



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

Tioga County Industrial Development Agency
August 6, 2025 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting

Call to Order and Introductions:

Attendance: IDA Board Members

1. Roll Call: J. Ward, B. Evanek, M. Sauerbrey, T. Monell, E. Knolles, K. Gillette
2. Excused:
3. Guests: J. Meagher, C. Yelverton, B. Woodburn, M. Schnabl

Privilege of the Floor:

Approval of Minutes:

- A. July 2, 2025, regular meeting.

Financials: June/July

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

New Business:

- A. Owego Gardens Sewer Subsidy resolution
- B. Owego Gardens Excavation project
- C. STN Easement – Annual lease payment
- D. OPRHP EPF – Grant application was submitted
- E. New Board Member discussion
- F. Bower's – QuickBooks Chart of Accounts proposal

Old Business:

- A. Tractor Supply – Draft legal work for easement
- B. FAST NY Grant application – Application still in process.
- C. TSB ICS account
- D. Façade Loan checking account

Committee Reports:

- A. Public Authority Accountability Act (PAAA)



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1. Audit Committee Report: E. Knolles (Chair), J. Ward, B. Evanek
2. Governance Committee: J. Ward (Chair), E. Knolles
 - a. The Governance Committee met to discuss a potential new candidate for the board and made a motion to recommend to the TCIDA BOD appointing Barbara Case to the vacant board position.
3. Finance Committee: J. Ward (Chair), K. Gillette
4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, B. Evanek, J. Lavo.
5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
6. Public Relations Committee: B. Woodburn, M. Sauerbrey, T. Monell

PILOT Updates:

- A. Sales Tax Exemptions Update:
 1. Best Bev LLC - \$2,628,331.53 (December)/Authorized \$5,200,000
 - a. Waiting on updated Sales Tax Tracking Sheet
 2. Arteast Café LLC - \$18,750 (May)/ Authorized \$24,000
 3. Navo Properties LLC - \$2,522.65 (May)/ Authorized \$2,728
- B. Suneast Solar Pilot – Construction is planned to begin in September. J. Meagher is working on closing, which is expected to be completed in August.

Project/Grant Updates:

- A. USDA RBDG and ARC Grant – Lounsberry Pre-engineering Study
 1. 90% of the project has been completed.
 2. Received ARC reimbursement
 3. Requested 1-year extension from USDA
- B. Water Quality Improvement Plan – Blodgett Road in process
- C. USDA IRP Loan Application –
 1. The IDA was awarded \$299,000 in IRP Funds.
 2. IRP Loan Letter of Conditions package to be issued by USDA
- D. USDA RBDG Equipment Lease program
 1. The quarterly report has been completed for the quarter ending 6/30/25.
 2. Requested 1-year extension from USDA.

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

- A. Property acquisition
- B. Contract negotiation

Next Meeting: Wednesday September 3, 2025, at 4:30 PM in the Legislative Conference room.

Motion to Adjourn the meeting



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**Tioga County Industrial Development Agency
July 2, 2025 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Minutes**

Call to Order and Introductions: 4:34 pm

Attendance: IDA Board Members

1. Roll Call: J. Ward, B. Evanek, M. Sauerbrey, T. Monell, E. Knolles, K. Gillette
2. Excused: B. Woodburn, J. Meagher
3. Guests: C. Yelverton, M. Schnabl, Matt Freeze, Cameron Daniels, Corey Green, Bob Farrell

Privilege of the Floor:

Corey Green, Bob Farrell and Cameron Daniels with OASD presented how the Kindermorgan PILOT going back on the tax roll would impact their tax levy. Corey Green asked the board what prompted them to decide to let the PILOT expire. J. Ward discussed that the PILOT has an expiration of February of 2026, and the board agreed to let the PILOT expire. Kindermorgan does not receive any benefits from the PILOT being extended. The PILOT was originally supposed to expire in 2019, and it was extended. The IDA reviewed the PILOT and OASD's concerns and have decided to let the PILOT end. Extending the PILOT would provide no benefit to Kindermorgan and it would not prevent the tax levy from being impacted in the future. E. Knolles discussed that the tax cap impact Waverly School districts budget as well and it made it seem like their tax levy was increased by 18.3%. E. Knolles said the school district worked with the Morning Times to help educate the public on how PILOTs impact that tax levy. Bob Farrell stated that if the budget is not approved, they will have to lay off 50-60 employees to make up the \$1.3 million budget deficit.

Approval of Minutes:

- A. June 4, 2025, regular meeting.

Motion to approve minutes as written (E. Knolles, T. Monell).

**Aye- 6
Nay-0**

**Abstain-0
Carried**

Financials: May/June

- A. Balance Sheet



- B. Profit & Loss
- C. Transaction Detail

Motion to acknowledge financials as written (E. Knolles, T. Monell).

Aye- 6 **Abstain-0**
Nay-0 **Carried**

New Business:

- A. Façade Loan Application Changes- The Façade Loan application was reviewed, and it is recommended that the application terms be modified. The recommended modifications were presented to the loan committee to review.

Motion to approve Façade Loan application guidelines as written (M. Sauerbrey, T. Monell).

Aye- 6 **Abstain-0**
Nay-0 **Carried**

- B. TSB ICS account. J. Ward discussed reactivating the ICS account. The account would allow money to be transferred from the general checking and will have a higher interest yield than what the checking account currently is at, .25%. All authorized signors would be on the account.

Motion to reactivate TSB ICS Account (E. Knolles, T. Monell).

Aye- 5 **Abstain-1**
Nay-0 **Carried**

- C. Façade Loan checking account- Community bank has a \$40 a month fee for direct deposit. TSB has a one-time fee of \$10 to set up direct deposit. It is recommended to transfer façade loan account for future façade loans to have direct deposit.

Motion to transfer Façade Loan account to TSB (K. Gillette, T. Monell).

Aye- 5 **Abstain-1**
Nay-0 **Carried**

- D. Authorized signors for Community Bank paperwork- The board signed authorized signor paperwork to update the signors.
- E. STN Easement compensation- reduced the number of crossings needed. Wire lease agreement has been modified as a result.



Motion to reaffirm STN easement compensation of \$2295.00 per year (E. Knolles, T. Monell).

