

Tioga County Industrial Development Agency January 4, 2023 – 4:30 pm Ronald E Dougherty County Office Building 56 Main Street, Owego, NY 13827 Legislative Conference Room, 1<sup>st</sup> Floor Agenda

### **Call to Order and Introductions**

### Attendance

**IDA Board Members** 

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, T. Monell, J. Ward, A. Gowan, E. Knolles
Excused:
Guests: C. Curtis, M. Schnabl, L. Tinney, J. Meagher

### **Privilege of the Floor:**

### **Approval of Minutes**

A. December 7, 2022 Regular Meeting Minutes

### Financials

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

### ED&P Update: L. Tinney

A. <u>Report</u>

### Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
  - 1. Updated Project Cost Spreadsheet
- B. J. Gensel/Fagan Engineers request
- C. Resolution: Authorizing Private Hydrant Agreement
  - 1. Private Hydrant Agreement

### New Business: C. Curtis

A. Outreach re Solar Developments - Mortgage Tax Abatement

### **Committee Reports: C. Curtis**

A. Public Authority Accountability Act (PAAA)

- Audit Committee Report: A. Gowan, E. Knolles, J. Ward a. 2022 YE Audit – January 9<sup>th</sup>
- Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
   a. New Board Member Appointment Date 1-10-23
- 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward



- a. No report
- Loan Committee: A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
  - a. No report
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell a. No report

### **PILOT Updates: C. Curtis**

- A. Sales Tax Exemptions Update:
  - 1. Owego Gardens II Home Leasing \$189,300.37/Authorized \$524,194
  - 2. RB Robinson \$36,231.89/Authorized \$55,990
  - 3. Statewide Aquastore Inc. \$17,036.71/Authorized \$35,712.80
- B. Owego Gardens II Year 1 PILOT invoiced
- C. Best Bev LLC Application Public Hearing January; Board Vote February 1. <u>Cost Benefit Analysis</u>

### Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
  - 1. No report
- B. ARC Grant Application Engineering Design Lounsberry Industrial Hub Buildings
  - 1. Application Submitted 7-26-22; pending
- C. ESD Grant Application Municipal Water Extension to Raymond Hadley
   1. Larson Design Group to coordinate study completion starting January 2023
- D. ESD Water Tank ESD AB017
  - 1. Reimbursement process in progress

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

Next Meeting: Wednesday February 1, 2023



DRAFT

Tioga County Industrial Development Agency December 7, 2022 – 4:30 pm Ronald E Dougherty County Office Building 56 Main Street, Owego, NY 13827 Legislative Conference Room, 1<sup>st</sup> Floor Agenda

I. Call to Order and Introductions – Ms. Ceccherelli called the meeting to order at 4:30 pm.

### II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, T. Monell, J. Ward, A. Gowan, E. Knolles Excused:

Guests: C. Curtis, M. Schnabl, L. Tinney, J. Meagher, M. Townsend, B. Woods

III. Privilege of the Floor: Bill Woods: Mr. Woods addressed the board regarding the use of IDA railroad property to access the East Brach of the Owego Creek. There are plans to make this part of the Owego Creek accessible to fisherman in the near future. Mr. Woods wanted to alert the board that officials may come to the board asking them to allow fisherman on IDA railroad property to access the newly established fishing areas.

### IV. Approval of Minutes

A. November 2, 2022 Regular Meeting Minutes

Motion to approve November 2, 2022 Regular Meeting Minutes, as written. (T. Monell, K. Gillette)

Aye – 7	Abstain – 0
No – 0	Carried

### V. Financials

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

Motion to acknowledge financials, as presented. (A. Gowan, J. Ward)

Aye – 7	Abstain - 0
No – 0	Carried

### VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- The department is working on 10 potential grants, 22 pending grants, 42 active grants, and has closed out one grant.
- DRI projects in the Village of Owego are ongoing, with several of them nearing completion.
- New York Main Street grant in the Village of Owego is nearing completion. The last of the projects is set to be complete at the end of December.



- The Village of Owego Police Department EPF grant is moving forward. An engineering firm for the project is in the process of being chosen.
- The department is waiting to hear the status of the Village of Waverly NY Forward grant application.
- The department is waiting to hear the status of two Restore NY grant applications, one for the Tioga Trails building, one for Fuddy Duddy's.
- The New York Main Street grant in the Village of Candor continues to move forward.
- The Town of Nichols Broadband project is moving forward. Fiber is currently being installed in the Village. Installation on East and West River Roads are now complete.
- Ms. Tinney reported she is speaking with the Town of Owego about the possibility of extending broadband into South Owego.
- Workforce development efforts continue to move forward with Education Workforce Coordinator S. Lanning. He is meeting with school district and BOCES representatives and is planning a job fair in the spring with the Wavery School District and the Tioga County Chamber.

### VII. Project Updates: L. Tinney & C. Curtis

A. Owego Gardens II

1. Updated Project Cost Spreadsheet: Ms. Curtis noted that there has been one change order added to the spreadsheet: a heater for the box relating to the security system.

Ms. Curtis reported that approval was given to fill the water tank. The tank was expected to be filled over the past weekend, however, the filling did not take place.

Ms. Curtis also reported that the easements still need to be finalized, which is in process. The developer agreement has yet to be finalized as well.

#### VIII. New Business: C. Curtis

A. Lease of IDA Property for Broadband Expansion Project Storage: Ms. Tinney explained that the subcontractor for the broadband project in the Town of Nichols has been parking their construction materials on a piece of property that is not zoned properly to do so. Because of this, the Town of Nichols is requesting the materials be removed from this property, leaving the subcontractor needing an alternate place to put their materials. Ms. Tinney noted that the IDA owns property nearby, which is properly zoned, and asked the board if they would be agreeable to letting the contractor put their materials on it while they complete the project. The board agreed to let the contractor use the property.

Motion to allow the subcontractor for the Town of Nichols broadband project to use the IDA owned Berry-Lopke property for the use of storing construction materials. (A. Gowan, T. Monell).

Aye – 7	Abstain – 0
No – 0	Carried

### IX. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward



- a. No report
- Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
   a. Executive Session Board Member Candidates
- 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
  - a. No report
- 4. Loan Committee: A. Gowan, R. Kelsey, K. Dougherty, D. Barton,
- J. Ward, E. Knolles
  - a. No report
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
  - a. No report

### X. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

- 1. Owego Gardens II Home Leasing \$173,515.44/Authorized \$524,194
- 2. RB Robinson \$28,537.73/Authorized \$55,990
- 3. Statewide Aquastore Inc. \$17,036.71/Authorized \$35,712.80

### XI. Grant Updates: C. Curtis

A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad

1. Approval Letter: Ms. Curtis reported that she received the approval letter for the Richford Railroad planning grant. The match is to be paid by RJ Corman. **Motion to approve TCIDA as the administrator for the grant activities for the** 

DHSES DR-4567 Planning Grant. (T. Monell, M. Sauerbrey)

Aye – 7	Abstain – 0
No – 0	Carried

- B. ARC Grant Application Engineering Design Lounsberry Industrial Hub Buildings 1. Application Submitted 7-26-22; pending
- C. ESD Grant Application Municipal Water Extension to Raymond Hadley In progress: Ms. Curtis reported that this grant application has been approved, and Empire State Development provided an incentive proposal.

Motion to approve the administering of the Municipal Water Extension to Raymond Hadley ESD Planning Grant, and pay match requirement for grant, which is 50% of total grant award, not to exceed \$23,650.00. (E. Knolles, K. Gillette)

Aye – 7	Abstain – 0
No – 0	Carried

XII. Motion to move into Executive Session at 4:58 pm pursuant to Public Officers Law Section 105 to discuss personnel and financial matters. (T. Monell, K. Gillette)

Motion to adjourn Executive Session at 5:25 pm. (T. Monell)



XIII. Litigation: J. Meagher
 Motion to approve the settlement of the Lynady litigation. (K. Gillette, T. Monell)
 Aye – 7 Abstain – 0
 No – 0 Carried

- XIV. Next Meeting: Wednesday January 4, 2022
- **XV.** Adjournment Mr. Gillette motioned to adjourn the meeting at 5:25 pm.

