



**Tioga County Industrial Development Agency
September 4, 2024 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Agenda**

Call to Order and Introductions

Attendance

- A. IDA Board Members
 - 1. Roll Call: J. Ward, T. Monell, E. Knolles, M. Townsend, B. Evanek, M. Sauerbrey, K. Gillette
 - 2. Excused:
 - 3. Guests: J. Meagher, M. Schnabl, L. Tinney, B. Woodburn

Privilege of the Floor:

Approval of Minutes

- A. August 7, 2024

Financials

- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail
- D. 2025 budget- October meeting

ED&P Update

- A. B. Woodburn

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

New Business:

- A. Tioga County Chamber of Commerce – Employment & Commerce Expo Sponsorship

Old Business:

- A. Richford property owner letter - pending

Committee Reports:

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: J. Ward, M. Townsend, E. Knolles
 - 2. Governance Committee: J. Ward, M. Townsend, E. Knolles
 - 3. Finance Committee: J. Ward, M. Townsend, E. Knolles
 - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, M. Townsend, J. Lavo
 - 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell



6. Public Relations Committee: L. Tinney, M. Sauerbrey, T. Monell

PILOT Updates:

- A. Sales Tax Exemptions Update:
 - 1. Best Bev LLC - \$2,401,260.91 (May)/Authorized \$2,779,449.00
 - 2. 231 Main LLC - \$4,999.31 (May)/ Authorized \$34,320
 - 3. SEASON II LLC - \$10,475.58 (May)/ Authorized \$17,942
 - 4. Arteast Café LLC - \$2,072.99 (May)/ Authorized \$24,000
 - 5. Navo Properties LLC - \$874.08 (May)/ Authorized \$1,128
- B. Spencer Tioga solar PILOT
- C. School PILOT bills
- D. Kinder Morgan (CNYOG) request to extend PILOT
- E. PARIS corrections- completed

Project Updates:

- A. Railroad ROW 3 buildings
 - 1. RFP for building demos

Grant Updates:

- A. NYS Division of Homeland Security & Emergency Services-Richford Railroad
- B. ARC Grant – Engineering Design Lounsberry Industrial Hub
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 - 1. ESD approved, working toward closing docs
- D. USDA Local Meat Capacity Grant – Reed Brook Meats application 7-14-23
- E. Water Quality Improvement Plan- Blodgett Road; S&W 2025 start
- F. USDA IRP Loan Application
 - 1. Letter of Conditions package forthcoming
- G. USDA Equipment Purchase Grant Application
 - 1. Letter of Conditions docs- affirm email vote authorizing Chair signature
- H. USDA Lounsberry additional studies
 - 1. Letter of Conditions docs- affirm email vote authorizing Chair signature

Next Meeting: Wednesday October 2, 2024



DRAFT

Tioga County Industrial Development Agency
August 7, 2024 - 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting Minutes

Call to Order and Introductions. Mr. Ward called the meeting to order at 4:37pm.

Attendance

- A. IDA Board Members
1. Roll Call: J. Ward, T. Monell, M. Townsend, B. Evanek, M. Sauerbrey, K. Gillette
2. Excused: J. Meagher, E. Knolles
3. Guests: C. Yelverton, L. Tinney, S. Rowe, RJ Corman

Privilege of the Floor:

- A. Steve Rowe, Larson Design Group: Mr. Rowe addressed the board regarding the preliminary engineering analysis for the Richford bridge upgrade. Mr. Rowe discussed the hydraulic analysis of the upstream and downstream areas of the bridge and how the modification of the bridge would impact property upstream and downstream. Mr. Rowe discussed raising the railroad tracks and bridge by 2ft creating a 4ft clearance, which would meet 25yr storm standards. Mr. Rowe presented additional preliminary engineering options for the bridge that meet 50 and 100yr storm standards. The board agreed to stay with the original bridge upgrade plan that meets the 25yr storm standards.