Aye- 6 **Abstain-0**
Nay-0 **Carried**

- F. Economic Development Council Training- B.Woodburn, C. Yelverton, M. Schnabl and E. Knolles would like to attend the training. The training is \$125 per person and is in Ithaca on July 29th. The board agreed to pay for training.
- G. CD Renewal with Chemung Canal- CD was renewed for 6 months with Chemung Canal. The board had an email vote.

Motion to reaffirm email vote to renew CD at Chemung Canal for 6 months (T. Monell, K. Gillette).

Aye- 6 **Abstain-0**
Nay-0 **Carried**

Old Business:

- A. Owego Gardens Sewer Subsidy- Owego Gardens would like to continue sewer subsidy. J. Meagher will provide a resolution.
- B. Tractor Supply- Fee for required easement with the IDA- J. Meagher has sent Dynamic Engineering the deed.
- C. FAST NY Grant application- Application is still in process.

Committee Reports:

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: E. Knolles (Chair), J. Ward, B. Evanek
 - 2. Governance Committee: J. Ward (Chair), M. Townsend, E. Knolles
 - a. Waiting for Barb Case's resume for board member position.
 - 3. Finance Committee: J. Ward (Chair), M. Townsend, K. Gillette
 - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, B. Evanek, J. Lavo. The loan committee met to review the façade loan application.
 - 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - 6. Public Relations Committee: B. Woodburn, M. Sauerbrey, T. Monell

PILOT Updates:

- A. Sales Tax Exemptions Update:
 - 1. Best Bev LLC - \$2,628,331.53 (December)/Authorized \$5,200,000
 - a. Waiting on updated Sales Tax Tracking Sheet
 - 2. Arteast Café LLC - \$18,750 (May)/ Authorized \$24,000
 - 3. Navo Properties LLC - \$2,522.65 (May)/ Authorized \$2,728



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- B. Suneast Solar Pilot- Construction is planned to begin in September. J. Meagher is working on closeout which is estimated to be completed in August.
- C. Kinder Morgan (CNYOG) request to extend PILOT – Will expire on 2/28/2026. The board agreed to let the PILOT expire.

Project Updates:

Grant Updates:

- A. USDA RBDG and ARC Grant – Engineering Design Lounsberry Industrial Hub
 - a. 90% of project has been completed.
 - b. Quarterly report has been completed for quarter ending in 3/31/2025.
- D. Water Quality Improvement Plan- Blodgett Road; S&W 2025 start
- E. USDA IRP Loan Application –
 - a. The IDA was awarded \$299,000 in IRP Funds.
- F. USDA Equipment Lease Grant Application- Guidelines, lease agreement and application are drafted. Quarterly report has been completed for quarter ending in 3/31/25. Waiting on applicants. Informational video about the program is in process. Waiting on extension approval.

Motion to move into Executive Session pursuant to Public Officers Law Section 105 – (K. Gillette)

Board members J. Ward, K. Gillette, B. Evanek, M. Sauerbrey, T. Monell, and E. Knolles, were in attendance along with C. Yelverton. Motion by K. Gillette, to move into Executive Session to discuss lease agreements and contract negotiations at 5:32 p.m. Motion carried. Motion by E. Knolles, to adjourn Executive Session at 5:34 p.m.

Motion to apply for Office of Parks, Recreation, and Historic Preservation (OPRHP) Environmental Protection Fund (EPF) Grant (E. Knolles, T. Monell).

Aye- 6	Abstain-0
Nay-0	Carried

Next Meeting: Wednesday August 6, 2025, in the Legislative Conference room.

Motion to Adjourn the meeting 5:37 (T. Monell)

Tioga County Industrial Development Agency

Balance Sheet As of June 30, 2025

	TOTAL		
	AS OF JUN 30, 2025	AS OF JUN 30, 2024 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
CCTC- CDs			
Land Acquisition (150)	595,684.95	555,596.92	40,088.03
Site Dev 0847	109,455.36	104,439.62	5,015.74
Total CCTC- CDs	705,140.31	660,036.54	45,103.77
CD Cap Improvement Com Bank (deleted)	0.00	327,220.11	-327,220.11
CD Cap Improvement TSB 1484	345,058.05		345,058.05
CD Site Dev Com Bank 156	109,162.33	103,328.18	5,834.15
CD Site Dev Com Bank 158	109,154.02	103,328.19	5,825.83
Restricted Cash Accounts			
Community- Facade Improvement	228,183.40	248,256.09	-20,072.69
COVID-19	0.00	78.67	-78.67
USDA Funds			
CCTC- Loan Loss Reserve	40,521.94	40,509.72	12.22
TSB- IRP 2016 (Formerly IRP 4)	81,495.55	76,250.62	5,244.93
TSB- RBEG	106,826.41	84,173.28	22,653.13
Total USDA Funds	228,843.90	200,933.62	27,910.28
Total Restricted Cash Accounts	457,027.30	449,268.38	7,758.92
Temporarily Restricted Cash Acc			
Community- BestBuy PILOT Acct.	369.98	369.98	0.00
TSB- PILOTS (Previously OG)	426,481.73	423,993.35	2,488.38
TSB-Crown Cork and Seal (deleted)	0.00	100.67	-100.67
Total Temporarily Restricted Cash Acc	426,851.71	424,464.00	2,387.71
Unrestricted Cash Accounts			
TSB- checking	725,314.22	671,448.61	53,865.61
TSB- general fund	25,852.63	25,820.36	32.27
Total Unrestricted Cash Accounts	751,166.85	697,268.97	53,897.88
Total Bank Accounts	\$2,903,560.57	\$2,764,914.37	\$138,646.20