4:24 PM

12/30/22

Accrual Basis

### Tioga County Industrial Development Agency Balance Sheet

As of December 31, 2022

	7.8 01 200011.201 01, 20		
_	Dec 31, 22	Dec 31, 21	\$ Change
ASSETS			
Current Assets Checking/Savings			
Restricted Cash Accounts			
COVID-19	11,093.15	308,508.88	-297,415.73
Community- Facade Improvement	228,479.15	195,658.65	32,820.50
USDA Funds	10,100,50	10.170.10	
CCTC- Loan Loss Reserve	40,490.53	40,479.43	11.10
TSB- IRP 2016 (Formerly IRP 4) TSB- RBEG	141,578.42 159,682.08	130,702.33 149,933.70	10,876.09 9,748.38
TSB- marketing	0.00	1,115.95	-1,115.95
			<u> </u>
Total USDA Funds	341,751.03	322,231.41	19,519.62
Total Restricted Cash Accounts	581,323.33	826,398.94	-245,075.61
CCTC- CDs			
Site Development	100 262 00	100 262 00	0.00
Site Development 2441	100,262.00	100,262.00	0.00 0.00
Site Development 2440 Site Development 2439	100,149.67 100,149.67	100,149.67 100,149.67	0.00
Total Site Development	300,561.34	300,561.34	0.00
Land Acquisition (879)	549,763.55	549,763.55	0.00
Capital Improvement (284)	323,406.76	323,406.76	0.00
Total CCTC- CDs	1,173,731.65	1,173,731.65	0.00
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	81.35	81.35	0.00
TSB-Crown Cork and Seal	105.67	105.67	0.00
Community- BestBuy PILOT Acct.	369.98	369.98	0.00
Total Temporarily Restricted Cash Acc	557.00	557.00	0.00
Unrestricted Cash Accounts			
TSB ICS	0.00	1,000,191.41	-1,000,191.41
TSB- checking TSB- general fund	472,558.11 25,766.23	165,940.02 125,749.20	306,618.09 -99,982.97
-			
Total Unrestricted Cash Accounts	498,324.34	1,291,880.63	-793,556.29
Total Checking/Savings	2,253,936.32	3,292,568.22	-1,038,631.90
Other Current Assets COVID-19 ERLP			
C-7-A	8,349.67	17,604.37	-9,254.70
C-5-A	2,858.68	6,338.37	-3,479.69
C-4-A	2,853.43	6,199.93	-3,346.50
C-2-A	0.00	8,989.63	-8,989.63
C-1-A	10,463.15	16,062.55	-5,599.40
Total COVID-19 ERLP	24,524.93	55,194.85	-30,669.92
Accounts Receivable 1300.01	746,453.05	788,453.05	-42,000.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	12,500.00	19,375.00	-6,875.00
Loan Rec - 2018-03-C	0.00	10,000.00	-10,000.00
Loan Rec - 2018-01-C	1,165.02	2,970.02	-1,805.00
Loan Rec - 2017-02-C	6,488.98	12,977.74	-6,488.76
Loan Rec - 2016-02-C	0.00	4,861.40	-4,861.40
Loan Rec - 2015-06-C Loan Rec - 2015-05-C	0.00 0.00	1,463.38 903.19	-1,463.38 -903.19
Total Commercial Facade Loan Program	20,154.00	52,550.73	-32,396.73
<b>.</b>	20,134.00	52,550.75	-32,390.73
RBEG Loan Rec - RBEG 2019 -06	55,551.01	62,886.52	-7,335.51
Total RBEG			-7,335.51
	55,551.01	62,886.52	-1,0001
IRP 4	44 750 74	44 604 50	0.040.05
Loan Rec 2021-02-A	11,758.71	14,601.56 75 861 76	-2,842.85
Loan Rec 2021-01-A	68,625.68 35,479.91	75,861.76	-7,236.08
Loan Rec 2019-07-A Loan Rec - 2019 - 06A	69,438.53	37,261.67 78,610.46	-1,781.76 -9,171.93
Loan Rec 2019 - 06A	3,653.15	5,301.59	-9,171.93
Loan Rec 2018-01-A	55,126.65	58,777.79	-3,651.14
Loan Rec 2017-05-A	0.00	2,578.80	-2,578.80
	0.00	2,070.00	-2,570.00

4:24 PM

12/30/22

Accrual Basis

### **Tioga County Industrial Development Agency Balance Sheet** As of December 31, 2022

	Dec 31, 22	Dec 31, 21	\$ Change
Loan Rec 2017-04-A	29,012.14	31,133.36	-2,121.22
Loan Rec 2017-01-A	11,827.13	14,493.83	-2,666.70
Loan Rec 2009-02-A	48,651.58	49,251.58	-600.00
IRP 4 - Other	12,339.00	0.00	12,339.00
Total IRP 4	345,912.48	367,872.40	-21,959.92
IRP 3			
Loan Rec 2007-08-A	0.00	7,083.83	-7,083.83
Total IRP 3	0.00	7,083.83	-7,083.83
IRP 2			0 000 50
Loan Rec 2011-03-A	0.00	3,239.59	-3,239.59
Total IRP 2	0.00	3,239.59	-3,239.59
Total Other Current Assets	1,157,595.47	1,302,280.97	-144,685.50
Total Current Assets	3,411,531.79	4,594,849.19	-1,183,317.40
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	139,612.53	139,612.53	0.00
Total Land-Louns	430,619.19	430,619.19	0.00
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	-1,237,003.24	-1,237,003.24	0.00
Total Fixed Assets	2,232,349.02	2,232,349.02	0.00
TOTAL ASSETS	5,643,880.81	6,827,198.21	-1,183,317.40
LIABILITIES & EQUITY Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
Owego Gardens	50.00	50.00	0.00
Total PILOT Payments	50.00	50.00	0.00
Total Other Current Liabilities	50.00	50.00	0.00
Total Current Liabilities	50.00	50.00	0.00
Long Term Liabilities			
Tioga County COVID-19 ERLP	34,876.67	363,456.36	-328,579.69
Loan Pay- IRP 4	202,293.40	202,293.40	0.00
Loan Pay- IRP 3	160,457.30	171,085.45	-10,628.15
Loan Pay- IRP 2	89,784.03	101,111.91	-11,327.88
Loan Pay- IRP 1	38,382.80	46,180.14	-7,797.34
Total Long Term Liabilities	525,794.20	884,127.26	-358,333.06
Total Liabilities	525,844.20	884,177.26	-358,333.06
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 · Retained Earnings	4,536,718.32	4,725,073.59	-188,355.27
Net Income	-824,984.34	-188,355.27	-636,629.07
Total Equity	5,118,036.61	5,943,020.95	-824,984.34
TOTAL LIABILITIES & EQUITY	5,643,880.81	6,827,198.21	-1,183,317.40

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12/30/22

Accrual Basis

	Jan - Dec 22	Jan - Dec 21	\$ Change
nary Income/Expense			
icome Gain/Loss on Sale of Asset	0.00	-58,453.51	58,453.5
Loan Interest Income	0.00	-36,433.31	50,455.5
COVID-19 C-7-A	345.30	457.72	-112.42
COVID-19 C-5-A	120.31	206.15	-85.84
COVID-19 C-1-A	227.40	464.69	-237.29
COVID-19 C-2-A	112.92	292.45	-179.53
COVID-19 C-4-A	116.82	199.36	-82.54
RBEG 2019 -06	2,384.01	2,669.23	-285.22
IRP 2			
2011-03-A	27.05	504.80	-477.75
Total IRP 2	27.05	504.80	-477.75
IRP 3			
2007-08-A	181.93	638.41	-456.48
Total IRP 3	181.93	638.41	-456.48
IRP 4			
2019 - 06A	2,977.47	3,336.54	-359.07
2021-02-A	275.78	193.64	82.14
2021-01-A	1,814.00	1,140.88	673.12
2019-07-A	1,755.29	2,009.24	-253.95
2018-02-A	182.04	246.61	-64.57
2018-01-A	2,525.86	2,902.75	-376.89
2017-04-A	1,244.78	1,330.32	-85.54
2017-05-A	19.41	115.40	-95.99
2017-01-A	306.18	396.11	-89.93
2017-02-A	0.00	482.31	-482.31
2016-01-A	0.00	66.88	-66.88
Total IRP 4	11,100.81	12,220.68	-1,119.87
Loan Interest Income - Other	29.35	0.00	29.35
Total Loan Interest Income	14,645.90	17,653.49	-3,007.5
Loan Program Fee			
COVID-19 ERLP	0.00	50.00	-50.00
Facade	300.00	100.00	200.00
IRP 4	300.00	1,261.25	-961.25
Total Loan Program Fee	600.00	1,411.25	-811.2
Loan Late Fee			
COVID-19 C-7-A	0.00	21.65	-21.65
COVID-19 C-1-A	173.20	238.15	-64.95
2016-02-C	104.15	145.82	-41.67
2018-02-A	0.00	5.00	-5.00
2018-01-C	0.00	10.00	-10.00
Total Loan Late Fee	277.35	420.62	-143.2
Loan Administrative Fee	134.37	1,168.96	-1,034.5
4110 · Grants			· · =
Workforce Coordinator	11,597.70	0.00	11,597.70
DRI-HCR	687,514.84	0.00	687,514.84
Suez Rfnd	0.00	270,000.00	-270,000.00
Broadband Study	0.00	65,397.00	-65,397.00
Ag Value Chain	0.00	40,000.00	-40,000.00
ESD Grant - E-Site	0.00	350,000.00	-350,000.00
4110 · Grants - Other	0.00	263,948.26	-263,948.26
Total 4110 · Grants	699,112.54	989,345.26	-290,232.7
Interest Income- Interest Income - TSB COVID19	111.32	-75.87	187.19
	111.52	-10.01	
			Page

