



**TCPDC**

**TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION**

607.687.8260 | [www.tiogacountyny.com](http://www.tiogacountyny.com) | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation  
Regular Board of Directors  
Wednesday, June 24th, 2026, at 4:00 PM  
Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Economic Development Conference Room #109**

### **Agenda**

1. Call to Order
2. Attendance
  - a. Roll Call: M. Baratta, H. Murray, J. Case, L. Pelotte, J. Whitmore, R. Bunce, C. Shaver
  - b. Invited Guests: S. Zubalsky-Peer, T. Patton, L. Williams
3. Old Business
  - a. Approval of Minutes from Regular Board Meeting May 27th, 2026.
  - b. Acceptance of Financial Reports through May 2026.
  - c. Project Updates
    - i. 121 Providence
    - ii. 247 Main
    - iii. 62-64 North
    - iv. 39 Railroad Ave
    - v. 81 Hickories Park Road
    - vi. 115 Chestnut & 94 Spencer
4. New Business
  - a. VRP
  - b. NYMBA Director's Symposium
5. Chairman's Remarks
6. Adjournment

**A PARTNER OF**

**TEAM TIOGA** 



**TCPDC**

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**DRAFT**

**Tioga County Property Development Corporation  
Regular Board of Directors  
Wednesday, May 27th, 2026, at 4:00 PM  
Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Economic Development Conference Room #109**

**Minutes**

- 1. Call to Order 4:08 PM
- 2. Attendance
  - a. Roll Call: H. Murray, J. Case-in at 4:26pm, L. Pelotte, J. Whitmore, R. Bunce
  - b. Excused: M. Baratta
  - c. Invited Guests: S. Zubalsky-Peer, T. Patton, L. Williams
- 3. Old Business

- a. Approval of Minutes from Regular Board Meeting April 8th, 2026.

**Motion to approve Regular Board Meeting Minutes for April 8, 2026, as written (R. Bunce, L. Pelotte)**

**Aye: 3 Abstain: 1  
Nay: 0 Carried**

- b. Acceptance of Financial Reports through April 2026.

**Motion to approve financial reports through April 2026 (J. Whitmore, R. Bunce)**

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

- c. Project Updates
  - i. 121 Providence- S. Zubalsky-Peer states that this property is nearing completion. There is a meeting with realtors scheduled, depending on the stairs being built fully. The meeting with the realtors will determine if they'd like to work with the PDC to sell the property. References will be called to gain insight into the realtor's previous experiences. The board was asked if they would like a tour of the property once it is complete. The board was interested in viewing the work that was done. There were questions regarding market process, and it was noted that the realtor will do an analysis on the property and set that process. It was also noted the HCR had no restrictions on selling the property. The appraisal was discussed and there were questions on whether the appraisal will be higher than the selling price. S. Zubalsky-Peer states she was unsure at this time and once further into the selling process they will know.
  - ii. 247 Main- S. Zubalsky-Peer attended an Owego Historic

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Preservation Commission (OHPC) with Corey from L2 Architecture, who presented the property plans. SHPO has already reviewed the plans and approved moving forward with the proposed designs. OHPC members stated that they liked the proposed plan overall but noted that vinyl siding is not generally permitted in accordance with their bylaws. OHPC requested that pricing/bids for wood or composite siding be obtained as an alternative material. It was noted that SHPO already approved the submitted plans, which included vinyl siding as it is replacing in-kind the existing vinyl siding. Concerns were discussed regarding the cost of the wood siding, which is anticipated outside the project budget. Additional concerns were made regarding the long-term maintenance requirements associated with this type of material, including ongoing painting and upkeep to maintain historical aspects. Due to past flooding issues, it is unknown the condition of cladding underneath the existing vinyl until demolition begins. The OHPC stated that the project should bid for alternative materials and provide pricing for composite and vinyl siding for further review. They did draft a COA with the term composite siding, but that can be revisited once the final material pricings are acquired. OHPC will need to hold a public hearing at their June meeting because the board voted to consider the project new construction. The board questioned whether it was possible to have the pricing available for them at the next meeting. S. Zubalsky-Peer stated she would do her best to have some numbers. Demolition of the back part of the structure has been bid out, and LCP has provided a quote for demolition, asbestos removal, and construction of the foundation wall to avoid temporary.

**Motion to approve LCP's bid in the amount of \$121,400 (including Option B alternatives 1 &2) for asbestos removal, demolition, and construction of foundation wall at 247 Main St (L. Pelotte, J. Whitmore)**

**Aye: 4 Abstain: 0**

**Nay: 0 Carried**

- iii. 62-64 North- S. Zubalsky-Peer, T. Patton, B. Woodburn, and A. Duda met with the contractor that placed a bid for the property. After discussion with the contractor, the team did not feel it was a responsible bid and decided not to move forward with awarding the contract. The procurement policy has been met with placing the property out for two separate formal bids. S. Zubalsky-Peer and T. Patton will work to secure bid pricing through direct outreach to local contractors to progress the project. The board had questions regarding the contractor being held to the quote. S. Zubalsky-Peer stated a contract would need to be drafted, reviewed and signed. She reiterated that one of the direct outreach contractors expressed interest in the project but needed time to put together a price.
- iv. 39 Railroad Ave- S. Zubalsky-Peer stated the clean-up for this property was complete and the bids for demolition are due at the beginning of June. Asbestos was found in the shed roof but should have minimal impact on pricing. The survey for the property has been completed and provided to the TCPDC.
- v. 81 Hickories Park Road- S. Zubalsky-Peer stated the demolition of the structure is complete. The board discussed future uses and whether an RFP would be the best route, either targeted or just a generic RFP. H. Murray mentioned a daycare had been previously mentioned as a potential route for targeted outreach and S. Zubalsky-Peer stated the interested party did not feel the property fit their needs. S. Zubalsky-Peer stated she will reach out to them again and would touch base with B. Woodburn to discuss other childcare options.

- vi. 115 Chestnut & 94 Spencer- The board discussed two properties own by the Land Bank that are experiencing the dumping of unwanted items. S. Zubalsky-Peer updated the Board that the Chestnut Street property has accumulated trash from a neighboring property, including garbage, a trampoline, and cars. S. Zubalsky-Peer and T. Patton have previously posted No Trespassing signs on the property, but they have been removed by an unknown source. The board discussed ways to prevent this from continuing such as putting up a fence or selling the property. The board felt installation of fencing would be costly, but J. Whitmore wanted pricing. S. Zubalsky-Peer stated that pricing had been secured via quotes last year in an attempt to address this issue but that the Board voted against fencing at the time; she stated she would work with T. Patton to have the quotes updated. S. Zubalsky-Peer explained she and T. Patton had been in contact with OPD and Village code for over a year regarding the Chestnut Street property and were recently contacted by code regarding the Spencer Ave property to have the TCPDC resolve the issue. She explained she and T. Patton had also been in contact multiple times with an officer from OPD. She explained both agencies told them there was nothing else they could do at this time to prevent the issues other than having the cars towed and impounded at owner expense. J. Case and J. Whitmore expressed frustration that there was not more Village of Owego code or police could do regarding the situation and asked S. Zubalsky-Peer to contact the police chief directly. S. Zubalsky-Peer explained that the Spencer Ave property had three derby cars parked on the property. The individual who owns the cars had been in contact with the TCPDC and had come into the ED&P office on multiple occasions and expressed he was not trying to do anything wrong and wanted to be cooperative with the TCPDC. The individual proposed a lease agreement with the Land Bank to store his derby cars on the property as it was a hobby he did with his son. The individual also stated there was tension with surrounding neighbors that had resulted in calls to OPD regarding the calls. The board discussed this request and determined they did not want to pursue a lease arrangement. The board discussed potential future uses for the properties, and if housing was possible. S. Zubalsky-Peer explained the ED&P office had discussed both properties multiple times over the past year and feel that a house may be feasible, with local approvals, on the Spencer Ave property but a fence would still be recommended for any future property owner. Additional discussion was held regarding enforcement challenges related to unauthorized dumping and property misuse. She explained the Chestnut Street property has basically no redevelopment potential due to its topography and location in the floodplain. Board members expressed concerns about the consistency of enforcement actions and the difficulty preventing reoccurring violations. The Board requested S. Zubalsky-Peer ask other Land Banks what they do in such situations and report back next meeting with this information, with outreach to the police chief, and updated fencing quotes.

