave benefits.
- [ ] B. Disability benefits only.
- [ ] C. Paid family leave benefits only.

5. Policy covers:
- [x] A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
- [ ] B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 9/2/2026 By _____
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100 Name and Title Wade Harrison, President

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be emailed to PAU@wcb.ny.gov or it can be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4B, 4C or 5B have been checked)

State of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law(Article 9 of the Workers' Compensation Law) with respect to all of their employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: *Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1.* ***Insurance brokers are NOT authorized to issue this form.***

DB-120.1 (12-21)

Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in Box 3 on this form is certifying that it is insuring the business referenced in Box 1a for disability and/or Paid Family Leave benefits under the NYS Disability and Paid Family Leave Benefits Law. The insurance carrier or its licensed agent will send this Certificate of Insurance Coverage (Certificate) to the entity listed as the certificate holder in Box 2.

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in Box 3c, whichever is earlier.

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This Certificate may be used as evidence of a NYS disability and/or Paid Family Leave benefits contract of insurance only while the underlying policy is in effect.

Please Note: Upon the cancellation of the disability and/or Paid Family Leave benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Insurance Coverage for NYS disability and/ or Paid Family Leave Benefits or other authorized proof that the business is complying with the mandatory coverage requirements of the NYS Disability and Paid Family Leave Benefits Law.

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

§220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and not withstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand and twenty-one, the payment of family leave benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand eighteen, the payment of family leave benefits for all employees has been secured as provided by this article.

Scott's Lawn & Landscape Care
GrassPays LLC
9 Franklin Ave
Newark Valley, NY 13811
607.239.0731
sllckasmarcik@yahoo.com

September 2nd, 2026

Tioga County Property Development Corp.
56 Main Street
Owego, New York 13827

Bid-

Scope of work. Clearing of snow from sidewalks and driveways at snow or ice accumulations of 2 or more inches. Note that larger storms will require more than one service. Salting of sidewalks, driveways, and fire escapes will be done after each occurrence of plowing and shoveling when accumulations are more than 2 inches. Salting will also be done at less than 2 inches of accumulation when plowing or shoveling is not required. Below are the rates per service.

Salting sidewalks, driveways and fire escape after plowing and shoveling and at accumulations of less than 2 inches of snow. **X** next to salt preference.

$ 192.00 per service (Normal Rock Salt) _____

$ 320.00 per service (Pet Friendly Rock Salt) _____

Shoveling sidewalks and fire escape at 2 inches or more of accumulation

$ 240.00 per service

Plowing of driveways 2 inches or more of accumulation

$ 95.00 per service

Locations of Service-

Lot/Building Number Street Name City Task Needed 115-117 Chestnut Street Liberty Street Owego, NY Owego, NY Sidewalks 92-94,96 102, 107,110,112, 113,117, 119 Sidewalks 103 Liberty Street Owego, NY Sidewalk, walkways, driveway 37,39-41,43 45,47,49,54 Temple Street Owego, NY Sidewalks 247 Main Street Owego, NY 94, 98 Sidewalks Spencer Avenue Owego, NY 81 Sidewalks North Avenue Owego, NY Sidewalk, walkway, fire escape* 121 Providence Street Waverly, NY Sidewalk, walkway, driveway

Hourly work–

Below are labor and equipment rates for any additional work requested. If it's not listed for equipment just ask, we have much more than listed.

Labor rate: $65.00 per hour per laborer
Small hand equipment (sting trimmings, chain saws, flat tamps etc.): $25.00 per hour per piece of equipment

Skid Steers and Backhoe Rates w/ operator:

580 Case Backhoe – $120.00 per hour 3 hour minimum
234 New Holland Skid steer – $110.00 per hour 3 hour minimum

Single Axel Dump Truck Hourly Rates w/ Driver:
3500 Ram w/ 14 Ft Box 2.5-ton load capacity – $92.50 per hour
GM Volvo with load capacity 8 ton – $125.00 per hour

Equipment –

Explanation of existing equipment owned and planned.