	Jan - Dec 22	Jan - Dec 21	\$ Change
COTO OD Site Development 0444		000.00	
CCTC- CD Site Development 2441	0.00	262.00	-262.00
CCTC- CD Site Development 2440	0.00	149.67	-149.67
CCTC- CD Site Development 2439	0.00	149.67	-149.67
Interest Income- TSB ICS	554.04	1,568.78	-1,014.74
Community- Facade Improvement	19.62	17.47	2.15
CCTC Loan Loss Reserve Account	11.10	14.13	-3.03
CCTC CD Land Acquisition (879)	0.00	4,349.22	-4,349.22
CCTD CD Capital Improvment(284)	0.00	4,559.63	-4,559.63
TSB- checking	30.09	126.85	-96.76
TSB-general fund	17.03	55.46	-38.43
TSB- IRP 4	25.12	26.92	-1.80
TSB- RBEG	28.86	29.06	-0.20
TSB- marketing	0.04	0.22	-0.18
Total Interest Income-	797.22	11,233.21	-10,435.99
Leases/Licenses	13,965.57	13,509.36	456.21
OHRy freight	79,877.22	182,671.20	-102,793.98
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	79,877.22	182,671.20	-102,793.98
4170 · PILOT Program Fees			
SunEast Valley Solar	2,500.00	0.00	2,500.00
Ithaca Neighborhood Housing Ser	0.00	2,500.00	-2,500.00
Tioga Downs	0.00	0.00	0.00
4170 · PILOT Program Fees - Other	2,500.00	2,500.00	0.00
Total 4170 · PILOT Program Fees	5,000.00	5,000.00	0.00
Sale of Property	0.00	3,800.00	-3,800.00
Total Income	814,410.17	1,167,759.84	-353,349.67
Expense IDA Paint Program	0.00	640.15	-640.15
Grant Expense			
Workforce Coodinator	11,597.70	0.00	11,597.70
DRI-HCR	686,531.62	0.00	686,531.62
Ag Value Chain	0.00	30,000.00	-30,000.00
Grant Expense - Other	0.00	258.900.00	-258,900.00
·		,	
Total Grant Expense	698,129.32	288,900.00	409,229.32
Marketing	294.50	842.00	-547.50
Tioga Industrial Park	0.00	9,750.00	-9,750.00
Education			
Curtis	100.00	894.00	-794.00
Education - Other	0.00	99.00	-99.00
Total Education	100.00	993.00	-893.00
Loan Admin Fee IRP 4	134.37	1,168.96	-1,034.59
Total Loan Admin Fee	134.37	1,168.96	-1,034.59
	104.07	1,100.90	-1,054.59
Loan Program Expense	070 -0	440 -0	0=0.00
Marketing	370.50	112.50	258.00
Loan Program Expense - Other	223.85	110.00	113.85
Total Loan Program Expense	594.35	222.50	371.85
6120 · Bank Service Charges	0.00	35.00	-35.00
6150 · Depreciation Expense	0.00	20,655.78	-20,655.78
6160 · Dues and Subscriptions Employee benefit	1,769.00	1,884.00	-115.00

