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

**Tioga County Industrial Development Agency**
**November 4, 2026 – 4:30 PM**
**Ronald E. Dougherty County Office Building**
**56 Main Street, Owego, NY 13827**
**Legislative Conference Room, 1st Floor**
**Agenda**

1. **Call to Order and Introductions:**

2. **Attendance:**
   a. Roll Call**:** J. Ward, B. Evanek, T. Monell, K. Gillette, E. Knolles, R. Ciotoli
   b. Invited Guests: J. Meagher, B. Woodburn, M. Schnabl, C. Yelverton, L. Williams

3. **Privilege of the Floor:** Marcia Kiechle **–** Insurance Questions

4. **Approval of Minutes:** October 7, 2026, Regular BOD Meeting

5. **Financials:** August/September
   a. Balance Sheet
   b. Profit & Loss
   c. Transaction Detail

6. **Committee Reports:**
   a. Audit Committee Report: No update
   b. Governance Committee: Upcoming meeting for policy review and board evaluations.
   c. Finance Committee: No update
   d. Loan Committee: No update
   e. Railroad Committee: Hi-Rail Tour.
   f. Public Relations Committee: No update

7. **New Business:**
   a. Administrative Services Agreement with County
   b. CD 3615 – 4.0% for 12-months
   c. NYSEG Temporary Easement

8. **Old Business:**
    a. FAST NY Grant
        i. Phase I ESA and Wetland Delineation in process
        ii. Survey in process
        iii. Draft purchase agreement
    b. Berkshire Property – appraisal in process
    c. HUD "Small Cities" Loan Funds – Intermunicipal Agreement
    d. 48-50 Lake Street Redevelopment Project

9. **PILOT Updates:**
    a. Suneast Solar PILOT – Construction in process.
    b. Lockheed Martin PILOT – PILOT closing is in process.
    c. Sales Tax Exemptions Update:
        i. Arteast Café LLC - $18,865/ $24,000 (September 2026)
    d. PILOT Disbursements

10. **Project/Grant Updates:**
    a. USDA RBDG – Lounsberry Pre-engineering Study
        i. Scope of work change was approved by USDA.
        ii. Review of T. Nichols sign ordinance in process.
    b. OPRHP EPF / ARC - Northern Tioga Rail-With-Trail Preliminary Engineering Project
        i. RFP for engineering to be issued.
    c. DRI Multisite Program
        i. 37-41 Lake Street, Owego – Contractor selected for final phase of project.
    d. USDA RBDG Equipment Lease program
    e. USDA IRP Loan Application
        i. Letter sent to return funds

11. **Motion to adjourn meeting**

**Next Regular Meeting December 2, 2026, at 4:30 PM in the Legislative Conference room.**