



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, July 31, 2024, 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: R. Kelsey, M. Baratta, H. Murray, M. Sauerbrey, S. Yetter, L. Pelotte, J. Whitmore, J. Case
 - b. Invited Guests: B. Woodburn, M. Schnabl
3. Old Business
 - a. Approval of Minutes of Regular Meeting, May 29, 2024, and Special Meeting, June 26, 2024.
 - b. Acknowledgement of Financial Reports through June 30, 2024
 - c. Status of Temple/Liberty Street single-family home site plan
 - d. Status of 103 Liberty Street/OACSD project
 - e. Status of NYS HCR – Land Bank Initiative (LBI) funding sources and projects
 - i. LBI Phase 1 – operational funds
 - ii. LBI Phase 2 – capital improvement funds
 1. 247 Main Street, Owego
 2. 10 Watson Avenue, Newark Valley
 3. 32 Lyman Avenue, Waverly
 4. 121 Providence Street, Waverly
 5. 81 North Avenue, Owego
 - f. Other potential grant funding sources
 - i. Restore NY – submitted
 - ii. HOME Homebuyer Development Program application – in process
 - iii. CrossMod Pilot Program application – submitted
 - iv. NYMS, 62-64 North Avenue, Owego – submitted
 - g. New Board Member Discussion
 - h. NYLBA Temporary Housing Study
 - i. Town of Berkshire properties
 - i. Railroad Avenue, Berkshire – Property #1
 - ii. Railroad Avenue, Berkshire – Property #2
 - j. 81 Hickories Park Road, Owego – former Pizza Hut
4. New Business
 - a. LBI Phase 2 – Open Round
 - b. Tioga County 2024 Tax Foreclosure
5. Chairman’s Remarks
6. Adjournment

A PARTNER OF

TEAM TIOGA





DRAFT

**Tioga County Property Development Corporation
Special Board Meeting
Wednesday, May 29, 2024, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

MINUTES

1. Chairman Kelsey called the meeting to order at 4:00 PM.
2. Present: R. Kelsey, H. Murray, L. Pelotte, M. Sauerbrey, S. Yetter, J. Whitmore
Absent/Excused: M. Baratta was virtual
Invited Guests: B. Woodburn, M. Schnabl, Joan Case, Beatriz Murray (Bowers)
3. Old Business
 - a. Approval of Minutes of Regular Board Meeting, March 27, 2024, and Special Board Meeting, May 1, 2024 – The minutes were distributed and were reviewed by the board.

Motion to approve the Minutes of the Regular Board Meeting and Special Board Meeting as written:

**S. Yeller/ L. Pelotte/Carried
None Opposed
No Abstentions**

b. Acknowledgement of Financial Reports through April 30, 2024. Ms. Woodburn presented the financial reports through 4/30/24. Bank accounts have a little over \$455,000 in TSB/ICS accounts (as of May 28th). Received reimbursements from LBI phase I and LBI phase II. Funds are primarily made up of ARPA funds, administration funds from NYMS program, and property sales. Received \$500 deposit for 32 Lyman Avenue. Expenses for the last two months were primarily related to operational costs which included accounting, audit fees, D&O insurance, Deluge Media 2024 content; property/maintenance costs which included utilities; 81 North Avenue pigeon cleanup cost, and 247 Main Street structural report cost. Ms. Woodburn asked if B. Murray with Bowers accounting firm had anything to add or if anyone had any questions. R. Kelsey asked B. Murray to go over the highlights of the balance sheet and point out restricted versus unrestricted funds.



B. Murray responded that the balance sheet is separated by LBI Phase I and LBI Phase II. "Left to received" is how much funding has yet to be reimbursed, a total of \$58,000 and "left to spend" is what is left of total budget from Phase I. B. Murray said that net expenses are expenses that have been occurred but have not been reimbursed yet. R. Kelsey asked if the left to be received is \$58,000 and left to be spent is \$12,000. B. Murray responded with, yes. R. Kelsey said they have spent \$46,000 and B. Murray said yes and said that the money has been spent but has not been reimbursed yet and is still pending. Ms. Woodburn said that the reimbursement request was just received yesterday and will not be reflected until the next financial report. B. Murray said that normally left to be received and left to spend would be the same but due to the timeline of reimbursements they are not. B. Murray presented Phase II, as of April 30th there was \$696,000 left to be received and \$666,000 left to be spent, so as of May there was \$30,000 that had been spent but not reimbursed yet. R. Kelsey asked what Phase I and Phase II costs were for. Ms. Woodburn responded that Phase I costs are for operational costs and Phase II cost are for capital expenditures: acquisition, rehabilitation and/or demolition costs. B. Murray discussed impairment loss and insurance payments, which occur month after month but may not have a bill issued monthly. M. Sauerbrey asked where the ARPA funds were in the financial report. B. Murray responded that it is listed under Deferred Grant Revenue. M. Sauerbrey asked if the ARPA funds needed to be spent by a certain date. Ms. Woodburn responded that she checked with Jackson Bailey, the Budget Officer for Tioga County, and they do not need to be spent by a certain date. B. Murray discussed Equity, which includes the accumulation of net income that is \$228,000. M. Sauerbrey asked if there were any regulations regarding what the ARPA funds can be spent on. Ms. Woodburn said that to her knowledge there were no limitations, but it would have to support their mission. R. Kelsey asked if the funds should be moved to unrestricted funds. B. Murray said that if it is not restricted it can be moved to income. Ms. Woodburn will follow up with Jackson Bailey on this. B. Murray discussed budget versus actual cost. The total budget was 1.2 million and income was \$600,000, \$900,000 from LBI and \$275,000 from state.

Motion to acknowledge financials, as presented.

M. Sauerbrey/ S. Yetter/Carried

None Opposed

No Abstentions

c. Status of Temple/Liberty Street single-family home site plan. Ms. Woodburn provided the site plan and discussed how the 1,500 square ft houses were put on the site plan in accordance with the village regulations. Lot no. 7 was requested to be adjusted to the Liberty Street side of the property due to the pit area on the property. The homes would be modular homes on permanent foundation, Manufactured homes do not have a permanent foundation which is not allowed in the zoning district. The group discussed moving house located at lot no. 7 forward, so two houses could be built on the lot. Ms. Woodburn discussed that code would not let them fill in the pit area on the property. H. Murray discussed getting a site fill analysis for Lot no. 7 to be able to put another house on the property in the future. R. Kelsey asked if the school was still interested in property no. 1 and 2. Ms. Woodburn responded yes and said that kids from the class would focus on one of the houses at a time. The school is now partnering with BOCES and kids from Newark Vally, Tioga, Union Endicott would be able to come to the program in addition to Owego students. Ms. Woodburn said they would contact the architect to divide lot no. 7 into two lots. M. Sauerbrey asked about the funding to develop the properties. Ms. Woodburn responded that Restore NY could provide up to \$180,000 per property, and there are no affordability requirements. M. Sauerbrey discussed flood insurance, school tax costs, and the affordability of the new planned development for Temple/Liberty Street. M. Baratta asked if they

needed to be a pro-housing community for Restore NY. Ms. Woodburn responded that not for this year but next year they will need to be in order to apply for certain state funding opportunities.

d. Status of 103 Liberty Street/OACSD project- Ms. Woodburn provided an update for 103 Liberty St. The students demoed the back room of the house and will be framing in the rear entry door that will lead into the kitchen area. The asbestos siding was removed by LCP Group. The OACSD is also in the process of getting window quotes to make the house more energy efficient and are also looking to re-shingle the exterior of the kitchen dining room area where the existing metal roof is located.

e. Status of NYS HCR – Land Bank Initiative (LBI) funding sources and projects: Ms. Woodburn provided updates on the LBI projects.

i. LBI Phase 1 – operational funds

There is \$12,414.13 left to spend by August 2024.

ii. LBI Phase 2 – capital improvement funds

1. 247 Main Street, Owego: The sales agreement and pre-possession agreement are with the buyer's attorney and are waiting for signatures. Deposit to be received from Fleicher Properties LLC and all work needs to be completed by November.

2. 10 Watson Avenue, Newark Valley: Fleicher properties is finishing HVAC work. We will be doing the final reimbursement of the remaining \$2,000 of the Land Bank's investment in the project within the next few weeks. R. Kelsey asked how much was allocated on the project. Ms. Woodburn responded with \$45,000.

3. 32 Lyman Avenue, Waverly is being sold to Southern Tier Enterprise Group (STEG). Waiting on the abstract to come back before the closing can take place. STEG has completed the cleanout and gutting of the house, the asbestos testing, the energy audit, and the kitchen design. The allocated funding amount is \$40,000 through LBI phase II. STEG is taking over lawn maintenance.

4. 98 Fox Street, Owego: Property was demolished in March and the VOO agreed to take the property. Property was deeded to the Village of Owego 5/16/2024 per MOU with Village after the demolition was completed. The property will be taken off TCPDC's insurance and maintenance schedule.

5. 121 Providence Street, Waverly. Taking over the stabilization work now under LBI Phase II now. Cleanout and tree removal was completed by Clean Earth Solutions (\$5,000). The asbestos survey was completed by O'Rourke. Several things tested positive for asbestos. In the process of receiving asbestos proposals from Sunstream and Kascon for the remediation work. Will do an email vote unless the board wants a special meeting to vote on which company to remove the asbestos.