Tioga County Industrial Development Agency

Balance Sheet As of June 30, 2025

	TOTAL		
	AS OF JUN 30, 2025	AS OF JUN 30, 2024 (PY)	CHANGE
Other Current Assets			
Accounts Receivable 1300.01	42,453.05	84,453.05	-42,000.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C (deleted)	0.00	625.00	-625.00
Total Commercial Facade Loan Program	0.00	625.00	-625.00
Facade Loan Program			
Loan Rec 2024-01	19,722.22		19,722.22
Total Facade Loan Program	19,722.22		19,722.22
IRP 4	0.00	0.00	0.00
IRP 4 2023-01-A	53,785.03	58,862.61	-5,077.58
Loan Rec - 2019 - 06A	44,840.43	54,975.28	-10,134.85
Loan Rec 2009-02-A	0.00	48,051.58	-48,051.58
Loan Rec 2017-01-A	-238.49	7,742.27	-7,980.76
Loan Rec 2017-04-A	22,542.14	25,136.08	-2,593.94
Loan Rec 2018-01-A	43,940.92	48,434.09	-4,493.17
Loan Rec 2019-07-A	29,970.60	32,192.10	-2,221.50
Loan Rec 2021-01-A	49,074.60	57,427.25	-8,352.65
Loan Rec 2021-02-A	3,387.31	6,964.08	-3,576.77
Total IRP 4	247,302.54	339,785.34	-92,482.80
RBEG			
Loan Rec - RBEG 2019 -06	35,872.50	43,980.39	-8,107.89
RBEG 2023-01-A	86,055.91	94,180.12	-8,124.21
Total RBEG	121,928.41	138,160.51	-16,232.10
Total Other Current Assets	\$396,406.22	\$528,023.90	\$ -131,617.68
Total Current Assets	\$3,299,966.79	\$3,292,938.27	\$7,028.52
Fixed Assets			
Land 434	376,800.36	376,800.36	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	601,707.05	601,707.05	0.00
Land-Louns	230,932.53	230,932.53	0.00
Berry	2,452.20	2,452.20	0.00
Hess	259,561.43	259,561.43	0.00
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Total Land-Louns	521,939.19	521,939.19	0.00
Land-Rizzuto	78,395.16	78,395.16	0.00
Railroad Improvements	1,990,530.50	1,979,330.50	11,200.00

Tioga County Industrial Development Agency

Balance Sheet As of June 30, 2025

	TOTAL		
	AS OF JUN 30, 2025	AS OF JUN 30, 2024 (PY)	CHANGE
Z Accumulated Depreciation	-1,308,664.24	-1,279,269.24	-29,395.00
Total Fixed Assets	\$2,263,208.02	\$2,281,403.02	\$ -18,195.00
TOTAL ASSETS	\$5,563,174.81	\$5,574,341.29	\$ -11,166.48
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
PILOT Payments			
CNYOG	-0.01	0.00	-0.01
Crown Cork and Seal	300,000.00	300,000.00	0.00
Gateway Owego, LLC	2,100.00	2,000.00	100.00
Nichols Cross Dock	0.01	0.00	0.01
Owego Gardens	42,099.99	24,976.00	17,123.99
Sewer Subsidy	-16,625.00		-16,625.00
Total Owego Gardens	25,474.99	24,976.00	498.99
Spencer-Tioga Solar	98,926.00	96,986.00	1,940.00
V&S New York Galvanizing	-50.61	0.00	-50.61
Total PILOT Payments	426,450.38	423,962.00	2,488.38
Total Other Current Liabilities	\$426,450.38	\$423,962.00	\$2,488.38
Total Current Liabilities	\$426,450.38	\$423,962.00	\$2,488.38
Long-Term Liabilities			
Loan Pay- IRP 1	14,519.81	22,553.42	-8,033.61
Loan Pay- IRP 2	55,116.17	66,787.30	-11,671.13
Loan Pay- IRP 3	138,881.10	138,881.10	0.00
Loan Pay- IRP 4	160,511.26	181,558.10	-21,046.84
Total Long-Term Liabilities	\$369,028.34	\$409,779.92	\$ -40,751.58
Total Liabilities	\$795,478.72	\$833,741.92	\$ -38,263.20
Equity			
1110 Retained Earnings	3,413,011.87	3,409,874.23	3,137.64
3000 Opening Bal Equity	-53,201.56	0.00	-53,201.56
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
Net Income	1,583.15	-75,577.49	77,160.64
Total Equity	\$4,767,696.09	\$4,740,599.37	\$27,096.72
TOTAL LIABILITIES AND EQUITY	\$5,563,174.81	\$5,574,341.29	\$ -11,166.48

Profit and Loss

Tioga County Industrial Development Agency

January 1-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - JUN 30 2025	JAN 1 - JUN 30 2024 (PY)	\$ CHANGE (PY)
Income			
4110 Grants	\$68,650.00	0	\$68,650.00
DRI-HCR	73,545.56	225,719.14	-152,173.58
Workforce Coordinator	2,500.00	25,353.64	-22,853.64
Total for 4110 Grants	\$144,695.56	\$251,072.78	-\$106,377.22
4160 RJ Corman	0	0	0
freight	91,801.48	68,664.68	23,136.80
Total for 4160 RJ Corman	\$91,801.48	\$68,664.68	\$23,136.80
Interest Income-	0	0	0
CCTC CD Land Acquisition 10 mo	6,210.64		6,210.64
CCTC CD Land Acquisition (879)	6,013.64		6,013.64
CCTC CD Site Development (878)	1,324.05		1,324.05
CCTC Loan Loss Reserve Account	6.02	6.07	-0.05
CD 156 com bank	1,959.31		1,959.31
CD 158 Site Dev Com Bank	1,950.99		1,950.99
Community- Facade Improvement	25.41	12.26	13.15
interest income CD Site Dev Com	3,523.71		3,523.71
TSB CD 1484 Interest income	3,131.05		3,131.05
TSB- checking	1,000.07	997.59	2.48
TSB-general fund	12.74	19.31	-6.57
TSB- IRP 4	11.53	8.52	3.01
TSB- RBEG	22.90	7.90	15.00
CD 155 Site Dev com bank		1,224.44	-1,224.44
Interest Income - TSB COVID19		-1.84	1.84
Total for Interest Income-	\$25,192.06	\$2,274.25	\$22,917.81
Leases/Licenses	\$14,505.20	\$16,235.17	-\$1,729.97
First Light	1,336.45		1,336.45
Lounsberry South - Engelbert	900.00		900.00
Swartwood	700.00		700.00
Total for Leases/Licenses	\$17,441.65	\$16,235.17	\$1,206.48
Loan Administrative Fee	\$459.89	\$85.07	\$374.82
IRP 4		174.99	-174.99
Total for Loan Administrative Fee	\$459.89	\$260.06	\$199.83

