



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

**Tioga County Industrial Development Agency
October 7, 2026 – 4:30 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Agenda**

1. Call to Order and Introductions:

2. Attendance:

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

3. Privilege of the Floor:

4. Approval of Minutes: September 2, 2026, Regular BOD Meeting

5. Financials: August/September

- a. Balance Sheet
- b. Profit & Loss
- c. Transaction Detail

6. Committee Reports:

- a. Audit Committee Report: No update
- b. Governance Committee: Upcoming meeting for policy review and board evaluations.
- c. Finance Committee: Recommended approval of 2027 budget.
- d. Loan Committee: No update
- e. Railroad Committee: Hi-Rail Tour.
- f. Public Relations Committee: No update

7. New Business:

- a. 2027 Financial Budget
- b. RJ Corman – PFRAP Grant Program
- c. CD 2487 – CCTC 3.5% for 6 months

- d. Phase I ESA and Wetland Delineation
- e. Survey Quote

8. Old Business:

- a. OPRHP EPF – Contract has been signed and RFP will be issued.
- b. ARC Grant- Grant awarded and contract signed
- c. FAST NY Grant
- d. HUD “Small Cities” Loan Funds
- e. 48-50 Lake Street Redevelopment Project

9. PILOT Updates:

- a. Suneast Solar PILOT - Construction in process.
- b. Lockheed Martin PILOT - The PILOT closing date is scheduled for mid-October.
- c. Sales Tax Exemptions Update:
 - i. Arteast Café LLC - \$18,865/ \$24,000 (September 2026)- No updates.

10. Project/Grant Updates:

- a. Lounsberry Pre-engineering Study
 - i. USDA RBDG – Scope of work change was approved by USDA.
 - ii. Updated sign quotes
- b. Northern Tioga Rail-With-Trail Preliminary Engineering Project
 - i. OPRHP EPF – Grant Agreement to be issued.
 - ii. ARC – Application for \$150,000 Project match has been approved at state level. Corrections to application have been submitted.
- c. DRI Multisite Program
- d. USDA RBDG Equipment Lease program
- e. USDA IRP Loan Application
 - i. The IDA was awarded \$299,000 in IRP Funds.
 - ii. IRP Loan Letter of Conditions package is ready to be issued by USDA

11. Executive Session

The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

12. Motion to adjourn meeting

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

DRAFT



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

**Tioga County Industrial Development Agency
September 2, 2026 – 4:30 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Minutes**

1. Call to Order and Introductions: J. Ward called the meeting to order at 4:39 PM

2. Attendance:

- a. Roll Call: J. Ward, B. Evanek, T. Monell, K. Gillette
- b. Excused: E. Knolles, B. Case, R. Ciotoli
- c. Invited Guests: J. Meagher, B. Woodburn, M. Schnabl, C. Yelverton, L. Williams, P. DeWind

3. Privilege of the Floor: None.

4. Motion to Move into Executive Session

Board Members J. Ward, K. Gillette, B. Evanek and T. Monell were in attendance along with attorney J. Meagher, County Attorney P. DeWind, ED&P staff B. Woodburn, C. Yelverton, and L. Williams. Motion by T. Monell, seconded by K. Gillette, to move into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body at 4:40 PM. Motion carried. Motion by T. Monell, seconded by K. Gillette to adjourn Executive Session at 5:25 PM.

5. Approval of Minutes: August 5, 2026, Regular BOD Meeting

Motion to approve August 5, 2026, regular Board of Directors meeting minutes as written (K. Gillette, T. Monell).

**Aye:4 Abstain:0
Nay: 0 Carried**

6. Financials: July/August

- a. Balance Sheet

- b. Profit & Loss
- c. Transaction Detail
- d. Quarter 2 Financial Report

Motion to acknowledge financial statements for July/August as written (B. Evanek, T. Monell).

**Aye: 4 Abstain:0
Nay: 0 Carried**

7. Committee Reports:

- a. Audit Committee Report: No update
- b. Governance Committee: Upcoming meeting for policy review and board evaluations.
- c. Finance Committee: Meeting is scheduled for September 14th to review draft budget.
- d. Loan Committee: No update
- e. Railroad Committee: No update
- f. Public Relations Committee: No update

8. New Business:

- a. Country Infrastructure Grant Program (CIGP) – Tioga County applied for the grant on behalf of the IDA to extend municipal sewer to Strong Road. Larson Design Group previously issued a report that included a cost estimate for extending sewer and water to the location. The report showed that the water extension would be more costly and complicated than the sewer extension. The CIGP funds would be used as match funding to pursue additional funding sources, such as EFC and Congressional Direct Spending requests, for the sewer extension. ED&P recently met with Larson Design Group to discuss the CIGP award and to request a proposal from LDG to assist the IDA with applying for EFC funding. The EFC application is very technical and will require assistance from an engineer. The board discussed whether the tie in for residents would be mandatory. B. Woodburn stated she would reach out to find the answer and report back to the board.

9. Old Business:

- a. OPRHP EPF – J. Meagher reviewed and approved contract for chair signature. C. Yelverton and M. Norton are drafting an RFP for preliminary engineering services.
- b. FAST NY Grant – The application has been submitted.
- c. HUD “Small Cities” Loan Funds - The guidelines for the program were brought to the Tioga County Legislature for approval. The Interest Rate Review and Adjustment Policy and language permitting municipalities to apply was added by staff based on discussions with TCIDA Board of Directors. The Legislature requested language regarding the TCIDA Board

considering impactful community revitalization projects that are located outside of traditional downtowns. It was discussed that the remaining funds for the loan program are just under \$800,000.

Motion to approve signing the authorization resolution for the HUD “Small Cities” Loan Funds Program (T. Monell, K. Gillette).

**Aye: 4 Abstain: 0
Nay: 0 Carried**

- d. 48-50 Lake Street Redevelopment Project – P. DeWind reviewed and approved the agreement between ED&P, IDA and PDC for collaborative work. The survey and elevation certificate are being completed by Williams & Edsall and are in process. The Phase 1 ESA and asbestos results are pending. An additional \$50,000 from Land Bank Initiative Funds is being pursued to assist with pre-development costs for the project. The draft incentive proposal from ESD for the Restore NY funds should be completed soon.
- e. Procurement Policy – The board discussed the proposed updates to the procurement policy made by MRB Group. The updates included revisions to the dollar amount thresholds. MRB recommended the initial amount be \$5,000 versus the original \$500 and that the thresholds subsequently increase from there. J. Meagher advised that a resolution was not necessary because the thresholds are at the discretion of the board. J. Meagher also stated he is comfortable with the numbers presented in the update.

Motion to approve the recommended procurement policy updates made by MRB Group as written (T. Monell, K. Gillette).

**Aye: 4 Abstain: 0
Nay: 0 Carried**

10. PILOT Updates:

- a. Suneast Solar PILOT - Construction in process.
 - i. Request to extend Sales Tax Exemption - Suneast Solar is requesting an extension of the Sales and Use Tax Exemption Agreement, proposing an expiration date of September 17, 2027.