6. 81 North Avenue, Owego: The architect sent the preliminary floorplans and elevation drawings. There were a lot of historic features on the 3rd floor. Between bedroom 1 and bedroom 2 on the 3rd floor a wall had to be removed. CJM Quality is in the process of cleaning out and completing interior demolition of the 1st and 2nd floor and stairwell. H. Murray brought up the faded mural on the side of the building. Ms. Woodburn responded that they

have been working with the arts council to see if a mural could be done while following SHPO guidelines. The contractor, Cody cleaned and gutted out the 1st and 2nd floor of the property, also provided a price for the interior demolition of the 3rd floor for \$10,000. One concern is that it is unknown what is above the ceiling and there might be more pigeons and Cody is not certified to clean up the pigeon debris. Sunstream provided a quote to remove the ceiling and clean/disinfect the joists for \$11,650. The reason the 3rd floor was not gutted with floor 1 and 2 was because it needed to be tested for asbestos, but they would not come to test until the pigeons were removed. Sunstream cleaned out the pigeons and the 3rd floor tested negative for asbestos. In the process of receiving bids for the brick repointing.

f. Other potential grant funding sources

i. Restore NY –Tioga County submitted a Round 8 Restore NY application for funds for the reconstruction of the homes on Temple/Liberty Street and 81 North Avenue and announcements will likely be in August/September.

ii. HOME Homebuyer Development Program and CrossMod Pilot Program was approved by the board last meeting and the application is currently being worked on.

iii. NYMS, 62-64 North Avenue, Owego: Is a potential application where Landbank would be the applicant. The property owners, Alex and Chris (NAVO Properties) are requesting the Landbank to be the applicant. The Land Bank would act as a pass through for the funds and would receive an administrative fee for administering the grant program. M. Sauerbrey discussed that there are tenants at 62-64 in the commercial space and the owners more than doubled the rent. Ms. Woodburn stated that she would look into the concern and report back.

v. LBI Open Round Property Services –It was announced two days prior to the meeting that there is another round of LBI funding. Next meeting Ms. Woodburn will present to the board some potential projects for the funding. It is a rolling application.

g. New Board Member Discussion – The Governance Committee met with Joan Case last week (21st) for the open position on the board. Dave’s resignation will be accepted and there will be an open seat on the board. The Board of Director’s will need to vote to make a recommendation to the legislature to appoint J. Case to the TCPDC board of directors.

Motion to recommend Joan Case to the Tioga County Legislature for appointment as a Board Member of the Tioga County Property Development Corporation Board.

S. Yetter/L. Pelotte/Carried

None Opposed

No Abstentions

4. New Business

a. Resignation letter – David Astorina is resigning and starting a new career in NJ. The board needs to accept the resignation.

Motion to accept resignation letter from David Astorina.

M. Sauerbrey/L. Pelotte/Carried

None Opposed

No Abstentions

b. Town of Berkshire properties

- i. Town Supervisor of Berkshire, Barbara Gehm-Jordan, is working with ED&P to do a master park plan, for George W. Smith Park. There are dilapidated properties neighboring the park. The park is adjacent to railroad tracks and there is no real entrance to the park. To use the park residents and visitors must park on a private neighboring property. There is potential to acquire the neighboring dilapidated properties and demolish them, giving the park an entrance. The property located at Glen Road, Berkshire, Berkshire First Congregational, Barbara indicated that the Church would like the property to be demolished. Railroad Ave, Berkshire – Property #1 is for sale which could be a good demolition project. The Town, County, and school taxes only total \$400. The sellers have it listed for \$70,000, and it was bought for \$20,000 in 2013. The house cannot be bought through a bank due to an issue with the septic. Demolition cost would likely be \$30,000 - \$40,000. Railroad Ave, Berkshire – Property #2 is another potential property to purchase and demolish. The owners are also interested in selling. The potential purchase price would be \$35,000. The project would be contingent on approval of additional funds for LBI Phase 2.

c. Changes to RPTL Article 11. There have been changes to the Real Property Tax Law Article 11 as a result of the Tyler vs. Hennepin County decision by the Supreme Court which will change how Landbanks acquire properties from the foreclosure process moving forward. Ms. Woodburn has met with Pete Dewind, Jim McFadden, Kevin Humes and Steve Palinosky, and it looks like the result will be that the Land Bank may have to go to an auction and bid on properties. It is the safest way to document the value of properties. A full interior and exterior appraisal is another way to value a property, but would open up Tioga County to potential risk regarding the valuation. Broome County Land Bank is working on a process that still does not require them to go to the auction which is different from what Tioga County is doing. Broome County will acquire the foreclosure properties for a \$1 but pay all back taxes/outstanding fees to the county, and then if the county is sued, the Landbank will pay the excess proceeds to the county after the property rehab is complete and sold. There are concerns that there is a higher risk on the Landbank if the Broome County process is adopted.

d. NYLBA Temporary Housing Study –In order to participate in the study, we would have to have partnership with DSS. Commissioner Shawn Yetter appeared to be interested in participating in the study and he was sent the scope of the work to review. The study will collect information on funds they already spent, temporarily housing people, census data, etc. R. Kelsey asked about the Landbanks portion of the study. Ms. Woodburn responded that each Landbank shouldn't have to pay over \$1,000.

e. Pizza Hut building in Owego, NY. R. Kelsey stated that the Pizza Hut building has been abandoned for some time and is near Hickories Park. R. Kelsey has a planned meeting to discuss the building. The owners of the building want to donate the building to a non-profit or the Landbank. The owners were not allowing environmental tests to be carried out on the property but now have changed their minds. It is planned to have asbestos testing done to determine what to do with the building.

6. S. Yetter motioned to adjourn the meeting at 5:52 PM.

Respectfully submitted,
Casey Yelverton, Economic Development Specialist
Tioga County Economic Development and Planning



TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

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**Tioga County Property Development Corporation
Special Board of Directors meeting
Wednesday, June 26, 2024, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

DRAFT

Agenda

1. Chair Kelsey called the meeting to order at 4:01 PM.
2. Attendance
 - a. Present: R. Kelsey, M. Sauerbrey, S. Yetter, L. Pelotte, J. Whitmore, M. Baratta, H. Murray (attended virtually – unable to vote)
Absent/Excused: J. Case
 - b. Invited Guests: B. Woodburn, M. Schnabl, C. Yelverton
3. Old Business
 - a. 62-64 North Avenue, Owego – NYMS CFA application assistance request
Ms. Woodburn noted that as discussed at the May 29, 2024, meeting, NAVO Properties, the owners of 62-64 North Avenue, Owego, had asked the Land Bank to consider submitting a NYMS application on their behalf. At the meeting the Board asked Ms. Woodburn to look into a potential issue regarding the current commercial tenant. Ms. Woodburn reported that the commercial tenant was on a month-to-month lease and was provided with 60 days' notice of the rent increase. The property manager then received verbal notification of the tenant's intent to vacate the premises as of July 1st. Ms. Woodburn noted the Land Bank would act as a pass through only for the grant and receive an administrative fee at the end of the program, similar to the Candor NYMS project. Ms. Woodburn stated that the application is due at the end of July and that if the Board is interested in moving forward with this request an official motion to apply would need to be made.

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Motion to approve the submission of a 2024 New York Main Street Downtown Anchor Program Application for the Village of Owego, 62-64 North Avenue Rehabilitation Project in an amount not to exceed \$500,000.

**S. Yetter/J. Whitmore/Carried
Opposed – M. Sauerbrey
No Abstentions**

- b. Town of Berkshire Properties
 - i. Railroad Avenue, Berkshire – Property #1
 - ii. Railroad Avenue, Berkshire – Property #2

Ms. Woodburn reported that following the Board's May 29, 2024, meeting, she reached out to the realtor on Property #1, and it looks like the current owner is looking for an offer in the \$55,000 - \$60,000 range. The owner of Property #2 is considering an offer of \$35,000, but this would be contingent on the owner receiving additional support from Tioga Opportunities Inc. for their new home. Ms. Woodburn noted that she has had discussions with Barbara Gehm-Jordan, Town of Berkshire Supervisor, and that the Town would be willing to acquire the properties directly and then apply to the CDBG Vacant Properties grant program to receive funds to demolish the structures, and that a position of the acquisition costs would also be eligible under this program. Ms. Woodburn noted that the Town of Berkshire may make a request to the TCPDC in the future for a portion of the acquisition funds to support the project. Discussion ensued about the size and location of both properties in relation to the Town of Berkshire's George W. Smith Park. S. Yetter commented that it may work better for the Town to focus on acquiring one property at a time. Ms. Woodburn noted that she would continue conversations with the Town of Berkshire, and come back to the Board once a formal request has been made.

- iii. Glen Road, Berkshire – Property #3

Ms. Woodburn noted that Fleicher Properties is interested in the property as a potential rehabilitation project.

- c. 121 Providence Street, Waverly – asbestos abatement proposals

Ms. Woodburn stated that she was in the process of obtaining asbestos abatement proposals from Kascon, Sunstream and LCP Group for 121 Providence Street in Waverly.