#### 4. New Business

- a. Recommendation of Christine Shaver for the Board- S. Zubalsky-Peer stated Governance committee met before the board meeting to discuss recommending Christine Shaver as a board member to the legislature for approval.

**Motion to approve recommending Christine Shaver as a new Board member for the Legislature to approve (J. Whitmore, R. Bunce)**

**Aye: 5**

**Abstain: 0**

**Nay: 0 Carried**

- b. Approval of 81 North Avenue Residential Tenants- S. Zubalsky-Peer thanked the tenant selection committee for their timely responses and stated the committee reviewed, scored, and approved applicants for the residential units located at 81 North Ave. T. Patton had compiled the scores and provided the top scoring applicant for each unit the opportunity to pursue a lease. It was noted one selected candidate withdrew, and the committee proceeded with the next qualified applicant. S. Zubalsky-Peer stated the attorney is in the process of preparing the lease agreement, which needs to be completed by June 1. While leases have not been finalized, the selected applicants have been informally notified of their anticipated tenancy status.

**Motion to approve the recommended tenant selections made by the Tenant Selection Committee for the available rental units at 81 North Ave, Owego (L. Pelotte, J. Whitmore)**

**Aye: 5 Abstain: 0**

**Nay: 0 Carried**

- c. Assessment for 81 North Ave- S. Zubalsky-Peer reaffirmed the information provided email to the board from the previous week, indicating the new assessment for 81 North Avenue at a little over \$395,000, which was an increase of \$120,000. She stated that based on the tax rate she and B. Woodburn calculated the annual taxes at an estimated \$25,000. J. Whitmore and R. Bunce expressed concern regarding the significant increase and questioned whether the rental income generated by the units would be sufficient to support the operating expense and tax associated with the property. S. Zubalsky-Peer reminded the board this project was never meant to provide a large profit, but to get the TCPDC experience with retaining a building for rental income and provide sustainable income to support operations if the TCPDC lost LBI operational funds. S. Zubalsky-Peer reminded the Board they had approved, via email due to deadline constraints, the submission of the 485-b application to help offset and ease the financial impact of the increased taxes. The board discussed concerns that assessment appeared high in comparison to the property's income potential. S. Zubalsky-Peer noted that the tax rate is an estimate and will receive confirmation on the exact numbers. J. Whitmore mentioned the possibility challenging the assessment; however, J. Case raised concerns regarding the complexity and length of the grievance process. J. Whitmore also discussed concerns about the long-term marketability of the property due to the projected tax burden in relation to rental income. J. Whitmore asked S. Zubalsky-Peer to bring up certain properties on the county Real Property system to show comparisons of 81 North with other local rental properties with greater number of units with a comparatively lower tax burden. S. Zubalsky-Peer stated she would contact the Assessor's office to obtain clarification regarding the methodology used to determine the assessment.

**Motion to approve the submission of a 485-b application for the 81 North Ave property (J. Whitmore, R. Bunce)**

**Aye: 5 Abstain: 0**

**Nay: 0 Carried**

- d. HOME Homebuyer Development Application- S. Zubalsky-Peer presented the grant application in the amount of \$500,000 to assist with the construction of two single-family homes on Temple Street in Owego. She reminded the board this application was previously approved but the TCPDC pulled their application due the capacity constraints and needing to choose an

organization with whom to enter an MOU for the required housing counseling since ED&P does not have a HUD certified counselor on staff. It was also pulled because another round of LBI funding had been released that was much more flexible to work with and would come with a lower administration burden if used for the construction of homes. The HOME grant is being revised because the TCPDC did not receive that LBI grant award. H. Murray raised the possibility of utilizing tiny homes, but S. Zubalsky-Peer explained the grant requirements specify construction of single-family homes and that Village of Owego will not approve tiny homes. It was also noted that the homes must be elevated due to floodplain requirements, and that a site work contractor provided quotes related to necessary foundation work. Additional program requirements were reviewed, including that the homes must be sold to income-qualified, first-time homebuyers who complete the required counseling. The board was informed that the income restrictions would be in place for roughly 10 years. The proposed homes would be ranch-style modular homes. It was reported that current quotes for the modular structure is approximately \$174,000 per unit for the house portion only. The board discussed whether the home could realistically be completed with all associated costs for \$250,000 per unit. It was acknowledged that meeting that budget would be very tight. The board also discussed the anticipated market value of the completed homes; however, it was noted that a formal market analysis has not been completed and would need to be conducted as part of the application. Questions were raised regarding project funding and how the remaining project costs would be covered. It was reported that efforts are currently underway to sell several properties to assist. H. Murray asked if current staff capacity would be sufficient to manage the project. S. Zubalsky-Peer felt the staff would be able to administer and oversee the project if awarded and expressed that T. Patton would primarily be responsible for project management. T. Patton also confirmed she felt she had the capacity. The board expressed interest in obtaining market analysis information before final project commitment and reiterated a preference to keep costs below \$250,000 per home if feasible, while acknowledging the final cost may exceed that amount. The board also discussed whether receiving grant approval and later deciding not to proceed with the project, or withdrawing the application, would negatively impact future opportunities. S. Zubalsky-Peer informed the board that it would not.

**Motion to approve application to the HOME Homebuyer Development program in the amount of \$500,000 for the construction of two single-family homes on Temple Street (J. Whitmore, J. Case)**

**Aye: 5 Abstain: 0**

**Nay: 0 Carried**

- e. 48-50 Lake Street- S. Zubalsky-Peer summarized the documents provided to the Board via email for review, including the co-developer agreement between the TCPDC, IDA, and County. She explained this agreement was currently under review by the respective agency attorneys and was not yet formally ready for approval. The Board discussed under the proposed agreement the county would be responsible for grant administration, the IDA would provide financial assistance for the project and the TPDC would serve as the property owners and oversee property related matters such as project management and construction. The board discussed whether to approve the agreement contingent upon the review and approval by counsel or postpone until the review is complete. The Chair expressed the opinion that there may be provisions within the agreement that should be first reviewed by legal counsel prior to board approval. The board discussed recent quotes received for radon testing and Phase 1

environmental assessment for the property. It was noted that completing these evaluations early in the process would allow any necessary mitigation measures to be incorporated into the project plans if needed. A motion to approve the quotes was not needed due to the existing term contract. The board agreed to allow O'Rourke to complete these assessments.