Motion to approve signing the authorization resolution for the sales and use tax exemption agreement extension until September 17, 2027 (T. Monell, K. Gillette).

**Aye: 4 Abstain: 0
Nay: 0 Carried**

- b. Lockheed Martin PILOT - The PILOT closing date is scheduled for mid-October.
- c. Sales Tax Exemptions Update:
 - i. Arteast Café LLC - \$18,865/ \$24,000 (August 2026) - No updates.

- d. Town/County Projections -PILOT projections have been sent out.
- e. School and Village PILOT invoices have been sent.

11. Project/Grant Updates:

- a. Lounsberry Pre-engineering Study
 - i. USDA RBDG – Scope of work change was approved by USDA.
- b. Northern Tioga Rail-With-Trail Preliminary Engineering Project
 - i. OPRHP EPF – Grant Agreement to be issued.
 - ii. ARC – Application for \$150,000 Project match has been approved at state level. Corrections to application have been submitted.
- c. DRI Multisite Program – No updates.
- d. USDA RBDG Equipment Lease program – An interested business reached out with questions about the program and C. Yelverton stated she would follow up. The program has \$99,000 available in funds.
- e. USDA IRP Loan Application – J. Ward expressed interest in having a discussion regarding the IRP funds now that the HUD Small Cities Loan funds would be available because it might not be necessary to have both.
 - i. The IDA was awarded \$299,000 in IRP Funds.
 - ii. IRP Loan Letter of Conditions package is ready to be issued by USDA.

12. Motion to adjourn meeting – 5:42 PM (B. Evanek, T. Monell).

Next Regular Meeting October 7, 2026, at 4:30 PM in the Legislative Conference room.

Tioga County Industrial Development Agency

Balance Sheet - updated report

As of Sep 30, 2026

	TOTAL		
	As of Sep 30, 2026	As of Sep 30, 2025 (PY)	\$ Change (PY)
Assets			
Current Assets			
Bank Accounts			
1000 CCTC- CDs			
1001 Land Acquisition (7150)	624,972.78	601,961.02	23,011.76
1002 Site Dev 2487 (previously 0847)	114,638.39	110,608.57	4,029.82
1004.1 CD Site Development CCTC (3615)	112,173.65		112,173.65
1005.1 CD Site Development CCTC (3618)	112,173.65		112,173.65
Total for 1000 CCTC- CDs	\$963,958.47	\$712,569.59	\$251,388.88
1003 CD Cap Improvement TSB 1484	364,168.88	351,348.55	12,820.33
1004 CD Site Dev Com Bank 156	0.00	110,157.30	-110,157.30
1005 CD Site Dev Com Bank 158	0.00	110,144.80	-110,144.80
1006 Restricted Cash Accounts			
1007 USDA Funds			
1008 CCTC- Loan Loss Reserve	40,536.17	40,525.01	11.16
1009 TSB- IRP 2016 (Formerly IRP 4)	83,601.07	79,845.97	3,755.10
1010 TSB- RBEG	135,282.08	112,516.89	22,765.19
Total for 1007 USDA Funds	\$259,419.32	\$232,887.87	\$26,531.45
Total for 1006 Restricted Cash Accounts	\$259,419.32	\$232,887.87	\$26,531.45
1011 Temporarily Restricted Cash Acc			
1012 TSB- PILOTS (Previously OG)	428,445.64	704,996.29	-276,550.65
Community- BestBuy PILOT Acct. (deleted)	0.00	369.98	-369.98
Total for 1011 Temporarily Restricted Cash Acc	\$428,445.64	\$705,366.27	-\$276,920.63
1013 Unrestricted Cash Accounts			
1014 TSB ICS	1,170,225.41	600,904.74	569,320.67
1015 TSB- Checking	236,866.71	736,188.89	-499,322.18
1016 TSB- General Fund	25,906.80	25,868.89	37.91
Total for 1013 Unrestricted Cash Accounts	\$1,432,998.92	\$1,362,962.52	\$70,036.40
1017 TSB- Commercial Facade Loan Program	231,348.48	227,626.67	3,721.81
Total for Bank Accounts	\$3,680,339.71	\$3,813,063.57	-\$132,723.86

Tioga County Industrial Development Agency

Balance Sheet - updated report

As of Sep 30, 2026

	TOTAL		
	As of Sep 30, 2026	As of Sep 30, 2025 (PY)	\$ Change (PY)
Other Current Assets			
1201 Accounts Receivable 1300.01	0.00	453.05	-453.05
1202 Allowance for Doubtful Accounts	0.00	-35,000.00	35,000.00
1205 Facade Loan Program			
1206 Loan Rec 2024-01	15,555.52	18,888.88	-3,333.36
Total for 1205 Facade Loan Program	\$15,555.52	\$18,888.88	-\$3,333.36
1210 IRP 4	\$0.00	\$0.00	\$0.00
1211 IRP 4 2023-01-A	47,052.33	52,473.53	-5,421.20
1212 Loan Rec - 2019 - 06A	31,589.25	42,242.85	-10,653.60
1213 Loan Rec 2017-01-A	162.03	4,193.15	-4,031.12
1214 Loan Rec 2017-04-A	19,131.49	21,875.24	-2,743.75
1215 Loan Rec 2018-01-A	38,272.50	42,783.96	-4,511.46
1216 Loan Rec 2019-07-A	27,024.27	29,396.81	-2,372.54
1217 Loan Rec 2021-01-A	41,161.28	48,422.68	-7,261.40
1218 Loan Rec 2021-02-A	0.00	2,828.49	-2,828.49
Total for 1210 IRP 4	\$204,393.15	\$244,216.71	-\$39,823.56
1230 Prepaid Expenses	11,407.54	4,090.00	7,317.54
1250 RBEG			
1251 Loan Rec - RBEG 2019 -06	25,271.38	33,794.42	-8,523.04
1252 RBEG 2023-01-A	75,283.46	83,957.48	-8,674.02
Total for 1250 RBEG	\$100,554.84	\$117,751.90	-\$17,197.06
Total for Other Current Assets	\$331,911.05	\$350,400.54	-\$18,489.49
Total for Current Assets	\$4,012,250.76	\$4,163,464.11	-\$151,213.35
Fixed Assets			
1500 Equipment	0.00	0.00	0.00
1501 Land 434	376,800.36	376,800.36	0.00
1502 Land- Cavataio	2,500.00	2,500.00	0.00
1503 Land-general	601,707.05	601,707.05	0.00
1504 Land-Louns	\$143,812.53	\$143,812.53	\$0.00
1505 Berry	3,199.80	2,452.20	747.60
1506 Hess	259,561.43	259,561.43	0.00
1507 Lopke	8,993.03	8,993.03	0.00
1508 Town of Nichols	20,000.00	20,000.00	0.00
Total for 1504 Land-Louns	\$435,566.79	\$434,819.19	\$747.60
1509 Land-Rizzuto	78,395.16	78,395.16	0.00
1510 Railroad Improvements	2,077,650.50	2,077,650.50	0.00
1600 Accumulated Depreciation	-1,340,806.96	-1,308,664.24	-32,142.72
Asset WWTP	0.00	0.00	0.00
Total for Fixed Assets	\$2,231,812.90	\$2,263,208.02	-\$31,395.12
Total for Assets	\$6,244,063.66	\$6,426,672.13	-\$182,608.47