4:25 PM

12/30/22

Accrual Basis

IRA Company Match         836.94         1,404.00         -567.06           Total Employee benefit         630.01         -567.06         -567.06           6180 - Insurance         630.00         53.00         577.00         -567.06           017 trivi/Accident (Hartfort)         750.00         750.00         0.00         -718.00         -778.00           0190 - Disability (First Reab Life)         38.80         357.83         30.07         5135105.074.84.80         -241.95           15185 - Property & Liability (Dyden)         11.626.33         1.0247.23         677.965         574.84.80         -241.93           6200 - Interest Expense         3.897.00         7.223.80         -3.328.80         -2.328.83         -3.328.80           Could 6200 - Interest Expense         3.897.00         7.223.80         -3.328.80         -4.419.86           Could 6200 - Interest Expense         5.61.90.65         5.1.955.15         5.05.95.02         874.98           6240 - Miscellaneus         1.1.100.00         2.855.10         -1.050.00         -2.030.00           6240 - Miscellaneus         1.5.90.01         2.050.00         2.030.00         2.030.00           6240 - Miscellaneus         5.1.955.15         5.035.50         5.035.50         5.035.50		Jan - Dec 22	Jan - Dec 21	\$ Change
Bits         Insurance WC (Uites)         S30.00 753.00         S77.00 753.00         S77.00 753.00           D & O (Philadelphia Ins. Co) Employee Health (SSA)         348.40         4.35.93         3.45.93           Bits         - Froperty & Liability (Dryden)         11.628.33         10.947.28         679.65           R Liability (Steafrest)         29.055.00         26.648.14         2.407.46         2.497.38           S200         - Interest Expense         31.670         3.697.00         7.223.80         -3.326.80           S200         - Interest Expense         3.897.00         7.223.80         -3.326.80           Loursberry land         3.120.00         0.000         3.120.00         2.655.02         874.98           S200         - Interest Expense         5.699.65         5.155.15         5.035.85         6.085.50           Cotal S200         - Stapoil Expenses         56.990.65         5.155.15         5.035.50           S200         - Payrol Expenses         56.990.65         5.155.15         5.035.50           S200         - Payrol Expenses         56.990.65         5.155.15         5.035.50           S200         - 25.500.00         2.030.00         2.030.00         0.00           S201 Expenses         - 55.500.00 <th>IRA Company Match</th> <th>836.94</th> <th>1,404.00</th> <th>-567.06</th>	IRA Company Match	836.94	1,404.00	-567.06
WC (Utca) Travel/Accident (Hartford) (FTex)         630.00 (FTravel/Accident (Hartford) (FTex)         577.00 (FTex)         677.00 (FTex)           0 (Philadelphia Ins. Co) (F190 (Dissibility (First Rehab Life) (FTex)         3.483.00 (FTEX)         4.201.00 (FTEX)         -778.00 (FTEX)           6190 (Dissibility (First Rehab Life) (FTEX)         3.883.00 (FTEX)         3.773 (FTEX)         3.037           6195 (Disperty & Liability (Dryden) (FTEX)         11.626.33 (FTEX)         10.947.728 (FTEX)         679.05 (FTEX)           6200 (Interest Expense C200 (Interest Expense)         5.1546.98 (FTEX)         4.8604.05 (FTEX)         2.942.93 (FTEX)           6200 (Interest Expense)         3.183.77 (FTEX)         5.603.43 (FTEX)         -3.328.80 (FTEX)           6200 (Interest Expense)         3.182.00 (Total 620 (Interest Expense)         -3.328.80 (Total 650 (FTEX)         -3.328.80 (FTEX)           6200 (Interest Expense)         0.00 (FTEX)         3.182.00 (FTEX)         0.00 (FTEX)         -3.238.80 (FTEX)           6560 (FTEX)         1.600.00 (FTEX)         0.00 (FTEX)         -3.238.80 (FTEX)         -3.238.80 (FTEX)           7014 (S20) (FTEX)         0.00 (FTEX)         0.00 (FTEX)         -1.650.00 (FTEX)         -3.238.80 (FTEX)           7014 (S20) (FTEX)         0.00 (FTEX)         -1.650.00 (FTEX)         -1.650.00 (FTEX)         -1.650.00 (FTEX)         -1.650.00 (FTEX)	Total Employee benefit	836.94	1,404.00	-567.06
Travi/Accident (Hartford)         750.00         750.00         0.00           D & Q (Philadelphia Ins. Co)         3.443.00         4.201.00         -778.00           Fmployee Health (SSA)         5.612.5         5.64.68.00         -374.50           Stall (Philadelphia Ins. Co)         3.483.00         3.57.33         30.97           Employee Health (SSA)         5.612.5         5.64.68.00         -34.15           Stall Stall (Philadelphia Ins. Co)         11.626.93         10.947.28         679.85           Stall Stall (Philadelphia Ins. Co)         3.154.69.8         48,604.05         2.402.93           Stall Stall (Philadelphia Ins. Covid         713.23         1.620.37         -907.14           Stall Stall (Philadelphia Ins. Covid         713.23         1.620.37         -907.14           Stall Stall (Philadelphia Ins. Covid         3.120.00         2.60         3.120.00           G200 - Interest Expanse - Other         3.180.70         7.223.80         -3.326.80           Lounsberry Iand         3.120.00         2.60         3.600.00         -1.050.00           G200 - Interest Expanse         5.6990.65         51.955.15         5.035.50           G250 - Payroll Expenses         25.500.00         20.000.00         2.000.00           G260 - Payroll	6180 · Insurance			
D & O (Philadelphia Ins. Čo)         3.483.00         4.201.00         -7/18.00           6190         Disability (First Rabe Life)         388.80         357.83         30.97           Employee Health (SA)         5.612.85         5.646.80         -34.15           6195         Disability (First Rabe Life)         21.858.80         23.72.25         679.65           6195         First Rability (Steadrast)         2.407.46         2.407.46         2.407.46           6200         Interest Expense         51.546.98         48.604.05         2.942.93           6200         Interest Expense         713.23         1.620.37         -907.14           6200         Interest Expense         3.183.77         5.603.43         -2.419.66           70tal 6200         Interest Expense         3.182.00         0.00         3.120.00           6204         Miscellaneous         1.160.00         286.02         674.98           6300         Payroll Expenses         0.444.065         48.535.15         6.085.50           6230         Payroll Expenses         0.00         27.10         27.10           6270         Professional Fees         26.500.00         2.000.00         2.000.00           6280         Payroll Expenses				
6190. Disability (First Rehab Life)         388.80         357.83         30.97           Employee Health (SSA)         5.612.65         5.646.80         -34.15           6195. Property & Llability (Dryden)         11.626.93         10.947.28         679.65           Coll of therest Exponse         28.056.60         28.048.14         2.407.46           6200 - interest Exponse         118.27.7         5.063.43         -2.419.66           6200 - interest Exponse         3.897.00         7.223.80         -3.326.80           Coll observe Exponse         3.600.00         2.600.00         3.600.00         -1.050.00           G200 - Interest Exponse         0.00         27.10         -27.10         -27.10           G220 - Payroll Exponses         56.990.65         51.955.15         5.035.50         -6.085.50           G200 - Payroll Exponses         25.500.00         20.000         0.00         -27.10         -27.10				
Employee Health (SA)         5.612.65         5.642.80         -3.4.15           6185 - Property & Liability (Drydon)         11.626.93         10.947.28         679.65           RT Liability (Steadfast)         23055.60         26.644.14         2.407.46           Total 6180 - Insurance         51.546.98         48,604.05         2.942.93           6200 - Interest Expense         3.183.77         5.603.43         -2.419.66           100 - Interest Expense         3.183.77         5.603.43         -2.419.66           100 - Interest Expense         3.120.00         0.00         3.120.00           6560 - Payroll Expenses         1.160.00         285.02         874.98           6560 - Payroll Expenses - HSA         2.550.00         3.600.00         -1.060.00           6560 - Payroll Expenses - HSA         2.550.00         2.71.0         -27.10           6270 - Professional Fees         6.280.00         4.8355.15         6.085.50           17.01 - 627.10         20.000         2.5500.00         2.030.00         0.00           6260 - Accounting         9.175.00         4.855.00         -100.00         6650           6260 - Accounting - Other         7.600.00         7.300.00         0.00         1.600.00         6650         -120.00         <		-		
RR Liability (Steadfast)         29,055.80         26,648.14         2,407.46           Total 6180 - Insurance         51,946.98         43,804.05         2,942.93           6200 - Interest Expense         713.23         1,820.37         -907.14           6200 - Interest Expense         3,183.77         5,603.43         -2,419.66           7 total 520 - Interest Expense         3,897.00         7,223.80         -3,326.80           Lounsberry land         3,120.00         0.00         3,120.00           6560 - Payroll Expenses - Other         54,940.05         51,955.15         5,035.51           6560 - Payroll Expenses - Other         54,940.05         51,955.15         5,030.50           6270 - Professional Fees         6,280.00         4,250.00         2,030.00           6270 - Professional Fees         6,280.00         2,550.00         0.00           6270 - Professional Fees         25,500.00         25,500.00         0.00           G270 - Professional Fees         25,500.00         25,500.00         0.00           G260 - Accounting         1,575.00         1,685.00         -120.00           6650 - Accounting         9,175.00         8,985.00         180.00           G260 - Legal Fees         0,000         32,544.52         7,145.4				
RR Liability (Steadfast)         29,055.80         26,648.14         2,407.46           Total 6180 - Insurance         51,546.98         43,604.05         2,942.93           6200 - Interest Expense         713.23         1,820.37         -907.14           6200 - Interest Expense         3,183.77         5,603.43         -2,419.66           7 total 520 - Interest Expense         3,897.00         7,223.80         -3,326.80           Lounsberry land         3,120.00         0.00         3,120.00           6560 - Payroll Expenses - Other         54,440.05         54,355.15         6,085.50           Payroll Expenses - Other         54,990.05         51,955.15         5,030.50           6270 - Professional Fees         0.00         27.10         -27.10           6270 - Professional Fees         6,280.00         4,250.00         2,030.00           6250 - Accounting         25,500.00         25,500.00         0.00           Age Eo Per Specialist Position         20,000         25,500.00         0.00           Age Eo Per Specialist Position         20,000         25,500.00         0.00           G260 - Accounting         9,175.00         1,695.00         -120.00           6650 - Accounting         9,175.00         8,389         -53.89	6185 · Property & Liability (Dryden)	11 626 93	10 947 28	679 65
6200 · Interest Expense         713.23         1.620.37         -907.14           6200 · Interest Expense - Other         3.183.77         5.603.43         -2,419.66           Total 6200 · Interest Expense         3.897.00         7.223.80         -3.326.80           Lounsberry land         3,120.00         0.00         3,120.00           6240 · Miscellaneous         1,160.00         285.02         674.98           6560 · Payroll Expenses - Other         54.440.65         48.356.15         5.035.50           70tal 6560 · Payroll Expenses         56,990.65         51,955.15         5.035.50           6270 · Protessional Fees         2.550.00         2.600.00         2.030.00           6270 · Protessional Fees         2.550.00         2.000.00         2.030.00           6270 · Protessional Fees         2.5500.00         2.030.00         0.00           Age Eo Dy Specialist Position         2.000.00         2.030.00         0.00           Age Eo Dy Specialist Position         7.600.00         7.300.00         3.00.00           fotal 6650 · Accounting · Other         7.600.00         7.300.00         300.00           fotal 6650 · Accounting · Other         7.600.00         7.300.00         300.00           6280 · Legal Fees · Other         3.9690.00			,	
6205 · Loan Int Exp Covid         713.23         1.620.37         -907.14           6200 · Interest Expense - Other         3.183.77         5.603.43         -2.419.66           Total 6200 · Interest Expense         3.897.00         7.223.80         -3.326.80           Lounsberry land         3.120.00         0.00         3.120.00           6260 · Payroll Expenses · NSA         2.550.00         3.600.00         -1,050.00           6560 · Payroll Expenses - Other         54.440.65         48.356.15         6.085.50           Total 6560 · Payroll Expenses - Other         54.440.65         51.955.15         5.0335.50           6270 · Professional Fees         6.280.00         4.250.00         2.030.00           6270 · Professional Fees         2.5500.00         2.030.00         0.00           Tinney         25.500.00         25.500.00         0.00           Administrative Services         25.500.00         25.500.00         0.00           Total 4560 · Accounting         1.575.00         1.695.00         -120.00           6560 · Accounting · Other         7.600.00         7.300.00         0.00           7014 2470 · Professional Fees         0.00         83.89         -83.89           6280 · Legal Fees         0.00         82.544.52 <t< td=""><td>Total 6180 · Insurance</td><td>51,546.98</td><td>48,604.05</td><td>2,942.93</td></t<>	Total 6180 · Insurance	51,546.98	48,604.05	2,942.93
6200 · Interest Expense         3,183.77         5,603.43         -2,419.66           Total 6200 · Interest Expense         3,897.00         7,223.80         -3,328.80           Lounsberry land         3,120.00         285.02         874.98           6560 · Payroll Expenses - Other         5,440.05         48,355.15         6,085.50           Payroll Expenses - HSA         2,550.00         3,600.00         -1,050.00           6560 · Payroll Expenses - Other         54,440.65         48,355.15         5,035.50           Total 6560 · Payroll Expenses         56,990.65         51,955.15         5,030.00           6270 · Professional Fees         6,280.00         4,250.00         2,030.00           Ag Ec De Specialis Position         20,000.00         20,000.00         0.00           Ag Ec De Specialis Position         25,500.00         25,500.00         0.00           Administrative Services         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           G650 · Accounting         1,175.00         1,695.00         -120.00           6520 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees         0.00         33.89				
Total 6200 · Interest Expense         3,897.00         7,223.80         -3,328.80           Lounsberry land         3,120.00         0.00         3,120.00           6240 · Miscellaneous         1,160.00         285.02         874.98           6560 · Payroll Expenses         2,550.00         3,600.00         -1,050.00           6560 · Payroll Expenses - Other         54,440.65         48,355.15         5,085.50           7otal 6660 · Payroll Expenses - Other         54,440.65         48,355.15         5,035.50           6250 · Postage and Delivery         0.00         27.10         -27.10           6270 · Professional Fees         0.2000.00         4,250.00         2,030.00           BiziLife LC         6,280.00         4,250.00         2,030.00           Administrative Services         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           6650 · Accounting         1,575.00         1,695.00         -120.00           6650 · Accounting         9,175.00         1,895.00         -120.00           6550 · Accounting         9,175.00         83.89         -63.89           Loan Program Fees         0.00         32,544.52         7,145.48 <t< td=""><td></td><td></td><td></td><td></td></t<>				