- d. 32 Lyman Avenue, Waverly – Scope of work change

Ms. Woodburn reported that Southern Tier Enterprise Group (STEG) is asking the Board to consider approving an amendment to the Contract to Purchase for 32 Lyman Avenue in Waverly. The proposed amendment would remove the window replacement related work and add floor repair related work to the scope of work that will be reimbursed through the Land Bank's agreed upon stabilization funds. Ms. Woodburn noted that STEG indicated that the floors were in far worse shape than originally anticipated and that the floor joists need repairs and, in some cases, replacement for the home to be safe to walk in. Ms. Woodburn also stated that STEG is not asking for any additional reimbursement funds beyond the \$40,000 that was originally agreed upon.

Motion to approve 2nd Amendment to Contract to Purchase for 32 Lyman Avenue, Waverly as presented.

M. Sauerbrey/M. Baratta/Carried

None Opposed

No Abstentions

e. 81 North Avenue, Owego

i. Roof replacement proposals

Ms. Woodburn stated that three proposals for roof replacement were received and that they were currently under review by the architect, Anne Hersh, to ensure that all the proposals were comparable.

ii. 3rd floor ceiling removal/pigeon cleanup proposals

Ms. Woodburn reported that two proposals were received for the 3rd floor ceiling removal/pigeon cleanup.

Kascon - \$26,880

Sunstream - \$11,650

Motion to contract with Sunstream for 3rd floor ceiling removal and pigeon cleanup services at 81 North Avenue in the amount of \$11,650.

J. Whitmore/S. Yetter/Carried

None Opposed

No Abstentions

iii. Interior cleanout/demolition – change order #1 and #2

Ms. Woodburn reported that CJM Quality had finished the interior cleanout and demolition work for the 1st and 2nd floors at 81 North Avenue. Ms. Woodburn noted that there was a second hidden lathe and plaster ceiling above the dropped sheetrock ceiling on the second floor, and that the additional work not included in the original contract would take an additional week to complete and require CJM Quality to rent another dumpster. Ms. Woodburn reported that Chair, R. Kelsey, in accordance with the TCPDC procurement policy, approved a change order to increase the contract with CJM Quality in the amount of \$5,000 for the related work.

Motion to reaffirm approval of CJM Quality change order #1 to increase the contract amount by \$5,000 for the removal of the lathe and plaster ceiling on the 2nd floor.

L. Pelotte/M. Baratta/Carried

None Opposed

No Abstentions

Ms. Woodburn also presented change order #2 to increase the contract amount by \$2,000 for the removal of interior partition walls on the 2nd floor and the removal of the rear exterior fire escape.

Motion to approve CJM Quality change order #2 to increase the contract amount by \$2,000 for the removal of the interior partition walls on the 2nd floor and the removal of the rear exterior fire escape.

M. Sauerbrey/M. Baratta/Carried

**None Opposed
No Abstentions**

iv. Draft architectural drawings

Ms. Woodburn noted that draft architectural drawings for 81 North Avenue were included in the meeting packet, and that Anne Hersh is looking to finalize the drawings in July and get the project out to bid as soon as possible. J. Whitmore asked when LBI Phase 2 funds needed to be spent by. Ms. Woodburn replied that the funds need to be spent by December 2024, and that at this time HCR has indicated that they will not permit extensions. Ms. Woodburn expressed concern with meeting the December deadline based on the current status of the project. Ms. Woodburn also reported that she is currently getting proposals for the exterior brick work, window replacement and storefront improvements and is hoping to have them for the Board to consider at the July meeting.

f. NYLBA Temporary Housing Study

The Board discussed participating in the NYLBA Temporary Housing Study and indicated to Ms. Woodburn that they are interested in proceeding. Ms. Woodburn stated that once a cost to participate has been established by the NYLBA, she will come back to the Board for official approval to allocate funds to the study.

4. New Business

a. 81 Hickories Park Road, Owego – former Pizza Hut

b. Ms. Woodburn reported that the owner of the former Pizza Hut building in Owego is interested in donating the property to a non-profit in Tioga County, so that they can use it as a tax write off. Ms. Woodburn noted that it is a one-acre parcel in the Town of Owego in the Business zoning district and that it is located partially in 100-year and 500-year floodplains. R. Kelsey and Ms. Woodburn reported that they attended a virtual meeting with the attorney of the property owner, and that if the Land Bank decides to move forward with accepting the donated property that the Land Bank will be able to conduct Phase 1 and 2 ESA, asbestos survey, property survey and whatever else the Board may require. Ms. Woodburn further reported that J. Meagher had worked on drafting a Donor Agreement for the Board to consider. Ms. Woodburn stated that the property will likely be a demolition candidate. Discussion ensued about the proposed end use of the property and the impact that removing the property would have on the tax rolls. M. Baratta stated that he thought a neighboring property owner, Peak Performance, may have interest in rehabilitating the property. The Board asked Ms. Woodburn to follow up with the owner of Peak Performance to see if they are interested in potentially partnering with the Land Bank on the rehabilitation of the property.

c. ED&P Office Specialist II position

Ms. Woodburn indicated that K. Warfle resigned from ED&P Office Specialist II position in May. Ms. Woodburn also introduced C. Yelverton, the new Economic Development Specialist for the Economic Development and Planning Department.

5. Chairman's Remarks – None

6. Adjournment - S. Yetter made a motion to adjourn; the meeting at 4:56 PM.

Respectfully submitted,

Brittany Woodburn, Executive Director
Tioga County Property Development Corporation

Tioga County Property Development Corporation

Balance Sheet Comparison

As of June 30, 2024

	TOTAL			
	AS OF JUN 30, 2024	AS OF JUN 30, 2023 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
10000 Tioga State Bank	176,489.55	182,255.80	-5,766.25	-3.16 %
10001 Tioga Bank ICS	255,031.18	250,101.36	4,929.82	1.97 %
Total Bank Accounts	\$431,520.73	\$432,357.16	\$ -836.43	-0.19 %
Other Current Assets				
12102 LBI Phase 1				
12102.1 Left to Receive	6,089.13	12,120.46	-6,031.33	-49.76 %
12102.2 Left to Spend	-538.76	-740.88	202.12	27.28 %
Total 12102 LBI Phase 1	5,550.37	11,379.58	-5,829.21	-51.23 %
12103 LBI Phase 2				
12103.1 Left to Receive	610,230.23		610,230.23	
12103.2 Left to Spend	-582,635.03		-582,635.03	
Total 12103 LBI Phase 2	27,595.20		27,595.20	
14000 Property Inventory				
14045 117 Liberty St	2,666.67	3,001.02	-334.35	-11.14 %
14050 39-41 Temple 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	13,962.26	42,120.00	-28,157.74	-66.85 %
14075 119 Liberty Street	3,111.11	6,799.74	-3,688.63	-54.25 %
14081 92-94 Liberty Str.	6,050.31	11,700.00	-5,649.69	-48.29 %
14082 37 Temple Str.	4,654.09	9,200.00	-4,545.91	-49.41 %
14083 43-45 Temple St.	6,981.13	15,200.00	-8,218.87	-54.07 %
14084 47 Temple Str.	3,257.86	7,300.00	-4,042.14	-55.37 %
14085 49 Temple Str.	6,515.74	9,999.60	-3,483.86	-34.84 %
14086 113 Liberty Street, Owego	1.00	1.00	0.00	0.00 %
14087 247 Main St	1.00	1.00	0.00	0.00 %
14089 98 Fox St.	1.00	1.00	0.00	0.00 %
14090 {s} 10 Watson Ave.	0.00	1.00	-1.00	-100.00 %
14092 103 Liberty St	20,000.00	53,456.58	-33,456.58	-62.59 %
14093 94 Spencer Ave	1.00	1.00	0.00	0.00 %
14094 54 Temple St	1.00		1.00	
14095 98 Spencer Ave	1.00		1.00	
14096 32 Lyman Ave	1.00		1.00	
14097 121 Providence St	1.00		1.00	
14098 81 North Ave	81,344.13		81,344.13	
Total 14000 Property Inventory	167,103.36	177,334.00	-10,230.64	-5.77 %
17000 Prepaid Insurance	272.45	1,274.58	-1,002.13	-78.62 %
Total Other Current Assets	\$200,521.38	\$189,988.16	\$10,533.22	5.54 %

	TOTAL			
	AS OF JUN 30, 2024	AS OF JUN 30, 2023 (PY)	CHANGE	% CHANGE
Total Current Assets	\$632,042.11	\$622,345.32	\$9,696.79	1.56 %
TOTAL ASSETS	\$632,042.11	\$622,345.32	\$9,696.79	1.56 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
22000 Accrued Expenses	775.00	750.00	25.00	3.33 %
23000 Deferred Grant Revenue	390,150.58	390,150.58	0.00	0.00 %
23002 Hooker Foundation	3,201.10	4,651.47	-1,450.37	-31.18 %
Total 23000 Deferred Grant Revenue	393,351.68	394,802.05	-1,450.37	-0.37 %
24000 Down Payment on Property Sale	500.00	0.00	500.00	
Total Other Current Liabilities	\$394,626.68	\$395,552.05	\$ -925.37	-0.23 %
Total Current Liabilities	\$394,626.68	\$395,552.05	\$ -925.37	-0.23 %
Total Liabilities	\$394,626.68	\$395,552.05	\$ -925.37	-0.23 %
Equity				
32000 Unrestricted Net Assets	228,766.18	207,751.29	21,014.89	10.12 %
Net Income	8,649.25	19,041.98	-10,392.73	-54.58 %
Total Equity	\$237,415.43	\$226,793.27	\$10,622.16	4.68 %
TOTAL LIABILITIES AND EQUITY	\$632,042.11	\$622,345.32	\$9,696.79	1.56 %