Tioga County Industrial Development Agency

Balance Sheet - updated report

As of Sep 30, 2026

	TOTAL		
	As of Sep 30, 2026	As of Sep 30, 2025 (PY)	\$ Change (PY)
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 Accounts Payable	0.00	529.27	-529.27
Total for Accounts Payable	\$0.00	\$529.27	-\$529.27
Other Current Liabilities			
21000 Payroll Liabilities	0.00	0.00	0.00
22000 Accrued Expenses	0.00	0.00	0.00
23000 Bond Discount	0.00	0.00	0.00
23001 Interest Payable	0.00	0.00	0.00
23020 PILOT Payments			
23021 CNYOG	0.00	-0.01	0.01
23022 Crown Cork and Seal	299,989.13	300,000.00	-10.87
23023 Gateway Owego, LLC	2,200.00	2,100.00	100.00
23024 Midwestern Pet Foods, Inc.	0.00	0.00	0.00
23025 Nichols Cross Dock	0.00	224,641.49	-224,641.49
23026 Owego Gardens	25,998.87	25,474.99	523.88
23027 Tioga Downs Racetrack	0.00	0.00	0.00
23028 V&S New York Galvanizing	0.00	53,822.47	-53,822.47
23029 Spencer-Tioga Solar	100,904.00	98,926.00	1,978.00
Total for 23020 PILOT Payments	\$429,092.00	\$704,964.94	-\$275,872.94
Total for Other Current Liabilities	\$429,092.00	\$704,964.94	-\$275,872.94
Total for Current Liabilities	\$429,092.00	\$705,494.21	-\$276,402.21
Long-term Liabilities			
24000 Tioga County HUD Prog - Principal	0.00	0.00	0.00
24001 Loan Pay- IRP 1	6,405.49	14,519.81	-8,114.32
24002 Loan Pay- IRP 2	43,209.25	55,116.17	-11,906.92
24003 Loan Pay- IRP 3	117,195.99	138,881.10	-21,685.11
24004 Loan Pay- IRP 4	149,669.03	149,882.61	-213.58
Total for Long-term Liabilities	\$316,479.76	\$358,399.69	-\$41,919.93
Total for Liabilities	\$745,571.76	\$1,063,893.90	-\$318,322.14
Equity			
3000 Opening Bal Equity	0.00	0.00	0.00
3001 Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 Retained Earnings	4,010,151.38	3,415,716.80	594,434.58
Net Income	82,037.89	540,758.80	-458,720.91
Total for Equity	\$5,498,491.90	\$5,362,778.23	\$135,713.67
Total for Liabilities and Equity	\$6,244,063.66	\$6,426,672.13	-\$182,608.47

Tioga County Industrial Development Agency

Profit and Loss
January-September, 2026

	TOTAL		
	Jan 1 - Sep 30 2026	Jan 1 - Sep 30 2025 (PY YTD)	\$ Change (PY YTD)
Income			
4110 Grants		\$68,650.00	-\$68,650.00
4111 DRI-HCR	79,130.99	73,545.56	5,585.43
4112 Lounsberry Industrial Area Expansion Study	9,998.50	23,445.00	-13,446.50
4113 Workforce Coordinator		2,500.00	-2,500.00
Total for 4110 Grants	\$89,129.49	\$168,140.56	-\$79,011.07
4160 RJ Corman	144,452.45	135,169.88	9,282.57
4170 PILOT Program Fees			
4180 SunEast Valley Solar		552,379.67	-552,379.67
Total for 4170 PILOT Program Fees		\$552,379.67	-\$552,379.67
4600 Leases/Licenses	18,131.84	17,441.65	690.19
4700 Interest Income- All Accounts	34,333.26	37,971.66	-3,638.40
4850 Loan Administrative Fee		459.89	-459.89
4920 Loan Interest Income	10,292.26	12,021.54	-1,729.28
4940 Loan Program Fee	950.00		950.00
Total for Income	\$297,289.30	\$923,584.85	-\$626,295.55
Gross Profit	\$297,289.30	\$923,584.85	-\$626,295.55
Expenses			
6120 Bank Service Charges	59.99	107.50	-47.51
6160 Dues and Subscriptions	1,330.00	460.00	870.00
6180 Insurance	7,743.39	13,069.70	-5,326.31
6210 Grant Expense	\$250.00	\$104,136.67	-\$103,886.67
DRI-HCR	79,130.99	81,179.49	-2,048.50
Total for 6210 Grant Expense	\$79,380.99	\$185,316.16	-\$105,935.17
6240 Miscellaneous	-0.08	-310.60	310.52
6250 Postage and Delivery	52.80	29.73	23.07
6270 Professional Fees	128,063.82	91,552.90	36,510.92
6320 IDA Paint Program		1,000.00	-1,000.00
6360 Marketing & Advertising	4,095.68	2,968.18	1,127.50
6400 Owego Creek Stabilization		33,149.54	-33,149.54
6420 Loan Admin Fee		459.89	-459.89
6430 Loan Interest	3,786.60	4,419.33	-632.73
6440 Loan Program Expense	137.60	60.00	77.60
6550 Office Supplies	559.90	2,592.75	-2,032.85
6600 Property Taxes	809.81	774.71	35.10
6670 Program Expense			
6671 Facade Improvement Loan Program	678.40	190.40	488.00
Total for 6670 Program Expense	\$678.40	\$190.40	\$488.00
6998 Bad Debts		48,051.58	-48,051.58
Total for Expenses	\$226,698.90	\$383,891.77	-\$157,192.87
Net Operating Income	\$70,590.40	\$539,693.08	-\$469,102.68

Tioga County Industrial Development Agency

Profit and Loss
January-September, 2026

	TOTAL		
	Jan 1 - Sep 30 2026	Jan 1 - Sep 30 2025 (PY YTD)	\$ Change (PY YTD)
Other Income			
7010 Interest Income	11,447.49	1,065.72	10,381.77
Total for Other Income	\$11,447.49	\$1,065.72	\$10,381.77
Other Expenses			
8010 Other Expenses	0.00		0.00
Total for Other Expenses	\$0.00		\$0.00
Net Other Income	\$11,447.49	\$1,065.72	\$10,381.77
Net Income	\$82,037.89	\$540,758.80	-\$458,720.91