Lounsberry land 6240 Miscellaneous         3,120.00 1,160.00         0.00 285.02         3,120.00 874,98           Payroll Expenses 6560 - Payroll Expenses - Payroll Expenses - Obstage and Delivery 6560 - Payroll Expenses         2,550.00         3,600.00         -1,050.00 6,085.50           Total 6560 - Payroll Expenses         56,990.65         51,955.15         5,035.50           6520 - Poyroll Expenses         6,280.00         4,250.00         2,030.00           Age E Dev Specialist Position Administrative Services         6,280.00         2,250.00         2,030.00           Total Administrative Services         2,550.00         25,500.00         0.00           Total Administrative Services         2,550.00         25,500.00         0.00           G650 - Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 - Accounting Jan Nolis         1,575.00         33,89         -43.89           6280 - Legal Fees         0.00         32,544.52         7,145.48           Total 6650 - Accounting         3,9,690.00         32,628.41         7,061.59           6270 - Professional Fees         0.00         32,644.52         7,145.48           Total 6670 - Program Expense         709,883.90         814,084.14         -104,200.24           Fotal 6270 - Professional Fees         10,220.6	6200 · Interest Expense - Other	3,183.77	5,603.43	-2,419.66
6240         Miscellameous         1,160.00         285.02         874.98           6560         Payroll Expenses         HSA         2,550.00         3,600.00         -1,050.00           6560         Payroll Expenses         0,00         241.055         48.355.15         6,085.50           Total 6560         Payroll Expenses         56,990.65         51,955.15         5,035.50           6250         Porsige and Delivery         0.00         27.10         -27.10           6250         Porsige and Delivery         0.00         2.000.00         2.030.00           Ag Ec Dev Specialist Position         2.000.00         2.000.00         0.00           Administrative Services         25.500.00         25.500.00         0.00           Total Administrative Services         25.500.00         25.500.00         0.00           fotal 650         Accounting         1,575.00         1,695.00         -120.00           6650         Accounting         9,175.00         83.89         -33.89           6280         Legal Fees         0.00         32,544.52         7,145.44           Total 6250         Legal Fees         0.00         32,628.41         7,045.45           6270         Professional Fees         010	Total 6200 · Interest Expense	3,897.00	7,223.80	-3,326.80
6560 · Payroll Expenses - HSA Payroll Expenses - Other         2,550.00 54,440.65         3,600.00 48,355.15         -1,050.00 6,085.50           Total 6560 · Payroll Expenses         56,990.65         51,955.15         5,035.50           Cotal 6560 · Payroll Expenses         56,990.65         51,955.15         5,035.50           Cotal 6560 · Payroll Expenses         6,280.00         4,250.00         2,030.00           Age Cov Specialist Position Administrative Services         6,280.00         2,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees Legal Fees         0.00         32,544.52         7,145.48           Total 6650 · Accounting         9,175.00         32,528.41         7,061.59           6280 · Legal Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         0.00         32,544.52         7,145.48           Total 6270 · Professional Fees · Other         3,848.00         11,963.98         -8,115.98		-		
Payrol Expenses - HSA         2,550.00         3,600.00         -1,050.00           6560 · Payroll Expenses - Other         54,440.65         48,355.15         6,085.50           Total 6560 · Payroll Expenses         56,990.65         51,955.15         5,035.50           6250 · Postage and Delivery         0.00         27.10         -27.10           6270 · Professional Fees         6,280.00         4,250.00         2,030.00           BizLife LLC         6,280.00         25,500.00         0.00           Ag Ec Dev Specialist Position         20,000.00         20,000.00         0.00           Ministrative Services         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         7,300.00         0.00           G650 · Accounting         1,575.00         1,695.00         -120.00           G650 · Accounting - Other         7,600.00         7,300.00         300.00           G280 · Legal Fees         0.00         83.89         -93.89           G280 · Legal Fees         39,690.00         32,2544.52         7,145.48           Total 6250 · Legal Fees         39,690.00         32,2544.52         7,145.48           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61		1,160.00	285.02	874.98
6560 · Payroll Expenses - Other         54,440.65         48,355.15         6,085.50           Total 6560 · Payroll Expenses         56,990.65         51,955.15         5,035.50           6250 · Postage and Delivery 6270 · Professional Fees         0.00         27.10         -27.10           BizLifie LLC         6,280.00         4,250.00         2,030.00         0.00           Administrative Services         20,000.00         20,000.00         0.00           Tinney         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees         0.00         32,544.52         7,145.48           Total 6650 · Accounting         9,175.00         32,628.41         7,061.59           6280 · Legal Fees         0.00         32,628.41         7,061.59           6270 · Professional Fees - Other         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         <		2,550.00	3,600.00	-1,050.00
6250 · Postage and Delivery 6270 · Professional Fees         0.00         27.10         -27.10           6270 · Professional Fees         6,280.00         4,250.00         2,030.00         0.00           Ag Ec Dev Specialist Position Ag Ec Dev Specialist Position Ag Ec Dev Specialist Position Administrative Services         25,500.00         25,500.00         0.00           Tinney         25,500.00         25,500.00         0.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           7 total 6650 · Accounting Jan Nolis         9,175.00         8,995.00         180.00           6280 · Legal Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         104,493.00         1103,337.39         1,155.61           6670 · Program Expense Water Tower         709,883.90         814,084.14         -104,200.24           Property Taxes         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill         162.42         171.19         -1		54,440.65	48,355.15	6,085.50
6270 · Professional Fees         6,280.00         4,250.00         2,030.00           Ag Ec Dev Specialist Position         20,000.00         20,000.00         0.00           Administrative Services         25,500.00         25,500.00         0.00           Tinney         25,500.00         25,500.00         0.00           6650 · Accounting         300.00         7,300.00         100.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting - Other         7,600.00         7,300.00         300.00           6280 · Legal Fees         0.00         83.89         -83.89           Loan Program Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,544.52         7,145.48           Total 6270 · Professional Fees         0.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         7,968.59         0.00         1,220.65           Stanton Hill 9,64 Town Lot         2,220.65         27.96         -2.41	Total 6560 · Payroll Expenses	56,990.65	51,955.15	5,035.50
Biz/Life LLC         6,280.00         4,250.00         2,030.00           Ag Ec Dev Specialist Position         20,000.00         20,000.00         0.00           Administrative Services         25,500.00         25,500.00         0.00           Total Administrative Services         26,500.00         25,500.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting - Other         7,600.00         7,300.00         300.00           6280 · Legal Fees         0.00         83.89         -83.89           Loan Program Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,544.52         7,145.48           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9,64A Town Lot         2,220.65         0.00         1,220.65           Stanton Hill 9,64A Town Lot         2,220.65         27.96         -2.41	6250 · Postage and Delivery	0.00	27.10	-27.10
Ag Ec Dev Specialist Position Administrative Services         20,000.00         20,000.00         0.00           Administrative Services         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting - Other         7,600.00         7,300.00         300.00           6280 · Legal Fees         0.00         83.89         -83.89           Loan Program Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         0.04,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         266.68         262.60         -2.41           540 · Stanton Hill         1,156.42         17.1		6.280.00	4.250.00	2.030.00
Tinney         25,500.00         25,500.00         0.00           Total Administrative Services         25,500.00         25,500.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees         0.00         83.89         -83.89           6280 · Legal Fees         39,690.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         104,493.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Rizutto         1,220.65         0.00         1,220.65           Stanton Hill 9,644 Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stan		-		,
Total Administrative Services         25,500.00         25,500.00         0.00           6650 · Accounting Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees Loan Program Fees         0.00         83.89         -83.89           6280 · Legal Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77		25,500.00	25,500.00	0.00
Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees Loan Program Fees         0.00         83.89         -83.89           6280 · Legal Fees         39,690.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         0.4493.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         16.642         171.19         -14.77           540 · Stanton Hill         0.27         0.26         0.01	- · · · ·	25,500.00	25,500.00	0.00
Jan Nolis         1,575.00         1,695.00         -120.00           6650 · Accounting - Other         7,600.00         7,300.00         300.00           Total 6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees Loan Program Fees         0.00         83.89         -83.89           6280 · Legal Fees         0.00         83.89         -83.89           6280 · Legal Fees         0.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         0.04,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         71220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         16.642         17.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47) <t< td=""><td>6650 · Accounting</td><td></td><td></td><td></td></t<>	6650 · Accounting			
Total 6650 · Accounting         9,175.00         8,995.00         180.00           6280 · Legal Fees Loan Program Fees 6280 · Legal Fees         0.00         83.89         -83.89           6280 · Legal Fees         39,690.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         0.4493.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense Water Tower         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes Rizutto         1,220.65         0.00         1,220.65           Stanton Hill         9.642         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79		1,575.00	1,695.00	-120.00
6280 · Legal Fees Loan Program Fees         0.00         83.89         -83.89           6280 · Legal Fees - Other         39,690.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees - Other         3,848.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07	6650 · Accounting - Other	7,600.00	7,300.00	300.00
Loan Program Fees         0.00         83.89         -83.89           6280 · Legal Fees - Other         39,690.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees - Other         3,848.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Rizutto         1,220.65         0.00         1,220.65           Stanton Hill         56.42         171.19         -14.77           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -124.5           Carmichael Road         28.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07	Total 6650 · Accounting	9,175.00	8,995.00	180.00
6280 · Legal Fees - Other         39,690.00         32,544.52         7,145.48           Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees - Other         3,848.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense Water Tower         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Garmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07				
Total 6280 · Legal Fees         39,690.00         32,628.41         7,061.59           6270 · Professional Fees         0.11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense Water Tower         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes         709,883.90         814,084.14         -104,200.24           Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07	Loan Program Fees			
6270 · Professional Fees - Other         3,848.00         11,963.98         -8,115.98           Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense Water Tower         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes Rizutto         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Garmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07				
Total 6270 · Professional Fees         104,493.00         103,337.39         1,155.61           6670 · Program Expense Water Tower         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes Rizutto         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07	Total 6280 · Legal Fees			
6670 · Program Expense Water Tower709,883.90814,084.14-104,200.24Total 6670 · Program Expense709,883.90814,084.14-104,200.24Property Taxes Rizutto1,220.650.001,220.65Stanton Hill 9.64A Town Lot206.68226.20-19.5296 · Smith Creek Rd25.5527.96-2.41540 · Stanton Hill156.42171.19-14.77Spring St0.270.260.01Berry Road (47)131.81144.26-12.45Carmichael Road58.264.4753.79Smith Creek Road21.9023.97-2.07	6270 · Professional Fees - Other	3,848.00	11,963.98	-8,115.98
Water Tower         709,883.90         814,084.14         -104,200.24           Total 6670 · Program Expense         709,883.90         814,084.14         -104,200.24           Property Taxes Rizutto         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07	Total 6270 · Professional Fees	104,493.00	103,337.39	1,155.61
Property Taxes         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07		709,883.90	814,084.14	-104,200.24
Property Taxes         0.00         1,220.65           Rizutto         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07	Total 6670 · Program Expense	709,883.90	814,084.14	-104,200.24
Rizutto         1,220.65         0.00         1,220.65           Stanton Hill 9.64A Town Lot         206.68         226.20         -19.52           96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07		·		
96 · Smith Creek Rd         25.55         27.96         -2.41           540 · Stanton Hill         156.42         171.19         -14.77           Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07		1,220.65	0.00	1,220.65
540 · Stanton Hill156.42171.19-14.77Spring St0.270.260.01Berry Road (47)131.81144.26-12.45Carmichael Road58.264.4753.79Smith Creek Road21.9023.97-2.07				
Spring St         0.27         0.26         0.01           Berry Road (47)         131.81         144.26         -12.45           Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07				
Berry Road (47)131.81144.26-12.45Carmichael Road58.264.4753.79Smith Creek Road21.9023.97-2.07				
Carmichael Road         58.26         4.47         53.79           Smith Creek Road         21.90         23.97         -2.07				
<b>Smith Creek Road</b> 21.90 23.97 -2.07				
Glenmary Drive         10.10         10.74         -0.64	Smith Creek Road	21.90	23.97	-2.07
	Glenmary Drive	10.10	10.74	-0.64