Tioga County Property Development Corporation

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - June, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
44400 Government Contracts				
44440 Hooker Foundation	1,041.96		1,041.96	
44450 State Contracts		275,000.00	-275,000.00	
44470 LBI Phase 1	46,531.64	100,000.00	-53,468.36	46.53 %
44480 LBI Phase II	107,785.29	900,000.00	-792,214.71	11.98 %
Total 44400 Government Contracts	155,358.89	1,275,000.00	-1,119,641.11	12.19 %
47200 Program Income				
47250 Property Sales	5,000.00	12,000.00	-7,000.00	41.67 %
Total 47200 Program Income	5,000.00	12,000.00	-7,000.00	41.67 %
Total Income	\$160,358.89	\$1,287,000.00	\$ -1,126,641.11	12.46 %
Cost of Goods Sold				
50000 Cost of Goods Sold				
50001 Demolition		225,000.00	-225,000.00	
50002 Lawn Maintenance	1,460.00		1,460.00	
50003 Snow Removal	779.00		779.00	
50004 Property Insurance	3,777.86	4,500.00	-722.14	83.95 %
50005 Permits/Fees	50.00		50.00	
50006 Property Utilities	651.58	3,300.00	-2,648.42	19.74 %
50008 Debris Removal-Periodic	9,120.00		9,120.00	
50009 Survey/Asbestos Abatement	13,458.73		13,458.73	
50010 Property Taxes	1,494.06	5,000.00	-3,505.94	29.88 %
50011 Property Maintenance	25.00	9,200.00	-9,175.00	0.27 %
50012 Property- Outside Contract Services	88,931.56		88,931.56	
50999 Spec Reclass to/from Inventory	1.00		1.00	
Total 50000 Cost of Goods Sold	119,748.79	247,000.00	-127,251.21	48.48 %
52000 COGS- Inventorial		891,252.00	-891,252.00	
Total Cost of Goods Sold	\$119,748.79	\$1,138,252.00	\$ -1,018,503.21	10.52 %
GROSS PROFIT	\$40,610.10	\$148,748.00	\$ -108,137.90	27.30 %
Expenses				
62000 Operating Expenses				
60900 Business Expenses				
60930 Bank Fees	25.00		25.00	
Total 60900 Business Expenses	25.00		25.00	
62100 Contract Services				
62110 Accounting Fees	20,020.00	22,500.00	-2,480.00	88.98 %
62140 Legal Fees	2,275.00	10,200.00	-7,925.00	22.30 %
62150 Outside Contract Services	8,468.18	41,000.00	-32,531.82	20.65 %
Total 62100 Contract Services	30,763.18	73,700.00	-42,936.82	41.74 %
65120 Insurance - Liability, D and O	1,434.30	1,300.00	134.30	110.33 %
65150 Memberships and Dues	2,000.00	2,000.00	0.00	100.00 %
Total 62000 Operating Expenses	34,222.48	77,000.00	-42,777.52	44.44 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
65000 Operations				
65010 Books, Subscriptions, Reference	75.00		75.00	
Total 65000 Operations	75.00		75.00	
65100 Other Types of Expenses				
65110 Advertising Expenses	193.92		193.92	
Total 65100 Other Types of Expenses	193.92		193.92	
68300 Travel and Meetings				
68320 Travel		1,000.00	-1,000.00	
Total 68300 Travel and Meetings		1,000.00	-1,000.00	
Total Expenses	\$34,491.40	\$78,000.00	\$ -43,508.60	44.22 %
NET OPERATING INCOME	\$6,118.70	\$70,748.00	\$ -64,629.30	8.65 %
Other Income				
7000 Interest Income	2,530.55		2,530.55	
Total Other Income	\$2,530.55	\$0.00	\$2,530.55	0.00%
NET OTHER INCOME	\$2,530.55	\$0.00	\$2,530.55	0.00%
NET INCOME	\$8,649.25	\$70,748.00	\$ -62,098.75	12.23 %

Tioga County Property Development Corporation

Profit and Loss Comparison

January - June, 2024

	TOTAL			
	JAN - JUN, 2024	JAN - JUN, 2023 (PY)	CHANGE	% CHANGE
Income				
44400 Government Contracts				
44430 APRA Grant		5,320.00	-5,320.00	-100.00 %
44440 Hooker Foundation	1,041.96	36,491.39	-35,449.43	-97.14 %
44470 LBI Phase 1	46,531.64	71,190.98	-24,659.34	-34.64 %
44480 LBI Phase II	107,785.29		107,785.29	
Total 44400 Government Contracts	155,358.89	113,002.37	42,356.52	37.48 %
47200 Program Income				
47250 Property Sales	5,000.00	12,000.00	-7,000.00	-58.33 %
Total 47200 Program Income	5,000.00	12,000.00	-7,000.00	-58.33 %
Total Income	\$160,358.89	\$125,002.37	\$35,356.52	28.28 %
Cost of Goods Sold				
50000 Cost of Goods Sold				
50002 Lawn Maintenance	1,460.00	375.00	1,085.00	289.33 %
50003 Snow Removal	779.00	662.48	116.52	17.59 %
50004 Property Insurance	3,777.86	2,334.73	1,443.13	61.81 %
50005 Permits/Fees	50.00		50.00	
50006 Property Utilities	651.58	1,617.37	-965.79	-59.71 %
50008 Debris Removal-Periodic	9,120.00		9,120.00	
50009 Survey/Asbestos Abatement	13,458.73	9,776.18	3,682.55	37.67 %
50010 Property Taxes	1,494.06	7,655.65	-6,161.59	-80.48 %
50011 Property Maintenance	25.00	4,750.52	-4,725.52	-99.47 %
50012 Property- Outside Contract Services	88,931.56		88,931.56	
50999 Spec Reclass to/from Inventory	1.00	44,298.45	-44,297.45	-100.00 %
Total 50000 Cost of Goods Sold	119,748.79	71,470.38	48,278.41	67.55 %
Total Cost of Goods Sold	\$119,748.79	\$71,470.38	\$48,278.41	67.55 %
GROSS PROFIT	\$40,610.10	\$53,531.99	\$ -12,921.89	-24.14 %
Expenses				
62000 Operating Expenses				
60900 Business Expenses				
60930 Bank Fees	25.00		25.00	
Total 60900 Business Expenses	25.00		25.00	
62100 Contract Services				
62110 Accounting Fees	20,020.00	15,360.00	4,660.00	30.34 %
62140 Legal Fees	2,275.00	6,795.00	-4,520.00	-66.52 %
62150 Outside Contract Services	8,468.18	10,300.00	-1,831.82	-17.78 %
Total 62100 Contract Services	30,763.18	32,455.00	-1,691.82	-5.21 %
65120 Insurance - Liability, D and O	1,434.30	636.37	797.93	125.39 %
65150 Memberships and Dues	2,000.00	1,500.00	500.00	33.33 %
Total 62000 Operating Expenses	34,222.48	34,591.37	-368.89	-1.07 %
65000 Operations				
65010 Books, Subscriptions, Reference	75.00		75.00	

	TOTAL			
	JAN - JUN, 2024	JAN - JUN, 2023 (PY)	CHANGE	% CHANGE
Total 65000 Operations	75.00		75.00	
65100 Other Types of Expenses				
65110 Advertising Expenses	193.92		193.92	
Total 65100 Other Types of Expenses	193.92		193.92	
Total Expenses	\$34,491.40	\$34,591.37	\$ -99.97	-0.29 %
NET OPERATING INCOME	\$6,118.70	\$18,940.62	\$ -12,821.92	-67.70 %
Other Income				
7000 Interest Income	2,530.55	101.36	2,429.19	2,396.60 %
Total Other Income	\$2,530.55	\$101.36	\$2,429.19	2,396.60 %
NET OTHER INCOME	\$2,530.55	\$101.36	\$2,429.19	2,396.60 %
NET INCOME	\$8,649.25	\$19,041.98	\$ -10,392.73	-54.58 %