Tioga County Industrial Development Agency

Transaction List by Date - Correct
August-September, 2026

Date	Transaction type	Name	Memo	Split	Amount
08/01/2026	Bill	BiziLife LLC	July 2026 Social Media	6270 Professional Fees	579.09
08/03/2026	Bill Payment (Check)	Casey Yelverton		20000 Accounts Payable	-1,200.00
08/03/2026	Bill Payment (Check)	Brittany Woodburn	021308642	20000 Accounts Payable	-1,900.00
08/03/2026	Bill Payment (Check)	Tioga County Treasurer		20000 Accounts Payable	-23.07
08/05/2026	Bill Payment (Check)	BiziLife LLC		20000 Accounts Payable	-579.09
08/05/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	-3,450.00
08/06/2026	Deposit	Patrick Elston	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/08/06 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/08/06		321.55
08/10/2026	Deposit	Broad Street Barber Shop	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/08/10 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/08/10		559.08
08/13/2026	Deposit	Coughlin and Gerhart LLP	DEPOSIT	1205 Facade Loan Program:1206 Loan Rec 2024-01	277.78
08/17/2026	Check	Factual Data	CHECK 7497	6440 Loan Program Expense	-10.60
08/28/2026	Bill	Megan Schnabl		6270 Professional Fees	1,500.00
08/28/2026	Bill	Brittany Woodburn	June 2026 Admin Services	6270 Professional Fees	1,900.00
08/28/2026	Deposit	Jessica Jobbman	DEPOSIT		250.00
08/30/2026	Bill	Casey Yelverton	May 2026 Admin Services	6270 Professional Fees	1,200.00
08/31/2026	Bill	Bowers CPAs & Advisors	Professional Services through 4/30/2026- Client Correspondence, Bank Reconciliations & Quickbook review	6270 Professional Fees	1,800.00
08/31/2026	Bill	Thomas, Collison & Meagher		6270 Professional Fees	2,875.00
08/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	1.35
08/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	57.40
08/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	16.99
08/31/2026	Deposit		INTEREST	4700 Interest Income- All Accounts	1.03
08/31/2026	Deposit		INTEREST DEPOSIT	4700 Interest Income- All Accounts	3.30
09/01/2026	Bill	BiziLife LLC	August 2026 Social Media	6270 Professional Fees	579.09
09/01/2026	Bill Payment (Check)	Megan Schnabl		20000 Accounts Payable	-1,500.00
09/01/2026	Bill Payment (Check)	Casey Yelverton		20000 Accounts Payable	-1,200.00

Tioga County Industrial Development Agency

Transaction List by Date - Correct
August-September, 2026

Date	Transaction type	Name	Memo	Split	Amount
09/01/2026	Bill Payment (Check)	Brittany Woodburn	021308642	20000 Accounts Payable	-1,900.00
09/01/2026	Bill Payment (Check)	BiziLife LLC		20000 Accounts Payable	-579.09
09/01/2026	Bill	Thomas, Collison & Meagher		6270 Professional Fees	1,750.00
09/01/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	-1,750.00
09/01/2026	Deposit	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/01		1,072.92
09/01/2026	Deposit	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/01		809.96
09/01/2026	Deposit	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/01		670.57
09/01/2026	Deposit	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/01		1,012.45
09/01/2026	Deposit	R&C Auto	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/01		306.00
09/04/2026	Deposit	Belles Blue LLC	DEPOSIT		754.16
09/04/2026	Deposit	Patrick Elston	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/04 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/04		321.55
09/04/2026	Deposit	Coughlin and Gerhart LLP	DEPOSIT	1205 Facade Loan Program:1206 Loan Rec 2024-01	277.78
09/07/2026	Deposit		INTEREST	4700 Interest Income- All Accounts	1,002.49
09/10/2026	Deposit	Broad Street Barber Shop	TRANSFER TIOGA ST BANK XXXX0348 TRANSFER 26/09/10 TRANSFER TIOGA ST BANK XXXXXX0348 TRANSFER 26/09/10		559.08
09/15/2026	Bill	Tioga County ED&P		6270 Professional Fees	12,500.00
09/15/2026	Bill	Tioga County ED&P		6360 Marketing & Advertising	137.50
09/18/2026	Bill Payment (Check)	Bowers CPAs & Advisors		20000 Accounts Payable	-1,800.00
09/18/2026	Bill Payment (Check)	Tioga County ED&P		20000 Accounts Payable	-12,637.50
09/18/2026	Bill Payment (Check)	Thomas, Collison & Meagher		20000 Accounts Payable	-2,875.00
09/21/2026	Deposit		INTEREST	4700 Interest Income- All Accounts	5,465.24

Tioga County Industrial Development Agency

Transaction List by Date - Correct
August-September, 2026

Date	Transaction type	Name	Memo	Split	Amount
09/21/2026	Deposit		DEPOSIT		14,072.91
09/25/2026	Deposit		INTEREST ADDED BACK	4700 Interest Income- All Accounts	3,274.74
09/28/2026	Bill	Casey Yelverton	September 2026 Admin Services	6270 Professional Fees	1,200.00
09/28/2026	Bill	Megan Schnabl		6270 Professional Fees	1,500.00
09/28/2026	Bill	Brittany Woodburn		6270 Professional Fees	1,900.00
09/28/2026	Bill	Tier One Settlement Agency LLC		6670 Program Expense:6671 Facade Improvement Loan Program	458.00
09/29/2026	Bill Payment (Check)	Megan Schnabl		20000 Accounts Payable	-1,500.00
09/29/2026	Bill Payment (Check)	The Bonadio Group, LLP		20000 Accounts Payable	-13,999.00
09/29/2026	Bill Payment (Check)	Casey Yelverton		20000 Accounts Payable	-1,200.00
09/29/2026	Bill Payment (Check)	Brittany Woodburn	021308642	20000 Accounts Payable	-1,900.00
09/29/2026	Bill Payment (Check)	Tier One Settlement Agency LLC		20000 Accounts Payable	-458.00
09/30/2026	Bill	The Bonadio Group, LLP		6270 Professional Fees	5,166.00
TOTAL					\$15,671.66

