



Tioga County Industrial Development Agency
April 7, 2021 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
ED&P Conference Room, 2nd Floor
Agenda

Call to Order and Introductions

Attendance

IDA Board Members

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

Absent:

Excused: E. Knolles

Guests: C. Curtis, M. Griffiths, J. Meagher, L. Tinney

Privilege of the Floor: Brittany Woodburn

- A. Workforce Development Coordinator - [Memo](#)

Approval of Minutes

- A. [March 3, 2021 Regular Meeting Minutes](#)

Financials

- A. [Balance Sheet](#)
- B. [Profit & Loss](#)
- C. [Transaction Detail](#)

ED&P Update: L. Tinney

- A. DRI Administration - [Memo](#)

Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
 1. Affirm email vote – RB Robinson – excess soil & trees
 2. Fagan Engineers
 - a. [Quote](#)
 3. [Updated Project Cost Spreadsheet](#)
 4. Gorick
 - a. [Map](#)
 5. NYSEG easement – underground facilities
- B. INHS
 1. [Concept Plan](#)

New Business: C. Curtis

- A. PARIS Reports submitted 3/23/21
- B. LINC Reports updated 3/26/21

Committee Reports: C. Curtis



- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. No report
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. M. Griffiths training
 - 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
 - a. No report
 - 4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
 - a. Affirm email vote of approval IRP Loan - \$80,000 – Ye Old Country Florist
 - 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. Leaning pole removal completed by TC DPW
 - b. Insurance renewal completed; no competitive quotes obtained

PILOT Updates: C. Curtis

- A. [2020 YE Employment Report](#)
- B. [2020 PILOT Summary](#)

Grant Updates: C. Curtis

- A. Ag Value Chain – In Progress
- B. Broadband Study – Reimbursement received 2/23/21 - \$65,397
- C. Town of Richford - CBDG CFA Application – Engineering Plan & Design only
 - 1. Application denied due to public notice requirement; will apply next round
- D. Monkey Run FEMA Application – Pending
- E. ESD – Owego Utilities Capital Project – V&S water/sewer extension – Reimbursement received 3/8/21 - \$300,000

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

Next Meeting: Wednesday May 5, 2021

Adjournment

**Tioga County Industrial Development Agency
March 3, 2021 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
ED&P Conference Room, 2nd Floor**

DRAFT

Regular Meeting Minutes via Zoom

I. Call to Order and Introductions-Chairwoman J. Ceccherelli called the meeting to order at 4:33 pm.

II. Attendance

IDA Board Members

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

Absent:

Excused:

Guests: C. Curtis, M. Griffiths, J. Meagher, L. Tinney

III. Privilege of the Floor: None

IV. Approval of Minutes

A. [February 3, 2021 Regular Meeting Minutes](#)

B. [February 5, 2021 Loan Committee Meeting Minutes](#)

C. [February 25, 2021 Special Meeting Minutes](#)

Motion to approve February 2, 2021 Regular Meeting Minutes, February 5, 2021 Loan Committee Meeting Minutes, and February 25, 2021 Special Meeting Minutes, as written. (K. Gillette, A. Gowan)

Aye-7

Abstain-0

No-0

Carried

V. Financials

A. [Balance Sheet](#)

B. [Profit & Loss](#)

C. [Transaction Detail](#)

Motion to acknowledge financials, as presented. (J. Ward, T. Monell)

Aye-7

Abstain-0

No-0

Carried

VI. ED&P Update: L. Tinney

A. TEAM Tioga Annual Report 2020

- Ms. Tinney gave a brief overview of Team Tioga's annual report, highlighting accomplishments from each division of Team Tioga.

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

A. Owego Gardens II Map

- L. Tinney presented a map of the parcels for Owego Gardens II. The map differentiated the parcels owned by the IDA and the parcels owned by Owego Gardens II, and the parcel that will be designated

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for the water tower. L. Tinney also addressed the financial statements on which there is a line item that is labeled the Mitchell Property and has an associated value. She explained that the Mitchell Property actually no longer exists due to the sale of parcels to Owego Gardens and Owego Gardens II. L. Tinney continued that there is a question as to whether the value associated with the Mitchell property reflects the value of the remaining property of the E-site that the IDA owns. C. Curtis will reach out to Jan Nolis to understand what that value of that property represents and if it actually does indicate the value of the remaining E-site property. L. Tinney concluded that there will be a change in the financial statements in relation to this property. L. Tinney noted that there has not been a wetland delineation done on the IDA owned property on the map that sits in the Town of Owego, but most of the IDA owned land on the map that sits in the Village of Owego is mostly wetlands. The board discussed the possibility of developing the parcel in the Town of Owego and the necessary steps that would be involved in doing so.

B. Construction Cost

- L. Tinney and C. Curtis have created a spreadsheet to track the construction costs associated with Owego Gardens II. This spreadsheet will keep track of payments made to contractors and overall project costs. L. Tinney noted that the overall project cost is contingent upon two estimated costs in the breakdown, those being the Box Culvert and inspections from Suez. The IDA will be responsible for paying an independent third party for inspections on the work on the water system. The amount for those inspections is currently an estimate. C. Curtis will make adjustments to the contract numbers on the spreadsheet as change orders come in. C. Curtis will also update the board each month as to what has been paid and what is still owed based on this spreadsheet.

C. Social Media RFP

1. BiziLife LLC Proposal

Kathryn Fletcher (owner) Resume

- C. Curtis reported that the RFP for Team Tioga social media services was sent out to four contacts from Abbey Hendrickson, as well as the communication department at Binghamton University. After this outreach, only one proposal was submitted from BiziLife LLC. BiziLife LLC will charge the IDA a \$250 initial onboarding fee, and a \$500 per month charge thereafter. The proposal included examples of prior work and the owner’s resume. C. Curtis noted that she would be the direct interface with the company’s representatives, and that she would set up quarterly meetings for the rest of Team Tioga to meet with them in order to provide content. J. Ceccherelli questioned what would happen if the company did not preform the services they were hired to do. C. Curtis explained that a contract would be drawn up to explain what would happen in the event the company did not provide proper services. J. Ceccherelli noted that there still have been posts occurring on the Team Tioga page since M. Tinney stopped providing her services; however, L. Tinney noted that the ED&P office has just been sharing posts, and not creating original content during this time period. The board came to a consensus that this company was appropriate to hire, and agreed that social media services are needed in order for Team Tioga to put out relevant and important information with the community.

Motion to approve the hiring of BiziLife, LLC as the Social Media contractor for Team Tioga (K. Gillette, E. Knoles).

Aye-7	Abstain-0
No-0	Carried

VIII. New Business: C. Curtis

A. NYS Comptroller PARIS 2020 Review – TCIDA Report amended & re-submitted 2-24-21

- C. Curtis reported that the auditor has reviewed the 2020 PARIS review, and that she has sent the information that PARIS was looking for in the re-submission.