Approval of Minutes

- A. July 3, 2024

Motion to acknowledge financials, as presented. (T. Monell, M. Townsend)

Aye-5 Abstain-0
No-0 Carried

Financials

- A. Balance Sheet
B. Profit & Loss
C. Transaction Detail

Motion to approve July 3, 2024, Regular Board Meeting Minutes. (M. Sauerbrey, T. Monell)

Aye-5 Abstain-0
No-0 Carried

ED&P Update

- A. B. Woodburn. Ms. Woodburn had to leave the meeting at 5pm and was unable to provide an update.



New Business:

- A. Owego Square tree removal request. Mr. Ward reported that Owego Square is requesting the IDA to remove trees that had fallen in the corner of the parking lot. Mr. Ward reported that they would not be removing the trees, and they were not a hazard for the tenants.

Old Business:

- A. Richford property owner letter – pending. Mr. Ward reported that a letter is being sent to the property owner in Richford that is storing vehicles on IDA Property.

Committee Reports:

- A. Public Authority Accountability Act (PAAA).
 - 1. Audit Committee Report: J. Ward, M. Townsend, E. Knolles.
 - a. Mr. Ward stated that there was nothing new report.
 - 2. Governance Committee: J. Ward, M. Townsend, E. Knolles
 - a. Business Administrator- update. Mr. Ward reported that they interviewed 4 people. The first person they offered the job took another job, and the second declined their offer. On Tuesday there is a schedule interview for a late applicant. Mr. Ward discussed how their benefit package has been a deterrent for applicants and how they were unable to offer the same benefits package as the county can. Ms. Woodburn with Tioga County ED&P has been helping with IDA administrative duties the last four months and has offered to continue helping. M. Saurbrey reported that she had previously spoken to Ms. Woodburn about ED&P providing administrative support. M. Saurbrey offered to meet with Ms. Woodburn, and Barbara, the chair of ED&P Committee to discuss ED&P further assisting the IDA. M. Sauerbrey reported that Ms. Woodburn made a layout of roles and responsibilities for ED&P. T. Monell reported that he would like to come to the meeting as well. T. Monell asked how many hours were required to complete the work needed and discussed paying the salary of a part time position to ED&P. Mr. Ward discussed the option of partnering with the county, and paying the county the salary to fill the position. Mr. Ward reported that they were behind on a lot of work, even with the current help from ED&P, and stated that the yearly budget is coming due. Mr. Ward said that he tried to work on it but needed more help and Ms. Woodburn offered to assist, however he is concerned about the burden on Ms. Woodburn. L. Tinney reported that they were interviewing someone Tuesday and they could potentially be an option, but they do not have any IDA experience. M. Sauerbrey stated that she would report back regarding the meeting with Ms. Woodburn and Barb.
 - 3. Finance Committee: J. Ward, M. Townsend, E. Knolles
 - a. Mr. Ward stated that there was nothing new report.
 - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, M. Townsend, J. Lavo
 - a. Mr. Ward stated that there was nothing new report.



5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. RJ Corman and S. Rowe attended current board meeting. RJ Korman did not present any concerns regarding the agreed upon bridge update. RJ Corman requested to be updated with the bridge progress.
6. Public Relations Committee: L. Tinney, M. Sauerbrey, T. Monell.

PILOT Updates:

- A. Sales Tax Exemptions Update:
 1. Best Bev LLC - \$2,401,260.91 (May)/Authorized \$2,779,449.00
 2. 231 Main LLC - \$4,999.31 (May)/ Authorized \$34,320
 3. SEASON II LLC - \$10,475.58 (May)/ Authorized \$17,942
 4. Arteast Café LLC - \$2,072.99 (May)/ Authorized \$24,000
 5. Navo Properties LLC - \$874.08 (May)/ Authorized \$1,128
- b. Mr. Ward will continue working on PARIS corrections.

Project Updates:

- A. Railroad ROW 3 buildings
 1. Report received
 2. Ready for demolition
- b. The asbestos was cleared, and they received the air quality report.