5. Chairman's Remarks- H. Murray stated she would like to know what properties are owned by the PDC. S. Zubalsky-Peer noted the information is public information posted on the website per ABO requirements and that this list is updated any time a project is acquired or dispose. H. Murray requested preparation of a simplified spreadsheet showing which properties need a plan moving forward. S. Zubalsky-Peer stated the only properties currently without a clear plan are those on Chestnut Street, Spencer Ave, and 81 Hickories Park Rd. S. Zubalsky-Peer agreed to prepare a spreadsheet for next meeting.
6. **Adjournment- 5:24PM (J. Whitmore, R. Bunce)**

**Aye: 5 Abstain: 0  
Nay: 0 Carried**

# Tioga County Property Development Corporation

## Balance Sheet Comparison

As of April 30, 2026

	TOTAL			
	AS OF APR 30, 2026	AS OF APR 30, 2025 (PY)	CHANGE	% CHANGE
<b>ASSETS</b>				
Current Assets				
Bank Accounts				
10000 Tioga State Bank	22,646.10	168,366.15	-145,720.05	-86.55 %
10001 Tioga Bank ICS	95,284.39	259,314.67	-164,030.28	-63.26 %
10002 Tioga Bank - 81 North Ave	6,954.03		6,954.03	
<b>Total Bank Accounts</b>	<b>\$124,884.52</b>	<b>\$427,680.82</b>	<b>\$ -302,796.30</b>	<b>-70.80 %</b>
Other Current Assets				
1205 LBI Operations				
1205.1 Left to Receive	200,000.00		200,000.00	
1205.2 Left to Spend	-121,140.87		-121,140.87	
<b>Total 1205 LBI Operations</b>	<b>78,859.13</b>		<b>78,859.13</b>	
12102 LBI Phase 1				
12102.1 Left to Receive	0.00	155,880.17	-155,880.17	-100.00 %
12102.2 Left to Spend	0.00	-122,878.16	122,878.16	100.00 %
<b>Total 12102 LBI Phase 1</b>	<b>0.00</b>	<b>33,002.01</b>	<b>-33,002.01</b>	<b>-100.00 %</b>
12103 LBI Phase 2				
12103.1 Left to Receive	146,102.20	60,429.23	85,672.97	141.77 %
12103.2 Left to Spend	-136,331.88	-54,427.03	-81,904.85	-150.49 %
<b>Total 12103 LBI Phase 2</b>	<b>9,770.32</b>	<b>6,002.20</b>	<b>3,768.12</b>	<b>62.78 %</b>
12104 LBI Phase II - Capital				
12104.1 Left to Receive	894,167.03		894,167.03	
12104.2 Left to Spend	-722,976.03		-722,976.03	
<b>Total 12104 LBI Phase II - Capital</b>	<b>171,191.00</b>		<b>171,191.00</b>	
14000 Property Inventory				
14045 117 Liberty St	2,300.00	2,666.67	-366.67	-13.75 %
14050 39-41 Temple St.	3,000.00	3,000.00	0.00	0.00 %
14055 115-117 Chestnut Owego	5,000.00	5,000.00	0.00	0.00 %
14060 112 Liberty St.	50.00	50.00	0.00	0.00 %
14061 110 Liberty Street, Owego	6,339.93	6,339.93	0.00	0.00 %
14062 107 Liberty Street, Owego	4,162.13	4,162.13	0.00	0.00 %
14063 96-102 Liberty Street, Owego	11,300.00	13,962.26	-2,662.26	-19.07 %
14075 119 Liberty Street	2,600.00	3,111.11	-511.11	-16.43 %
14081 92-94 Liberty Str.	6,050.31	6,050.31	0.00	0.00 %
14082 37 Temple Str.	4,654.09	4,654.09	0.00	0.00 %
14083 43-45 Temple St.	6,981.13	6,981.13	0.00	0.00 %
14084 47 Temple Str.	3,257.86	3,257.86	0.00	0.00 %
14085 49 Temple Str.	6,515.74	6,515.74	0.00	0.00 %
14086 113 Liberty Street, Owego	1.00	1.00	0.00	0.00 %
14087 247 Main St	43,300.00	1.00	43,299.00	4,329,900.00 %
14092 103 Liberty St	20,000.00	20,000.00	0.00	0.00 %
14093 94 Spencer Ave	1.00	1.00	0.00	0.00 %
14094 54 Temple St	1.00	1.00	0.00	0.00 %
14095 98 Spencer Ave	1.00	1.00	0.00	0.00 %
14097 121 Providence St	237,850.00	22,926.00	214,924.00	937.47 %
14098 81 North Ave	123,642.00	413,752.00	-290,110.00	-70.12 %
14099 81 Hickory Park Rd	322,500.00		322,500.00	
14100 48-50 Lake St	400,000.00		400,000.00	
14101 39 Railroad	50,000.00		50,000.00	
<b>Total 14000 Property Inventory</b>	<b>1,259,507.19</b>	<b>522,434.23</b>	<b>737,072.96</b>	<b>141.08 %</b>
17000 Prepaid Insurance	6,282.98	1,173.56	5,109.42	435.38 %
<b>Total Other Current Assets</b>	<b>\$1,525,610.62</b>	<b>\$562,612.00</b>	<b>\$962,998.62</b>	<b>171.17 %</b>

	TOTAL			
	AS OF APR 30, 2026	AS OF APR 30, 2025 (PY)	CHANGE	% CHANGE
<b>Total Current Assets</b>	<b>\$1,650,495.14</b>	<b>\$990,292.82</b>	<b>\$660,202.32</b>	<b>66.67 %</b>
<b>TOTAL ASSETS</b>	<b>\$1,650,495.14</b>	<b>\$990,292.82</b>	<b>\$660,202.32</b>	<b>66.67 %</b>
<b>LIABILITIES AND EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable	4,505.30		4,505.30	
<b>Total Accounts Payable</b>	<b>\$4,505.30</b>	<b>\$0.00</b>	<b>\$4,505.30</b>	<b>0.00%</b>
Other Current Liabilities				
22000 Accrued Expenses	1,000.00	800.00	200.00	25.00 %
23000 Deferred Grant Revenue	390,150.58	390,150.58	0.00	0.00 %
23002 Hooker Foundation	0.00	2,398.10	-2,398.10	-100.00 %
23003 Community Foundation Grant	4,198.60		4,198.60	
<b>Total 23000 Deferred Grant Revenue</b>	<b>394,349.18</b>	<b>392,548.68</b>	<b>1,800.50</b>	<b>0.46 %</b>
<b>Total Other Current Liabilities</b>	<b>\$395,349.18</b>	<b>\$393,348.68</b>	<b>\$2,000.50</b>	<b>0.51 %</b>
<b>Total Current Liabilities</b>	<b>\$399,854.48</b>	<b>\$393,348.68</b>	<b>\$6,505.80</b>	<b>1.65 %</b>
<b>Total Liabilities</b>	<b>\$399,854.48</b>	<b>\$393,348.68</b>	<b>\$6,505.80</b>	<b>1.65 %</b>
Equity				
32000 Unrestricted Net Assets	641,911.07	308,894.79	333,016.28	107.81 %
Net Income	608,729.59	288,049.35	320,680.24	111.33 %
<b>Total Equity</b>	<b>\$1,250,640.66</b>	<b>\$596,944.14</b>	<b>\$653,696.52</b>	<b>109.51 %</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,650,495.14</b>	<b>\$990,292.82</b>	<b>\$660,202.32</b>	<b>66.67 %</b>