Tioga County Property Development Corporation

Profit and Loss by Month

January - June, 2024

	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	TOTAL
Income							
44400 Government Contracts							\$0.00
44440 Hooker Foundation	43.73	0.24	168.40	21.40		808.19	\$1,041.96
44470 LBI Phase 1	3,048.06	4,813.60	13,320.65	13,473.96	7,100.00	4,775.37	\$46,531.64
44480 LBI Phase II			415.00	23,641.56	65,578.73	18,150.00	\$107,785.29
Total 44400 Government Contracts	3,091.79	4,813.84	13,904.05	37,136.92	72,678.73	23,733.56	\$155,358.89
47200 Program Income							\$0.00
47250 Property Sales		5,000.00					\$5,000.00
Total 47200 Program Income		5,000.00					\$5,000.00
Total Income	\$3,091.79	\$9,813.84	\$13,904.05	\$37,136.92	\$72,678.73	\$23,733.56	\$160,358.89
Cost of Goods Sold							
50000 Cost of Goods Sold							\$0.00
50002 Lawn Maintenance						1,460.00	\$1,460.00
50003 Snow Removal	779.00						\$779.00
50004 Property Insurance			2,079.61			1,698.25	\$3,777.86
50005 Permits/Fees						50.00	\$50.00
50006 Property Utilities	43.73	93.84	184.44	223.18		106.39	\$651.58
50008 Debris Removal-Periodic					9,120.00		\$9,120.00
50009 Survey/Asbestos Abatement					13,458.73		\$13,458.73
50010 Property Taxes	1,494.06						\$1,494.06
50011 Property Maintenance			25.00				\$25.00
50012 Property- Outside Contract Services			3,415.00	23,641.56	43,000.00	18,875.00	\$88,931.56
50999 Spec Reclass to/from Inventory		1.00					\$1.00
Total 50000 Cost of Goods Sold	2,316.79	94.84	5,704.05	23,864.74	65,578.73	22,189.64	\$119,748.79
Total Cost of Goods Sold	\$2,316.79	\$94.84	\$5,704.05	\$23,864.74	\$65,578.73	\$22,189.64	\$119,748.79
GROSS PROFIT	\$775.00	\$9,719.00	\$8,200.00	\$13,272.18	\$7,100.00	\$1,543.92	\$40,610.10
Expenses							
62000 Operating Expenses							\$0.00
60900 Business Expenses							\$0.00
60930 Bank Fees					25.00		\$25.00
Total 60900 Business Expenses					25.00		\$25.00
62100 Contract Services							\$0.00
62110 Accounting Fees	775.00	2,720.00	5,925.00	8,275.00	775.00	1,550.00	\$20,020.00
62140 Legal Fees			2,275.00				\$2,275.00
62150 Outside Contract Services				1,718.18	6,750.00		\$8,468.18
Total 62100 Contract Services	775.00	2,720.00	8,200.00	9,993.18	7,525.00	1,550.00	\$30,763.18
65120 Insurance - Liability, D and O	103.64	103.64	103.64	1,086.60	18.39	18.39	\$1,434.30
65150 Memberships and Dues		2,000.00					\$2,000.00
Total 62000 Operating Expenses	878.64	4,823.64	8,303.64	11,079.78	7,568.39	1,568.39	\$34,222.48
65000 Operations							\$0.00
65010 Books, Subscriptions, Reference					75.00		\$75.00
Total 65000 Operations					75.00		\$75.00
65100 Other Types of Expenses							\$0.00
65110 Advertising Expenses						193.92	\$193.92
Total 65100 Other Types of Expenses						193.92	\$193.92
Total Expenses	\$878.64	\$4,823.64	\$8,303.64	\$11,079.78	\$7,643.39	\$1,762.31	\$34,491.40
NET OPERATING INCOME	\$ -103.64	\$4,895.36	\$ -103.64	\$2,192.40	\$ -543.39	\$ -218.39	\$6,118.70
Other Income							
7000 Interest Income	429.24	402.22	430.66	417.47	432.10	418.86	\$2,530.55
Total Other Income	\$429.24	\$402.22	\$430.66	\$417.47	\$432.10	\$418.86	\$2,530.55
NET OTHER INCOME	\$429.24	\$402.22	\$430.66	\$417.47	\$432.10	\$418.86	\$2,530.55

	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	TOTAL
NET INCOME	\$325.60	\$5,297.58	\$327.02	\$2,609.87	\$ -111.29	\$200.47	\$8,649.25

Tioga County Property Development Corporation

Transaction Detail by Account

June 2024

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10000 Tioga State Bank									
06/04/2024	Check	439	No	Village of Owego Clerk Treasurer		81 North Avenue, Owego - interior demolition permit	-Split-	-50.00	-50.00
06/04/2024	Check	447	No	CJM Quality LLC		81 North Avenue, Owego - interior cleanout/demo	-Split-	-7,500.00	-7,550.00
06/04/2024	Check	440	No	Jan E. Nolis, CPA		2023 990 preparation	-Split-	-575.00	-8,125.00
06/04/2024	Check	442	No	Village of Waverly		121 Providence Street - water and sewer fees	-Split-	-30.00	-8,155.00
06/04/2024	Check	443	No	Delta		103 Liberty Street - Hazmat report	-Split-	-775.00	-8,930.00
06/04/2024	Check	445	No	NYSEG		103 Liberty Street and 81 North Ave. - electric	-Split-	-28.63	-8,958.63
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care		lawn maintenance	-Split-	-365.00	-9,323.63
06/04/2024	Check	444	No	Tioga Co. Econ. Dev & Planning		legal ads for 247 Main Street RFP	-Split-	-193.92	-9,517.55
06/19/2024	Check	446	No	CJM Quality LLC		81 North Avenue, Owego - interior cleanout/demo	-Split-	-8,000.00	-17,517.55
06/19/2024	Check	450	No	Leatherstocking Cooperative Insurance Co.		property insurance	-Split-	-1,698.25	-19,215.80
06/19/2024	Check	448	No	Bowers & Company CPAS PLLC		April/May 2024 accounting services and 990 review	-Split-	-1,750.00	-20,965.80
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care		lawn maintenance	-Split-	-1,095.00	-22,060.80
06/19/2024	Check	449	No	NYSEG		103 Liberty Street and 81 North Ave - electric	-Split-	-47.76	-22,108.56
06/19/2024	Check	453	No	Fleicher Properties LLC		HVAC related work for 10 Watson Avenue - reimbursement	-Split-	-2,000.00	-24,108.56
06/19/2024	Check	452	No	Williams & Edsall Land Surveyors, P.C.		81 North Avenue - elevation certificate	-Split-	-600.00	-24,708.56
Total for 10000 Tioga State Bank								\$ -24,708.56	
10001 Tioga Bank ICS									
06/28/2024	Deposit		INTEREST	No		Interest Earned	7000 Interest Income	418.86	418.86
Total for 10001 Tioga Bank ICS								\$418.86	
12102 LBI Phase 1									
12102.2 Left to Spend									
06/04/2024	Check	440	No	Jan E. Nolis, CPA		To recognize grant income	10000 Tioga State Bank	575.00	575.00
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care		To recognize grant income	10000 Tioga State Bank	365.00	940.00
06/04/2024	Check	444	No	Tioga Co. Econ. Dev & Planning		To recognize grant income	10000 Tioga State Bank	193.92	1,133.92
06/04/2024	Check	442	No	Village of Waverly		To recognize grant income	10000 Tioga State Bank	30.00	1,163.92
06/04/2024	Check	445	No	NYSEG		To recognize grant income	10000 Tioga State Bank	16.57	1,180.49
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care		To recognize grant income	10000 Tioga State Bank	1,095.00	2,275.49
06/19/2024	Check	449	No	NYSEG		To recognize grant income	10000 Tioga State Bank	26.63	2,302.12
06/19/2024	Check	450	No	Leatherstocking Cooperative Insurance Co.		To recognize grant income	10000 Tioga State Bank	1,698.25	4,000.37
06/30/2024	Journal Entry	94	No			To recognize grant income	-Split-	775.00	4,775.37
Total for 12102.2 Left to Spend								\$4,775.37	
Total for 12102 LBI Phase 1								\$4,775.37	
12103 LBI Phase 2									
12103.2 Left to Spend									
06/04/2024	Check	439	No	Village of Owego Clerk Treasurer		To recognize grant income	10000 Tioga State Bank	50.00	50.00
06/04/2024	Check	447	No	CJM Quality LLC		To recognize grant income	10000 Tioga State Bank	7,500.00	7,550.00
06/19/2024	Check	453	No	Fleicher Properties LLC		To recognize grant income	10000 Tioga State Bank	2,000.00	9,550.00
06/19/2024	Check	452	No	Williams & Edsall Land Surveyors, P.C.		To recognize grant income	10000 Tioga State Bank	600.00	10,150.00
06/19/2024	Check	446	No	CJM Quality LLC		To recognize grant income	10000 Tioga State Bank	8,000.00	18,150.00
Total for 12103.2 Left to Spend								\$18,150.00	
Total for 12103 LBI Phase 2								\$18,150.00	
17000 Prepaid Insurance									
06/30/2024	Journal Entry	93	No			To record insurance expense for June 2024	-Split-	-18.39	-18.39
Total for 17000 Prepaid Insurance								\$ -18.39	
22000 Accrued Expenses									
06/19/2024	Check	448	No	Bowers & Company CPAS PLLC		April/May 2024 accounting services and 990 review	10000 Tioga State Bank	-1,550.00	-1,550.00
06/30/2024	Journal Entry	94	No			B&C - To record June 2024 accounting services	-Split-	775.00	-775.00
Total for 22000 Accrued Expenses								\$ -775.00	
23000 Deferred Grant Revenue									
23002 Hooker Foundation									
06/04/2024	Check	443	No	Delta		To recognize grant income	10000 Tioga State Bank	-775.00	-775.00
06/04/2024	Check	445	No	NYSEG		To recognize grant income	10000 Tioga State Bank	-12.06	-787.06
06/19/2024	Check	449	No	NYSEG		To recognize grant income	10000 Tioga State Bank	-21.13	-808.19
Total for 23002 Hooker Foundation								\$ -808.19	
Total for 23000 Deferred Grant Revenue								\$ -808.19	
44400 Government Contracts									
44440 Hooker Foundation									
06/04/2024	Check	445	No	NYSEG	Hooker Foundation	To recognize grant income	10000 Tioga State Bank	12.06	12.06
06/04/2024	Check	443	No	Delta	Hooker Foundation	To recognize grant income	10000 Tioga State Bank	775.00	787.06
06/19/2024	Check	449	No	NYSEG	Hooker Foundation	To recognize grant income	10000 Tioga State Bank	21.13	808.19
Total for 44440 Hooker Foundation								\$808.19	
44470 LBI Phase 1									
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	365.00	365.00
06/04/2024	Check	445	No	NYSEG	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	16.57	381.57
06/04/2024	Check	440	No	Jan E. Nolis, CPA	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	575.00	956.57
06/04/2024	Check	444	No	Tioga Co. Econ. Dev & Planning	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	193.92	1,150.49
06/04/2024	Check	442	No	Village of Waverly	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	30.00	1,180.49
06/19/2024	Check	450	No	Leatherstocking Cooperative Insurance Co.	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	1,698.25	2,878.74
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	1,095.00	3,973.74
06/19/2024	Check	449	No	NYSEG	LBI Phase 1, Year 2	To recognize grant income	10000 Tioga State Bank	26.63	4,000.37
06/30/2024	Journal Entry	94	No		LBI Phase 1, Year 2	To recognize grant income	-Split-	775.00	4,775.37
Total for 44470 LBI Phase 1								\$4,775.37	
44480 LBI Phase II									
06/04/2024	Check	439	No	Village of Owego Clerk Treasurer	LBI Phase 2	To recognize grant income	10000 Tioga State Bank	50.00	50.00
06/04/2024	Check	447	No	CJM Quality LLC	LBI Phase 2	To recognize grant income	10000 Tioga State Bank	7,500.00	7,550.00
06/19/2024	Check	452	No	Williams & Edsall Land Surveyors, P.C.	LBI Phase 2	To recognize grant income	10000 Tioga State Bank	600.00	8,150.00
06/19/2024	Check	446	No	CJM Quality LLC	LBI Phase 2	To recognize grant income	10000 Tioga State Bank	8,000.00	16,150.00
06/19/2024	Check	453	No	Fleicher Properties LLC	LBI Phase 2	To recognize grant income	10000 Tioga State Bank	2,000.00	18,150.00
Total for 44480 LBI Phase II								\$18,150.00	
Total for 44400 Government Contracts								\$23,733.56	
50000 Cost of Goods Sold									
50002 Lawn Maintenance									
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	20.28
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.27	40.55
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.27	60.82
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.27	81.09
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.27	101.36
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	121.64
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	141.92
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	162.20
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	182.48
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	202.76