Currently GrassPays LLC Scott's Lawn & Landscape Care we have multiple snow blowers, multiple pick-up trucks with plows and salter units, and heavy equipment for snow removal and plowing. Annually we update our fleet and add to what equipment we have.

References

Chris Powers – Tioga State Bank – 607.765.7352

Branon Smith – Tioga Cemetery – 607.972.5922

Dustin Whalen - UHS - 607.373.6215

Jennifer Prieto – NBT Bank – 607.642.3550

BID 2026-2027 Season Salting. Shoveling. Plowing.

Thank You for the opportunity to provide rates for the coming 2027 season for the Tioga County Property Development Corporation. Everyone at GrassPays LLC Scott's Lawn & Landscape Care looks forward to providing maintenance services for another season.

9/2/2026

Scott M Kasmarcik
Owner
GrassPays LLC Scott's Lawn & Landscape Care

NON-COLLUSIVE AFFIDAVIT

STATE OF NEW YORK _____)
)ss.
COUNTY OF Tioga)

Scott M. Kasmarcik
being first duly sworn, deposes and says that:

A. He/She is owner, partner, officer, representative or agent of:
GrassPays LLC
the Bidder that has submitted the attached Quotation.

B. He/She is fully informed respecting the preparation and contents of the attached Quotation and of all pertinent circumstances respecting such Quotation;

C. Such quotation is genuine and is not a collusive or sham Quotation;

D. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived, agreed, directly or indirectly, with any other Bidder, firm or person, to submit a collusive or sham Proposal, in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Quotation or that of any other Bidder, or to fix any overhead, profit or cost element of the quote price or the quoted price of any other Bidder or to secure, through any collusion, conspiracy, connivance or unlawful agreement, any advantage against the Local Public Agency or any person interested in the proposed Contract, and;

E. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees or parties in interest, including this Affiant.

(Signed): _____

Subscribed and sworn to before me
this 2nd day of September 2024
Matthew J Doran
My Commission expires: 07-21-2027

NON-COLLUSIVE BIDDING CERTIFICATION

Special Note:

BIDDER MUST RETURN THIS FORM WITH THE PROPOSAL FORM

TO THE TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION:

In accordance with Section 103D of the New York State General Municipal Law, the Undersigned declares that, in submitting this Proposal, he/she is or they are the only person(s) interested in said Proposal that it is made without any connection with any person making another Proposal for the same Contract; that the Proposal is, in all respects, fair and without Collusion, Fraud or Mental Reservation; and that no officials of the Tioga County Property Development Corp. or any person in the employ of the Tioga County Property Development Corp., is directly or indirectly interested in said Proposal or in the Supplies, Materials, Equipment or Work to which it relates, or in any portion of the profits thereof.

NON-COLLUSIVE BIDDING CERTIFICATION: (Section 103d, as amended)

1. By submission of this Proposal, each Bidder and each Person signing on behalf of any Bidder certifies, and in the case of a Joint Proposal, each Party thereto, certifies as to its own organization, under penalty of perjury, that, to the best knowledge and belief:

   A. The prices in this Proposal have been arrived at independently, without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices, with any other Bidder or with any Competitor.

   B. Unless otherwise required by law, the prices which have been quoted in this Proposal, have not been knowingly disclosed by the Bidder and will not knowingly be disclosed, by the Bidder prior to Proposal Opening, either directly or indirectly, to any Bidder or to any Competitor.

   C. No attempt has been made or will be made, by the Bidder, to induce any other person, partnership or corporation to submit or not submit a Proposal, with the purpose or restricting competition.

Scott M. Kasmarcik
NAME OF BIDDER

SIGNATURE OF SIGNER

GrassRays LLC - Member
TITLE

NOTE:
A Proposal shall not be considered for award nor shall any award be made where: Paragraph 1, Subparagraphs A, B and C above, have not been complied with, providing however, that, if in any case, the Bidder cannot make the aforegoing certification, the Bidder shall so state and shall furnish, with the Proposal, a signed statement which sets forth, in detail, the reason therefore.