# Tioga County Property Development Corporation

## Profit and Loss Comparison

January - April, 2026

	TOTAL			
	JAN - APR, 2026	JAN - APR, 2025 (PY)	CHANGE	% CHANGE
<b>Income</b>				
44400 Government Contracts				
44440 Hooker Foundation	1,474.19	253.11	1,221.08	482.43 %
44470 LBI Phase 1		31,099.72	-31,099.72	-100.00 %
44480 LBI Phase II	453,768.12	290,110.00	163,658.12	56.41 %
44481 LBI Phase II - Capital	186,029.00		186,029.00	
44482 LBI Operations	38,451.36		38,451.36	
44483 Community Foundation Grant	3,801.40		3,801.40	
<b>Total 44400 Government Contracts</b>	<b>683,524.07</b>	<b>321,462.83</b>	<b>362,061.24</b>	<b>112.63 %</b>
48000 Rental Income	4,800.00		4,800.00	
<b>Total Income</b>	<b>\$688,324.07</b>	<b>\$321,462.83</b>	<b>\$366,861.24</b>	<b>114.12 %</b>
<b>Cost of Goods Sold</b>				
50000 Cost of Goods Sold				
50001 Demolition	1,941.50		1,941.50	
50004 Property Insurance	297.15	2,569.42	-2,272.27	-88.44 %
50006 Property Utilities	6,367.25	1,113.57	5,253.68	471.79 %
50007 Legal & Closing Costs	3,768.12		3,768.12	
50008 Debris Removal-Periodic	6,229.00		6,229.00	
50011 Property Maintenance	7,833.90		7,833.90	
50012 Property- Outside Contract Services	9,250.00		9,250.00	
<b>Total 50000 Cost of Goods Sold</b>	<b>35,686.92</b>	<b>3,682.99</b>	<b>32,003.93</b>	<b>868.97 %</b>
<b>Total Cost of Goods Sold</b>	<b>\$35,686.92</b>	<b>\$3,682.99</b>	<b>\$32,003.93</b>	<b>868.97 %</b>
<b>GROSS PROFIT</b>	<b>\$652,637.15</b>	<b>\$317,779.84</b>	<b>\$334,857.31</b>	<b>105.37 %</b>
<b>Expenses</b>				
62000 Operating Expenses				
62100 Contract Services				
62110 Accounting Fees	12,833.00	9,860.00	2,973.00	30.15 %
62140 Legal Fees	4,600.00		4,600.00	
62150 Outside Contract Services	19,213.31	19,218.17	-4.86	-0.03 %
<b>Total 62100 Contract Services</b>	<b>36,646.31</b>	<b>29,078.17</b>	<b>7,568.14</b>	<b>26.03 %</b>
65120 Insurance - Liability, D and O	1,333.42	351.69	981.73	279.15 %
65150 Memberships and Dues	2,500.00	2,000.00	500.00	25.00 %
<b>Total 62000 Operating Expenses</b>	<b>40,479.73</b>	<b>31,429.86</b>	<b>9,049.87</b>	<b>28.79 %</b>
65000 Operations				
65010 Books, Subscriptions, Reference	350.00		350.00	
65040 Supplies	3,077.83		3,077.83	
<b>Total 65000 Operations</b>	<b>3,427.83</b>		<b>3,427.83</b>	
<b>Total Expenses</b>	<b>\$43,907.56</b>	<b>\$31,429.86</b>	<b>\$12,477.70</b>	<b>39.70 %</b>
<b>NET OPERATING INCOME</b>	<b>\$608,729.59</b>	<b>\$286,349.98</b>	<b>\$322,379.61</b>	<b>112.58 %</b>
<b>Other Income</b>				
7000 Interest Income		1,699.37	-1,699.37	-100.00 %

	TOTAL			
	JAN - APR, 2026	JAN - APR, 2025 (PY)	CHANGE	% CHANGE
<b>Total Other Income</b>	<b>\$0.00</b>	<b>\$1,699.37</b>	<b>\$ -1,699.37</b>	<b>-100.00 %</b>
NET OTHER INCOME	\$0.00	\$1,699.37	\$ -1,699.37	-100.00 %
NET INCOME	\$608,729.59	\$288,049.35	\$320,680.24	111.33 %

# Tioga County Property Development Corporation

## Profit and Loss by Class

January - April, 2026

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKER FOUNDATION	LBI OPERATIONS	LBI PHASE 2	LBI PHASE II CAPITAL	TOTAL
<b>Income</b>							
44400 Government Contracts							\$0.00
44440 Hooker Foundation			1,474.19				\$1,474.19
44480 LBI Phase II					453,768.12		\$453,768.12
44481 LBI Phase II - Capital						186,029.00	\$186,029.00
44482 LBI Operations				38,451.36			\$38,451.36
44483 Community Foundation Grant	3,801.40						\$3,801.40
<b>Total 44400 Government Contracts</b>	<b>3,801.40</b>		<b>1,474.19</b>	<b>38,451.36</b>	<b>453,768.12</b>	<b>186,029.00</b>	<b>\$683,524.07</b>
48000 Rental Income		4,800.00					\$4,800.00
<b>Total Income</b>	<b>\$3,801.40</b>	<b>\$4,800.00</b>	<b>\$1,474.19</b>	<b>\$38,451.36</b>	<b>\$453,768.12</b>	<b>\$186,029.00</b>	<b>\$688,324.07</b>
<b>Cost of Goods Sold</b>							
50000 Cost of Goods Sold							\$0.00
50001 Demolition		1,941.50					\$1,941.50
50004 Property Insurance				297.15			\$297.15
50006 Property Utilities		4,522.33	1,321.39	523.53			\$6,367.25
50007 Legal & Closing Costs					3,768.12		\$3,768.12
50008 Debris Removal-Periodic						6,229.00	\$6,229.00
50011 Property Maintenance		726.33	152.80	6,954.77			\$7,833.90
50012 Property- Outside Contract Services						9,250.00	\$9,250.00
<b>Total 50000 Cost of Goods Sold</b>		<b>7,190.16</b>	<b>1,474.19</b>	<b>7,775.45</b>	<b>3,768.12</b>	<b>15,479.00</b>	<b>\$35,686.92</b>
<b>Total Cost of Goods Sold</b>	<b>\$0.00</b>	<b>\$7,190.16</b>	<b>\$1,474.19</b>	<b>\$7,775.45</b>	<b>\$3,768.12</b>	<b>\$15,479.00</b>	<b>\$35,686.92</b>
<b>GROSS PROFIT</b>	<b>\$3,801.40</b>	<b>\$ -2,390.16</b>	<b>\$0.00</b>	<b>\$30,675.91</b>	<b>\$450,000.00</b>	<b>\$170,550.00</b>	<b>\$652,637.15</b>
<b>Expenses</b>							
62000 Operating Expenses							\$0.00
62100 Contract Services							\$0.00
62110 Accounting Fees		8,833.00		4,000.00			\$12,833.00
62140 Legal Fees		4,600.00					\$4,600.00
62150 Outside Contract Services	1,245.00	0.14		17,968.17			\$19,213.31
<b>Total 62100 Contract Services</b>	<b>1,245.00</b>	<b>13,433.14</b>		<b>21,968.17</b>			<b>\$36,646.31</b>
65120 Insurance - Liability, D and O		1,333.42					\$1,333.42
65150 Memberships and Dues				2,500.00			\$2,500.00
<b>Total 62000 Operating Expenses</b>	<b>1,245.00</b>	<b>14,766.56</b>		<b>24,468.17</b>			<b>\$40,479.73</b>
65000 Operations							\$0.00
65010 Books, Subscriptions, Reference		350.00					\$350.00
65040 Supplies	2,556.40	521.43					\$3,077.83
<b>Total 65000 Operations</b>	<b>2,556.40</b>	<b>871.43</b>					<b>\$3,427.83</b>
<b>Total Expenses</b>	<b>\$3,801.40</b>	<b>\$15,637.99</b>	<b>\$0.00</b>	<b>\$24,468.17</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$43,907.56</b>
<b>NET OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$ -18,028.15</b>	<b>\$0.00</b>	<b>\$6,207.74</b>	<b>\$450,000.00</b>	<b>\$170,550.00</b>	<b>\$608,729.59</b>
<b>NET INCOME</b>	<b>\$0.00</b>	<b>\$ -18,028.15</b>	<b>\$0.00</b>	<b>\$6,207.74</b>	<b>\$450,000.00</b>	<b>\$170,550.00</b>	<b>\$608,729.59</b>