Profit and Loss

Tioga County Industrial Development Agency

January 1-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - JUN 30 2025	JAN 1 - JUN 30 2024 (PY)	\$ CHANGE (PY)
Loan Interest Income	0	0	0
IRP 4	\$1.31	0	\$1.31
2017-01-A	76.15	110.25	-34.10
2017-04-A	435.01	483.11	-48.10
2018-01-A	1,081.27	1,186.53	-105.26
2019 - 06A	956.69	1,157.04	-200.35
2019-07-A	804.00	861.44	-57.44
2021-01-A	753.47	617.94	135.53
2021-02-A	65.59	98.87	-33.28
2023-01-A	1,204.82	1,314.44	-109.62
Total for IRP 4	\$5,378.31	\$5,829.62	-\$451.31
RBEG	\$13.17	0	\$13.17
2023.01-A	1,927.72	2,103.13	-175.41
Total for RBEG	\$1,940.89	\$2,103.13	-\$162.24
RBEG 2019 -06	765.34	925.62	-160.28
COVID-19 C-4-A		-5.86	5.86
COVID-19 C-5-A		-7.19	7.19
COVID-19 C-7-A		-27.47	27.47
Total for Loan Interest Income	\$8,084.54	\$8,817.85	-\$733.31
4150 Miscellaneous Income		12,418.80	-12,418.80
4170 PILOT Program Fees	0	\$2,500.00	-\$2,500.00
Best Bev		13,571.11	-13,571.11
Total for 4170 PILOT Program Fees	0	\$16,071.11	-\$16,071.11
Loan Commitment Fee		400.00	-400.00
Total for Income	\$287,675.18	\$376,214.70	-\$88,539.52
Cost of Goods Sold			
Gross Profit	\$287,675.18	\$376,214.70	-\$88,539.52
Expenses			
6120 Bank Service Charges	40.00	15.00	25.00
6180 Insurance	0	0	0
6185 Property & Liability (Dryden)	13,069.70	12,758.14	311.56
D & O (Philadelphia Ins. Co)	4,090.00	3,866.00	224.00
6190 Disability (First Rehab Life)		344.41	-344.41
Employee Health (SSA)		2,309.00	-2,309.00
WC (Utica)		-325.00	325.00
Total for 6180 Insurance	\$17,159.70	\$18,952.55	-\$1,792.85

Profit and Loss

Tioga County Industrial Development Agency

January 1-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - JUN 30 2025	JAN 1 - JUN 30 2024 (PY)	\$ CHANGE (PY)
6200 Interest Expense	\$3,131.05	\$206.97	\$2,924.08
6220 Loan Interest	0	0	0
IRP 1	225.53	305.07	-79.54
IRP 2	667.87	783.43	-115.56
IRP 4	1,815.58		1,815.58
IRP 3		1,497.23	-1,497.23
Total for 6220 Loan Interest	\$2,708.98	\$2,585.73	\$123.25
Total for 6200 Interest Expense	\$5,840.03	\$2,792.70	\$3,047.33
6240 Miscellaneous	4,334.13	1,000.00	3,334.13
6270 Professional Fees	\$10,000.00	\$25,000.00	-\$15,000.00
6280 Legal Fees	13,185.50	38,511.50	-25,326.00
6650 Accounting	\$3,060.00	\$9,750.00	-\$6,690.00
Jan Nolis		2,255.00	-2,255.00
Total for 6650 Accounting	\$3,060.00	\$12,005.00	-\$8,945.00
Administrative Services	\$37,600.00	\$700.00	\$36,900.00
Tinney		12,750.00	-12,750.00
Total for Administrative Services	\$37,600.00	\$13,450.00	\$24,150.00
BiziLife LLC	3,361.92	3,296.02	65.90
Ec Dev Specialist Position		10,000.00	-10,000.00
Total for 6270 Professional Fees	\$67,207.42	\$102,262.52	-\$35,055.10
6670 Program Expense	0	0	0
Fa?ade Improvement Loan Program	190.40		190.40
Water Tower		164.05	-164.05
Total for 6670 Program Expense	\$190.40	\$164.05	\$26.35
6770 Supplies	\$1,305.47	\$1,677.42	-\$371.95
6780 Marketing	895.83		895.83
Total for 6770 Supplies	\$2,201.30	\$1,677.42	\$523.88
Grant Expense	0	0	0
DRI-HCR	81,179.49	225,719.14	-144,539.65
Lounsberry Industrial Area Expansion Study	89,986.50		89,986.50
Richford Railroad	3,800.00	-3,341.00	7,141.00
Workforce Coodinator	10,350.17	12,186.50	-1,836.33
Raymond Hadley Water		48,879.00	-48,879.00
Total for Grant Expense	\$185,316.16	\$283,443.64	-\$98,127.48
Loan Program Expense	60.00	60.00	
Marketing	2,968.18	402.50	2,565.68

Profit and Loss

Tioga County Industrial Development Agency

January 1-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - JUN 30 2025	JAN 1 - JUN 30 2024 (PY)	\$ CHANGE (PY)
Property Taxes	0	0	0
540 Stanton Hill	170.49	170.82	-0.33
96 Smith Creek Rd	27.85	27.90	-0.05
Berry Road (312)	102.29	102.49	-0.20
Berry Road (313)	51.15	51.25	-0.10
Berry Road (47)	143.66	143.95	-0.29
Carmichael Road	8.86	7.90	0.96
Glenmary Drive	11.45	10.90	0.55
Metro Road	9.54	9.09	0.45
Smith Creek Road	23.87	23.92	-0.05
Spring St	0.28	0.27	0.01
Stanton Hill 9.64A Town Lot	225.27	225.72	-0.45
Total for Property Taxes	\$774.71	\$774.21	\$0.50
6160 Dues and Subscriptions		950.00	-950.00
6300 Repairs	0	0	0
6310 Building Repairs		5,410.00	-5,410.00
Total for 6300 Repairs	0	\$5,410.00	-\$5,410.00
6350 Travel & Ent	0	0	0
6380 Travel		129.31	-129.31
Total for 6350 Travel & Ent	0	\$129.31	-\$129.31
6560 Payroll Expenses	0	\$24,420.51	-\$24,420.51
Payroll Expenses - HSA		600.00	-600.00
Total for 6560 Payroll Expenses	0	\$25,020.51	-\$25,020.51
Employee benefit	0	0	0
IRA Company Match		202.23	-202.23
Total for Employee benefit	0	\$202.23	-\$202.23
Loan Admin Fee	0	0	0
IRP 4		260.06	-260.06
Total for Loan Admin Fee	0	\$260.06	-\$260.06
Lounsberry land		3,200.00	-3,200.00
Property Maintenance		5,075.49	-5,075.49
Total for Expenses	\$286,092.03	\$451,792.19	-\$165,700.16
Net Operating Income	\$1,583.15	-\$75,577.49	\$77,160.64
Other Income			
Other Expenses			
Net Other Income	0	0	0
Net Income	\$1,583.15	-\$75,577.49	\$77,160.64