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12/30/22

Accrual Basis

	Jan - Dec 22	Jan - Dec 21	\$ Change
Metro Road	8.42	8.95	-0.53
Total Property Taxes	1,840.06	618.00	1,222.06
Recording fees	0.00	1,023.50	-1,023.50
6770 · Supplies	1,604.60	1,589.17	15.43
6350 · Travel & Ent			
6380 · Travel	178.47	109.45	69.02
6350 · Travel & Ent - Other	2,821.37	762.95	2,058.42
Total 6350 · Travel & Ent	2,999.84	872.40	2,127.44
Total Expense	1,639,394.51	1,356,115.11	283,279.40
Net Ordinary Income	-824,984.34	-188,355.27	-636,629.07
Net Income	-824,984.34	-188,355.27	-636,629.07

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12/30/22

Accrual Basis

### **Tioga County Industrial Development Agency Transaction Detail**

#### December 2022

Туре	Date	Num	Name	Мето	Amount
Restricted Cash Acco					
COVID-19					
Deposit	12/07/2022			Loan pmts	1,388.61
Total COVID-19					1,388.61
Community- Facad		1			
Deposit Deposit	12/09/2022 12/16/2022			Loan pmt Loan pmt	540.73 305.00
		oont		Loan pric	845.73
Total Community- F	acade improven	ient			045.73
USDA Funds	(Formerly IRP 4	<b>`</b>			
Deposit	12/07/2022	)		Loan pmts	1,919.15
Deposit	12/09/2022			Loan pmts	250.00
Total TSB- IRP	2016 (Formerly I	RP 4)			2,169.15
TSB-RBEG					
Deposit	12/07/2022			Loan pmts	809.96
Total TSB- RBE	G				809.96
Total USDA Funds					2,979.11
Total Restricted Cash	Accounts				5,213.45
Temporarily Restricte	d Cash Acc				
TSB-Owego Garde	ens				
Check	12/30/2022	2079	village of Nichols	2022 Village PILOT - Tioga Downs	-2,627.05
Total TSB-Owego 0	Gardens				-2,627.05
Total Temporarily Rest	ricted Cash Acc				-2,627.05
Unrestricted Cash Ac	counts				
TSB- checking	10/05/0000	0004		D 0000 L 1/00 /0 / 700	511.10
Check Check	12/05/2022 12/05/2022	6961 6962	Excellus Health Plan Tioga County ED&P	Dec 2022 Inv#33491703 Workforce Coordinator 7-1-22 to 10-31-22 - to be refunded by ARC	-514.13 -11,597.70
Check	12/05/2022	6963	Christine E Curtis	Pay Period: 11/20/22-12/3/22	-1,658.95
Check	12/05/2022	6964	Tioga County	October wireless Tioga County IT Invoice#4755	-37.99
Deposit	12/07/2022		5 - 7	RJ Corman Sep & Oct	7,319.29
Check	12/08/2022	6965	Tioga County ED&P	4th QTR Contribution - Economic Dev Specialist Position	-5,000.00
Check	12/08/2022	6966	BiziLife LLC	Nov social media	-535.00
Check	12/08/2022	6967	Christine Curtis	Dec HSA	-150.00
Check	12/08/2022	6968	Thomas, Collison & Meagher	Services Aug 2022	-3,082.50
Check	12/13/2022	6969	LeeAnn Tinney	Dec 2022 Professional Services	-2,125.00
Deposit	12/13/2022			Workforce Coordinator Reimbursement	11,597.70
Transfer	12/14/2022	6970	Themas Callison & Maashar	Funds Transfer	500,745.45 -4,083.50
Check Check	12/16/2022 12/16/2022	6970 6971	Thomas, Collison & Meagher Christine Curtis	Services Sep 2022 Mileage 10-8-22 to 12-14-22	-4,063.50 -178.47
Check	12/16/2022	6972	Franklin Templeton	Dec 2022 Simple IRA - C. Curtis	-84.80
Deposit	12/20/2022	0372		DRI Reimbursement - The Cellar - Riverrow Center LLC	81,732.00
Check	12/21/2022	6973	Christine E Curtis	Pay Period: 12/4/22-12/17/22	-1,658.95
Check	12/23/2022	6974	Riverrow Center LLC & Tioga State B	DRI-HCR Reimbursement - The Cellar - Support the Business Communit	-81,732.00
Check	12/29/2022	6975	Statewide Aquastore	E-Site Water Main & Water Tank - Contractor Project #1645	-29,146.07
Total TSB- checking	g				459,809.38
TSB- general fund					
Transfer	12/14/2022 12/14/2022			Funds Transfer	500,745.45
Transfer				Funds Transfer	-500,745.45
Total TSB- general					0.00
Total Unrestricted Casl	h Accounts				459,809.38
TOTAL					462,395.78

TOTAL

#### ACCOUNTS RECEIVABLE - OUTSTANDING ITEMS

\$ 126,000.00	Crown Cork & Seal	Agency fee - annual installments of \$42,000 (3 remaining)
\$ 453.05	NYSDOT	Waverly Trade Center's final pass-thru grant disbursement
\$ 350,000.00	ESD	Water tank grant: Project AB017 Tioga County IDA E-Site Water System Capital
\$ 270,000.00	Suez	Water tank - installation refund
¢ 746 453 05	Tabal	