TCIDA BUDGET
PARIS Submission 10-31-26

	Actual 2024	Actual 2025	Adopted 2026	2026 Actual as of 9/1/2026	Proposed 2027	Proposed 2028	Proposed 2029	Proposed 2030
REVENUE & FINANCIAL SOURCES								
Operating Revenue								
Charges for Services								
Leases (Land/railroad)	\$ 16,635.17	\$ 17,441.65	\$ 17,000.00	\$ 17,869.24	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
Loan fee income (admin, application("program"), & late fees)	\$ 1,214.06	\$ 459.89	\$ 3,000.00	\$ 950.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Suez Refund - E-Site	\$ 4,686.98	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 22,536.21	\$ 17,901.54	\$ 20,000.00	\$ 18,819.24	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00
Rental & Financing Income								
RJ Corman/OHRY	\$ 160,725.70	\$ 169,680.88	\$ 100,000.00	\$ 130,642.14	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Other Operating Revenues								
Land Sale	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
PILOT Application Fees	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<i>SunEast Valley Solar</i>	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
<i>Lockheed Martin</i>	\$ 2,500.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
PILOT Agency Fees	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
<i>SunEast Valley Solar</i>	\$ 552,379.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Crown Cork & Seal</i>	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
<i>Best Bev Co</i>	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
<i>Lockheed Martin (anticipated to receive prior to YE 2026)</i>				\$ 510,000.00		\$ -	\$ -	\$ -
<i>Tioga Downs Refinance - Agency Fee</i>	\$ 2,500.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
PILOT Annual Administration Fee \$1500	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
<i>Lockheed Martin</i>					\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
<i>SunEast Valley Solar</i>	\$ -	\$ -	\$ 1,500.00		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Sales Tax Only Application & Agency Fees	\$ 55,941.40	\$ -	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
DRI Owego - HCR - Administration Fee	\$ -	\$ -	\$ 50,000.00		\$ 55,297.80	\$ -	\$ -	\$ -
TOTAL	\$ 58,441.40	\$ 554,879.67	\$ 61,500.00	\$ 510,000.00	\$ 68,297.80	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
Non-Operating Revenue								
Investment Earnings								
Interest on IDA funds (checking, ICS, savings/general fund, CD's) is this still accurate with interest rates currently being lower?	\$ 56,752.81	\$ 50,411.36	\$ 50,000.00	\$ 35,818.56	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Other non-operating revenue (int on other accts)	\$ 107.47	\$ 126.72	\$ 100.00	\$ 139.65	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
Interest on loans	\$ 18,789.23	\$ 16,817.46	\$ 15,000.00	\$ 9,122.60	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
TOTAL	\$ 75,649.51	\$ 67,355.54	\$ 65,100.00	\$ 45,080.81	\$ 60,150.00	\$ 60,150.00	\$ 60,150.00	\$ 60,150.00
State Subsidies/Grants								
Raymond Hadley Water Extension CFA Grant (50% TPC)	\$ 23,650.00	\$ -			\$ -	\$ -	\$ -	\$ -
Rail with Trail Grant					\$ 300,000.00	\$ 300,000.00		
40,000SF PEMB Bldg Engineering Plan ARC Grant Match (50% TPC)	\$ 23,445.00	\$ 2,605.00	\$ 2,605.00	\$ 2,605.00	\$ -	\$ -	\$ -	\$ -
USDA RBDG - Lounsberry Study (no match)	\$ -	\$ 99,985.00	\$ 93,000.00	\$ 9,998.50	\$ 16,065.00	\$ -	\$ -	\$ -
USDA RBDG - Equipment Lease (no match)	\$ -	\$ -	\$ 99,000.00	\$ -	\$ 99,000.00	\$ -	\$ -	\$ -
DRI Owego - HCR	\$ 887,229.32	\$ 131,724.24	\$ 167,140.36	\$ 79,130.99	\$ 178,622.26	\$ -	\$ -	\$ -
Workforce Coordinator ARC Grant	\$ 25,353.64	\$ 2,500.00	\$ 2,850.17	\$ 10,350.17	\$ -	\$ -	\$ -	\$ -
DSHES Disaster 4472 DR NY - Monkey Run Creek	\$ -	\$ 1,415.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deluge Reimbursement	\$ 7,731.82		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 920,314.78	\$ 282,720.06	\$ 364,595.53	\$ 102,084.66	\$ 593,687.26	\$ 300,000.00	\$ -	\$ -
Federal Subsidies/Grants								
Richford Railroad - DHSES	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE & FINANCIAL SOURCES	\$ 1,237,667.60	\$ 1,092,537.69	\$ 611,195.53	\$ 806,626.85	\$ 893,135.06	\$ 544,150.00	\$ 244,150.00	\$ 244,150.00

EXPENDITURES**Operating Expenditures****Salaries & Wages**

Executive Director	\$ 24,420.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Employee Benefits								
Health/dental insurance *IDA portion only-80%	\$ 2,309.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
I R A Company Match	\$ 202.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
H S A	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,111.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Professional Service Contracts

Legal (2026 actual reflects invoices up until July 2026)	\$ 54,947.50	\$ 53,235.50	\$ 45,000.00	\$ 19,608.40	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Recording Fees (TC Clerk - deed, PILOT release etc. & not in legal invoices)		\$ -	\$ -			\$ -	\$ -	\$ -
Accounting (2026 actual reflects invoices up until 4/30/26)	\$ 4,725.00	\$ 7,420.00	\$ 13,500.00	\$ 2,900.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
Audit (Bonadio) *Contract thru 2027	\$ 9,750.00	\$ 10,000.00	\$ 10,000.00	\$ 4,300.00	\$ 12,000.00	\$ 12,240.00	\$ 12,484.80	\$ 12,734.50
L. Tinney	\$ 22,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
M. Schnabl	\$ 5,050.00	\$ 18,000.00	\$ 18,000.00	\$ 6,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
B. Woodburn	\$ 5,700.00	\$ 22,800.00	\$ 22,800.00	\$ 15,200.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00
C. Yelverton	\$ 4,800.00	\$ 14,400.00	\$ 14,400.00	\$ 9,600.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00
Social media - Bizilife (2% annual increase)	\$ 6,635.68	\$ 7,336.10	\$ 6,779.51	\$ 4,598.67	\$ 6,949.08	\$ 6,915.20	\$ 7,053.44	\$ 7,053.44
Photography/Videography - Deluge Media		\$ 2,968.18	\$ 3,000.00	\$ 2,968.18	\$ 3,000.00	\$ 3,060.00	\$ 3,121.20	\$ 3,183.62
Contribution - Ec Dev Specialist	\$ 20,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contribution - Admin. Agreement		\$ 12,500.00	\$ 50,000.00	\$ 25,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
TOTAL	\$ 133,608.18	\$ 163,659.78	\$ 183,479.51	\$ 90,175.25	\$ 190,149.08	\$ 190,415.20	\$ 190,859.44	\$ 191,171.56

Supplies & Materials (Insurance)

Travel Accident *Policy Cancelled 2023 & fwd	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Directors & Officers	\$ 3,866.00	\$ 4,090.00	\$ 4,171.80	\$ 4,083.00	\$ 4,164.66	\$ 4,247.95	\$ 4,332.91	\$ 4,419.57
Railroad		\$ -	\$ -			\$ -	\$ -	\$ -
Property & Liability	\$ 12,758.14	\$ 13,069.70	\$ 13,331.09	\$ 13,419.43	\$ 13,687.82	\$ 13,961.57	\$ 14,240.81	\$ 14,525.62
Workmans Comp/Disability (annual portion refund received)	\$ 610.41	\$ 39.00	\$ -					
Crime Policy (paid once every 3 years)	\$ -	\$ -	\$ -			\$ 686.88		\$ -
TOTAL	\$ 17,234.55	\$ 17,198.70	\$ 17,502.89	\$ 17,502.43	\$ 17,852.48	\$ 18,896.41	\$ 18,573.72	\$ 18,945.19

Other Operating Expenses

Fire Tax *2022 inc Rizutto parcels as taxable	\$ 774.21	\$ 774.71	\$ 790.20	\$ 809.91	\$ 826.11	\$ 842.63	\$ 859.48	\$ 876.67
Event Sponsor/Event Attendance	\$ 1,189.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Education		\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
General Office Exp (supplies, postage, travel, etc)	\$ 2,461.58	\$ 4,776.84	\$ 3,500.00	\$ 559.90	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Bank Service Charges	\$ 35.00	\$ 110.50	\$ 100.00	\$ 59.99	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Dues & Subscriptions	\$ 950.00	\$ 460.00	\$ 1,000.00	\$ 1,330.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
TOTAL	\$ 5,409.79	\$ 6,122.05	\$ 7,890.20	\$ 2,759.80	\$ 7,926.11	\$ 7,942.63	\$ 7,959.48	\$ 7,976.67