Grant Updates:

- A. NYS Division of Homeland Security & Emergency Services-Richford Railroad.
 - a. Preliminary study has been completed.
- B. ARC Grant – Engineering Design Lounsberry Industrial Hub.
 - a. Money has been awarded to complete studies.
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 1. Grant request scheduled for 7/18 ESD Board review/approval
- D. USDA Local Meat Capacity Grant – Reed Brook Meats application 7-14-23.
 - a. USDA has not reviewed the application.
- E. Water Quality Improvement Plan- Blodgett Road; S&W 2025 start
- F. USDA IRP Loan Application
 1. Letter of Conditions package forthcoming. Application was approved and they are waiting on paperwork.
- G. USDA Equipment Purchase Grant Application. No update.
- H. USDA Lounsberry additional studies

Next Meeting: Wednesday September 4, 2024

Adjournment. Mr. Monell motioned to adjourn the meeting at 5:41pm.

Tioga County Industrial Development Agency
Balance Sheet
As of August 31, 2024

| | Aug 31, 24 | Aug 31, 23 | \$ Change |
|--|---------------------|---------------------|--------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| CD Cap Improvement Com Bank | 327,220.11 | 0.00 | 327,220.11 |
| CD Site Dev Com Bank 158 | 103,328.19 | 100,501.19 | 2,827.00 |
| CD Site Dev Com Bank 156 | 103,328.18 | 100,501.18 | 2,827.00 |
| CD Site Dev Com Bank 155 | 0.00 | 100,501.18 | -100,501.18 |
| Restricted Cash Accounts | | | |
| COVID-19 | 354.54 | 3,198.93 | -2,844.39 |
| Community- Facade Improvement | 248,885.31 | 239,622.59 | 9,262.72 |
| USDA Funds | | | |
| CCTC- Loan Loss Reserve | 40,510.82 | 40,499.64 | 11.18 |
| TSB- IRP 2016 (Formerly IRP 4) | 73,210.64 | 68,114.63 | 5,096.01 |
| TSB- RBEG | 89,014.90 | 66,340.52 | 22,674.38 |
| Total USDA Funds | 202,736.36 | 174,954.79 | 27,781.57 |
| Total Restricted Cash Accounts | 451,976.21 | 417,776.31 | 34,199.90 |
| CCTC- CDs | | | |
| Site Dev 8433 | 104,439.62 | 0.00 | 104,439.62 |
| Land Acquisition (150) | 555,596.92 | 0.00 | 555,596.92 |
| Land Acquisition (879) | 0.00 | 553,069.56 | -553,069.56 |
| Capital Improvement (284) | 0.00 | 325,351.58 | -325,351.58 |
| Total CCTC- CDs | 660,036.54 | 878,421.14 | -218,384.60 |
| Temporarily Restricted Cash Acc | | | |
| TSB-Owego Gardens | 423,993.35 | 421,503.35 | 2,490.00 |
| TSB-Crown Cork and Seal | 100.67 | 105.67 | -5.00 |
| Community- BestBuy PILOT Acct. | 369.98 | 369.98 | 0.00 |
| Total Temporarily Restricted Cash Acc | 424,464.00 | 421,979.00 | 2,485.00 |
| Unrestricted Cash Accounts | | | |
| TSB- checking | 669,493.28 | 172,197.45 | 497,295.83 |
| TSB- general fund | 25,826.94 | 25,788.12 | 38.82 |
| Total Unrestricted Cash Accounts | 695,320.22 | 197,985.57 | 497,334.65 |
| Total Checking/Savings | 2,765,673.45 | 2,217,665.57 | 548,007.88 |
| Other Current Assets | | | |
| COVID-19 ERLP | | | |
| C-7-A | 0.00 | 2,063.39 | -2,063.39 |
| C-5-A | 0.00 | 509.36 | -509.36 |
| C-4-A | 0.00 | 575.55 | -575.55 |
| Total COVID-19 ERLP | 0.00 | 3,148.30 | -3,148.30 |
| Accounts Receivable 1300.01 | 84,453.05 | 746,453.05 | -662,000.00 |
| Allowance for Doubtful Accounts | -35,000.00 | -35,000.00 | 0.00 |
| Commercial Facade Loan Program | | | |
| Loan Rec - 2017-01-C | 0.00 | 6,875.00 | -6,875.00 |
| Loan Rec - 2018-01-C | 0.00 | -5.00 | 5.00 |
| Loan Rec - 2017-02-C | 0.00 | 2,163.14 | -2,163.14 |
| Total Commercial Facade Loan Program | 0.00 | 9,033.14 | -9,033.14 |
| RBEG | | | |
| RBEG 2023-01-A | 92,188.79 | 100,000.00 | -7,811.21 |
| Loan Rec - RBEG 2019 -06 | 42,504.86 | 50,493.99 | -7,989.13 |
| Total RBEG | 134,693.65 | 150,493.99 | -15,800.34 |
| IRP 4 | | | |
| IRP 4 2023-01-A | 57,618.04 | 62,500.00 | -4,881.96 |
| Loan Rec 2021-02-A | 6,420.17 | 9,649.93 | -3,229.76 |
| Loan Rec 2021-01-A | 56,156.89 | 63,700.34 | -7,543.45 |
| Loan Rec 2019-07-A | 31,829.89 | 33,956.48 | -2,126.59 |
| Loan Rec - 2019 - 06A | 53,314.12 | 63,117.26 | -9,803.14 |
| Loan Rec 2018-01-A | 47,699.93 | 52,019.05 | -4,319.12 |
| Loan Rec 2017-04-A | 24,498.48 | 27,210.45 | -2,711.97 |
| Loan Rec 2017-01-A | 7,275.16 | 10,028.04 | -2,752.88 |
| Loan Rec 2009-02-A | 48,051.58 | 48,251.58 | -200.00 |
| Total IRP 4 | 332,864.26 | 370,433.13 | -37,568.87 |
| Total Other Current Assets | 517,010.96 | 1,244,561.61 | -727,550.65 |
| Total Current Assets | 3,282,684.41 | 3,462,227.18 | -179,542.77 |