\$ 746,453.05 Total

Expenses		Payment	Contract A&B	Payment	Contract C	Payment	Fagan	Payment	Suez	Payment	Misc.
Contract A	Robinson-Site		1,173,353.99		527,735.00	,	115,000.00		116,378.00		20,974.21
Bid	138,291.00	5/10/2021	86,045.59	10/4/2021	305,279.31	9/24/2018	21,014.50	5/13/2021	38,875.00	5/22/2020	504.00
A3 Fence confirm total	18,600.00	7/28/2021	262,924.66	10/27/2021	19,079.62	2/25/2018	24,162.50	5/13/2021	1,000.00	9/30/2020	87.29
CO Culvert Purchase	50,018.00	2/8/2022	134,118.05	11/24/2021	66,856.25	3/21/2019	5,258.50	5/13/2021	33,875.00	5/50/2020	-
CO electric & cable to tank site	80,240.79	8/23/2022	406,772.06	5/2/2022	40,018.75	1/2/2020	26,515.00	5/15/2021	-		-
asphalt original	29,800.00	8/23/2022	-	8/23/2022	67,355.00	10/5/2020					-
asphalt co 1	20,958.00		-	12/29/2022	29,146.07	7/28/2022	20,000.00		-		
asphalt co 2 - extra depth	24,683.00		_	12/25/2022	-	772072022	-		-		
Atlantic Testing - pavement compaction testing	1,811.00		-		-		-				
Guiderail & Gate	34,495.00										
CO Pump Station	15,354.00										
Robinsons fee for additional trees, kiosk intall, etc.	56,438.75					-				-	
Sub Total	470,689.54					-				-	
						-					
Contract B	Robinson- WM										
Bid	463,183.00										
CO Gravel to HL Parking Lot	1,813.00		-		-		-		-		-
CO Removing Native Material from Water Main	7,459.00		-		-		-		-		-
	.,		-		-		-		-		-
CO Electric	137,297.00		-		-		-		-		_
CO MeterPits	69,200.00										
CO RPZs install/site improvement reimbursable \$14,000	14,000.00										
CO repair pavement upper lot sampling point	8,900.00										
Order second RPZ	812.45		-		-		-		-		-
Sub Total	702,664.45		-		-		-		-		-
			-		-		-		-		-
Contract C	Aquastore										
Bid	446,410.00										
СО	81,325.00										
Sub Total	527,735.00		-		-		-		-		-
			-		-		-		-		-
Fagan			-		-		-		-		-
Engineering Contract	95,000.00		-		-		-		-		-
Mang/Admin Contract	20,000.00		-		-		-		-		-
Sub Total	115,000.00		-		-		-		-		-
	-		-		-		-		-		-
Suez			-		-		-		-		-
Inspections	73,750.00		-		-		-		-		-
SCADA	17,115.00	IDA Pymts	889,860.36	IDA Pymts	527,735.00	IDA Pymts	105,000.00	IDA Pymts	73,750.00	IDA Pymts	591.29
Generator/propane	11,250.00	Credit	-	Credit	-	Credit	10,000.00	Credit	-	Credit	-
Patterson	7,236.00	Total Pd	889,860.36	Total Pd	527,735.00	Total Pd	115,000.00	Total Pd	73,750.00	Total Pd	591.29
Legal	10,000.00										
CO RPZs install/site improvement - likely reimbursed @ 3k max	-3,000.00	Remaining	283,493.63	Remaining	-	Remaining	-	Remaining	42,628.00	Remaining	20,382.92
SCADA electrical work not in contract	1,838.00	•		•				9			
Atlantic Testing - pavement compaction testing - likely reimbursed	-1,811.00										
Sub Total	116,378.00										
	.,										
Misc.											
	600.00										
Security; CO dur to Spectrum heater requirement	241.00										
Security; revised price approved 10-7-22	20,133.21										
Sub Total	20,974.21										
	-,										

0.00

10% Contingency (E)

10% Contingency (C )	0.00				
Sub Total	0.00				
<b>F</b>					
Total	1,953,441.20				
Credits					
Suez	413,527.00	30K Contract A	&B Allowance		
ESD Grant	350,000.00				
EDP	10,000.00				
Total	773,527.00	Original Est	1,248,000	Difference	705,441.20
Net Cost	1,179,914.20				

Original Est 676500 Difference 503,414.20

1,953,441.20	Contract Totals
1,596,936.65	IDA Payments
10,000.00	Credits
346,504.55	Balance

Remaining 346,504.55

12/30/2022

# VEOLIA WATER NEW YORK INC. APPLICATION FOR NON-MUNICIPAL COMMERCIAL FIRE HYDRANT SERVICE

# Semiannual Charge Per Hydrant: \$1,145.50 (Tariff Rate)

**PROJECT Owego Gardens II – Tioga County Industrial Development Agency** (hereinafter referred to as the "Applicant") hereby requests Veolia Water New York Inc. to erect and/or maintain 3 fire hydrants at the following designated locations, to be used for fire purposes only.

The Applicant agrees to pay the rates and comply with the rules and regulations of the Company, as set forth in the Schedule for Water Service filed with the Public Service Commission of the State of New York, as the same may be amended, revised or supplemented from time to time. Copies of said Schedule (also known as the Tariff) are available for inspection at the offices of the Company.

It is understood and agreed that the Applicant's responsibility to pay for Private Fire Hydrant Service will continue from the date service is commenced, pursuant to this Application, until written notice is received by the Company of a change of ownership or occupancy of the premises or written notice is received by the Company to discontinue such service.

It is understood and agreed that all fire hydrants installed and/or maintained by the Company pursuant to this Agreement shall be connected only to Company-owned water mains installed in private streets or in easements provided to the Company, and that such fire hydrants shall only be installed adjacent to and in close proximity to such water mains.

Ownership of the fire hydrants shall at all times remain with the Company.

The Applicant understands and agrees that the Company assumes no obligation to render any special service or to maintain any fixed or definite quantity of water or pressure and that the Company shall be free and exempt from any and all claims for damages or injury to persons or property by reason of failure to supply water or pressure, or due to any other cause whatsoever.

It is further understood and agreed that, except as to the liability, if any, imposed by law in case of loss or damage resulting from gross negligence or willful misconduct on the part of the Company, its agents or employees, the Company shall not in any way, or under any circumstances, be liable or responsible to any party for any loss or damage resulting from fire or water, or other agency, which may occur due to the installation or presence of the water mains or fire hydrants, or any pipe or fixture or appurtenance connected therewith; or for any loss or damage resulting from any leakage or other flow of water from said mains or fire hydrants, or any of the pipes, fixtures or appurtenances connected therewith; or for any loss or damage resulting from any excess or deficiency in pressure or supply of water, due to any cause whatsoever.

#### LOCATION OF HYDRANTS

Hydrant lower townhouse - located (LAT./LONG.) W76°15'03" N42°05'50" Hydrant upper townhouse - located (LAT./LONG.) W76°15'03" N42°05'48" Hydrant east multifamily - located (LAT./LONG.) W76°15'01" N42°05'46"

Witness or Attest: KAREN J. WESTON

Notary Public, State of New York No. 01WE6036626 Qualified in Tioga County Commission Expires January 31, 2020 Date: 1/4/2.3

Signature of Applicant:

risher Custis, TUDA

Application Accepted: VEOLIA WATER NEW YORK INC.

By:

(<u>Note</u>: If the Applicant is a corporation, this agreement should be signed by the President or Vice President and attested by the Secretary or Assistant Secretary.)

# Financial Assistance Application Best Bev LLC Cost / Benefit Analysis

The information included herein is taken from the attached Tioga County Industrial Development Agency (IDA) "Application for Financial Assistance" made by Best Bev LLC and Waverly Trade Center LLC, (Corporation), and various correspondence and conversations between representatives of the Tioga County Department of Economic Development and Planning, Tioga County Industrial Development Agency, County of Tioga, Town of Barton, Village of Waverly, Empire State Development, and the Corporation.

# **PROJECT SUMMARY**

On or about March 2022, the Corporation began discussions with Tioga County Economic Development and Planning (ED&P) staff about the renovation and equipping of 685 Broad St Ext, Waverly, NY 14892. The Tioga County Department of Economic Development and Planning (ED&P) responded to Corporation's request for economic development assistance, coordinating a successful ESD Grant Application, providing guidance through the planning and approval process, and initiating correspondences with the IDA.

Best Bev LLC provides co-packing, material sourcing, storage, and brand distribution for both alcohol and non-alcoholic beverages. Waverly Trade Center LLC, the property owner, will lease the facility to Best Bev LLC. Best Bev LLC will invest over \$22.9 million to renovate 685 Broad St Ext, Waverly, NY. Renovations include improvements to flooring, electrical, power distribution, lighting, doors, office space, and HVAC. Best Bev LLC will invest \$13,215,100 for manufacturing equipment and other equipment.