Non-Operating Expenditures

Payment of Principal on Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Interest & Financing Charges

USDA Interest	\$ 4,401.31	\$ 3,875.85	\$ 3,992.56	\$ 3,579.73	\$ 3,162.76	\$ 2,639.28	\$ 2,416.95	\$ 2,070.95
Interest Expense (adjustment on loan receivable)		\$ 416.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Subsidies to other Public Authorities

	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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Capital Asset Outlay

Water Tank/OGII site	\$ 164.05	\$ -	\$ -					
TOTAL	\$ 164.05	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -

Grants & Donation Expense

Raymond Hadley Water Extension CFA Grant (50% TPC)	\$ 48,879.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rail with Trail Grant					\$ 300,000.00	\$ 300,000.00		
40,000SF PEMB Bldg Engineering Plan ARC Grant (50% TPC)	\$ -	\$ 23,445.00	\$ 2,605.00	\$ -		\$ -	\$ -	\$ -

USDA RBDG - Lounsberry Study (no match)	\$	-	\$	73,935.00	\$	29,063.50	\$	-	\$	16,065.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
USDA RBDG - Equipment Lease (no match)	\$	-	\$	-	\$	99,000.00	\$	-	\$	99,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DRI Owego - HCR	\$	889,729.32	\$	81,179.49	\$	167,140.36	\$	79,130.99	\$	178,622.26	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DRI Owego - HCR Admin. Fee to Tioga County	\$	-	\$	-	\$	47,500.00	\$	-	\$	52,532.91	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Workforce Coordinator ARC Grant	\$	12,186.50	\$	10,350.17	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Richford Railroad - DHSES	\$	24,113.00	\$	3,800.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Net JE 27 for 2025 to correct error or reported grants activity in 2024	\$	-	\$	-	\$	41,914.58	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL	\$	974,907.82	\$	234,624.24	\$	345,308.86	\$	79,130.99	\$	646,220.17	\$	300,000.00	\$	-	\$	-	\$	-	\$	-	\$	-

September 9, 2026

Ms. Casey Yelverton
Economic Development Specialist
Tioga County Industrial Development Agency
56 Main Street
Owego, NY 13827
Telephone: (607) 687-8255
Email: yelvertonc@tiogacountyny.gov

**Re: Proposal for Environmental Services
Parcel ID #149.00-1-43 and 149.00-1-27.1
Town of Nichols, Tioga County, New York**

Dear Ms. Yelverton:

HUNT Engineers, Architects, Land Surveyors & Landscape Architect, DPC (HUNT) is pleased to provide this proposal to the Tioga County Industrial Development Agency (Tioga County IDA) to provide environmental services at the parcels 149.00-1-43 and 149.00-1-27.1 located in the Town of Nichols, Tioga County, New York (Subject Property).

I. PROJECT UNDERSTANDING

HUNT understands that the Tioga County IDA is requesting a Phase 1 ESA for two (2) parcels, as well as the parcels delineated for possible wetlands/streams. The survey area is included on the attached map. The parcels are identified as follows:

Tax Map Number/Municipality	Owner	Acreage
149.00-1-43/ Town of Nichols	Kevin K Engelbert & Lisa M Engelbert	~4.72Ac
149.00-1-27.1/Town of Nichols	Kevin K Engelbert & Lisa M Engelbert	~23.7Ac

The Scope of Services, Time of Completion, and Compensation are as follows:

II. SCOPE OF SERVICES

A. Wetlands and Watercourses

1. Wetland Delineation

According to online resources including the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), New York State Department of Environmental Conservation (NYSDEC) GIS Mapping, United States Geological Survey (USGS) soil mapper, and aerial imagery, there are potential wetlands within the limits of the Site. As such, wetland delineation services are needed to determine the extent and nature of potential wetlands and watercourses at the site for potential future development.

HUNT will review available mapping, including the USGS topographic maps, aerial photography, the Tioga County Soil Survey, NWI maps, and the NYSDEC Freshwater Wetland maps in advance of performing field work.

A qualified environmental scientist from HUNT will perform a site visit to screen the site for regulated stream and wetland resources during the recognized growing season. The boundaries of wetland resources and ordinary high-water mark (OHWM) of streams will be flagged in the field and recorded with a GIS-grade GPS with sub-meter accuracy. The GPS data will be provided to the client. Field survey services are not included in this task.

2. Wetland Report

HUNT will prepare a wetland report detailing the findings of the site visit and the review of published sources. The report will include a discussion of surface water features, vegetation, soils and hydrology descriptions for each wetland, and input regarding any anticipated permit requirements. A figure that shows the mapped NYSDEC and National Wetland Inventory (NWI) wetland locations, stream OHWM boundary locations, sampling points, photograph locations, and soil types will be provided. HUNT's submissions will be electronic.

B. Phase 1 Environmental Site Assessment (ESA)

A Phase I ESA will be performed for the Subject Property in general accordance with ASTM E 1527-21 Standard.

The ESA activities include tasks performed to identify recognized environmental conditions (RECs) associated with the Subject Property. A REC is defined by ASTM 1527-21 as:

(1) The presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum

products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The ESA activities will consist of a site reconnaissance, records and historic documents review, interviews, and preparation of a Phase I ESA report. A detailed description of the tasks is as follows:

1. Site Reconnaissance

HUNT will conduct a site reconnaissance of the property. During the site visit, we will observe and document current Subject Property and adjoining property conditions. As applicable to ESAs, the site reconnaissance will include a site walk through, interview(s) with available individuals who are familiar with the Subject Property and adjoining properties, and photographs documenting current property conditions and the surrounding area. Data and information obtained during the site visit will be incorporated into the Phase I ESA Report. The Client will be responsible for providing authorization to access the Subject Property, including identification of site contact. Adjoining properties will be observed from the Subject Property or from sidewalks or other public access points. At no time will HUNT employees enter an adjoining property for the ESA activities. It is understood that the interior spaces of the buildings within the Subject Property will not be accessed during Phase I ESA site reconnaissance.

2. Records Review

In accordance with the ASTM Standard, HUNT will purchase an environmental database record search report for the Subject Property from a vendor (Environmental Data Resources or EDR). The records reports will include federal, state, and local reporting of available environmental databases within the Approximate Minimum Search Distances (AMSDs) as stipulated by the ASTM 1527-21 Standard.

Historical data from aerial photographs and historical topographic maps will also be obtained from EDR and summarized. Historic topographic maps are used to identify past property uses at the site and in the surrounding area. Aerial photographs can be used in the identification of past land uses around the Subject Property. Historical topographic maps will also be reviewed as available for this region. EDR will also include an Environmental Liens/Activity and Use Limitations (AUL) Search back to at least 1980 for the identified tax map parcels for the subject property only.