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	223.04
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	243.32
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	263.60
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	283.88
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	304.16
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	324.44
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	344.72
06/04/2024	Check	441	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	20.28	365.00
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.84	425.84
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.84	486.68
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.84	547.52
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.84	608.36
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.84	669.20
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	730.03
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	790.86
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.84	851.70
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	912.53
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	973.36
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,034.19
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,095.02
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,155.85
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,216.68
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,277.51
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,338.34
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,399.17
06/19/2024	Check	451	No	Scott's Lawn & Landscape Care	LBI Phase 1, Year 2	lawn maintenance	10000 Tioga State Bank	60.83	1,460.00
Total for 50002 Lawn Maintenance								\$1,460.00	
50004 Property Insurance									
06/19/2024	Check	450	No	Leatherstocking Cooperative Insurance Co.	LBI Phase 1, Year 2	property insurance	10000 Tioga State Bank	1,698.25	1,698.25
Total for 50004 Property Insurance								\$1,698.25	
50005 Permits/Fees									
06/04/2024	Check	439	No	Village of Owego Clerk Treasurer	LBI Phase 2	81 North Avenue, Owego - interior demolition permit	10000 Tioga State Bank	50.00	50.00
Total for 50005 Permits/Fees								\$50.00	
50006 Property Utilities									
06/04/2024	Check	445	No	NYSEG	LBI Phase 1, Year 2	81 North Ave - electric	10000 Tioga State Bank	16.57	16.57
06/04/2024	Check	445	No	NYSEG	Hooker Foundation	103 Liberty Street - electric	10000 Tioga State Bank	12.06	28.63
06/04/2024	Check	442	No	Village of Waverly	LBI Phase 1, Year 2	121 Providence Street - water and sewer fees	10000 Tioga State Bank	30.00	58.63
06/19/2024	Check	449	No	NYSEG	LBI Phase 1, Year 2	81 North Ave - electric	10000 Tioga State Bank	26.63	85.26
06/19/2024	Check	449	No	NYSEG	Hooker Foundation	103 Liberty Street - electric	10000 Tioga State Bank	21.13	106.39
Total for 50006 Property Utilities								\$106.39	
50012 Property- Outside Contract Services									
06/04/2024	Check	447	No	CJM Quality LLC	LBI Phase 2	81 North Avenue, Owego - interior cleanout/demo	10000 Tioga State Bank	7,500.00	7,500.00
06/04/2024	Check	443	No	Delta	Hooker Foundation	103 Liberty Street - Hazmat report	10000 Tioga State Bank	775.00	8,275.00
06/19/2024	Check	452	No	Williams & Edsall Land Surveyors, P.C.	LBI Phase 2	81 North Avenue - elevation certificate	10000 Tioga State Bank	600.00	8,875.00
06/19/2024	Check	453	No	Fleicher Properties LLC	LBI Phase 2	HVAC related work for 10 Watson Avenue - reimbursement	10000 Tioga State Bank	2,000.00	10,875.00
06/19/2024	Check	446	No	CJM Quality LLC	LBI Phase 2	81 North Avenue, Owego - interior cleanout/demo	10000 Tioga State Bank	8,000.00	18,875.00
Total for 50012 Property- Outside Contract Services								\$18,875.00	
Total for 50000 Cost of Goods Sold								\$22,189.64	
62000 Operating Expenses									
62100 Contract Services									
62110 Accounting Fees									
06/04/2024	Check	440	No	Jan E. Nolis, CPA	LBI Phase 1, Year 2	2023 990 preparation	10000 Tioga State Bank	575.00	575.00
06/19/2024	Check	448	No	Bowers & Company CPAS PLLC	General & Administrative		10000 Tioga State Bank	200.00	775.00
06/30/2024	Journal Entry	94	No		LBI Phase 1, Year 2	B&C - To record June 2024 accounting services	-Split-	775.00	1,550.00
Total for 62110 Accounting Fees								\$1,550.00	
Total for 62100 Contract Services								\$1,550.00	
65120 Insurance - Liability, D and O									
06/30/2024	Journal Entry	93	No		General & Administrative	To record insurance expense for June 2024	-Split-	18.39	18.39
Total for 65120 Insurance - Liability, D and O								\$18.39	
Total for 62000 Operating Expenses								\$1,568.39	
65100 Other Types of Expenses									
65110 Advertising Expenses									
06/04/2024	Check	444	No	Tioga Co. Econ. Dev & Planning	LBI Phase 1, Year 2	legal ads for 247 Main Street RFP	10000 Tioga State Bank	193.92	193.92
Total for 65110 Advertising Expenses								\$193.92	
Total for 65100 Other Types of Expenses								\$193.92	
7000 Interest Income									
06/28/2024	Deposit	INTEREST	No		General & Administrative		10001 Tioga Bank ICS	418.86	418.86
Total for 7000 Interest Income								\$418.86	