Transaction Detail by Account - copy

Tioga County Industrial Development Agency

June 1-30, 2025

ITEM CLASS	DISTRIBUTION ACCOUNT	TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT	BALANCE
	Land Acquisition (150)	06/21/2025		INTEREST	6,210.64	6,210.64
	CD Cap Improvement TSB 1484	06/26/2025	Tioga State Bank N.A	INTEREST ADDED BACK	3,131.05	9,341.69
	CD Cap Improvement TSB 1484	06/26/2025	Tioga State Bank N.A	CD INTEREST PAYMENT- renewal process	-3,131.05	6,210.64
	CD Site Dev Com Bank 156	06/17/2025		INTEREST ADDED BACK	333.23	6,543.87
	CD Site Dev Com Bank 158	06/17/2025		INTEREST ADDED BACK	331.84	6,875.71
	Community- Facade Improvement	06/20/2025	Coughlin and Gerhart LLP	June Principle Payment- Facade Loan	277.78	7,153.49
	Community- Facade Improvement	06/30/2025		INTEREST DEPOSIT	1.87	7,155.36
	CCTC- Loan Loss Reserve	06/30/2025		INTEREST	1.03	7,156.39
	TSB- IRP 2016 (Formerly IRP 4)	06/06/2025	Patrick Elston	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0022 25/06/06 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000022 25/06/06	321.55	7,477.94
	TSB- IRP 2016 (Formerly IRP 4)	06/10/2025	Broad Street Barber Shop	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0018 25/06/10 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000018 25/06/10	559.08	8,037.02
	TSB- IRP 2016 (Formerly IRP 4)	06/25/2025		DEPOSIT	2,330.68	10,367.70
	TSB- IRP 2016 (Formerly IRP 4)	06/30/2025		INTEREST DEPOSIT	1.31	10,369.01
	TSB- RBEG	06/30/2025		INTEREST DEPOSIT	13.17	10,382.18
	TSB- PILOTS (Previously OG)	06/25/2025	Town of Nichols	Reimbursement of overpayment to Town of Owego	3,164.59	13,546.77
	TSB- checking	06/06/2025	RJ Corman	April Freight Revenue	20,330.80	33,877.57
	TSB- checking	06/25/2025	Tioga County ED&P	2nd Quarter 2025 Admin fees	-5,000.00	28,877.57
	TSB- checking	06/25/2025	Engelbert Farms Organic, LLC	2024/2025 Lease pymt	900.00	29,777.57
	TSB- checking	06/30/2025	Megan Schnabl	June 2025 Professional Services	-1,500.00	28,277.57
	TSB- checking	06/30/2025	Brittany Woodburn	June 2025 professional services	-1,900.00	26,377.57
	TSB- checking	06/30/2025	Casey Yelverton	June 2025 Professional Services	-1,200.00	25,177.57
	TSB- checking	06/30/2025		INTEREST DEPOSIT	161.29	25,338.86
	Loan Rec 2024-01	06/20/2025	Coughlin and Gerhart LLP	June Principle Payment- Facade Loan	-277.78	25,061.08
	Loan Rec 2009-02-A	06/04/2025		Created by QB Online to adjust balance for deletion	-48,051.58	-
	Loan Rec 2017-01-A	06/04/2025		Created by QB Online to adjust balance for deletion	-5,149.98	-
IRP 4	Loan Rec 2017-01-A	06/25/2025		June principle pymt	-238.49	-
IRP 4	Loan Rec 2018-01-A	06/10/2025	Broad Street Barber Shop	June principle pymt	-382.62	-
IRP 4	Loan Rec 2019-07-A	06/06/2025	Patrick Elston	June principle pymt	-189.60	-
IRP 4	Loan Rec 2021-01-A	06/25/2025		June principle pymt	-649.21	-
IRP 4	Loan Rec 2021-01-A	06/25/2025		July principle pymt	-650.57	-
IRP 4	Loan Rec 2021-02-A	06/25/2025		June/July principle pymt	-556.50	-
	Nichols Cross Dock	06/25/2025	Town of Nichols	DEPOSIT	3,164.59	-
	3000 Opening Bal Equity	06/04/2025		Created by QB Online to adjust balance for deletion	-5,149.98	-
	3000 Opening Bal Equity	06/04/2025		Created by QB Online to adjust balance for deletion	-48,051.58	-
Railroad	freight	06/06/2025	RJ Corman	DEPOSIT	20,330.80	-
	CCTC CD Land Acquisition 10 mo	06/21/2025		INTEREST	6,210.64	-
	CCTC Loan Loss Reserve Account	06/30/2025		INTEREST	1.03	-
	CD 156 com bank	06/17/2025		INTEREST ADDED BACK	333.23	-
	CD 158 Site Dev	06/17/2025		INTEREST ADDED BACK	331.84	-

Transaction Detail by Account - copy
Tioga County Industrial Development Agency
June 1-30, 2025