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IX. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. 2020 YE Audit complete; final report in progress
 - C. Curtis noted that she is waiting to hear back from one more company on their employment figures.
 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. No report
 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
 - a. Site Development CDs established at CCTC: two \$100,000 @ 1-year term, one \$100,000 @ 2-year term
 4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
 - a. Loan Committee tentatively approved IRP Loan - \$80,000 – Ye Old Country Florist; waiting for updated insurance documentation for final vote
 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. Consent & Estoppel
 - C. Curtis reported that RJ Corman’s attorneys agreed upon the recommended updates to the Consent & Estoppel agreements. This agreement now allows the IDA to authorize permission before the bank would transfer to another entity. J. Meagher added that the agreement now states that the IDA does not have to agree to the transfer to any entity, but has a right to look into the deal to determine whether or not it is appropriate.

Motion to approve the updated Consent & Estoppel agreement between Tioga County IDA and RJ Corman (K. Gillette, A. Gowan)

Aye-6 Abstain-0
No-0 Carried

b. 2020 OHRY Income Report

- C. Curtis shared the Owego Harford Railway income from 2020 and noted that total income was up from 2019.

X. PILOT Updates: C. Curtis

A. 231 Main PILOT Agreement reached expiration; release documents completed

- C. Curtis reported that J. Meagher’s office has released the documents and the parcel is back on the taxable roll section for the school taxes.

XI. Grant Updates: C. Curtis

A. Ag Value Chain – Updated Memo

B. Broadband Study – Reimbursement request submitted; Executive Summary disbursed – proprietary information is confidential

C. Town of Richford - CBDG CFA Application – Engineering Plan & Design only

1. Deadline 3-5-2021

- C. Curtis reported that Elaine Jardine at ED&P is leading the application process. She noted that the application may have to wait for next round because of some details involved in the application. She reminded the board that RJ Corman will fund the required match for this project.

D. Monkey Run FEMA Application – Pending

E. ESD – Owego Utilities Capital Project – V&S water/sewer extension

1. Reimbursement request submitted 11-4-2020; reimbursement forthcoming

XII. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:05 pm to discuss financial matters, property acquisition, and personal matters.

- With no matters to discuss, the board did not move into executive session. A. Gowan asked C. Curtis about late loan payments, and C. Curtis noted that there are two businesses that are late on their payments who have been sent notices. C. Curtis will continue to follow up with them. She

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also noted that all of the Covid-19 loans are paid to date.

XII. Next Meeting: Wednesday April 7, 2021

XIII. Adjournment-K. Gillette motioned to adjourn the meeting at 5:17 pm.

Tioga County Industrial Development Agency
Balance Sheet
As of March 31, 2021

	Mar 31, 21	Mar 31, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
COVID-19	313,835.15	0.00	313,835.15
Community- Facade Improvement	163,484.28	117,946.38	45,537.90
CCTC- Industrial Park	9,706.03	11,990.37	-2,284.34
USDA Funds			
CCTC- Loan Loss Reserve	40,468.46	40,450.06	18.40
TSB- IRP 2016 (Formerly IRP 4)	169,996.78	164,226.11	5,770.67
TSB- RBEG	142,619.57	122,848.53	19,771.04
TSB- marketing	1,115.77	1,477.99	-362.22
Total USDA Funds	354,200.58	329,002.69	25,197.89
Total Restricted Cash Accounts	841,226.04	458,939.44	382,286.60
CCTC- CDs			
Site Development	300,000.00	0.00	300,000.00
Land Acquisition (879)	545,414.33	540,715.81	4,698.52
Capital Improvement (284)	318,847.13	318,847.13	0.00
Total CCTC- CDs	1,164,261.46	859,562.94	304,698.52
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	116,562.35	23,112.35	93,450.00
TSB-Crown Cork and Seal	300,105.67	300,105.67	0.00
Community- BestBuy PILOT Acct.	570,369.98	570,300.69	69.29
Total Temporarily Restricted Cash Acc	987,038.00	893,518.71	93,519.29
Unrestricted Cash Accounts			
TSB ICS	1,564,053.50	1,860,215.43	-296,161.93
TSB- checking	429,696.09	148,089.71	281,606.38
TSB- general fund	125,695.81	125,644.44	51.37
Total Unrestricted Cash Accounts	2,119,445.40	2,133,949.58	-14,504.18
Total Checking/Savings	5,111,970.90	4,345,970.67	766,000.23
Other Current Assets			
COVID-19 ERLP			
C-7-A	24,323.73	0.00	24,323.73
C-5-A	8,891.38	0.00	8,891.38
C-4-A	8,655.53	0.00	8,655.53
C-2-A	12,687.31	0.00	12,687.31
C-1-A	22,300.19	0.00	22,300.19
Total COVID-19 ERLP	76,858.14	0.00	76,858.14
Accounts Receivable 1300.01	168,536.94	-58,848.66	227,385.60
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	25,625.00	32,500.00	-6,875.00
Loan Rec - 2018-03-C	12,812.50	15,625.00	-2,812.50
Loan Rec - 2018-02-C	0.00	403.50	-403.50
Loan Rec - 2018-01-C	4,320.02	5,670.02	-1,350.00
Loan Rec - 2017-03-C	0.00	6,320.00	-6,320.00
Loan Rec - 2017-02-C	17,844.31	22,710.88	-4,866.57
Loan Rec - 2016-03-C	5,469.24	8,204.04	-2,734.80
Loan Rec - 2016-02-C	11,111.36	19,444.64	-8,333.28
Loan Rec - 2016-01-C	0.00	3,821.64	-3,821.64
Loan Rec - 2015-06-C	4,756.12	8,048.86	-3,292.74
Loan Rec - 2014-01-C	0.00	847.50	-847.50
Loan Rec - 2015-05-C	3,297.57	6,290.67	-2,993.10
Total Commercial Facade Loan Program	85,236.12	129,886.75	-44,650.63
RBEG			
RBEG Loan Rec 2020-01	0.00	10,000.00	-10,000.00
Loan Rec - RBEG 2019 -06	68,200.55	75,044.67	-6,844.12
Total RBEG	68,200.55	85,044.67	-16,844.12
IRP 4			
Loan Rec 2019-07-A	38,657.73	0.00	38,657.73
Loan Rec - 2019 - 06A	85,252.99	93,805.82	-8,552.83
Loan Rec 2018-02-A	6,364.51	7,654.00	-1,289.49
Loan Rec 2018-01-A	61,649.29	64,676.51	-3,027.22
Loan Rec 2017-05-A	6,288.52	10,330.52	-4,042.00
Loan Rec 2017-04-A	32,676.04	34,421.50	-1,745.46
Loan Rec 2017-03-A	0.00	14,836.66	-14,836.66
Loan Rec 2017-02-A	37,881.19	54,671.10	-16,789.91
Loan Rec 2017-01-A	16,362.55	18,196.59	-1,834.04
Loan Rec 2016-01-A	2,308.26	11,013.47	-8,705.21
Loan Rec 2009-02-A	49,651.58	50,851.58	-1,200.00
Total IRP 4	337,092.66	360,457.75	-23,365.09
IRP 3			
Loan Rec 2007-08-A	12,491.64	18,942.90	-6,451.26