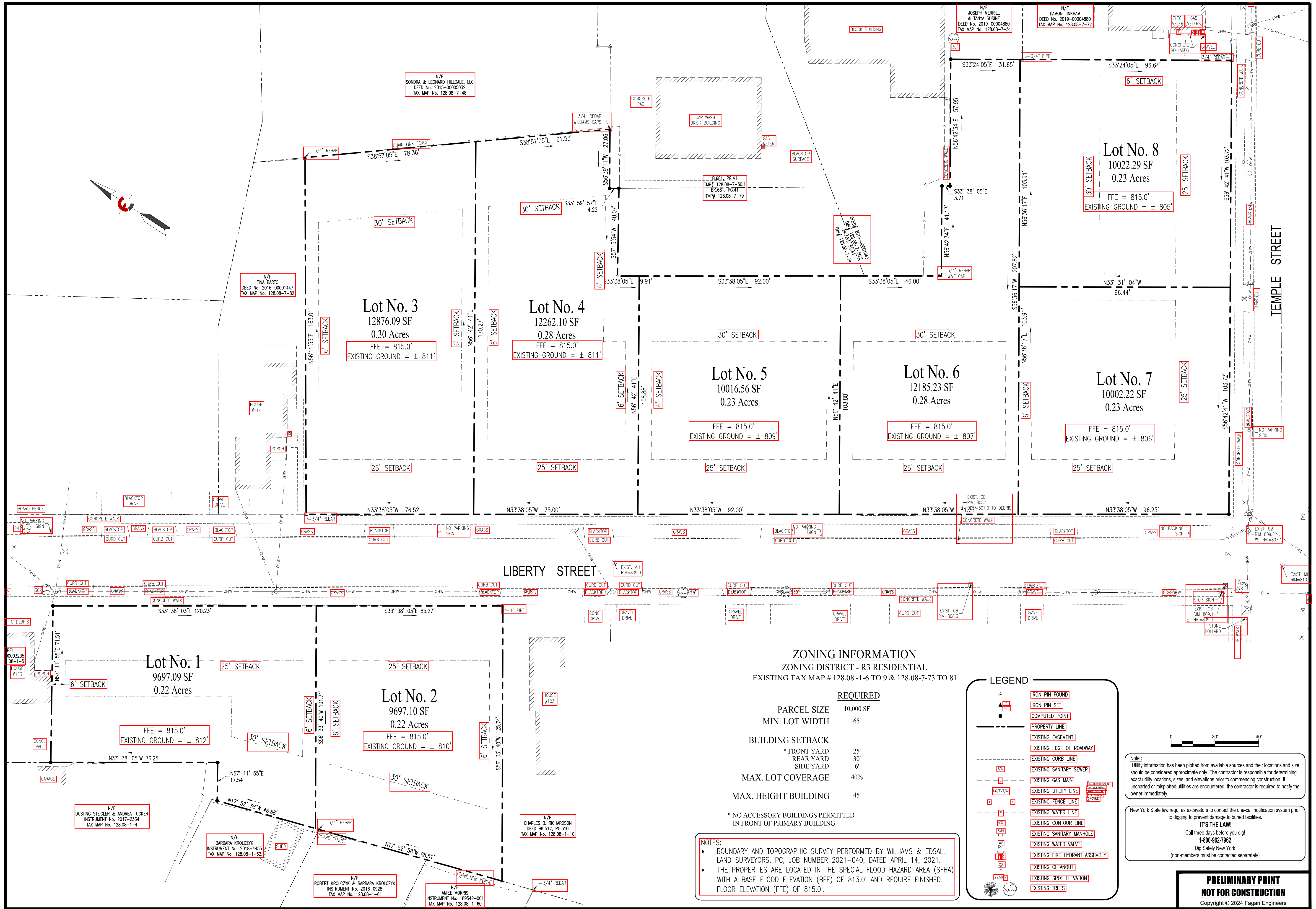
	LBI Program Year 1 Funds Budgeted	LBI Program Year 1 Funds Actual	LBI Program Year 2 Funds Budgeted	LBI Program Year 2 Funds Year to Date	LBI Program Year 2 Funds Funds Remaining
OPERATIONS					
Personnel Services					
Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
Fringe	\$ -	\$ -	\$ -	\$ -	\$ -
Personnel Total	\$ -	\$ -	\$ -	\$ -	\$ -
OTPS					
Insurance/Bonding	\$ 1,050.00	\$ 1,289.00	\$ 1,300.00	\$ 1,054.00	\$ 246.00
Audit	\$ 6,000.00	\$ 9,000.00	\$ 12,500.00	\$ 12,500.00	\$ -
Legal	\$ 7,800.00	\$ 14,880.00	\$ 10,200.00	\$ 17,850.00	\$ (7,650.00)
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Rent/Mortgage	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Printing Postage	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 139.00	\$ 861.00
Accounting	\$ 1,500.00	\$ 6,360.00	\$ 10,000.00	\$ 11,045.00	\$ (1,045.00)
Marketing	\$ -	\$ -	\$ 3,000.00	\$ 2,007.41	\$ 992.59
Other Professional Service Contracts	\$ -	\$ -	\$ -	\$ -	\$ -
Contracted staff	\$ 25,000.00	\$ 18,825.00	\$ 25,000.00	\$ 29,068.18	\$ (4,068.18)
Other OTPS (identify below)	\$ -	\$ -	\$ -	\$ -	\$ -
NYLBA Dues	\$ 2,000.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ -
OTPS Total	\$ 44,350.00	\$ 51,854.00	\$ 65,000.00	\$ 75,663.59	\$ (10,663.59)
Property Maintenance					
Contracted Services	\$ 11,750.00	\$ 4,100.17	\$ 4,200.00	\$ 8,669.00	\$ (4,469.00)
Utilities	\$ 5,800.00	\$ 3,745.13	\$ 3,300.00	\$ 3,416.22	\$ (116.22)
Security	\$ 5,000.00	\$ 4,560.00	\$ 5,000.00	\$ -	\$ 5,000.00
Registry	\$ -	\$ -	\$ -	\$ -	\$ -
Other (identify below)	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 4,000.00	\$ 4,111.39	\$ 4,500.00	\$ 6,740.27	\$ (2,240.27)
Option Deposit	\$ -	\$ 250.00	\$ -	\$ -	\$ -
Application Fees/Permits	\$ -	\$ 500.00	\$ -	\$ -	\$ -
Past due taxes	\$ -	\$ 16,553.13	\$ 5,000.00	\$ 4,972.16	\$ 27.84
Property Maintenance Total	\$ 26,550.00	\$ 33,819.82	\$ 22,000.00	\$ 23,797.65	\$ (1,797.65)
Technical Assistance	\$ -	\$ -	\$ -		
Pre-Development	\$ 29,100.00	\$ 14,326.18	\$ 13,000.00	\$ -	\$ 13,000.00
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL Expenses	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 99,461.24	\$ 538.76

	Award Amount	Funds Drawn Down	Funds Remaining
ARPA*	\$ 500,000.00	\$ 109,849.42	\$ 390,150.58
Hooker Foundation*	\$ 65,000.00	\$ 61,798.90	\$ 3,201.10
NYMS - Candor**	\$ 500,000.00	\$ 500,000.00	\$ -
LBI Phase 1***			
Year 1 (8/15/22 - 8/14/23)	\$ 100,000.00	\$ 100,000.00	\$ -
Year 2 (8/15/23 - 8/14/24)	\$ 100,000.00	\$ 99,461.24	\$ 538.76
Year 3 (8/15/24 - 8/14/25)	\$ 100,000.00	\$ -	\$ 100,000.00
LBI Phase 2***	\$ 900,000.00	\$ 317,364.97	\$ 582,635.03
TOTAL	\$ 2,265,000.00	\$ 1,188,474.53	\$ 1,076,525.47

*Program funds received upfront

**Pass through grant program. Admin fee only -\$25,000

***Reimbursable grant program



Rev.	Date	Revision Description
4.	07/24/24	Added Lot #8
3.	06/29/24	As Per Review
2.	05/20/24	As Per Review - Added Footprints
1.	02/28/24	As Per Review

It is a Violation Of The New York Education Law, Article 145 Section 7209. For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

**TEMPLE-LIBERTY
RESIDENTIAL DEVELOPMENT**
37-49 TEMPLE STREET AND
107-119 & 92-112 LIBERTY STREET
VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK

FAGAN ENGINEERS
S. LAND SURVEYORS P.C.

113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale: 1" = 20'
11x17 Prints are 1/2 Size