Sanborn Maps will be reviewed if available for this location. HUNT will request and review available environmental reports relating to past Phase I ESAs, remedial reports, storage tank closures, spill plans, etc., to determine if environmental concerns have been identified (if available).

The records review effort will not include a review of title records.

3. Interviews

HUNT will perform interviews with appropriate people either identified as having knowledge of the site or as indicated during research activities. Such interviews may include the following:

- a.** Key Site Manager (Person with good knowledge of the uses and physical characteristics of the property).
- b.** Property Maintenance Personnel.
- c.** Property Owners.
- d.** Local Government Officials (i.e., fire marshal, building inspector, local health agent).

Information obtained from interviews will be incorporated into the reports. HUNT cannot be held responsible for erroneous or incorrect information obtained from such interviews; however, attempts to verify information received from interviews will be performed to the extent feasible.

4. Report Preparation

HUNT will prepare one (1) final report for the Subject Property (both parcels) listed in the Project Scope, which will include a summary of the activities performed and information obtained during the tasks listed above. The report will also include summaries of the findings, an opinion as to the impact of the findings on the property, and conclusions that summarize environmental concerns identified for the property. All deviations and limitations will be identified in the report. Final reports will be provided to the client in an electronic Adobe PDF format. The Phase I Environmental Site Assessment does not and will not include any sampling or testing with respect to the environmental concerns.

C. Assumptions

HUNT has assumed the following site conditions and parameters in the development of this proposal:

- 1.** HUNT staff will have access to all exterior areas during our site visit.
- 2.** Additional efforts for Permitting, Boundary Validation, mitigation efforts, or species surveys are not included under this scope of services. If required, they would be conducted under supplemental agreement.
- 3.** Wetland delineations performed outside of the growing season have the potential to be rejected by the regulatory agencies (USACE, NYSDEC). The regulatory agencies may require supplemental investigation up to and including a new delineation to be performed during the growing season. As such, only delineations performed during the growing season will be considered for submission to the applicable regulatory agencies.

4. Wetland delineations cannot be performed with significant snow cover present.

III. COMPENSATION FOR SERVICES AND METHOD OF PAYMENT

The compensation for the Scope of Services outlined in Section II is as follows:

- Lump Sum fee of **\$4,500** for completing a Wetlands and Watercourses Report.
- Lump Sum fee of **\$5,800** for completing Phase 1 ESA Report.

IV. STANDARD TERMS AND CONDITIONS

Please refer to the attached Standard Terms and Conditions.

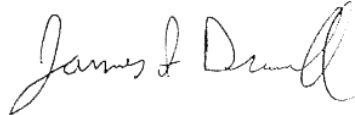
V. TIME OF COMPLETION

The Scope of Services, as described in Sections II of this proposal, will be conducted within a mutually accepted time. HUNT will also maintain regular communication regarding any important findings which may impact the scheduled completion of this project.

Thank you for the opportunity to submit this proposal. If this proposal is acceptable to you, please return one (1) signed copy to this office. If you have any questions or need additional information, please contact us at (607) 798-8081. We look forward to working with you on this important project.

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS
& LANDSCAPE ARCHITECT, DPC



James I. Driscall, P.G.
Director of Environmental Services

ACCEPTED AND APPROVED
TIOGA COUNTY IDA

Signature

Name (Printed)

Title

Date

Cc: K. Blackwood, HUNT
S. Comerford, HUNT
C. Bablin, HUNT
L. Grasmeyer, HUNT

enc.
Subject Property Map

AGREEMENT FOR PROFESSIONAL SERVICES

The Terms and Conditions set out herein and in the referenced cover letter constitute an offer by Hunt Engineers, Architects, Land Surveyors & Landscape Architect DPC (hereinafter called HUNT), to perform for **Tioga County IDA** (hereinafter called the CLIENT) the services described. HUNT's offer constitutes a Contract on these same Terms and Conditions when receipted or acknowledged by the CLIENT. This Contract supersedes all previous understandings, if any, and constitutes the entire Agreement between HUNT and the CLIENT relating to the services described.

TERMS AND CONDITIONS

CLIENT OBLIGATIONS: At such time as HUNT may request, the CLIENT at his expense, shall provide full, complete and correct information, including a written program of objectives, constraints and criteria, with respect to which the services are performed.

HUNT OBLIGATIONS: Professional Services, basic to the Scope of Work, shall be performed, findings obtained, and recommendations prepared in accordance with generally accepted engineering, architectural, and land surveying practices. This Warranty is in lieu of all other Warranties expressed or implied. HUNT assures no responsibility for interpretations made by others based upon the work or recommendations made by HUNT. Project cost estimates are to the best of HUNT's knowledge and are not guarantees of actual construction costs.

ADDITIONAL SERVICES: Additional services or changes requested in writing by the CLIENT, beyond the original Scope of Work agreed upon as described per the referenced cover letter, shall be performed by HUNT in the same methods and manner as herein stated. Payment to HUNT for additional services shall be the same as outlined under PAYMENT of these Terms and Conditions, unless superseded by Separate Terms and Conditions as may be proposed and agreed to in writing by both parties.

PAYMENT: Payment for services rendered shall be monthly as billed. No percentage of bills shall be withheld or retained. In the event that any payment is not made within thirty (30) days from the date of billing, interest will be charged at a rate of one and one-half percent (1-1/2%) per month, or the legal rate of interest, whichever is less.

WAIVER: The CLIENT and HUNT mutually agree to waive all claims of consequential damages arising from disputes, claims, or other matters relating to this agreement.

This Agreement may be terminated by either party upon thirty (30) days written notice to the other. In the event of termination, HUNT shall be compensated for services performed up to the date of termination, plus reasonable termination costs. Upon receipt of final payment to HUNT, all finished or unfinished documents prepared to the date of termination shall become the property of the CLIENT and shall be surrendered to the CLIENT by HUNT.



Study area encompassing Parcel ID #s
149.00-1-43 and 149.00-1-27.1

149.00-1-43

149.00-1-27.1

149.00-1-6.313

149.00-1-27.3

149.00-1-27.22

149.00-1-2

149.00-1-26

14

LOUNSBERRY

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Corporate Park

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• Innovation Starts Here •

Create a park tagline to help balance the text.



4' x 8' Single sided, 2" HDU foam.
6x6 pressure treated posts with 4x4 accent post
with sleeves, caps and mounting brackets.