Tioga County Industrial Development Agency

Balance Sheet

As of March 31, 2021

	Mar 31, 21	Mar 31, 20	\$ Change
Total IRP 3	12,491.64	18,942.90	-6,451.26
IRP 2			
Loan Rec 2011-03-A	12,719.43	21,851.07	-9,131.64
Total IRP 2	12,719.43	21,851.07	-9,131.64
Total Other Current Assets	726,135.48	522,334.48	203,801.00
Total Current Assets	5,838,106.38	4,868,305.15	969,801.23
Fixed Assets			
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,257.05	601,257.05	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	2,160.68	291.52
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	430,327.67	291.52
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	-1,218,048.34	-1,197,077.10	-20,971.24
Total Fixed Assets	2,232,613.15	2,253,292.87	-20,679.72
TOTAL ASSETS	8,070,719.53	7,121,598.02	949,121.51
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	0.00	-461,935.95	461,935.95
PILOT Payments			
Spencer-Tioga Solar			
School	-45,284.51	0.00	-45,284.51
County	-26,526.09	0.00	-26,526.09
Town	-17,789.40	0.00	-17,789.40
Spencer-Tioga Solar - Other	180,992.00	89,600.00	91,392.00
Total Spencer-Tioga Solar	91,392.00	89,600.00	1,792.00
Gateway Owego, LLC			
Village	-505.41	0.00	-505.41
County	-323.33	0.00	-323.33
School	-744.23	0.00	-744.23
Town	-27.72	0.00	-27.72
Gateway Owego, LLC - Other	3,200.69	1,600.00	1,600.69
Total Gateway Owego, LLC	1,600.00	1,600.00	0.00
Crown Cork and Seal			
School	-193,696.44	0.00	-193,696.44
County & Recycle	-89,725.36	0.00	-89,725.36
Town	-16,578.20	0.00	-16,578.20
Crown Cork and Seal - Other	600,000.00	300,000.00	300,000.00
Total Crown Cork and Seal	300,000.00	300,000.00	0.00
Owego Gardens			
County & Recycle	-1,293.37	0.00	-1,293.37
Town	-110.90	0.00	-110.90
Village	-2,021.72	0.00	-2,021.72
School	-2,977.01	0.00	-2,977.01
Owego Gardens - Other	29,942.00	23,078.00	6,864.00
Total Owego Gardens	23,539.00	23,078.00	461.00
Best Buy PP	570,000.00	570,000.00	0.00
Total PILOT Payments	986,531.00	984,278.00	2,253.00
Total Other Current Liabilities	986,531.00	522,342.05	464,188.95
Total Current Liabilities	986,531.00	522,342.05	464,188.95
Long Term Liabilities			
Tioga County COVID-19 ERLP	390,000.00	0.00	390,000.00
Loan Pay- IRP 4	201,984.41	222,620.13	-20,635.72
Loan Pay- IRP 3	181,608.37	181,608.37	0.00
Loan Pay- IRP 2	112,327.63	123,432.31	-11,104.68
Loan Pay- IRP 1	53,900.28	61,543.98	-7,643.70

Tioga County Industrial Development Agency

Balance Sheet

As of March 31, 2021

	Mar 31, 21	Mar 31, 20	\$ Change
Total Long Term Liabilities	939,820.69	589,204.79	350,615.90
Total Liabilities	1,926,351.69	1,111,546.84	814,804.85
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,724,944.51	4,740,191.06	-15,246.55
Net Income	13,120.70	-136,442.51	149,563.21
Total Equity	6,144,367.84	6,010,051.18	134,316.66
TOTAL LIABILITIES & EQUITY	8,070,719.53	7,121,598.02	949,121.51

Tioga County Industrial Development Agency

Profit & Loss

04/06/21

January through March 2021

Accrual Basis

	Jan - Mar 21	Jan - Mar 20	\$ Change
Ordinary Income/Expense			
Income			
Bank Service Charge Refund	15.00	0.00	15.00
Refund of Insurance	239.00	0.00	239.00
Loan Interest Income			
COVID-19 C-7-A	52.08	0.00	52.08
COVID-19 C-5-A	59.16	0.00	59.16
COVID-19 C-1-A	97.18	0.00	97.18
COVID-19 C-2-A	84.30	0.00	84.30
COVID-19 C-4-A	57.47	0.00	57.47
IRP 4 - 2019 - 06A	867.02	951.98	-84.96
RBEG 2019 -06	693.62	761.58	-67.96
IRP 2			
2011-03-A	184.72	297.92	-113.20
Total IRP 2	184.72	297.92	-113.20
IRP 3			
2007-08-A	215.74	207.10	8.64
Total IRP 3	215.74	207.10	8.64
IRP 4			
2019-07-A	511.35	0.00	511.35
2018-02-A	89.21	52.30	36.91
2018-01-A	742.53	515.61	226.92
2017-04-A	248.08	260.14	-12.06
2017-03-A	0.00	94.69	-94.69
2017-05-A	45.12	70.28	-25.16
2017-01-A	104.83	116.25	-11.42
2017-02-A	254.43	358.92	-104.49
2016-01-A	47.36	155.27	-107.91
Total IRP 4	2,042.91	1,623.46	419.45
Total Loan Interest Income	4,354.20	3,842.04	512.16
Loan Program Fee			
Facade	0.00	100.00	-100.00
IRP 4	950.00	0.00	950.00
Total Loan Program Fee	950.00	100.00	850.00
Loan Late Fee			
COVID-19 C-7-A	21.65	0.00	21.65
COVID-19 C-1-A	43.30	0.00	43.30
2016-02-C	41.66	20.83	20.83
RBEG 2019-16	0.00	24.30	-24.30
IRP 4 2019-06-A	0.00	30.37	-30.37
2018-02-A	5.00	0.00	5.00
2018-01-C	0.00	5.00	-5.00
Loan Late Fee - Other	0.00	5.00	-5.00
Total Loan Late Fee	111.61	85.50	26.11
Loan Administrative Fee	499.71	0.00	499.71
4110 - Grants			
Broadband Study	65,397.00	0.00	65,397.00
4110 - Grants - Other	6,671.53	0.00	6,671.53
Total 4110 - Grants	72,068.53	0.00	72,068.53
Interest Income-			
Interest Income- TSB ICS	430.87	4,348.37	-3,917.50
Community- Facade Improvement	2.50	12.71	-10.21
CCTC Loan Loss Reserve Account	3.16	5.04	-1.88
Community- Lounsberry	0.00	30.15	-30.15
TSB- checking	20.27	120.99	-100.72