Where Paragraph 1, Subparagraphs A, B and C above, have not been complied with, the Proposal shall not be considered for award nor shall any award to made, unless, the Head of the Purchasing Unit of the political subdivision, public department, agency or official thereof, to which the Proposal is made, or his/her designee, determines that such disclosure was not made for the purpose of restricting competition.

The fact that a Bidder has published price lists, rates or tariffs covering items being procured; informed prospective customers of proposed or pending publications of new or revised price lists for such items or has sold the same items to other customers at the same prices as being Proposed; does not constitute, without more, a disclosure within the meaning of paragraph 1, subparagraphs A, B & C.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/02/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	**CONTACT NAME:** Automatic Data Processing Insurance Agency, Inc.
Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland NJ 07068	**PHONE (A/C, No, Ext):** 1-800-524-7024 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED Grasspays LLC 9 Franklin Ave Newark Valley NY 138112445	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Twin City Fire Insurance Company 29459 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 5307138 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	76WEGBR5LKA	03/27/2026	03/27/2027	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Tioga County Property Development Corp.
56 Main Street
Owego NY 13827

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SCOTMKA-01 MGUILES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # BR-870302 Highstreet Insurance & Financial Services 591 Hooper Road Endwell, NY 13760-1953	CONTACT NAME: Maria Guiles PHONE (A/C, No, Ext): (607) 642-3224 FAX (A/C, No): E-MAIL ADDRESS: Maria.Guiles@highstreetins.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : NGM Insurance Company — 14788
INSURED Grasspays LLC DBA Scott's Lawn & Landscape Care 9 Franklin Ave Newark Valley, NY 13811	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CP00081288	11/10/2025	11/10/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			CA00030189	11/10/2025	11/10/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			CU00004017	11/10/2025	11/10/2026	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED X RETENTION $ 10,000							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Tioga County Property Development Corp
56 Main Street
Owego, NY 13827

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Maria Guiles

ACORD 25 (2016/03)

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NEW YORK STATE | Workers' Compensation Board

CERTIFICATE OF INSURANCE COVERAGE

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by NYS disability and Paid Family Leave benefits carrier or licensed insurance agent of that carrier

1a. Legal Name & Address of Insured (use street address only)
GRASSPAYS LLC DBA SCOTT'S LAWN & LANDSCA PE CARE
9 FRANKLIN AVENUE
NEWARK VALLEY, NY 13811

Work Location of Insured *(Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)*

1b. Business Telephone Number of Insured

1c. Federal Employer Identification Number of Insured or Social Security Number
994776356

2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)
Tioga County Property Development Corp
56 Main Street
Owego, New York 13827

3a. Name of Insurance Carrier
ShelterPoint Life Insurance Company

3b. Policy Number of Entity Listed in Box "1a"
DBL663983

3c. Policy effective period
03/11/2026 to 03/10/2027

4. Policy provides the following benefits:
- [x] A. Both disability and paid family leave benefits.
- [ ] B. Disability benefits only.
- [ ] C. Paid family leave benefits only.

5. Policy covers:
- [x] A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
- [ ] B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 9/2/2026 By _____
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100 Name and Title Wade Harrison, President

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be emailed to PAU@wcb.ny.gov or it can be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4B, 4C or 5B have been checked)

State of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law(Article 9 of the Workers' Compensation Law) with respect to all of their employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: *Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1.* ***Insurance brokers are NOT authorized to issue this form.***

Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in Box 3 on this form is certifying that it is insuring the business referenced in Box 1a for disability and/or Paid Family Leave benefits under the NYS Disability and Paid Family Leave Benefits Law. The insurance carrier or its licensed agent will send this Certificate of Insurance Coverage (Certificate) to the entity listed as the certificate holder in Box 2.

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in Box 3c, whichever is earlier.

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This Certificate may be used as evidence of a NYS disability and/or Paid Family Leave benefits contract of insurance only while the underlying policy is in effect.