Carved lettering - 2 lines \$ 9,100
Background carved - flat letters \$ 9,500



Owego, New York

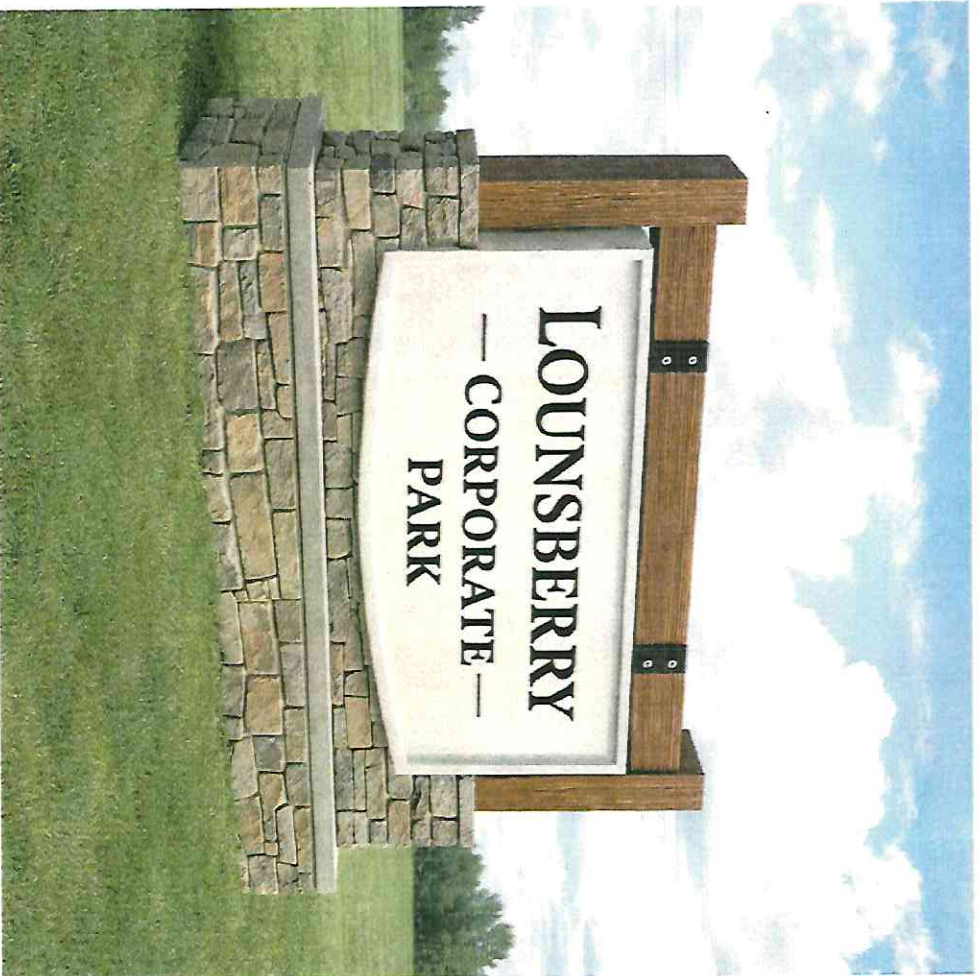
607.748.3986

Customer:	Lisa Williams & Casey Yelverton
Company:	Tioga Cty Dept of Eco Devel & Planning
Address:	56 Main Street
City:	Owego
State/ZIP:	NY 13827
Phone:	(607) 687-8254

Job No.:	Date:	Sept. 24, 2026
Order Date:	Salesperson:	Sharon A. Wild
Sign Dimensions:	48" x 96"	Estimate: See Above

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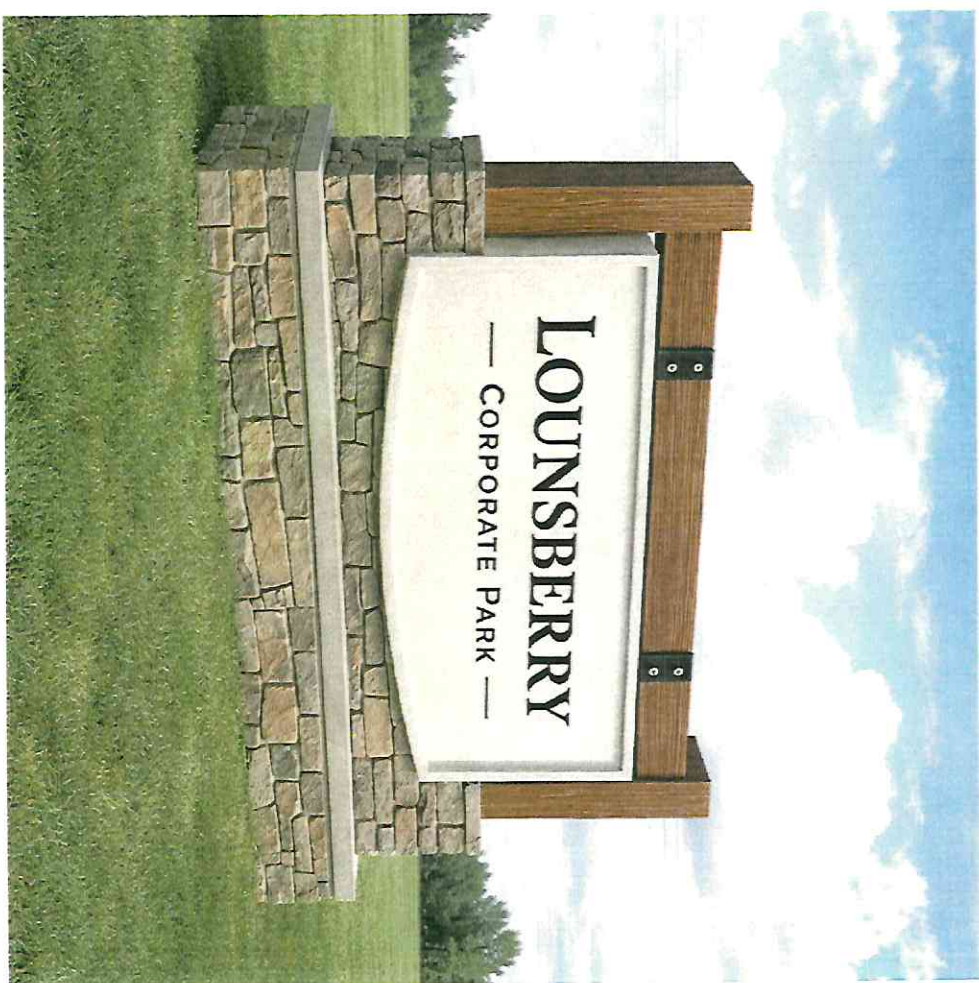
Layout Design 1



Design A

48" X 96" X 18" Double sided sign installed. \$10,800 - \$11,500 Depending on Graphics and Location.

Faux wood and stone would all be hand painted to look like real stone and wood.



Design B

Once a project is approved, Anything Artistic cannot accept any responsibility
Nor liability for errors/mistakes, if work is printed or produced as per client's approval
**Colors and placement may vary due to the printing or painting process and
Adjustments made during installation.**

Painted backgrounds could appear blotchy when internally lighted.

60% Deposit to start any project, 40% due upon delivery.

Cannot be duplicated from this proposal.



☐ **OK To Print As Is** _____ Customer Signature & Date

☐ **OK To Print
With Changes** _____ Customer Signature & Date

☐ **New Proof Required** _____ Customer Signature & Date

Artwork must be signed & returned to start the process

68 North Ave • Owego, NY 13827 • 607.738.0994 • Since 1990 • Anythingartistic@yahoo.com



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