ITEM CLASS	DISTRIBUTION ACCOUNT	TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT	BALANCE
	Com Bank					53,636.90
	Community- Facade Improvement	06/30/2025		INTEREST DEPOSIT	1.87	-
	TSB CD 1484	06/26/2025	Tioga State Bank N.A	INTEREST ADDED BACK	3,131.05	-
	Interest income					50,503.98
	TSB- checking	06/30/2025		INTEREST DEPOSIT	161.29	-
						50,342.69
	Lounsberry South - Engelbert	06/25/2025	Engelbert Farms Organic, LLC	2024/2025 Lease pymt	900.00	-
	IRP 4	06/30/2025		INTEREST DEPOSIT	1.31	-
						49,441.38
IRP 4	2017-01-A	06/25/2025		June interest pymt	11.51	-
						49,429.87
IRP 4	2018-01-A	06/10/2025	Broad Street Barber Shop	June interest pymt	176.46	-
						49,253.41
IRP 4	2019-07-A	06/06/2025	Patrick Elston	June Interest pymt	131.95	-
						49,121.46
IRP 4	2021-01-A	06/25/2025		June interest pymt	104.95	-
						49,016.51
IRP 4	2021-01-A	06/25/2025		July interest pymt	103.59	-
						48,912.92
IRP 4	2021-02-A	06/25/2025		June/July interest pymt	15.86	-
						48,897.06
	RBEG	06/30/2025		INTEREST DEPOSIT	13.17	-
						48,883.89
	6200 Interest Expense	06/26/2025	Tioga State Bank N.A	CD INTEREST PAYMENT- renewal process	3,131.05	-
						45,752.84
	Administrative Services	06/25/2025	Tioga County ED&P	2nd Quarter 2025 Admin fees	5,000.00	-
						40,752.84
	Administrative Services	06/30/2025	Megan Schnabl	June 2025 Professional Services	1,500.00	-
						39,252.84
	Administrative Services	06/30/2025	Brittany Woodburn	June 2025 professional services	1,900.00	-
						37,352.84
	Administrative Services	06/30/2025	Casey Yelverton	June 2025 Professional Services	1,200.00	-
						36,152.84
TOTAL						-
					\$36,152.84	

Profit and Loss

Tioga County Industrial Development Agency

July 1-31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JUL 1 - JUL 31 2025	JUL 1 - JUL 31 2024 (PY)	\$ CHANGE (PY)
Income			
4110 Grants	0	0	0
Lounsberry Industrial Area Expansion Study	23,445.00		23,445.00
DRI-HCR		259,139.43	-259,139.43
Total for 4110 Grants	\$23,445.00	\$259,139.43	-\$235,694.43
4160 RJ Corman	0	0	0
freight	18,068.10	11,118.17	6,949.93
Total for 4160 RJ Corman	\$18,068.10	\$11,118.17	\$6,949.93
Interest Income-	0	0	0
CD 156 com bank	323.45		323.45
CD 158 Site Dev Com Bank	322.10		322.10
Community- Facade Improvement	1.94	2.11	-0.17
CCTC Loan Loss Reserve Account		1.10	-1.10
TSB- checking		153.03	-153.03
TSB-general fund		3.29	-3.29
TSB- IRP 4		1.26	-1.26
TSB- RBEG		1.45	-1.45
Total for Interest Income-	\$647.49	\$162.24	\$485.25
Loan Interest Income	0	\$94.26	-\$94.26
IRP 4	\$1.36	0	\$1.36
2017-01-A	11.03	16.68	-5.65
2017-04-A	84.53		84.53
2018-01-A	174.95	192.73	-17.78
2019 - 06A	149.47	183.25	-33.78
2019-07-A	131.12	140.84	-9.72
2023-01-A	235.31	257.52	-22.21
2021-01-A		119.64	-119.64
2021-02-A		28.45	-28.45
Total for IRP 4	\$787.77	\$939.11	-\$151.34
RBEG	\$13.85	0	\$13.85
2023.01-A	376.49	412.04	-35.55
Total for RBEG	\$390.34	\$412.04	-\$21.70
RBEG 2019 -06	119.57	146.60	-27.03
Total for Loan Interest Income	\$1,297.68	\$1,592.01	-\$294.33
Total for Income	\$43,458.27	\$272,011.85	-\$228,553.58
Cost of Goods Sold			
Gross Profit	\$43,458.27	\$272,011.85	-\$228,553.58

Profit and Loss

Tioga County Industrial Development Agency

July 1-31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JUL 1 - JUL 31 2025	JUL 1 - JUL 31 2024 (PY)	\$ CHANGE (PY)
Expenses			
6200 Interest Expense	0	0	0
6220 Loan Interest	0	0	0
IRP 4	1,710.35	1,815.58	-105.23
Total for 6220 Loan Interest	\$1,710.35	\$1,815.58	-\$105.23
Total for 6200 Interest Expense	\$1,710.35	\$1,815.58	-\$105.23
6270 Professional Fees	0	0	0
BiziLife LLC	567.74	556.61	11.13
6650 Accounting	0	0	0
Jan Nolis		220.00	-220.00
Total for 6650 Accounting	0	\$220.00	-\$220.00
Administrative Services	0	\$700.00	-\$700.00
Tinney		2,125.00	-2,125.00
Total for Administrative Services	0	\$2,825.00	-\$2,825.00
Total for 6270 Professional Fees	\$567.74	\$3,601.61	-\$3,033.87
6240 Miscellaneous		210.00	-210.00
6770 Supplies		58.35	-58.35
Grant Expense	0	0	0
DRI-HCR		259,139.43	-259,139.43
Richford Railroad		1,956.00	-1,956.00
Total for Grant Expense	0	\$261,095.43	-\$261,095.43
Total for Expenses	\$2,278.09	\$266,780.97	-\$264,502.88
Net Operating Income	\$41,180.18	\$5,230.88	\$35,949.30
Other Income			
7010 Interest Income	160.98		160.98
Total for Other Income	\$160.98	0	\$160.98
Other Expenses			
Net Other Income	\$160.98	0	\$160.98
Net Income	\$41,341.16	\$5,230.88	\$36,110.28

A regular meeting of the Tioga County Industrial Development Agency (the "Agency") was convened in public session at the Ronald E. Dougherty County Office Building located at 56 Main Street in the Village of Owego, Tioga County, New York on Wednesday, August 6, 2025, at 4:30 o'clock p.m. local time.