Tioga County Industrial Development Agency

Profit & Loss

04/06/21

January through March 2021

Accrual Basis

	Jan - Mar 21	Jan - Mar 20	\$ Change
TSB-general fund	2.07	25.06	-22.99
TSB- IRP 4	5.47	12.58	-7.11
TSB- RBEG	4.57	9.79	-5.22
TSB- marketing	0.04	0.11	-0.07
Total Interest Income-	468.95	4,564.80	-4,095.85
Leases/Licenses	2,591.74	3,378.92	-787.18
OHRy freight	16,791.95	14,680.70	2,111.25
Total OHRy	16,791.95	14,680.70	2,111.25
4170 · PILOT Program Fees Tioga Downs	18,658.80	0.00	18,658.80
Total 4170 · PILOT Program Fees	18,658.80	0.00	18,658.80
Sale of Property	3,800.00	0.00	3,800.00
Total Income	120,549.49	26,651.96	93,897.53
Expense			
Grant Expense			
Ag Value Chain	20,000.00	0.00	20,000.00
Grant Expense - Other	0.00	102,454.71	-102,454.71
Total Grant Expense	20,000.00	102,454.71	-82,454.71
Loan Admin Fee			
IRP 4	499.71	695.89	-196.18
Total Loan Admin Fee	499.71	695.89	-196.18
Loan Program Expense			
Marketing	112.50	0.00	112.50
Loan Program Expense - Other	10.65	0.00	10.65
Total Loan Program Expense	123.15	0.00	123.15
6120 · Bank Service Charges			
Check order TSB RBEG	0.00	25.00	-25.00
Total Check order	0.00	25.00	-25.00
6120 · Bank Service Charges - Other	65.00	38.00	27.00
Total 6120 · Bank Service Charges	65.00	63.00	2.00
6160 · Dues and Subscriptions	850.00	850.00	0.00
Employee benefit			
IRA Company Match	378.00	311.52	66.48
Total Employee benefit	378.00	311.52	66.48
6180 · Insurance			
6190 · Disability (First Rehab Life)	357.83	243.27	114.56
Employee Health (SSA)	1,404.65	1,361.61	43.04
6185 · Property & Liability (Dryden)	10,947.28	10,678.20	269.08
RR Liability (Steadfast)	26,648.14	625.00	26,023.14
Total 6180 · Insurance	39,357.90	12,908.08	26,449.82
6200 · Interest Expense	1,816.08	1,920.27	-104.19
6560 · Payroll Expenses			
Payroll Expenses - HSA	900.00	450.00	450.00
6560 · Payroll Expenses - Other	11,835.51	11,790.98	44.53

Tioga County Industrial Development Agency

Profit & Loss

04/06/21

January through March 2021

Accrual Basis

	Jan - Mar 21	Jan - Mar 20	\$ Change
Total 6560 · Payroll Expenses	12,735.51	12,240.98	494.53
6250 · Postage and Delivery	0.00	27.45	-27.45
6270 · Professional Fees			
Ag Ec Dev Specialist Position	5,000.00	5,000.00	0.00
Administrative Services			
Tinney, M	0.00	600.00	-600.00
Haskell	0.00	2,325.00	-2,325.00
Tinney	6,375.00	8,500.00	-2,125.00
Total Administrative Services	6,375.00	11,425.00	-5,050.00
6650 · Accounting			
Jan Nolis	330.00	955.00	-625.00
6650 · Accounting - Other	7,300.00	7,000.00	300.00
Total 6650 · Accounting	7,630.00	7,955.00	-325.00
6280 · Legal Fees	11,228.02	4,815.00	6,413.02
Total 6270 · Professional Fees	30,233.02	29,195.00	1,038.02
6670 · Program Expense			
Water Tower	148.71	0.00	148.71
Total 6670 · Program Expense	148.71	0.00	148.71
Property Taxes			
Stanton Hill 9.64A Town Lot	226.20	234.97	-8.77
96 · Smith Creek Rd	27.96	256.00	-228.04
540 · Stanton Hill	171.19	177.83	-6.64
Spring St	0.26	0.26	0.00
Berry Road (47)	144.26	149.85	-5.59
Carmichael Road	4.47	4.43	0.04
Smith Creek Road	23.97	24.90	-0.93
Glenmary Drive	10.74	10.49	0.25
Metro Road	8.95	8.74	0.21
Total Property Taxes	618.00	867.47	-249.47
Recording fees	385.50	0.00	385.50
6770 · Supplies	173.12	168.58	4.54
6350 · Travel & Ent	0.00	1,391.52	-1,391.52
Total Expense	107,383.70	163,094.47	-55,710.77
Net Ordinary Income	13,165.79	-136,442.51	149,608.30
Other Income/Expense			
Other Income			
Interest Income - TSB COVID19	-45.09	0.00	-45.09
Total Other Income	-45.09	0.00	-45.09
Net Other Income	-45.09	0.00	-45.09
Net Income	13,120.70	-136,442.51	149,563.21