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2024

| | Aug 31, 24 | Aug 31, 23 | \$ Change |
|--|---------------------|---------------------|--------------------|
| Fixed Assets | | | |
| Land-Rizzuto | 78,395.16 | 78,395.16 | 0.00 |
| Land- Cavataio | 2,500.00 | 2,500.00 | 0.00 |
| Land-general | 601,707.05 | 601,707.05 | 0.00 |
| Land-Louns | | | |
| Lopke | 8,993.03 | 8,993.03 | 0.00 |
| Town of Nichols | 20,000.00 | 20,000.00 | 0.00 |
| Berry | 2,452.20 | 2,452.20 | 0.00 |
| Hess | 259,561.43 | 259,561.43 | 0.00 |
| Land-Louns - Other | 230,932.53 | 139,612.53 | 91,320.00 |
| Total Land-Louns | 521,939.19 | 430,619.19 | 91,320.00 |
| Land 434 | 376,800.36 | 376,800.36 | 0.00 |
| Railroad Improvements | 1,979,330.50 | 1,979,330.50 | 0.00 |
| Z Accumulated Depreciation | -1,279,269.24 | -1,257,126.24 | -22,143.00 |
| Total Fixed Assets | 2,281,403.02 | 2,212,226.02 | 69,177.00 |
| TOTAL ASSETS | 5,564,087.43 | 5,674,453.20 | -110,365.77 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Other Current Liabilities | | | |
| PILOT Payments | | | |
| Spencer-Tioga Solar | 96,986.00 | 95,084.00 | 1,902.00 |
| Gateway Owego, LLC | 2,000.00 | 1,900.00 | 100.00 |
| Crown Cork and Seal | 300,000.00 | 300,000.00 | 0.00 |
| Owego Gardens | 24,976.00 | 24,488.00 | 488.00 |
| Total PILOT Payments | 423,962.00 | 421,472.00 | 2,490.00 |
| Total Other Current Liabilities | 423,962.00 | 421,472.00 | 2,490.00 |
| Total Current Liabilities | 423,962.00 | 421,472.00 | 2,490.00 |
| Long Term Liabilities | | | |
| Tioga County COVID-19 ERLP | 0.00 | 5,681.34 | -5,681.34 |
| Loan Pay- IRP 4 | 171,034.68 | 181,558.10 | -10,523.42 |
| Loan Pay- IRP 3 | 138,881.10 | 149,722.87 | -10,841.77 |
| Loan Pay- IRP 2 | 66,787.30 | 78,342.87 | -11,555.57 |
| Loan Pay- IRP 1 | 22,553.42 | 30,507.49 | -7,954.07 |
| Total Long Term Liabilities | 399,256.50 | 445,812.67 | -46,556.17 |
| Total Liabilities | 823,218.50 | 867,284.67 | -44,066.17 |
| Equity | | | |
| Board Designated Funds | 1,406,302.63 | 1,406,302.63 | 0.00 |
| 1110 - Retained Earnings | 3,410,150.09 | 3,694,570.69 | -284,420.60 |
| Net Income | -75,583.79 | -293,704.79 | 218,121.00 |
| Total Equity | 4,740,868.93 | 4,807,168.53 | -66,299.60 |
| TOTAL LIABILITIES & EQUITY | 5,564,087.43 | 5,674,453.20 | -110,365.77 |