It is anticipated that the facility will be operational by the third quarter of 2023. Once the renovation is complete, the facility will house production equipment that will increase their canning capacity 10-fold. The Corporation is creating 65 full time equivalent jobs with an annual estimated payroll of \$3 Million.

Best Bev LLC is currently located in Pennsburg, Pennsylvania. The Pennsylvania facility will not close immediately upon start-up of the Tioga County facility. Best Bev LLC is considering closing the Pennsylvania facility over the long term and transferring the current operations to Tioga County, which would result in additional jobs, payroll, and economic impact in Tioga County above those summarized in this cost benefit analysis. Alternatively, if the aggregate NYS and local financial incentives are not sufficient, Best Bev LLC will consider cancelling their start-up of the New York location and expanding the existing Pennsylvania location instead.

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

Lack of adequate employment within the County forces 55% of the County's workforce to commute to work outside the County every day. New York State policy makers who are looking to revive long-lagging upstate regions are relying on a concentrated effort to bring manufacturing back to NY. To accomplish this goal, there must be a buy in by both State and local leaders. The State has made a substantial offer to the Corporation to assist operations in Tioga County.

Bringing manufacturing back to Tioga County poses unique challenges. As a border County to Pennsylvania, the proximity can often be an obstacle to overcome. At the local level one of the principal barriers to development in NY vs PA is related to real property taxes.

# **PROJECT DETAIL**

Proposed Site:	685 Broad St Ext, Waverly NY 14892 Tax Map ID #: 167.13-4-4.10
Job Creation:	Project creates an anticipated new workforce of 65 with an estimated new annual payroll of \$3 Million by 2024.
Project Schedule:	Renovations are anticipated to be complete by Q3 of 2023.

### ESTIMATED PROJECT BUDGET

Best Bev, LLC	
Property Rehabilitation Labor	\$ 2,987,762
Property Rehabilitation Material	\$ 4,529,500
Manufacturing Equipment Purchases	\$ 12,640,531
Other Equipment Purchases	\$ 574,569
Engineering/Architectural Fees	\$ 114,913
Site Work	\$ 2,114,416
Legal/Financial Fees	\$ 68,948
Total	\$ 23,030,639

Based on taxable items related to the renovation, anticipated at \$4,529,500, the IDA will be offering a sales tax exemption estimated at \$362,360. The local portion is \$181,180.

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

# Total estimated sales tax savings for the project: \$362,360.

# **ECONOMIC IMPACT**

### A) Employment Impact:

In determining employment impact to the area, we have utilized the direct-effect employment multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2019). The following estimates employment impact for Tioga County, New York.

Estimated Employment Impact Tioga County, NY				
Job Creation	65			
Multiplier	3.0672			
Total Employment Impact to Tioga County, NY	199			

### **Employment Impact Summary:**

- 1. This project will create approximately 65 new FTEs by the Corporation.
- 2. Additional indirect results include creating ~ 134 FTEs in Tioga County, NY.

### B) Earnings Impact on an annual basis:

In determining annual earnings (wages) impact, we have utilized the direct-effect earnings multiplier provided by the US Department of Commerce, Economics and Statistics Administration, Bureau of Economic Analysis (2019). The following estimates annual earnings impact for Tioga County, New York.

Estimated Annual Earnings Impact Tioga County, NY				
Annual Earnings (65 employees)	Est. \$3,000,000			
Multiplier	2.6696			
Total Earnings Impact to Tioga County, NY	\$8,008,800			

### Annual Earnings Impact Summary:

- 1. This project will create approximately \$3,000,000 in annual new employee earnings by the Corporation.
- 2. Indirect results include creating ~\$5,008,800 in additional annual employee earnings in Tioga County, NY.

# PROPOSED PAYMENT-IN-LIEU-OF-TAX (PILOT)

The following PILOT has been requested:

Year	Estimated Real	PILOT	PILOT	Real Property Tax
	Property Tax**	Percentage	Payment Projection**	Abatement Projection**
1	\$89,074.37	50	\$45,427.93	\$45,427.93
2	\$90,855.86	55	\$50,970.14	\$41,702.84
3	\$92,672.98	60	\$56,715.86	\$37,810.57
4	\$94,526.44	65	\$62,671.03	\$33,745.94
5	\$94,416.97	70	\$68,841.71	\$29,503.59
6	\$98,345.30	75	\$75,234.16	\$25,078.05
7	\$100,312.21	80	\$81,854.76	\$20,463.69
8	\$102,318.21	85	\$88,710.10	\$15,654.72
9	\$104,364.82	90	\$95,806.91	\$10,645.21
10	\$106,452.12	95	\$103,152.10	\$ 5,429.06
Total	\$975,334.53		\$729,384.71	\$265,461.60

\*\*Note: Real Property Taxes estimated for \$1,850,000 anticipated assessment using NYS Real Property Tax Law Section 581a (Assessment of Residential Real Property) and based on a Year 1 Town, County, School, and Village combined tax rate of 48.148310. Model assumes a 2% annual tax increase and assumes Year 1 is 2023.

According to this estimated PILOT financial model, over a period of ten (10) years, Best Bev LLC would be afforded an estimated real property tax abatement of \$265,461.60.

# BREAKDOWN OF PROPOSED ABATEMENT

Year	Town Abatement Projection*	County Abatement Projection*	School Abatement Projection*	Village Abatement Projection*
Renovation	0	0	0	0
Period				
1	\$2,434.05	\$10,711.56	\$17,164.91	\$15,117.41
2	\$2,234.46	\$9,833.22	\$15,757.39	\$13,877.78
3	\$2,025.91	\$8,915.45	\$14,286.70	\$12,852.52
4	\$1,808.12	\$7,957.04	\$12,750.88	\$11,229.90
5	\$1,580.81	\$6,956.73	\$11,147.91	\$9,818.14
6	\$1,343.69	\$5,913.22	\$9,475.72	\$8,345.42
7	\$1,096.45	\$4,825.18	\$7,732.19	\$6,809.86
8	\$838.79	\$3,691.27	\$5,915.13	\$5,209.55
9	\$570.37	\$2,510.06	\$4,022.29	\$3,542.49
10	\$290.89	\$1,280.13	\$2,051.37	\$1,806.67
Total	\$14,223.54	\$62,593.86	\$100,304.49	\$88,339.74

\*Note: Abatement projection is based on projected tax rates

# BREAKDOWN OF PROPOSED PILOT DISTRIBUTION

Year	Total PILOT Payment*	Town Distribution Projection*	County Distribution Projection*	School Distribution Projection*	Village Distribution Projection*
Renovation Period	0	100% taxation	100% taxation	100% taxation	100% taxation
1	\$45,427.93	\$2,434.05	\$10,711.56	\$17,164.91	\$15,117.41
2	\$50,970.14	\$2,731.00	\$12,018.38	\$19,259.03	\$16,961.73
3	\$56,715.86	\$3,038.86	\$13,373.17	\$21,430.04	\$18,873.78
4	\$62,671.03	\$3,357.94	\$14,777.36	\$23,680.20	\$20,855.53
5	\$68,841.71	\$3,688.57	\$16,232.36	\$26,011.79	\$22,909.00
6	\$75,234.16	\$4,031.08	\$17,739.65	\$28,427.17	\$25,036.26
7	\$81,854.76	\$4,385.81	\$19,300.74	\$30.928.76	\$27,239.45
8	\$88,710.10	\$4,753.12	\$20,917.18	\$33,519.04	\$29,520.76
9	\$95,806.91	\$5,133.37	\$22,590.55	\$36,200.57	\$31,882.42
10	\$103,152.10	\$5,526.93	\$24,322.49	\$38,975.94	\$34,326.74
Total	\$729,384.71	\$39,080.73	\$171,983.44	\$275,597.45	\$242,723.08

\*Note: Disbursement projection is based on projected tax rates

# JUSTIFICATION FOR DEVIATION FROM UNIFORM PILOT POLICY

Corporation is making private investment of over \$22.9 Million in Tioga County

Corporation is bringing 65 full time equivalent jobs to Tioga County with potential future expansion with additional job creation and economic impact

Corporation is bringing \$3 million in new payroll to Tioga County

Corporation is stimulating additional ~134 indirect jobs to Tioga County

Corporation is stimulating additional ~\$5,008,800 million indirect payroll to Tioga County

Corporation is stimulating temporary electrical, concrete, and general construction jobs during the renovation period creating additional wages and spending in Tioga County

New York State has made substantial incentives offer

Competitive real property taxes are needed to compete with PA

Development addresses 2010 Strategic Plan objectives

# SUMMARY

- The Tioga County IDA is considering an aggregate state and local sales tax exemption estimated at \$362,360 for renovation purchases. The local sales tax exemption portion is estimated at \$181,180.
- The Tioga County IDA is considering real property tax abatement estimated at \$265,461.60 over 10 years.