**Tioga County Industrial Development Agency
Transaction Detail**

04/06/21

March 2021

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
COVID-19					
Deposit	03/05/2021			Loan pmts	1,761.98
Deposit	03/30/2021			Loan Pmt	750.00
Total COVID-19					2,511.98
Community- Facade Improvement					
Deposit	03/01/2021			Loan Pmt	299.31
Deposit	03/05/2021			Loan pmt	1,219.09
Deposit	03/09/2021			Loan pmt	150.00
Deposit	03/10/2021			Loan Pmt	1,430.54
Deposit	03/17/2021			Loan pmt	273.48
Deposit	03/29/2021			Loan pmt	299.31
Total Community- Facade Improvement					3,671.73
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	03/01/2021			Loan Pmt	728.81
Deposit	03/01/2021			Loan pmt	306.00
Deposit	03/05/2021			Loan pmts	4,898.36
Deposit	03/05/2021			Loan pmt	321.55
Deposit	03/10/2021			Loan pmt	559.08
Deposit	03/12/2021			Loan pmt	420.00
Deposit	03/17/2021			Loan Commitment Fee	800.00
Deposit	03/22/2021			Loan pmt	157.54
Check	03/29/2021	1083	TCIDA	2020 4th QTR Loan Admin Fee	-326.62
Check	03/29/2021	1084	TCIDA	2021 1st QTR Loan Admin Fee	-173.09
Deposit	03/29/2021			Loan pmt	728.81
Check	03/29/2021	X	USDA	2021 Annual USDA Payment - IRP 3	-12,339.00
Total TSB- IRP 2016 (Formerly IRP 4)					-3,918.56
TSB- RBEG					
Deposit	03/05/2021			Loan pmt	809.96
Total TSB- RBEG					809.96
Total USDA Funds					
					-3,108.60
Total Restricted Cash Accounts					
					3,075.11
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Deposit	03/05/2021			CNYOG PILOT & Tioga Downs PILOT	2,099,809.94
Transfer	03/08/2021			Check Order	35.00
Check	03/08/2021	2041	Town of Barton	2021 Midwestern PILOT	-2,470.06
Check	03/08/2021	2042	Town of Owego	2021 PILOT - 231 Main & CNYOG	-473,362.98
Check	03/08/2021	2043	Town of Nichols	2021 PILOT - Tioga Downs Ph 1-4, Fed-Ex	-38,326.63
Check	03/08/2021	2044	PILOT- Tioga County Treasurer	2021 PILOT - CNYOG, Tioga Downs, 231 Main, Midwestern, FedEx	-1,645,623.56
Total TSB-Owego Gardens					-59,938.29
Community- BestBuy PILOT Acct.					
Check	03/08/2021	1299	Tioga County Treasurer	2021 Annual Payment - Lounsberry Disbursement per PILOT Agreement	-30,000.00
Total Community- BestBuy PILOT Acct.					-30,000.00
Total Temporarily Restricted Cash Acc					
					-89,938.29
Unrestricted Cash Accounts					
TSB- checking					
Check	03/01/2021	X	EFTPS 941 Tax Payment	Feb 2021 Federal Tax Deposit	-817.14
Check	03/01/2021	X	NYS Division of the Treasury	Feb 2021 State Tax Deposit	-143.90
Check	03/02/2021	6640	LeeAnn Tinney	Mar 2021 Professional Services	-2,125.00
Check	03/02/2021	6641	Christine E Curtis	Pay Period: 2/14/21 - 2/27/21	-1,362.20
Deposit	03/05/2021			Lease pmt	181.21
Deposit	03/08/2021			ESD V&S Water/Sewer Grant Reimbursement	300,000.00
Check	03/08/2021	6642	TSB	VOID: Transfer Fee	0.00
Transfer	03/08/2021			Check Order	-35.00
Check	03/08/2021	X	TSB	Transfer Fee	-15.00
Check	03/09/2021	6643	Tioga County ED&P	Ad	-112.50
Check	03/09/2021	6644	Thomas, Collison & Meagher	Services Dec 2020	-1,215.00
Check	03/09/2021	6645	Thomas, Collison & Meagher	Services Nov 2020	-1,237.50
Check	03/09/2021	6646	Insero&Co	Invoice 112232; 2020 YE Audit	-2,300.00
Check	03/09/2021	6647	Thomas, Collison & Meagher	Services Jan 2021	-4,118.02
Check	03/09/2021	6648	Thomas, Collison & Meagher	Services Feb 2021	-4,657.50
Deposit	03/09/2021			Lease pmts	1,017.35
Transfer	03/11/2021			replenish funds from Oct'20 xfer	-100,000.00
Deposit	03/17/2021			Lease pmt	23.75
Check	03/18/2021	6649	Smith Brothers Insurance	Inv#65869 Railroad Liability RL00FR021 Acc TIOGCO1-CL	-26,648.14
Check	03/18/2021	6650	Tioga County ED&P	Ag Dev Specialist Contribution 1st QTR 2021	-5,000.00
Check	03/18/2021	6651	Christine E Curtis	Pay Period: 2/28/21-3/13/21	-1,362.20
Check	03/18/2021	6652	Tioga County	March Verizon IT Inv 3722	-37.94
Check	03/29/2021	6653	Christine Curtis	March 2021 HSA	-300.00
Check	03/31/2021	6654	Christine E Curtis	Pay Period: 3/14/21-3/27/21	-1,362.20
Check	03/31/2021	6655	Franklin Templeton	March 2021 Simple IRA - C. Curtis	-324.00
Check	03/31/2021	6656	Excellus Health Plan	Apr 2021 Inv 27779890	-471.35
Deposit	03/31/2021			Loan Admin Fees	499.71
Total TSB- checking					148,077.43
TSB- general fund					

Tioga County Industrial Development Agency
Transaction Detail

Accrual Basis

March 2021

Type	Date	Num	Name	Memo	Amount
Transfer	03/11/2021			replenish funds from Oct'20 xfer	100,000.00
Total TSB- general fund					100,000.00
Total Unrestricted Cash Accounts					248,077.43
TOTAL					161,214.25



March 30, 2021

Ms. Christine Curtis
Tioga County Industrial Development Agency
56 Main Street
Owego, NY 13827

RE: Engineering Services Agreement for the
E-Site Water System Project CM/CA
Owego (V), New York

Dear Christine:

Fagan Engineers & Land Surveyors, P.C. (FE) is pleased to submit this Agreement for professional engineering services for the Construction Management/Administration phase for the above referenced project. The engineering scope of services is consistent with the original concepts for the new water system.

SCOPE OF SERVICES

A. WORK TASKS

The engineering services provided in this proposal consist of the construction management tasks for the Site Preparation phase of the Project. Inspection of the watermain and water tank work will be performed by Suez Water Owego Nichols (SWON) Contractors. The Site Contractor has provided a schedule for the proposed work dated March 23, 2021.

Site Preparation Inspection – The following is the proposed Scope of Services:

- Identify and provide necessary part-time inspection of this Phase, during construction to ensure conformance with the proposed plans.
- Other related assistance required to complete the project and to assure satisfactory completion by the Contractor.

Finally, Related Activities include inspection of the project during construction to ensure conformance with the contract documents. Other work tasks related to this construction phase include:

- Provide consultation and advice to the TCIDA/SWON during construction including the holding of a preconstruction conference and other meetings as necessary during the course of construction.
- Provide technical inspection of construction as required to inspect all construction activities for compliance with the conditions of the contract documents.
- Maintain a project record.
- Review and approve requests for monthly and final payments to contractors.
- Supervise testing and inspection. Arrange for, conduct, or witness field, laboratory or shop tests of construction materials as required by the plans and specifications; determine the suitability of materials on the site and brought to the site to be used in construction; interpret the contract plans and specifications and check the construction activities to assure compliance with the intent of the design; measure, compute, or check quantities or work performed and quantities of materials in the place for partial and final payments to the contractors.
- Prepare and negotiate change orders and supplemental agreements with the contractor on behalf of the TCIDA.
- Review and processing of the contractor's shop drawings, material samples (if appropriate) and test reports, as required.
- Prepare supplemental sketches to reflect differing field conditions.
- Collect and assemble the contractor-supplied operating manuals, guarantees, warranties, certifications, and bonds.
- Attend and prepare minutes of the pre-construction conference and construction conferences.
- Provide, as required, testing services for construction materials.
- Incorporate as-built changes and modifications to construction documents by addendum to the engineer's report.
- Submit progress reports of construction activity and problems encountered if required.

SCHEDULE

Fagan Engineers will perform CM/CA services for the Site Preparation work based on the Contractor's schedule provided on March 23, 2021 (attached) which depicts a 10-week schedule for this Phase of the Project as summarized below:

- Site Clearing/Staging/Stream Relocation: 3/23 through 4/16 (20 Days)
- Culvert Install & Road Construction: 6/1 through 6/25 (20 Days)
- Site Restoration & Final Completion: 8/2 through 8/20 (15 Days)

Based on a 55-day part-time schedule, we anticipate expending 220 hours.

FEE


Fagan Engineers & Land Surveyors, P.C. estimates the project costs between \$18,000 and \$20,000 depending on the Contractor's Schedule utilizing our Field Engineer rate of \$85/hr. Therefore, we propose to proceed on a time-and-materials basis with a budget of \$20,000. Time expended on the project will be billed according to the rate schedule included in Attachment 1. Direct expenses will be added to the billings as detailed in Attachment 1. Subsequent invoices will be submitted monthly and will be due and payable within 30 calendar days of their submission to you.

Page 4
Ms. Christine Curtis
March 30, 2021

Should this proposal for engineering services be acceptable, please sign the acceptance section below, which will constitute an agreement between us. Please return one signed copy for our files.
Thank you for the opportunity to submit this proposal, and we look forward to working with you on this much-needed project.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.