Tioga County Industrial Development Agency

Transaction Detail

August 2024

| Type | Date | Num | Name | Memo | Amount |
|---------------------------------------|------------|------|----------------------------|--|---------------|
| Restricted Cash Accounts | | | | | |
| Community- Facade Improvement | | | | | |
| Deposit | 08/28/2024 | | | Interest | 2.11 |
| Total Community- Facade Improvement | | | | | 2.11 |
| USDA Funds | | | | | |
| TSB- IRP 2016 (Formerly IRP 4) | | | | | |
| Deposit | 08/01/2024 | | | Deposit | 754.16 |
| Deposit | 08/01/2024 | | | Deposit | 306.00 |
| Deposit | 08/01/2024 | | | Deposit | 670.57 |
| Deposit | 08/06/2024 | | | Deposit | 1,012.45 |
| Deposit | 08/06/2024 | | | Deposit | 321.55 |
| Deposit | 08/09/2024 | | | Deposit | 559.08 |
| Deposit | 08/23/2024 | | | Deposit | 250.00 |
| Deposit | 08/30/2024 | | | Deposit | 306.00 |
| Deposit | 08/30/2024 | | | Deposit | 670.57 |
| Deposit | 08/31/2024 | | | Interest | 1.21 |
| Total TSB- IRP 2016 (Formerly IRP 4) | | | | | 4,851.59 |
| TSB- RBEG | | | | | |
| Deposit | 08/01/2024 | | | Deposit | 1,072.92 |
| Deposit | 08/06/2024 | | | Deposit | 809.96 |
| Deposit | 08/30/2024 | | | Deposit | 1,072.92 |
| Deposit | 08/31/2024 | | | Interest | 1.49 |
| Total TSB- RBEG | | | | | 2,957.29 |
| Total USDA Funds | | | | | 7,808.88 |
| Total Restricted Cash Accounts | | | | | 7,810.99 |
| Unrestricted Cash Accounts | | | | | |
| TSB- checking | | | | | |
| Check | 08/01/2024 | 7300 | Megan Schnabl | July 2024 Professional Services | -700.00 |
| Check | 08/01/2024 | 7301 | BiziLife LLC | July 2024 social media | -556.61 |
| Check | 08/01/2024 | 7302 | Larson Design Group | Inv#131380 Richford Railroad Ave Flood Mitigation | -8,951.00 |
| Check | 08/01/2024 | 7303 | LeeAnn Tinney | August 2024 Professional Services | -2,125.00 |
| Check | 08/01/2024 | 7304 | Thomas, Collison & Meagher | April 2024 Legal | -7,711.00 |
| Check | 08/01/2024 | 7305 | Thomas, Collison & Meagher | May 2024 Legal | -4,525.00 |
| Deposit | 08/02/2024 | | | Deposit | 200.00 |
| Deposit | 08/06/2024 | | | Deposit | 19,141.09 |
| Check | 08/07/2024 | 7306 | NAVO Properties LLC | DRI-HCR NAVO Properties LLC - 53 North Ave Final Reimbursement | -19,141.09 |
| Check | 08/09/2024 | 7309 | Jan Nolis, CPA | Prof Svcs | -1,080.00 |
| Deposit | 08/12/2024 | | | Deposit | 82,390.99 |
| Check | 08/12/2024 | 7308 | Arteast Cafe LLC | HCR-DRI Reimbursement 37-41 Lake St | -82,390.99 |
| Deposit | 08/23/2024 | | | Deposit | 17,898.82 |
| Deposit | 08/31/2024 | | | Interest | 149.22 |
| Total TSB- checking | | | | | -7,400.57 |
| TSB- general fund | | | | | |
| Deposit | 08/31/2024 | | | Interest | 3.29 |
| Total TSB- general fund | | | | | 3.29 |
| Total Unrestricted Cash Accounts | | | | | -7,397.28 |
| TOTAL | | | | | 413.71 |