The meeting was called to order by the Chairperson and, upon roll being called, the following members of the Agency were:

PRESENT:	Jonathan Ward	Chairman
	Kevin Gillette	Vice Chairman
	Eric Knolles	Secretary
	Brenda Evanek	Treasurer
	Martha Sauerbrey	Member
	Tracy Monell	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Casey Yelverton	Executive Director
Brittany Woodburn	Economic Development & Planning
Joseph B. Meagher, Esq.	Agency Counsel

The following resolution was offered by _____ and seconded by _____, to wit:

RESOLUTION AUTHORIZING THE AGENCY TO PAY 45.9172131604% OF THE ANNUAL SEWER COSTS FOR THE OWEGO GARDENS ASSOCIATES LLC PROJECT DURING THE TERM OF THE PILOT AGREEMENT WITH THE CAVEAT THAT THE AGENCY WILL NOT BE HELD RESPONSIBLE FOR, OR REQUIRED TO PAY, ANY LATE FEES OR PENALTIES INCURRED BY OWEGO GARDENS ASSOCIATES LLC FOR UNPAID SEWER CHARGES OR SUBSIDIES.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Jonathan Ward	voting	_____
Kevin Gillette	voting	_____
Eric Knolles	voting	_____
Brenda Evanek	voting	_____
Martha Sauerbrey	voting	_____
Tracy Monell	voting	_____

The foregoing Resolution was thereon declared duly adopted.

STATE OF NEW YORK:

: ss.:

COUNTY OF TIOGA :

I, the undersigned Secretary of the Tioga County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on August 6, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public via telephone conference, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of _____, 2025.

Eric Knolles
Secretary

(SEAL)



McDONALD CONTRACTING

767 S. Kinyon St.
Elmira, NY 14904
607-732-4034

www.mcdonaldcontracting.com



July 29, 2025

Tioga County IDA
56 Main Street
Owego, NY 13727

Attn: Brittany Woodburn
Re: Strong Rd N/S 129.00-1-3.11

Dear Ms. Woodburn,

Our company is in the process of bidding excavation work to be done at Owego Gardens Apartments, located at 140 Belva Lockwood Lane in Owego.

Your property at Strong Rd N/S, Parcel 129.00-1-3.11, lies behind this property, and we need a place to dump fill dirt from the project, and were hoping you could accommodate.

If you could please let us know, at your earliest convenience, it would be greatly appreciated.

Respectfully,


Judy Duffy
McDonald Contracting

SECOND AMENDMENT TO PAYMENT-IN-LIEU-OF-TAX AGREEMENT

THIS SECOND AMENDMENT TO PAYMENT-IN-LIEU-OF-TAX AGREEMENT (the "Agreement") by and between the TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation duly existing under the laws of the State of New York, with an address for the transaction of business located at 56 Main Street, Owego, New York 13827 (the "Agency") and OWEGO GARDENS ASSOCIATES LLC, a limited liability company duly organized and validly existing under the laws of the State of New York and duly authorized to conduct business under the laws of the State of New York, with an office for the transaction of business located at 130A Southside Drive, Owego, New York 13827 (the "Company") (collectively, the "Parties.")

WITNESSETH

WHEREAS, the Parties entered into a Payment-in-Lieu-of-Tax Agreement dated as of October 15, 2015 (the "PILOT Agreement");

WHEREAS, on September 13, 2017, the Parties entered into a First Amendment to Payment-in-Lieu-of-Tax Agreement; and

WHEREAS, the Parties now wish to amend the PILOT Agreement so as to modify the sewer costs due for the remaining term of the PILOT Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the Parties hereto agree as follows:

1. Beginning on the date of the execution of this Second Amendment to Payment-in-Lieu-of-Tax Agreement, the Agency hereby agrees to annually reimburse the Company from the Company's fiscal year PILOT payment 45.9172131604% of the total annual sewer charges upon confirmation by the Village of Owego that the Company has paid its quarterly sewer bills in full.

2. In no event shall the Agency be held responsible for, or required to pay, any late fees or penalties for sewer charges or subsidies incurred by the Company.

3. In all other respects, the PILOT Agreement, including the First Amendment to Payment-in-Lieu-of-Tax Agreement, shall remain in full force and effect.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Parties have heretofore set their signatures to this Agreement as of the date set opposite their signatures.

TIOGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: _____, 2025

By: _____
Jonathan Ward, Chairman

OWEGO GARDENS ASSOCIATES LLC

Dated: _____, 2025

By: _____



Proposal for Fully Outsourced Accounting Services

Date of Proposal: July 24, 2025

Presented to:

Jon Ward, Board Chair
Tioga County Industrial Development Agency

Presented by:

Beatriz Murray
Outsourced Controller



Why Bowers

Being experts in client accounting and advisory services involves a unique blend of specialized knowledge, practical experience, and a client-centered approach. While many CPA firms share similarities, Bowers possesses distinctive qualities that set us apart. We are confident that our unparalleled experience, resources, and approach make us the best suited to serve your company. Here's a summary of the key qualities that differentiate Bowers:



Extensive Industry Experience

With years of experience across a diverse array of industries, our firm understands the unique challenges and opportunities that different sectors face. This wealth of experience equips us with the insights necessary to offer relevant and actionable advice. We can anticipate industry trends and changes, positioning your business to adapt and thrive in a dynamic market environment.



Proactive Advisory Services

At Bowers, we believe that effective accounting is not just about numbers but about strategic decision-making. Our proactive advisory services go beyond traditional compliance; we focus on helping you optimize your financial strategies, enhance operational efficiencies, and plan for sustainable growth. By identifying potential issues before they arise and offering solutions, we empower you to make informed decisions that drive your business forward.



Technology Integration

In today's fast-paced business environment, leveraging technology is crucial. We utilize cutting-edge accounting software and tools that streamline processes, enhance accuracy, and provide real-time financial insights. This technological integration allows us to deliver timely reports and analytics, giving you a clearer picture of your financial health and supporting data-driven decision-making.