James B. Gensel, P.E., CPESC
President

Attachment

AGREEMENT ACCEPTANCE SECTION

TIOGA COUNTY IDA

**FAGAN ENGINEERS
& LAND SURVEYORS, P.C.**

ACCEPTED BY: _____

TITLE: _____

President

DATE: _____

March 30, 2021

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EMPLOYEE HOURLY RATE SHEET

Principal	\$175.00
Project Manager I/Senior Engineer I	\$150.00
Const. Supervisor/Project Mgr. II/Sr. Engr. II/Planner I/Surveyor I	\$120.00
Staff Engineer/Senior Field Engineer/Wetland Scientist I	\$100.00
CAD Designer I	\$ 95.00
GIS Analyst/Planner II	\$ 90.00
Field Engineer/Surveyor II/Technician I/Wetland Scientist II	\$ 85.00
CAD Designer II/Construction Inspector/Junior Engineer	\$ 80.00
Technician II/Surveyor III	\$ 75.00
Jr. Technician/Technician III	\$ 60.00
Expert Witness Testimony	1.5x above rates
Survey Crew (1 Man - GPS)	\$ 85.00
Survey Crew (2 Man)	\$150.00
Survey Crew (3 Man)	\$210.00

NOTE: HOURLY RATES BILLED TO NEAREST 1/4 HOUR

EXPENSES

Mileage	\$ 0.58 Per Mile/Passenger Car (Per IRS regulations)
Mileage	\$ 0.75 Per Mile/ Truck
Reproductions	\$ 0.10 Per Copy
Color Reproductions	\$ 0.50 Per Copy
Large Format Prints	\$ 1.50 Per Sheet
PID Meter	\$ 25.00/Hour; \$100/Day
Vapor Extraction Equipment	\$ 25.00/Hour
Soils Moisture/Density Test	\$ 25.00/Test

Other routine costs such as meals, lodging, telephone charges, postage, express mailings etc. will be billed at cost. Subcontracts will be billed with a 10% markup. Charges are subject to revision and annual adjustments at the end of the calendar year. Overtime charges (150% of the aforementioned rates) apply for individuals working beyond 40 hours per week.

Effective January 2020



TEMPLE STREET REDEVELOPMENT

- A mixed-income mixed-use development in the heart of the Village of Owego

- **Presentation by:**
- **Joseph Bowes, Director of RED**
- jbowes@ithacanhs.org
- 607-277-4500 x 236

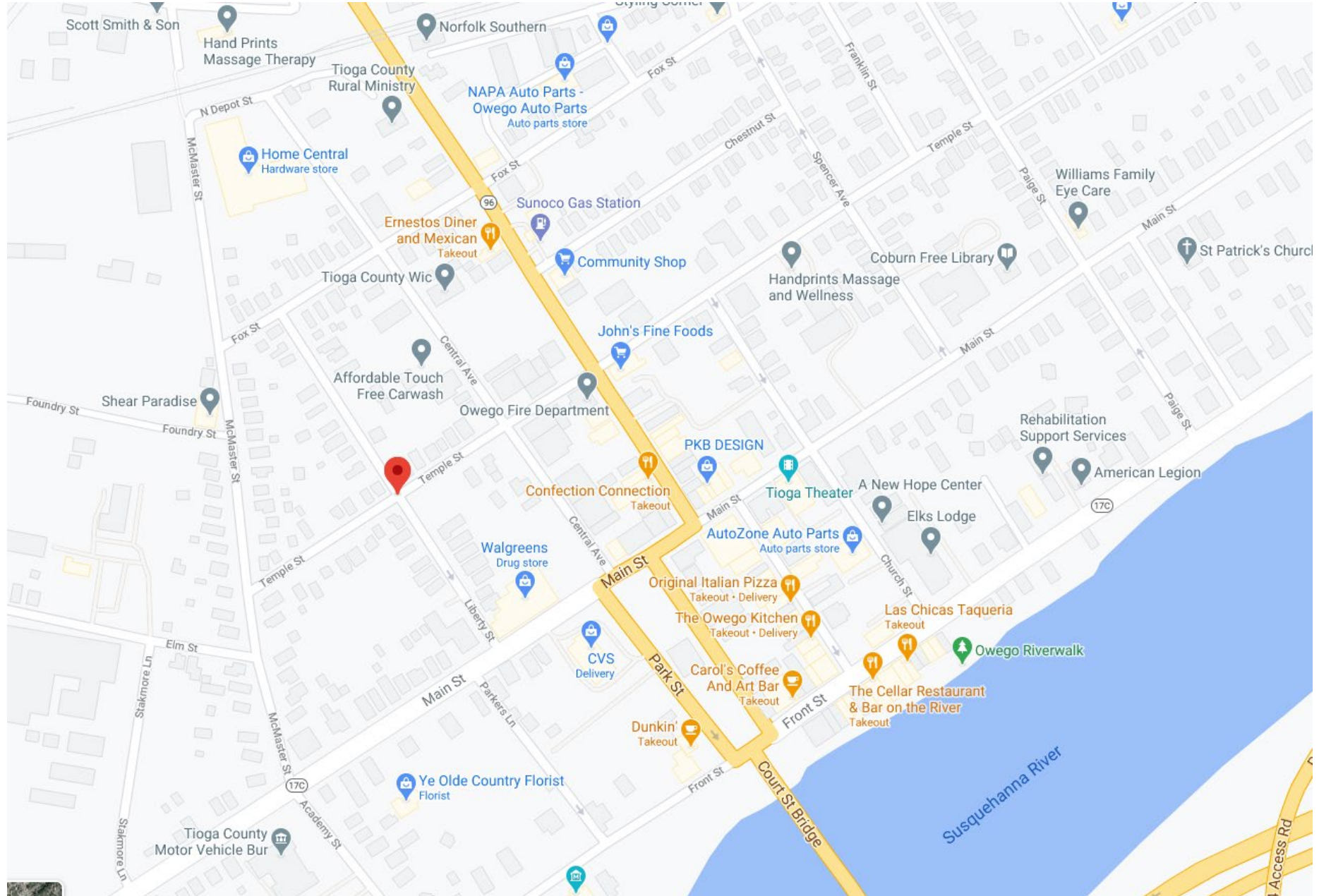


CRITICAL NEED FOR AFFORDABLE HOUSING

- 2019 Recipient of Downtown Revitalization Initiative from NYS
 - demonstrates NYS is interested in funding projects that revitalize Owego, including affordable housing
- 2018 Tioga County Housing Study
 - High percentage of households are spending more than 30% of income on rent
 - Affordable rental housing can provide a path to homeownership
 - Recommends attracting public & private investment to eliminate blight and revitalize neighborhoods