Date: February, 2024

Design By: -

Drawn By: CEL

Checked By: -

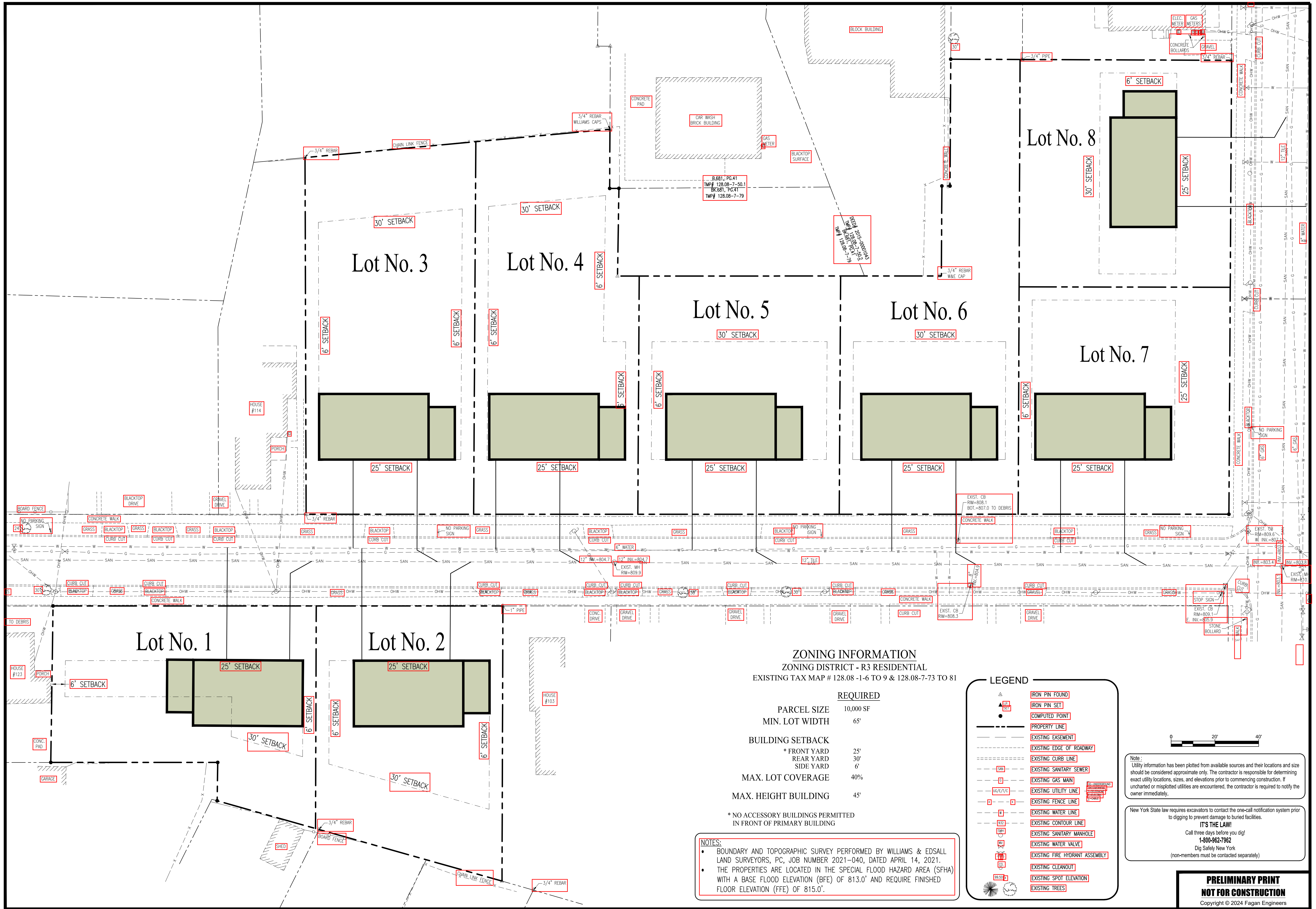
Project No.: 2024.008

Drawing Name: 24008-2.dwg

SUBDIVISION

C3

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ZONING INFORMATION
 ZONING DISTRICT - R3 RESIDENTIAL
 EXISTING TAX MAP # 128.08-1-6 TO 9 & 128.08-7-73 TO 81

REQUIRED	
PARCEL SIZE	10,000 SF
MIN. LOT WIDTH	65'
BUILDING SETBACK	
* FRONT YARD	25'
REAR YARD	30'
SIDE YARD	6'
MAX. LOT COVERAGE	40%
MAX. HEIGHT BUILDING	45'

* NO ACCESSORY BUILDINGS PERMITTED IN FRONT OF PRIMARY BUILDING

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY WILLIAMS & EDSALL LAND SURVEYORS, PC, JOB NUMBER 2021-040, DATED APRIL 14, 2021.
- THE PROPERTIES ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA (SFHA) WITH A BASE FLOOD ELEVATION (BFE) OF 813.0' AND REQUIRE FINISHED FLOOR ELEVATION (FFE) OF 815.0'.

LEGEND

	IRON PIN FOUND
	IRON PIN SET
	COMPUTED POINT
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF ROADWAY
	EXISTING CURB LINE
	EXISTING SANITARY SEWER
	EXISTING GAS MAIN
	EXISTING UTILITY LINE
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING CONTOUR LINE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT ASSEMBLY
	EXISTING CLEANOUT
	EXISTING SPOT ELEVATION
	EXISTING TREES

Note:
 Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is notified to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
 Call three days before you dig!
 1-800-962-7962
 Dig Safely New York
 (non-members must be contacted separately)

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 Date: February, 2024
 Design By: -
 Drawn By: CEL
 Checked By: -
 Project No.: 2024.008
 Drawing Name: 24008-2.dwg

SITE PLAN
C4



7-28-24
PROPOSAL

Tioga County Dept. of Economic Development & Planning
56 Main St Owego NY 13827
607-687-8256

Re: 121 Providence St Waverly main building asbestos abatement (excludes shed roof)

Thank you for the opportunity to provide a proposal for asbestos abatement at the above referenced project. The cost outlined includes all labor, material, equipment and insurance required to perform the following:

LCP is a NYS Certified WBE

Work to be performed

- Submit NYSDOL and USEPA notices and variances as applicable. Note there is a \$1,000.00 notice fee to the NYSDOL if the Tioga County Landbank has, or is able to obtain a waiver this fee to be deducted from price below.
- Remove and dispose of asbestos containing joint compound in one large containment area from the 1st and 2nd floor ceilings (approximately 445sqft) where noted in survey and 1 room on 2nd floor walls (approximately 328sqft) to be removed as well. Per Pre-Demolition Building Survey performed by O'Rourke Inc.
- Remove and dispose of basement duct insulation (approximately 50sqft) in multiple minor tent enclosures. Per Pre-Demolition Building Survey performed by O'Rourke Inc.
- No other asbestos removal is included (shed roofing excluded).
- Coordinate with 3rd party air/visual monitor provided by others for final visual inspection.
- NYS Prevailing Wage rates for Tioga County do not apply all work at straight time regular wage rate.
- Reinstallation of removed materials not included.
- No demolition other than what is required to perform abatement is included.
- LCP to supply electric with for project building power has been disconnected.

Total cost Base Bid.....\$26,000.00 (Twenty-Six Thousand and 00/100 Dollars)
Deduct for waiver from NYSDOL if applicable \$1,000.00

This proposal is valid for 30 days from the date above. The LCP Group works diligently, precisely, and with integrity. We look forward to working with you. If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Christina M. Pierce".

Christina M. Pierce
LCP Group, Inc.

KASCON, L.L.C.

2930 Mason Road
Waterville, NY 13480

Environmental Services

Office: (315)861-2211
Fax: (315) 861-2214
Email: KasconLLC@gmail.com

June 12, 2024

To: OWEGO Elks Lodge
Megan Schnabl
Tioga County Department of Economic Development & Planning
PH# 1-607-687-8263

KASCON Environmental is pleased to provide the following proposal for a roof repair and other related services.

Name/ location of project

**121 Providence street
Waverly NY**

Scope of work:

Remove and dispose of 800 square feet of ceilings and walls 50 square feet of duct wrap and 450 square feet of roofing as ACM with the use of an attached negative air pressure poly containment decontamination unit

COST : \$23,660

Conditions:

- Owner or GC to provide electric power and water source
- Owner will hire a third – party air monitoring firm to oversee the work if required by NYS Code Rule 56
- Owner is responsible to obtain all local permits if required
- All lead abatement if any is excluded from scope
- Kascon requires minimum deposit of 50% on all residential projects.

KASCON Environmental will provide all necessary labor, materials, etc. to remove all materials that are part of this contract. All work identified above shall be performed in accordance with all federal, state and local regulations. This proposal may be withdrawn by KASCON Environmental if not accepted in thirty (30) days.

Sincerely,
Estimator

Keith Carroll
Estimator

Accepted By: _____

Print Name: _____

Title: _____

Date: _____



Proposal Date: 5/29/2024
Proposal Expires: 6/12/2024

Tioga County Dept. of Ec Dev & Planning

Attn: Brittany Woodburn

56 Main St.

Owego, Ny 13827

Re: Abatement quote for 121 Providence St Waverly NY

We propose to supply all labor, materials, equipment, insurances and any related costs to perform the following scope of work:

1. Mobilization and demobilization.
2. Setup of personal decontamination unit and multiple negative pressure abatement work areas.
3. Removal and disposal of approximately 648 square feet of sheetrock walls and ceilings with asbestos containing joint compound from 2nd floor bedrooms and hallway.
4. Removal and disposal of approximately 122 square feet of sheetrock with asbestos containing joint compound from first floor bedroom ceiling.
5. Removal and disposal of approximately 50 square feet of duct wrap insulation from multiple locations throughout the basement, duct work will be removed in its entirety.
6. Removal and disposal of approximately 441 square feet of built-up roofing from shed roof.

Conditions/Exclusions:

- All work to be on straight time. (M-F)
- This price is tax exempt.
- This price does not include 3rd party air monitoring.
- This price does not include the re-installation of any of the materials removed.
- This price does not include removal of any materials not listed above.
- This price does not include demolition or exploratory work to access any other ACM that may be present at the above address.
- This price includes dumpster rental and disposal fees.
- Water and electric to be supplied by building owner.
- This price includes a \$2,000.00 project notification fee to the NYSDOL.
- This price does not include abatement trace ACM's

Total Lump Sum Price for All Work Described Above: \$28,417.00

Liability insurance will be provided upon acceptance of this proposal.
We will fulfill the requirements of OSHA1926.1101, NYSDOL, USEPA and NYSDOH rules and regulations that are in effect in NY for asbestos abatement.

Due to fluctuating costs of materials this proposal may be withdrawn if not accepted within 14 days.

Acceptance Signature / Date

STATE OF THE ART ASBESTOS, LEAD, BIO AND MOLD REMEDIATION, HAZARDOUS WASTE CLEANUP AND
GENERAL DEMOLITION

COMMERCIAL – INDUSTRIAL - RESIDENTIAL