# Tioga County Property Development Corporation

## Profit and Loss by Month

January - April, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	TOTAL
<b>Income</b>					
44400 Government Contracts					\$0.00
44440 Hooker Foundation	409.80	848.73	215.66		\$1,474.19
44480 LBI Phase II		450,000.00	3,768.12		\$453,768.12
44481 LBI Phase II - Capital	63,150.00		62,450.00	60,429.00	\$186,029.00
44482 LBI Operations	3,968.18	4,043.76	21,622.94	8,816.48	\$38,451.36
44483 Community Foundation Grant	3,576.40		225.00		\$3,801.40
<b>Total 44400 Government Contracts</b>	<b>71,104.38</b>	<b>454,892.49</b>	<b>88,281.72</b>	<b>69,245.48</b>	<b>\$683,524.07</b>
48000 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	\$4,800.00
<b>Total Income</b>	<b>\$72,304.38</b>	<b>\$456,092.49</b>	<b>\$89,481.72</b>	<b>\$70,445.48</b>	<b>\$688,324.07</b>
<b>Cost of Goods Sold</b>					
50000 Cost of Goods Sold					\$0.00
50001 Demolition				1,941.50	\$1,941.50
50004 Property Insurance				297.15	\$297.15
50006 Property Utilities	789.98	2,278.90	2,172.14	1,126.23	\$6,367.25
50007 Legal & Closing Costs			3,768.12		\$3,768.12
50008 Debris Removal-Periodic				6,229.00	\$6,229.00
50011 Property Maintenance	57.86	3,161.00	3,285.04	1,330.00	\$7,833.90
50012 Property- Outside Contract Services	3,750.00		3,500.00	2,000.00	\$9,250.00
<b>Total 50000 Cost of Goods Sold</b>	<b>4,597.84</b>	<b>5,439.90</b>	<b>12,725.30</b>	<b>12,923.88</b>	<b>\$35,686.92</b>
<b>Total Cost of Goods Sold</b>	<b>\$4,597.84</b>	<b>\$5,439.90</b>	<b>\$12,725.30</b>	<b>\$12,923.88</b>	<b>\$35,686.92</b>
<b>GROSS PROFIT</b>	<b>\$67,706.54</b>	<b>\$450,652.59</b>	<b>\$76,756.42</b>	<b>\$57,521.60</b>	<b>\$652,637.15</b>
<b>Expenses</b>					
62000 Operating Expenses					\$0.00
62100 Contract Services					\$0.00
62110 Accounting Fees	1,500.00	1,000.00	7,000.00	3,333.00	\$12,833.00
62140 Legal Fees			4,600.00		\$4,600.00
62150 Outside Contract Services	4,213.32		14,999.99		\$19,213.31
<b>Total 62100 Contract Services</b>	<b>5,713.32</b>	<b>1,000.00</b>	<b>26,599.99</b>	<b>3,333.00</b>	<b>\$36,646.31</b>
65120 Insurance - Liability, D and O	276.82	276.82	276.82	502.96	\$1,333.42
65150 Memberships and Dues			2,500.00		\$2,500.00
<b>Total 62000 Operating Expenses</b>	<b>5,990.14</b>	<b>1,276.82</b>	<b>29,376.81</b>	<b>3,835.96</b>	<b>\$40,479.73</b>
65000 Operations					\$0.00
65010 Books, Subscriptions, Reference			350.00		\$350.00
65040 Supplies	2,331.40	521.43	225.00		\$3,077.83
<b>Total 65000 Operations</b>	<b>2,331.40</b>	<b>521.43</b>	<b>575.00</b>		<b>\$3,427.83</b>
<b>Total Expenses</b>	<b>\$8,321.54</b>	<b>\$1,798.25</b>	<b>\$29,951.81</b>	<b>\$3,835.96</b>	<b>\$43,907.56</b>
<b>NET OPERATING INCOME</b>	<b>\$59,385.00</b>	<b>\$448,854.34</b>	<b>\$46,804.61</b>	<b>\$53,685.64</b>	<b>\$608,729.59</b>
<b>NET INCOME</b>	<b>\$59,385.00</b>	<b>\$448,854.34</b>	<b>\$46,804.61</b>	<b>\$53,685.64</b>	<b>\$608,729.59</b>