Client-Centric Focus

Our commitment to a client-centric approach means we prioritize building strong, lasting relationships with our clients. We take the time to understand your specific goals, challenges, and aspirations, allowing us to tailor our services to meet your needs effectively. This focus on collaboration fosters an environment of trust and transparency, ensuring you always feel supported and understood.



Personalized Solutions

Recognizing that every client is unique, we pride ourselves on our ability to deliver personalized solutions tailored to your specific needs and circumstances. Our team works closely with you to design strategies that align with your objectives, ensuring that you receive the most effective and relevant support. This individualized attention not only enhances the effectiveness of our services but also strengthens our partnership with you.

Fully Outsourced Accounting Services

Choose the service plan that best meets the needs of your business.

Service	Plan 1 Outsourced Accounting Team	Plan 2 Financial Analysis	Plan 3 Business Insights
Bookkeeping	✓	✓	✓
Accounts payable processing	✓	✓	✓
Accounts receivable processing	✓	✓	✓
Payroll administration	✓	✓	✓
1099 filing	✓	✓	✓
Sales tax return filing		✓	✓
Monthly close	✓	✓	✓
Financial statements	✓	✓	✓
Custom financial reporting		✓	✓
Cash flow management		6 - 12 months	Long-term
KPI metrics		Standard	Advanced
Oversight of accounting processes		✓	✓
Spend management		✓	✓
Management Meeting		Monthly	Bi-monthly
Financial presentation to Board/Management		✓	✓
Incentive plan design			✓
Internal policies and financial controls			✓
Financial health review			✓
Financial planning and goal setting			✓
Budget preparation			✓
Budget monitoring			✓
Financial forecasts			✓
Financial modeling			✓

Service Item Descriptions

Bookkeeping: We ensure that your financial records are accurate and up to date, providing a solid foundation for all financial decisions.

Accounts Payable Processing: Our team manages your accounts payable efficiently, from invoice receipt to payment, helping you maintain good vendor relationships while optimizing cash flow.

Accounts Receivable Processing: We handle invoicing and collections, ensuring timely payments and maintaining healthy cash flow, which is crucial for business sustainability.

Payroll Administration: We will work with your third-party payroll service to ensure accurate and timely posting of employee compensation.

1099 Filing: Our team prepares and files 1099 forms for independent contractors, ensuring compliance and accurate reporting for your business.

Sales Tax Return Filing: We take care of sales tax return filings, helping you navigate complex regulations and avoid costly errors.

Monthly Close: We facilitate a streamlined monthly close process, providing timely financial insights that allow you to make proactive business decisions.

Financial Statements: We prepare detailed financial statements that reflect your company's performance, enabling you to track progress and communicate effectively with stakeholders.

Custom Financial Reporting: We develop tailored financial reports based on your needs, offering insights to support your decision-making.

Cash Flow Management: We assist with cash flow monitoring and management over 6 to 12 months to ensure liquidity and financial stability.

KPI Standard Metrics: We track and analyze key performance indicators that align with your business goals, providing standard metrics for performance evaluation.

Oversight of Accounting Processes: We provide oversight to ensure that all accounting processes are accurate and compliant with regulations.

Spend Management: We analyze your spending patterns to identify opportunities for savings and optimize your budget over the next 6 to 12 months.

Service Item Descriptions – Continued

Management Meetings: We conduct monthly management meetings to review financial performance, address challenges, and align on strategic objectives.

Financial Presentation to Board of Directors/Management: Our team prepares comprehensive financial presentations for your Board of Directors and management, delivering critical insights that aid in strategic planning.

Incentive Plan Design: Tailored plans to motivate and retain key employees.

Internal policies and financial controls: We will provide suggested improvements to your accounting policies and internal controls to safeguard assets.

Financial Health Review: Comprehensive assessments to gauge the organization's financial well-being.

Financial Planning and Goal Setting: Strategic planning to align financial goals with business objectives.

Budget Preparation: Comprehensive budgets that reflect operational priorities and financial targets.

Budget Monitoring: Ongoing tracking to ensure alignment with budgetary goals and adjustments as needed.

Financial Forecasts: Projections to guide decision-making and resource allocation.

Financial Modeling: Detailed models to simulate different financial scenarios and their impacts.

Proposed Fees:

Accounting Service Packages to Choose From	Monthly Fees
Plan 1: Outsourced Accounting Team	\$ 2,000
Plan 2: Financial Analysis	Not Quoted
Plan 3: Business Insights	Not Quoted
One-time onboarding fee (applies to all packages)	\$ 3,000
<ul style="list-style-type: none"> 30 days advance notice required to cancel. 	

Benefits of our Accounting Services

Our Accounting Services provide significant value for your business:

- More experienced team at a fraction of the cost of a single in-house bookkeeper
- An outside, objective perspective of your business
- Insight into current trends in your industry
- No need to recruit and train in-house accounting staff
- More time for you to focus on your business

Included Onboarding Services:

- Initial meetings to review current accounting processes and establish new as necessary
- Implementation of BILL (previously bill.com) account
- Review the current chart of accounts
- Review financial statements and make any necessary adjustments
- Work to gain access to software, banking, and other
- Training your staff on any new software and procedures

We want to be a key part of your success.

Our professionals have developed a reputation for helping similar organizations meet their goals and fulfill their missions. With the close, personal involvement of senior professionals on engagements, the extensive experience and insight of our professionals, and our commitment to staff continuity and meeting engagement deadlines, we can help you accomplish your goals. We understand challenges require more than ordinary solutions; they require forward-thinking, creative solutions that will help carry you into the future. We will take this proactive approach throughout the engagement.



Beatriz Murray

Outsourced Controller

Phone: (315) 234-1115

Email:
beatriz.murray@bcpllc.com

Summary of Experience

Bea received a Bachelor of Science degree in Psychology and continued schooling to receive a Master of Science in Accounting. She has been servicing the Land Banks/Not-For- Profits with their accounting needs for over five years, and as a Certified QuickBooks Pro Advisor, Bea assists clients with QuickBooks training.

Areas of Expertise

- Land Bank Accounting
- Not-For-Profit Accounting

Education & Professional Certifications

- Bachelor of Science, Psychology, Le Moyne College
- Master of Science, Accounting, New England College

Licenses & Accreditations

- Certified QuickBooks Pro- Advisor