PROJECT SITE



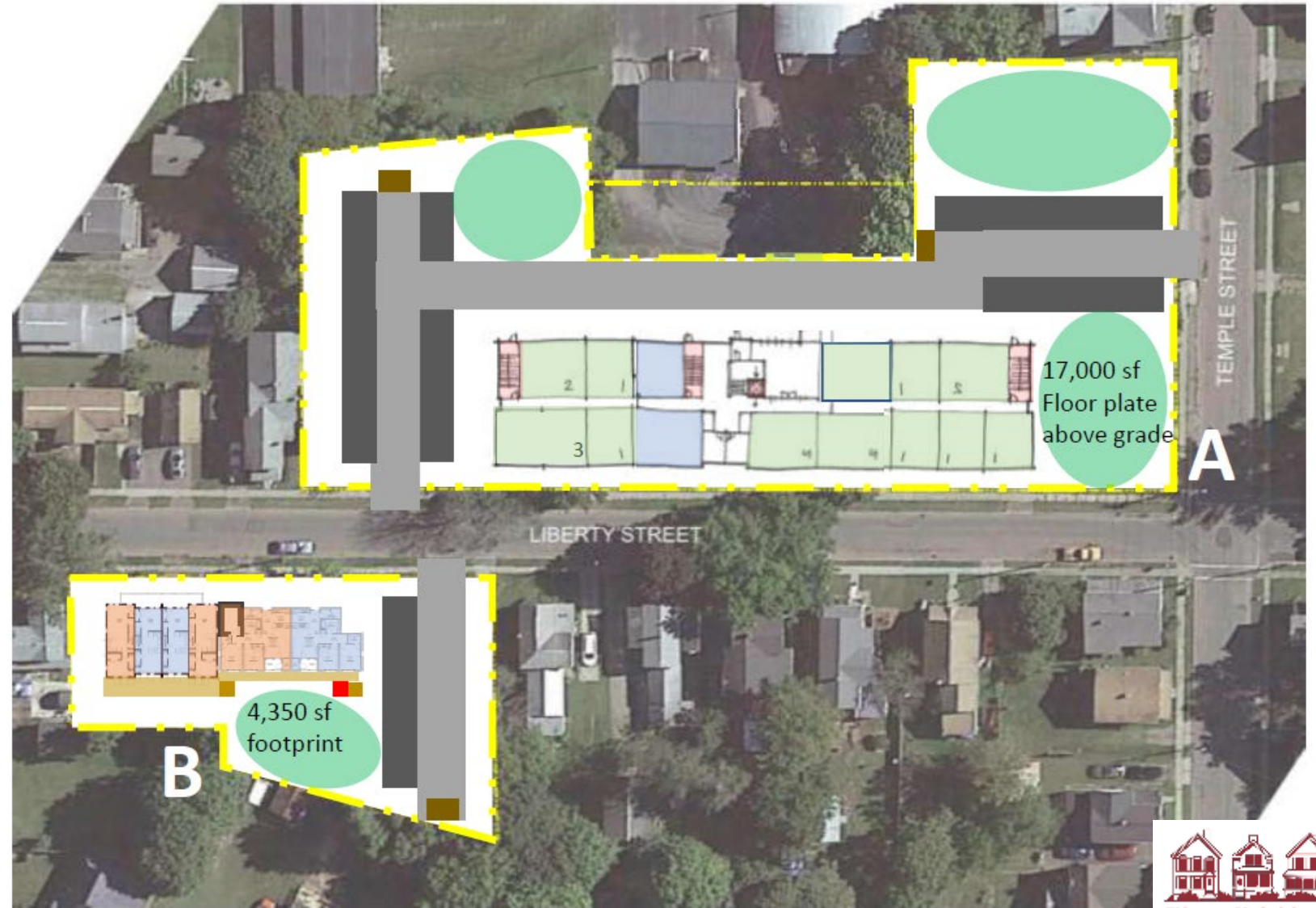
SITE MAP

Sites in Blue are included in the project.



CONCEPT PLAN

- **Preliminary Ideas**
 - 40- Apartments in a 3 story elevator building
 - 6-8 Townhouse units
- **Roles and Responsibilities:**
 - Tioga County Land Bank – Seller of property
 - INHS – Owner and Developer of project
 - Tioga Opportunities – Manager of Property, possibly will have an ownership/developer role
 - Racker Center – Service Provider for Special Needs Set-Aside Units



INHS – Owego Apartments and Townhomes



INITIAL SKETCH RENDERINGS

- Need to determine floodplain elevation.
- Should be residential in nature – avoid flat roof.
- Three story or less.
- Playground
- Community Room, Office Space, Laundry
- May need a parking variance



SOURCES OF FINANCING

- 9% Low Income Housing Tax Credits
 - RFP twice yearly
- NYS Housing Trust Fund Mortgage
- Developers Equity
- NYS Office for People with Developmental Disabilities
- Downtown Revitalization Initiative Funds

TIME LINE

- Site Selection September 2020
- Community Meetings February 2021
- Site Plan Approval Process March 2021-June 2021
- Application to NYS August 2021
- Funding Decisions October 2021

If Funded

- Close on all Financing February 2022
- Start Construction March 2022
- Construction Complete March 2023
- Lease up complete June 2023