# Tioga County Property Development Corporation

## Transaction Detail by Account

April 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
<b>10000 Tioga State Bank</b>									
04/01/2026	Check	706	No	Village of Owego - Sewer Dept.		Sewer bill 12/4/25-3/4/2026	50006 Cost of Goods Sold:Property Utilities	-146.00	-146.00
04/01/2026	Check	707	No	Veolia			50006 Cost of Goods Sold:Property Utilities	-23.18	-169.18
04/01/2026	Check	705	No	Bonadio & Co., LLP		Professional fees for 2025 Financial Statement	62110 Operating Expenses:Contract Services:Accounting Fees	-2,333.00	-2,502.18
04/07/2026	Check	709	No	Valley Energy		2/25/26-3/25/26 Gas bill	-Split-	-108.29	-2,610.47
04/07/2026	Check	708	No	Elan Financial Services		tenant cloud subscription	21000 Credit Card	-350.00	-2,960.47
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care			-Split-	-1,330.00	-4,290.47
04/07/2026	Check	710	No	Bowers & Company CPAS PLLC			22000 Accrued Expenses	-1,000.00	-5,290.47
04/07/2026	Check	712	No	CRC Services			-Split-	-3,530.23	-8,820.70
04/08/2026	Check	714	No	Clearview Door & Window		3rd Draw- Interior Renovations	-Split-	-52,200.00	-
04/08/2026	Check	713	No	Construction Management Associates LLC		3rd Draw- Construction Management	-Split-	-2,000.00	61,020.70
04/13/2026	Check	716	No	NYSEG		3/11/2026-4/9/2026 Electric bill- 81 North	50006 Cost of Goods Sold:Property Utilities	-29.07	63,020.70
04/13/2026	Check	717	No	NYSEG		3/11/2026-4/09/2026 Electric Bill for 81 North 2nd fl	50006 Cost of Goods Sold:Property Utilities	-118.25	63,049.77
04/13/2026	Check	715	No	Smith Brothers Insurance		2026-2027 Liability Insurance with late fee	-Split-	-2,550.37	63,168.02
04/17/2026	Check	718	No	CRC Services		Cleaning of 39 Railroad Ave Berkshire	-Split-	-2,698.77	65,718.39
04/20/2026	Check	719	No	Smith Brothers Insurance		Renewal of Directors & Officers 4/2026	-Split-	-1,117.00	68,417.16
04/20/2026	Check	720	No	NYSEG		Electric Bill 3/11-4/9 81 North 3rd Floor	50006 Cost of Goods Sold:Property Utilities	-141.47	69,534.16
04/21/2026	Check	721	No	Village of Owego - Sewer Dept.		Sewer Bill 1/2/26-4/2/2026	50006 Cost of Goods Sold:Property Utilities	-146.00	69,675.63
04/21/2026	Check	722	No	NYSEG		Electric Bill 3/11/2026-4/9/2026	50006 Cost of Goods Sold:Property Utilities	-390.54	69,821.63
04/21/2026	Check	723	No	Leatherstocking Cooperative Insurance Co.		Commercial Fire and Liability 4/2025-4/2026	-Split-	-297.15	70,212.17
<b>Total for 10000 Tioga State Bank</b>								<b>\$ -</b>	<b>70,509.32</b>
<b>10002 Tioga Bank - 81 North Ave</b>									
04/02/2026	Deposit		No	General & Administrative			48000 Rental Income	1,200.00	1,200.00
<b>Total for 10002 Tioga Bank - 81 North Ave</b>								<b>\$1,200.00</b>	
<b>1205 LBI Operations</b>									
<b>1205.2 Left to Spend</b>									
04/06/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.		To recognize grant income	20000 Accounts Payable	2,540.37	2,540.37
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care		To recognize grant income	10000 Tioga State Bank	1,203.30	3,743.67
04/07/2026	Check	709	No	Valley Energy		To recognize grant income	10000 Tioga State Bank	108.29	3,851.96
04/13/2026	Check	715	No	Smith Brothers Insurance		To recognize grant income	10000 Tioga State Bank	2,550.37	6,402.33
04/20/2026	Check	719	No	Smith Brothers Insurance		To recognize grant income	10000 Tioga State Bank	1,117.00	7,519.33
04/21/2026	Check	723	No	Leatherstocking Cooperative Insurance Co.		To recognize grant income	10000 Tioga State Bank	297.15	7,816.48
04/30/2026	Journal Entry	13	No			To recognize grant income	-Split-	1,000.00	8,816.48
<b>Total for 1205.2 Left to Spend</b>								<b>\$8,816.48</b>	
<b>Total for 1205 LBI Operations</b>									
<b>12104 LBI Phase II - Capital</b>									
<b>12104.2 Left to Spend</b>									
04/07/2026	Check	712	No	CRC Services		To recognize grant income	10000 Tioga State Bank	3,530.23	3,530.23
04/08/2026	Check	714	No	Clearview Door & Window		To recognize grant income	10000 Tioga State Bank	52,200.00	55,730.23
04/08/2026	Check	713	No	Construction Management Associates LLC		To recognize grant income	10000 Tioga State Bank	2,000.00	57,730.23
04/17/2026	Check	718	No	CRC Services		To recognize grant income	10000 Tioga State Bank	2,698.77	60,429.00
<b>Total for 12104.2 Left to Spend</b>								<b>\$60,429.00</b>	
<b>Total for 12104 LBI Phase II - Capital</b>									
<b>14000 Property Inventory</b>									
<b>14097 121 Providence St</b>									
04/08/2026	Check	714	No	Clearview Door & Window	LBI Phase II Capital	121 Providence - 3rd Draw - Interior Renovations	10000 Tioga State Bank	52,200.00	52,200.00
<b>Total for 14097 121 Providence St</b>								<b>\$52,200.00</b>	
<b>Total for 14000 Property Inventory</b>									
<b>17000 Prepaid Insurance</b>									
04/06/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.	LBI Operations	Insurance Policy 4/5/2026-4/5/2027	20000 Accounts Payable	2,540.37	2,540.37
04/13/2026	Check	715	No	Smith Brothers Insurance	LBI Operations	2026-2027 Liability Insurance (4/5/26 - 4/5/27)	10000 Tioga State Bank	2,550.37	5,090.74
04/20/2026	Check	719	No	Smith Brothers Insurance	LBI Operations	Renewal of Directors & Officers (4/5/26 - 4/5/27)	10000 Tioga State Bank	1,117.00	6,207.74
04/30/2026	Journal Entry	12	No			To record insurance expense for Apr 2026	-Split-	-502.96	5,704.78
<b>Total for 17000 Prepaid Insurance</b>								<b>\$5,704.78</b>	
<b>20000 Accounts Payable</b>									
04/06/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.		Insurance Policy 4/5/2026-4/5/2027	-Split-	2,540.37	2,540.37
04/23/2026	Bill	04609012522189	No	Veolia		Water bill 3/24/26-4/23/26	50006 Cost of Goods Sold:Property Utilities	23.43	2,563.80
04/30/2026	Bill	5353	No	O'Rourke, Inc.		Pre- Demolition and Asbestos for 39 Railroad	50001 Cost of Goods Sold:Demolition	1,941.50	4,505.30
<b>Total for 20000 Accounts Payable</b>								<b>\$4,505.30</b>	
<b>21000 Credit Card</b>									
04/07/2026	Check	708	No	Elan Financial Services	General & Administrative	CC Payment	10000 Tioga State Bank	-350.00	-350.00
<b>Total for 21000 Credit Card</b>								<b>\$ -350.00</b>	
<b>22000 Accrued Expenses</b>									
04/07/2026	Check	710	No	Bowers & Company CPAS PLLC	General & Administrative	March 2026 - Accounting Services	10000 Tioga State Bank	-1,000.00	-1,000.00
04/30/2026	Journal Entry	13	No			To record accounting services fees for Apr 2026 - Inv# 251280	-Split-	1,000.00	0.00
<b>Total for 22000 Accrued Expenses</b>								<b>\$0.00</b>	
<b>44400 Government Contracts</b>									
<b>44481 LBI Phase II - Capital</b>									
04/07/2026	Check	712	No	CRC Services	LBI Phase II Capital	To recognize grant income	10000 Tioga State Bank	3,530.23	3,530.23
04/08/2026	Check	713	No	Construction Management Associates LLC	LBI Phase II Capital	To recognize grant income	10000 Tioga State Bank	2,000.00	5,530.23
04/08/2026	Check	714	No	Clearview Door & Window	LBI Phase II Capital	To recognize grant income	10000 Tioga State Bank	52,200.00	57,730.23
04/17/2026	Check	718	No	CRC Services	LBI Phase II Capital	To recognize grant income	10000 Tioga State Bank	2,698.77	60,429.00
<b>Total for 44481 LBI Phase II - Capital</b>								<b>\$60,429.00</b>	
<b>44482 LBI Operations</b>									
04/06/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.	LBI Operations	To recognize grant income	20000 Accounts Payable	2,540.37	2,540.37
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	10000 Tioga State Bank	1,203.30	3,743.67
04/07/2026	Check	709	No	Valley Energy	LBI Operations	To recognize grant income	10000 Tioga State Bank	108.29	3,851.96
04/13/2026	Check	715	No	Smith Brothers Insurance	LBI Operations	To recognize grant income	10000 Tioga State Bank	2,550.37	6,402.33
04/20/2026	Check	719	No	Smith Brothers Insurance	LBI Operations	To recognize grant income	10000 Tioga State Bank	1,117.00	7,519.33