Tioga County Industrial Development Agency

Profit & Loss

August 2024

09/04/24

Accrual Basis

| | Aug 24 | Aug 23 | \$ Change |
|---------------------------------|------------|-----------|------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4160 · RJ Corman freight | 17,898.82 | 3,074.80 | 14,824.02 |
| Total 4160 · RJ Corman | 17,898.82 | 3,074.80 | 14,824.02 |
| Loan Interest Income | | | |
| COVID-19 C-7-A | 0.00 | 9.05 | -9.05 |
| COVID-19 C-4-A | 0.00 | 1.80 | -1.80 |
| RBEG 2019 -06 IRP 4 | 144.39 | 170.44 | -26.05 |
| 2023-01-A | 509.62 | 0.00 | 509.62 |
| 2019 - 06A | 180.49 | 213.06 | -32.57 |
| 2021-02-A | 0.00 | 20.66 | -20.66 |
| 2021-01-A | 118.32 | 134.00 | -15.68 |
| 2019-07-A | 140.05 | 149.31 | -9.26 |
| 2018-01-A | 191.28 | 208.31 | -17.03 |
| 2017-04-A | 186.14 | 102.80 | 83.34 |
| 2017-01-A | 16.21 | 21.73 | -5.52 |
| Total IRP 4 | 1,342.11 | 849.87 | 492.24 |
| RBEG 2023.01-A | 815.39 | 0.00 | 815.39 |
| Total RBEG | 815.39 | 0.00 | 815.39 |
| Total Loan Interest Income | 2,301.89 | 1,031.16 | 1,270.73 |
| Loan Program Fee IRP 4 | 0.00 | 1,625.00 | -1,625.00 |
| Total Loan Program Fee | 0.00 | 1,625.00 | -1,625.00 |
| Loan Late Fee 2018-01-C | 0.00 | 5.00 | -5.00 |
| Total Loan Late Fee | 0.00 | 5.00 | -5.00 |
| Loan Administrative Fee | 0.00 | 80.40 | -80.40 |
| 4110 · Grants | | | |
| Workforce Coordinator DRI-HCR | 0.00 | 13,726.86 | -13,726.86 |
| | 101,532.08 | 0.00 | 101,532.08 |
| Total 4110 · Grants | 101,532.08 | 13,726.86 | 87,805.22 |
| Interest Income- | | | |
| Interest Income - TSB COVID19 | 0.00 | 0.35 | -0.35 |
| Community- Facade Improvement | 2.11 | 2.04 | 0.07 |
| CCTC Loan Loss Reserve Account | 0.00 | 1.03 | -1.03 |
| TSB- checking | 149.22 | 15.46 | 133.76 |
| TSB-general fund | 3.29 | 3.29 | 0.00 |
| TSB- IRP 4 | 1.21 | 12.89 | -11.68 |
| TSB- RBEG | 1.49 | 16.63 | -15.14 |
| Total Interest Income- | 157.32 | 51.69 | 105.63 |
| Leases/Licenses | | | |
| Swartwood | 200.00 | 0.00 | 200.00 |
| Leases/Licenses - Other | 0.00 | 931.81 | -931.81 |
| Total Leases/Licenses | 200.00 | 931.81 | -731.81 |
| 4170 · PILOT Program Fees | | | |
| Best Bev | 0.00 | 50,308.61 | -50,308.61 |
| SunEast Valley Solar | 0.00 | 2,500.00 | -2,500.00 |
| Total 4170 · PILOT Program Fees | 0.00 | 52,808.61 | -52,808.61 |