Please Note: Upon the cancellation of the disability and/or Paid Family Leave benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Insurance Coverage for NYS disability and/ or Paid Family Leave Benefits or other authorized proof that the business is complying with the mandatory coverage requirements of the NYS Disability and Paid Family Leave Benefits Law.

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

§220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and not withstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand and twenty-one, the payment of family leave benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand eighteen, the payment of family leave benefits for all employees has been secured as provided by this article.

REFERRED TO: ED&P COMMITTEE
FINANCE/LEGAL COMMITTEE

RESOLUTION NO. -25 REVISE AND MODIFY ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE COUNTY OF TIOGA & THE TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY FOR OCTOBER 1, 2025 THROUGH DECEMBER 31, 2026

WHEREAS: The County of Tioga approved by Resolution No. 65-25 entering into an Administrative Services Agreement with the Tioga County Industrial Development Agency (TCIDA) for the period January 1, 2025 through December 31, 2025; and

WHEREAS: Said Administrative Services Agreement calls for the County of Tioga to provide the TCIDA with administrative services, IT technical assistance, office space and equipment via the Tioga County Economic Development and Planning (TCEDP) office; and

WHEREAS: The Administrative Services Agreement also calls for the TCIDA to contribute toward the cost of administration, office space and equipment for use by TCEDP staff to perform duties on behalf of the TCIDA; and

WHEREAS: The County of Tioga and TCIDA are desirous of revising and modifying the existing Administrative Services Agreement to increase the TCIDA annual contribution from $20,000 to $50,000 for administrative staff, IT technical assistance, office space and equipment necessary to support the operations of the TCIDA through the TCEDP; and

WHEREAS: The TCIDA and TCEDP are also desirous of modifying and extending the term of the existing Administrative Services Agreement for the period of October 1, 2025 through December 31, 2026; therefore be it

RESOLVED: That upon the approval of the County Attorney, the Tioga County Legislature hereby authorizes and approves the acceptance of $50,000.00 annually from the TCIDA and revises and modifies the Administrative Services Agreement to provide funding towards the cost of administration, for the period of October 1, 2025 through December 31, 2026.

REFERRED TO: ED&P COMMITTEE
FINANCE/LEGAL COMMITTEE

RESOLUTION NO. -25 REVISE AND MODIFY THE ADMINISTRATIVE SERVICES AGREEMENT BETWEEN COUNTY OF TIOGA & THE TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION FOR THE PERIOD OCTOBER 1, 2025 THROUGH DECEMBER 31, 2026

WHEREAS: Tioga County Economic Development and Planning (TCEDP) was approved by Resolution No. 286-21 to enter into an Administrative Services Agreement between TCEDP and the Tioga County Property Development Corporation (TCPDC) for the period January 1, 2022 through December 31, 2023; and

WHEREAS: TCPDC and TCEDP renewed the Administrative Services Agreement by Resolution No. 517-23 for the period January 1, 2024 through December 31, 2025; and

WHEREAS: Said Administrative Services Agreement calls for TCEDP to provide the TCPDC with administrative services, office space and equipment necessary for the performance of the duties of the Land Bank Director of the TCPDC through TCEDP; and

WHEREAS: The Administrative Services Agreement calls for the TCPDC to contribute $25,000 annually toward the cost of administration, office space and equipment for use by TCEDP staff to perform duties on behalf of the TCPDC; and

WHEREAS: The TCPDC and TCEDP are desirous of revising and modifying the existing Administrative Services Agreement to increase the TCPDC annual contribution to $50,000 for administrative staff, IT technical assistance, office space and equipment necessary to support the operations of the TCPDC through the TCEDP; and

WHEREAS: The TCPDC and TCEDP are also desirous of modifying and extending the term of the existing Administrative Services Agreement for the period of October 1, 2025 through December 31, 2026; therefore be it

RESOLVED: That upon the approval of the County Attorney, the Tioga County Legislature hereby authorizes and approves the acceptance of $50,000.00 annually from the TCPDC and revises and modifies the Administrative Services Agreement to provide funding towards the cost of administration, for the period of October 1, 2025 through December 31, 2026.