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
04/21/2026	Check	723	No	Leatherstocking Cooperative Insurance Co.	LBI Operations	To recognize grant income	10000 Tioga State Bank	297.15	7,816.48
04/30/2026	Journal Entry	13	No		LBI Operations	To recognize grant income	-Split-	1,000.00	8,816.48
<b>Total for 44482 LBI Operations</b>								<b>\$8,816.48</b>	
<b>Total for 44400 Government Contracts</b>								<b>\$69,245.48</b>	
48000 Rental Income									
04/02/2026	Deposit		No	General & Administrative	General & Administrative		10002 Tioga Bank - 81 North Ave	1,200.00	1,200.00
<b>Total for 48000 Rental Income</b>								<b>\$1,200.00</b>	
50000 Cost of Goods Sold									
50001 Demolition									
04/30/2026	Bill	5353	No	O'Rourke, Inc.	General & Administrative	Pre-Demolition and Asbestos for 39 Railroad	20000 Accounts Payable	1,941.50	1,941.50
<b>Total for 50001 Demolition</b>								<b>\$1,941.50</b>	
50004 Property Insurance									
04/21/2026	Check	723	No	Leatherstocking Cooperative Insurance Co.	LBI Operations	Commercial Fire and Liability 4/5/25 - 4/5/26	10000 Tioga State Bank	297.15	297.15
<b>Total for 50004 Property Insurance</b>								<b>\$297.15</b>	
50006 Property Utilities									
04/01/2026	Check	707	No	Veolia	General & Administrative	March 2026 Water bill 50 Lake St	10000 Tioga State Bank	23.18	23.18
04/01/2026	Check	706	No	Village of Owego - Sewer Dept.	General & Administrative	Sewer bill 12/4/25-3/4/2026	10000 Tioga State Bank	146.00	169.18
04/07/2026	Check	709	No	Valley Energy	LBI Operations	121 Providence - 2/25/26-3/25/26 Gas bill	10000 Tioga State Bank	108.29	277.47
04/13/2026	Check	717	No	NYSEG	General & Administrative	3/11/2026-4/09/2026 Electric Bill for 81 North 2nd fl	10000 Tioga State Bank	118.25	395.72
04/13/2026	Check	716	No	NYSEG	General & Administrative	3/11/2026-4/9/2026 Electric bill- 81 North	10000 Tioga State Bank	29.07	424.79
04/20/2026	Check	720	No	NYSEG	General & Administrative	Electric Bill 3/11-4/9 81 North 3rd Floor	10000 Tioga State Bank	141.47	566.26
04/21/2026	Check	721	No	Village of Owego - Sewer Dept.	General & Administrative	Sewer Bill 1/2/26-4/2/2026	10000 Tioga State Bank	146.00	712.26
04/21/2026	Check	722	No	NYSEG	General & Administrative	Electric Bill 3/11/2026-4/9/2026	10000 Tioga State Bank	390.54	1,102.80
04/23/2026	Bill	04609012522189	No	Veolia	General & Administrative	Water bill 3/24/26-4/23/26	20000 Accounts Payable	23.43	1,126.23
<b>Total for 50006 Property Utilities</b>								<b>\$1,126.23</b>	
50008 Debris Removal-Periodic									
04/07/2026	Check	712	No	CRC Services	LBI Phase II Capital	Items removed from property- 39 Railroad Ave	10000 Tioga State Bank	3,530.23	3,530.23
04/17/2026	Check	718	No	CRC Services	LBI Phase II Capital	Cleaning of 39 Railroad Ave Berkshire	10000 Tioga State Bank	2,698.77	6,229.00
<b>Total for 50008 Debris Removal-Periodic</b>								<b>\$6,229.00</b>	
50011 Property Maintenance									
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	9.05
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	18.10
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	27.15
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	36.20
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	45.25
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	54.30
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	63.35
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.04	72.39
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.04	81.43
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.04	90.47
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	99.52
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	108.57
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	117.62
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	126.67
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.04	135.71
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	144.76
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	153.81
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	162.86
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	171.91
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	180.96
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	190.01
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	199.06
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	208.11
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	217.16
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	226.21
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	235.26
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	General & Administrative	March 2026 Salting sidewalks <2in 3/14/2026	10000 Tioga State Bank	9.05	244.31
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.04	253.35
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.04	262.39
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.04	271.43
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.04	280.47
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.04	289.51
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.04	298.55
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.05	307.60
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.05	316.65
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.05	325.70
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.05	334.75
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.05	343.80
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	General & Administrative	March 2026 Salting sidewalks <2in 3/2/2026	10000 Tioga State Bank	9.05	352.85
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	General & Administrative	March 2026 Salting sidewalks <2in 3/4/2026	10000 Tioga State Bank	9.05	361.90
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	General & Administrative	March 2026 Salting sidewalks <2in 3/5/2026	10000 Tioga State Bank	9.05	370.95
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.04	379.99
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.04	389.03
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.04	398.07
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.04	407.11
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.04	416.15
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	425.20
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	434.25
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	443.30
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	452.35
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	461.40
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	470.45
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	479.50
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	488.55
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	497.60
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	506.65
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	515.70
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	524.75
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	LBI Operations	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	533.80
04/07/2026	Check	711	No	Scott's Lawn & Landscape Care	General & Administrative	March 2026 Salting sidewalks <2in 3/17/2026	10000 Tioga State Bank	9.05	542.85



DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
						251280			
<b>Total for 62110 Accounting Fees</b>								<b>\$3,333.00</b>	
<b>Total for 62100 Contract Services</b>								<b>\$3,333.00</b>	
65120 Insurance - Liability, D and O									
04/30/2026	Journal Entry	12	No		General & Administrative	To record insurance expense for Apr 2026	-Split-	502.96	502.96
<b>Total for 65120 Insurance - Liability, D and O</b>								<b>\$502.96</b>	
<b>Total for 62000 Operating Expenses</b>								<b>\$3,835.96</b>	

	<b>Award Amount</b>	<b>Funds Drawn Down</b>	<b>Funds Remaining</b>
<b>ARPA*</b>	\$ 500,000.00	\$ 109,849.42	\$ 390,150.58
<b>Hooker Foundation*</b>	\$ 65,000.00	\$ 65,000.00	\$ -
<b>LBI Phase 1***</b>			
<b>Opertations (8/1/25 - 8/1/26)</b>	\$ 200,000.00	\$ 80,432.77	\$ 119,567.23
<b>LBI Phase II</b>	\$ 1,490,100.00	\$ 1,354,893.12	\$ 135,206.88
<b>LBI Phase 2 - Capital</b>	\$ 1,283,000.00	\$ 496,986.97	\$ 786,013.03
<b>TOTAL</b>	<b>\$ 3,538,100.00</b>	<b>\$ 2,107,162.28</b>	<b>\$ 1,430,937.72</b>

\*Program funds received upfront

\*\*Pass through grant program. Admin fee only -\$25,000

\*\*\*Reimbursable grant program

<b>Material</b>	<b>Low</b>	<b>Average</b>	<b>High</b>
Vinyl (material only)	\$ 1.44	\$ 2.34	\$ 3.60
Vinyl (w/installation)	\$ 3.56	\$ 4.91	\$ 7.09
Hardie (material only)	\$ 5.04	\$ 5.67	\$ 7.29
Hardie (w/installation)	\$ 7.92	\$ 9.54	\$ 12.15
Composite (material only)	\$ 5.04	\$ 5.67	\$ 7.29
Composite (w/installation)	\$ 7.92	\$ 9.54	\$ 12.15
<b>Total cost for 2800 sq. ft.</b>	<b>Low</b>	<b>Average</b>	<b>High</b>
Vinyl	\$ 12,096.00	\$ 15,372.00	\$ 21,420.00
Hardie	\$ 22,176.00	\$ 26,712.00	\$ 34,020.00
Composite	\$ 22,176.00	\$ 26,712.00	\$ 34,020.00