Tioga County Industrial Development Agency

09/04/24

Profit & Loss

Accrual Basis

August 2024

| | Aug 24 | Aug 23 | \$ Change |
|---------------------------------|-------------------|------------------|-------------------|
| Total Income | 122,090.11 | 73,335.33 | 48,754.78 |
| Expense | | | |
| Grant Expense | | | |
| Richford Railroad | 8,951.00 | 1,265.00 | 7,686.00 |
| Raymond Hadley Water | 0.00 | 1,367.00 | -1,367.00 |
| DRI-HCR | 101,532.08 | 0.00 | 101,532.08 |
| Total Grant Expense | 110,483.08 | 2,632.00 | 107,851.08 |
| 6120 · Bank Service Charges | 0.00 | -25.00 | 25.00 |
| Employee benefit | | | |
| IRA Company Match | 0.00 | 63.60 | -63.60 |
| Total Employee benefit | 0.00 | 63.60 | -63.60 |
| 6180 · Insurance | | | |
| WC (Utica) | 0.00 | 607.00 | -607.00 |
| Employee Health (SSA) | 0.00 | 543.30 | -543.30 |
| Total 6180 · Insurance | 0.00 | 1,150.30 | -1,150.30 |
| 6200 · Interest Expense | | | |
| 6205 · Loan Int Exp Covid | 0.00 | 211.18 | -211.18 |
| Total 6200 · Interest Expense | 0.00 | 211.18 | -211.18 |
| 6560 · Payroll Expenses | | | |
| Payroll Expenses - HSA | 0.00 | 300.00 | -300.00 |
| 6560 · Payroll Expenses - Other | 0.00 | 6,253.09 | -6,253.09 |
| Total 6560 · Payroll Expenses | 0.00 | 6,553.09 | -6,553.09 |
| 6270 · Professional Fees | | | |
| BiziLife LLC | 556.61 | 0.00 | 556.61 |
| Administrative Services | | | |
| Tinney | 2,125.00 | 2,125.00 | 0.00 |
| Administrative Services - Other | 700.00 | 0.00 | 700.00 |
| Total Administrative Services | 2,825.00 | 2,125.00 | 700.00 |
| 6650 · Accounting | | | |
| Jan Nolis | 1,080.00 | 315.00 | 765.00 |
| Total 6650 · Accounting | 1,080.00 | 315.00 | 765.00 |
| 6280 · Legal Fees | | | |
| Loan Program Fees | 0.00 | 0.00 | 0.00 |
| 6280 · Legal Fees - Other | 12,236.00 | 0.00 | 12,236.00 |
| Total 6280 · Legal Fees | 12,236.00 | 0.00 | 12,236.00 |
| Total 6270 · Professional Fees | 16,697.61 | 2,440.00 | 14,257.61 |
| Recording fees | 0.00 | 390.00 | -390.00 |
| 6770 · Supplies | 0.00 | 37.99 | -37.99 |
| 6350 · Travel & Ent | 0.00 | 125.13 | -125.13 |
| Total Expense | 127,180.69 | 13,578.29 | 113,602.40 |
| Net Ordinary Income | -5,090.58 | 59,757.04 | -64,847.62 |
| Net Income | -5,090.58 | 59,757.04 | -64,847.62 |



Tioga County Chamber of Commerce
1 Sheldon Guile Blvd. * Owego, NY 13827 * 607-687-7335

Dear Friends:

You are cordially invited to the Tioga Employment and Commerce Expo 2024! The Tioga Chamber invites you to register for the Annual Business Show on Thursday, October 3rd, 2024. We are continuing the Chamber's Signature Event to be held at the Church of Nazarene.

Each year the Chamber brings together over 100 businesses for this major event. It has become the region's premier business-to-business trade show. It is an opportunity to showcase your products and services, plus make new business contacts.