QUESTIONS AND ANSWERS



TCIDA
PILOT Payment Summary 2020

*PARIS Annual Report, IDA Projects Report requests Total Exemption - "Total Taxes @ 100% Excluding Fire"				PARIS Report: "Total Exemption"			PILOT Payments			Real Property Tax Exemption			Annual Total		Auto Calculates in PARIS
Project Code	2020			Total Taxes @ 100%	TOTAL PILOT			TOTAL PILOT			Sales Tax Exemption	Total Net Exempt			
	County	Local*	School**	Excluding FIRE	County	Local	School	County	Local	School					
	V&S New York Galvanizing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -
4901 02 01 A	Best Buy	\$ 153,025.75	\$ 28,273.97	\$ 330,347.42	\$ 511,647.14	\$ 170,478.19	\$ 31,498.59	\$ 368,023.22	\$ (17,452.44)	\$ (3,224.62)	\$ (37,675.80)	\$ 101,790.54	\$ 101,790.54	\$ (58,352.86)	\$ 192,999.20
4901 10 01 B	CNYOG 2	\$ 225,278.25	\$ 72,361.30	\$ 518,536.70	\$ 816,176.25	\$ 157,694.78	\$ 50,652.91	\$ 414,829.36	\$ 67,583.47	\$ 21,708.39	\$ 103,707.34	\$ -	\$ -	\$ -	\$ -
4901 07 01 A	CNYOG 1	\$ 1,230,490.77	\$ 395,244.16	\$ 2,832,295.74	\$ 4,458,030.67	\$ 1,230,490.77	\$ 395,244.16	\$ 2,832,295.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Spencer-Tioga Solar aka SUN8	\$ -	\$ -	\$ -	\$ -	\$ 26,526.09	\$ 17,789.40	\$ 45,284.51	\$ (26,526.09)	\$ (17,789.40)	\$ (45,284.51)	\$ -	\$ -	\$ (89,600.00)	\$ -
4901 16 02 A	Gateway	\$ 2,528.37	\$ 4,169.03	\$ 5,819.72	\$ 12,517.12	\$ 323.33	\$ 533.13	\$ 744.23	\$ 1,600.69	\$ 2,205.04	\$ 3,635.90	\$ 5,075.49	\$ -	\$ -	\$ 10,916.43
4901 06 01 A	Lockheed	\$ 343,454.52	\$ 110,320.52	\$ 790,550.22	\$ 1,244,325.26	\$ -	\$ -	\$ -	\$ -	\$ 343,454.52	\$ 110,320.52	\$ 790,550.22	\$ -	\$ -	\$ 1,244,325.26
4901 06 02 A	231 Main	\$ 5,601.62	\$ 9,236.49	\$ 12,893.58	\$ 27,731.69	\$ 4,481.29	\$ 9,140.43	\$ 12,893.58	\$ 26,515.30	\$ 1,120.33	\$ 96.06	\$ -	\$ -	\$ -	\$ 1,216.39
4901 15 05 A	CROWN	\$ 423,029.83	\$ 78,161.57	\$ 913,224.16	\$ 1,414,415.56	\$ 89,725.36	\$ 16,578.20	\$ 193,696.44	\$ 300,000.00	\$ 333,304.47	\$ 61,583.37	\$ 719,527.72	\$ -	\$ -	\$ 1,114,415.56
4901 15 01 A	Owego Gardens	\$ 20,446.97	\$ 33,714.94	\$ 47,064.04	\$ 101,225.95	\$ 1,293.37	\$ 2,132.62	\$ 2,977.01	\$ 6,403.00	\$ 19,153.60	\$ 31,582.32	\$ 44,087.03	\$ -	\$ -	\$ 94,822.95
4901 05 02 A	Nichols Cross Dock	\$ 116,270.45	\$ 21,482.84	\$ 251,001.18	\$ 388,754.47	\$ 23,254.09	\$ 4,296.57	\$ 75,300.35	\$ 102,851.01	\$ 93,016.36	\$ 17,186.27	\$ 175,700.83	\$ -	\$ -	\$ 285,903.46
4901 15 03 A	Midwestern	\$ 27,854.90	\$ 5,851.69	\$ 46,750.14	\$ 80,456.73	\$ 8,356.47	\$ 1,755.51	\$ 18,700.06	\$ 28,812.04	\$ 19,498.43	\$ 4,096.18	\$ 28,050.08	\$ -	\$ -	\$ 51,644.69
4901 13 01 A	Tioga Downs Phase 1 Garage	\$ 40,534.55	\$ 7,489.41	\$ 50,745.27	\$ 98,769.23	\$ 10,403.64	\$ 1,872.35	\$ 15,223.58	\$ 27,499.57	\$ 30,130.91	\$ 5,617.06	\$ 35,521.69	\$ -	\$ -	\$ 71,269.66
	Tioga Downs Phase 2 Casino/Hotel	\$ 67,990.34	\$ 10,694.65	\$ 72,598.27	\$ 141,283.21	\$ 8,698.55	\$ 1,607.19	\$ 14,519.64	\$ 24,825.38	\$ 49,291.79	\$ 9,087.40	\$ 58,076.58	\$ -	\$ -	\$ 116,457.83
	Tioga Downs Phase 3 Casino/Hotel	\$ 61,991.47	\$ 12,182.49	\$ 148,896.94	\$ 270,711.69	\$ 9,789.34	\$ 1,718.39	\$ 17,587.02	\$ 28,205.29	\$ 56,891.23	\$ 10,488.98	\$ 69,146.70	\$ -	\$ -	\$ 138,336.11
4901 15 04 A	Tioga Downs Phase 2 & 3 combined	\$ 989,871.81	\$ 182,878.07	\$ 1,239,244.93	\$ 2,411,994.91	\$ 101,888.49	\$ 18,825.53	\$ 189,516.65	\$ 310,230.67	\$ 887,983.32	\$ 164,052.54	\$ 1,049,728.28	\$ -	\$ -	\$ 2,101,764.14
4901 16 01 A	Tioga Downs Phase 4 Golf Course	\$ 36,169.04	\$ 17,069.93	\$ 45,280.01	\$ 98,518.98	\$ 3,616.90	\$ 2,233.74	\$ 6,792.02	\$ 12,642.66	\$ 32,552.14	\$ 14,836.19	\$ 38,487.99	\$ -	\$ -	\$ 85,876.32
4901 19 02 B	Best Buy *Sales Tax Exempt Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,960.40	\$ 248,960.40	\$ -
					\$ 11,664,563.86	\$ 1,930,421.26	\$ 571,378.67	\$ 4,365,793.40	\$ 6,557,362.66	\$ -	\$ -	\$ -	\$ 350,750.94	\$ 350,750.94	\$ 5,356,161.60

*V&S New York Galvanizing was under construction and paid taxes directly to municipalities

**NOTE: Fire and library districts are excluded from PILOT agreements under NYS law.
Fire Tax always paid @ 100% directly to County**

County = County Tax + Solid Waste Tax (Recycle)

*Local = Townwide Tax + Part Town Tax + Village Tax + Any Other Special Assessment Tax

**School = School tax only, excluding library tax

Municipality and School District Business is located in

	Town or Village	School District
Best Buy	Nichols - Town	Owego Apalachin
CNYOG	Owego - Town	Owego Apalachin
Hadco	Owego - Town	Owego Apalachin
Lockheed Martin	Owego - Town	Owego Apalachin
Rynone	Barton - Town	Waverly
231 Main Street	Owego - Village	Owego Apalachin
CROWN	Nichols - Town	Owego Apalachin
Owego Gardens	Owego-Village	Owego Apalachin
Midwestern Pet Foods	Barton - Town	Waverly
Nichols Cross Dock	Nichols - Town	Owego Apalachin
Tioga Downs	Nichols - Town	Tioga Central
Tioga Downs Phase 2	Nichols - Town	Tioga Central
Tioga Downs Phase 3	Nichols - Town	Tioga Central
Tioga Downs Phase 4	Nichols - Town	Tioga Central
Spencer-Tioga Solar	Spencer- Town	Spencer CSD
V&S New York Galvanizing	Owego- Town	Owego Apalachin

PILOT Employment Report - 2020 YE

	# FTEs Before IDA Status	Original Estimate of FTEs after PILOT	# of FTE's 2020 YE	Over/Under Original Estimate
Nichols Distribution/ Best Buy	0	367	300	-67
231 Main	0	5	1.5	-3.5
CNYOG 1	14	16	10	-6
CNYOG 2	0	4	8	4
Crown Cork & Seal	0	164	242	78
Gateway	0	1	1.5	0.5
Lockheed Martin	2445	2620	2399	-221
Midwestern Pet Foods	43	50	55	5
Nichols Cross Dock	0	73	48	-25
Owego Gardens/Home Leasing	0	2	2	0
Spencer-Tioga Solar	0	0	0	0
Tioga Downs Garage - Phase 1	0	0	0	0
Tioga Downs Casino & Hotel Expansion - Phase 2&3	256	406	315	-91
Tioga Downs Golf Course - Phase 4	1	4	1	-3
V&S NY Galvanizing	0	34	25	-9