This is an event you don't want to miss, ask any one of the many businesses that have participated in the past. We've had a multitude of positive comments over the years and we know this event can have a positive effect on your business.

Enclosed you will find the sponsorship and registration form for this year's event. Fill it out, enclose a check made out to the Tioga County Chamber of Commerce, and send it in to reserve your spot for the upcoming show. Remember, the booths are assigned on a first come, first served basis.

You don't want to miss it!

Regards,

Dr. Sabrina Henriques

President & CEO

Sponsor & Booth Chart



Tioga County Employment & Commerce Expo

Date: October 3, 2024. **Location:** Church Of the Nazarene
3732 Waverly Road Owego NY.

Advertising Underwriter - \$3,000

- Free Booth Space in premier location on the first floor– your choice
- Special Recognition at Opening Ceremonies as Corporate Underwriter (Ribbon Cutting/Media Tour)
- Name mentioned in all radio and press releases to media as Advertising Underwriter
- Breakout Session Opportunity
- Name/Logo featured on promotional materials, including show program
- Banner displayed in premier location during show indoors or outdoors
- 20 free admission tickets

Corporate Sponsor - \$2,000

- Free Booth Space in premier location
- Recognition at Opening Ceremonies (Ribbon Cutting/Media Tour)
- Name mentioned in radio and TV ads and in press releases to media
- Breakout Session Opportunity
- Name/Logo mentioned on promotional materials including show program
- 15 free admission tickets

Show Sponsor - \$1,500

- Free Booth Space
- Recognition at Opening Ceremonies (Ribbon Cutting/Media Tour)
- Name mention in advertising
- Name mentioned on promotional materials including show program
- 10 free admission tickets

Support Sponsor - \$1,000

- Free Booth Space (if you don't want a booth, you can donate the space to a new business)
- Name/Logo featured in show program
- 8 free admission tickets

2024 Booth Rates (\$50 For-Profit Chamber Members discount)

- Wall Space: \$300
- Center Space: \$250
- Non-Profit: \$150 (Center Only)
- *Trade Media Sponsorships Available*

Questions? Call 607-687-7335 or email business@tiogachamber.com We appreciate your support!

Sponsor & Booth Chart



2024 Tioga Employment and Commerce Expo

Thursday, October 3, 2024

9:00 am to 3:00 pm

Owego Church of the Nazarene

3732 Waverly Rd, Owego, NY 13827

ONLINE Registration www.tiogachamber.com

Company: _____
Contact Person: _____
Contact's Phone: _____
Contact's Email: _____
Company Address: _____
Website: _____

Electricity Needed (circle): Yes / No **Please bring your own power cords!**

Lunch and learn provided with additional payment

Lunch? Yes or No

Please list any dietary restrictions

Order Lunch for you and your staff!

Lunches will be available between 11:30 am & noon. The cost is \$13 per person (inclusive of tax & service). Lunch will be a catered buffet.

Cash only payment day of show!

Exhibitor Registration Agreement:

Sponsor & Booth Chart



- *Booth space is allotted on a first come, first served basis.
 - *Booth locations are designated by the Chamber and may be subject to change.
 - *Booth display must be maintained for the stated hours of the event.
 - *Payment is due by September 30, 2024, no refunds after that date.
 - *One booth space allotted per business, additional space and tables must be requested prior to event, and additional fees will apply.
 - *All booths include 1 table and 2 chairs.
 - *There is no charge for electricity, however you must bring your own power cords.
-

Exhibitor Signature _____ Date _____

2024 Booth Rates *\$50 price deduction for for-profit members

Wall Space: \$300 | Center Space: \$250 | Non-Profit: \$150

Business Show Tickets - \$5.00 This includes access to the Breakout Sessions and Lunch and Learn.

Job Seeker Tickets- FREE

Questions? Call 607-687-7335 or email info@tiogachamber.com

Register online or please make checks payable to:

Tioga County Chamber of Commerce
1 Sheldon Guile Blvd. Owego, NY 13827

The Tioga Chamber reserves the right to make any necessary changes without prior notification to vendors