[Vinyl Siding Costs - Calculate 2026 Prices & Installation Now..](#)

[Cost of Hardie Board Siding - Calculate 2026 Prices Now](#)

[Cost of Composite Siding - Calculate 2026 Prices Now](#)

Notes
<i>includes installation</i>
<i>includes installation</i>
<i>includes installation</i>



126 North St.  
 Dryden, NY 13053  
 607-844-9011

[whitmorefence.com/new](http://whitmorefence.com/new)  
[facebook.com/whitmorefence/](https://facebook.com/whitmorefence/)

## Budget Quotation

**TO:**

Tara Patton	Tioga County
56 Main St	Dept. ED&P
Owego	NY

Estimate By: Tim Brown

QUOTATION DATE: 6/22/2026

PHONE: 607-687-8267

EMAIL: [pattont@tiogacountyny.gov](mailto:pattont@tiogacountyny.gov)

CELL:

<b>Material:</b> Commercial Chain Link	<b>Linear Ft:</b> 76	<b>Height:</b> 5'
<b>Style:</b> Galvanized Chain Link		
<b>Hole Depth:</b> 36"	<b>Hole Width:</b> 10"	
<b>Face:</b> Out	<b>Terrain:</b> Other	<b>Sales Tax:</b> Cap. Impr.
<b>Top Line:</b> With Grade		
<b>Obstructions:</b> Other	<b>Removal By:</b> Customer	
<b>Distance off Property Line:</b> >3"		
<b>Height off Grade, Low:</b> 1	<b>High:</b> 3	<b>Ideal:</b> 1
		<b>Price</b>
<b>Specifications:</b> 98 Spencer St. Aluminized Chain Link 2" Mesh KK GA9		\$4,600.00
<b>Specs, (contd):</b> Posts: End 2 1/2" WT-40; Line 2" WT-20		\$0.00
<b>Specs, (contd):</b> Top Rail: 1 5/8" WT-40		\$0.00
<b>Gates:</b>		\$0.00
<b>Gates (contd):</b>		\$0.00
<b>Option #1</b>	Underground Electrical Survey (if needed)	\$450.00
<b>Note:</b>	Quotation based on Non-Prevailing Wage Rates	\$0.00
<p>This Quotation is valid for 15 days from the Quotation Date.          WHITMORE FENCE COMPANY agrees to guarantee above fence to be free from defects in materials and workmanship for one year. WHITMORE FENCE COMPANY may advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. WHITMORE FENCE COMPANY will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does WHITMORE FENCE COMPANY assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. WHITMORE FENCE COMPANY will assume the responsibility for having underground public utilities located and marked. However, WHITMORE FENCE COMPANY assumes no responsibility for unmarked services, or any other unmarked services or objects. The customer will assume all liability for any damage caused by directing WHITMORE FENCE COMPANY to dig in the immediate vicinity of known utilities or utilities that have not been located.</p> <p>The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. If rock drilling is required an additional charge of \$300/hr will apply.</p> <p>The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced. A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 15 days after completion of any work invoiced. All materials will remain the property of WHITMORE FENCE COMPANY until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.</p>		<b>Sub-Total</b> \$5,050.00
		<b>Sales Tax</b> \$0.00
		<b>Total</b> \$5,050.00
		<b>Deposit Due</b> \$2,525.00

**Customer Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Whitmore Fence Representative Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



126 North St.  
 Dryden, NY 13053  
 607-844-9011

[whitmorefence.com/new](http://whitmorefence.com/new)  
[facebook.com/whitmorefence/](https://facebook.com/whitmorefence/)

## Budget Quotation

**TO:**

Tara Patton	Tioga County
56 Main St	Dept. ED&P
Owego	NY

Estimate By: Tim Brown

QUOTATION DATE: 6/22/2026

PHONE: 607-687-8267

EMAIL: [pattont@tiogacountyny.gov](mailto:pattont@tiogacountyny.gov)

CELL:

<b>Material:</b> <u>Commercial Chain Link</u>	<b>Linear Ft:</b> <u>320</u>	<b>Height:</b> <u>5'</u>
<b>Style:</b> <u>Galvanized Chain Link</u>		
<b>Hole Depth:</b> <u>36"</u>	<b>Hole Width:</b> <u>10"</u>	
<b>Face:</b> <u>Out</u>	<b>Terrain:</b> <u>Other</u>	<b>Sales Tax:</b> <u>Cap. Impr.</u>
<b>Top Line:</b> <u>With Grade</u>		
<b>Obstructions:</b> <u>Other</u>	<b>Removal By:</b> <u>Customer</u>	
<b>Distance off Property Line:</b> <u>&gt;3"</u>		
<b>Height off Grade, Low:</b> <u>0</u>	<b>High:</b> <u>0</u>	<b>Ideal:</b> <u>0</u>
<b>Price</b>		
<b>Specifications:</b>	115-117 Chestnut St. Aluminized Chain Link 2" Mesh KK GA9	\$15,200.00
<b>Specs, (contd):</b>	Posts: End 2 1/2" WT-40; Line 2" WT-20	\$0.00
<b>Specs, (contd):</b>	Top Rail: 1 5/8" WT-40	\$0.00
<b>Gates:</b>		\$0.00
<b>Gates (contd):</b>		\$0.00
<b>Option #1</b>	Underground Electrical Survey (if needed)	\$450.00
<b>Note:</b>	Quotation based on Non-Prevailing Wage Rates	\$0.00
<p>This Quotation is valid for 15 days from the Quotation Date.          WHITMORE FENCE COMPANY agrees to guarantee above fence to be free from defects in materials and workmanship for one year. WHITMORE FENCE COMPANY may advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. WHITMORE FENCE COMPANY will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does WHITMORE FENCE COMPANY assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. WHITMORE FENCE COMPANY will assume the responsibility for having underground public utilities located and marked. However, WHITMORE FENCE COMPANY assumes no responsibility for unmarked services, or any other unmarked services or objects. The customer will assume all liability for any damage caused by directing WHITMORE FENCE COMPANY to dig in the immediate vicinity of known utilities or utilities that have not been located.</p> <p>The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. If rock drilling is required an additional charge of \$300/hr will apply.</p> <p>The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced. A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 15 days after completion of any work invoiced. All materials will remain the property of WHITMORE FENCE COMPANY until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.</p>		<b>Sub-Total</b> \$15,650.00
		<b>Sales Tax</b> \$0.00
		<b>Total</b> \$15,650.00
		<b>Deposit Due</b> \$7,825.00

**Customer Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Whitmore Fence Representative Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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**[EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences**

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**From** Kevin Normile <kevin@budgetfenceinc.com>  
**Date** Fri 6/19/2026 11:17 AM  
**To** Patton, Tara <patton@tiogacountyny.gov>

So probably in the \$10,500 to \$11k for the basic 4 ft. galvanized residential fence. -----Original Message----- From: Patton, Tara Sent: Friday, June 19, 2026 11:16 AM To: Kevin Normile Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences Hi Kevin, Thanks for asking but this will be paid for with in-house funds and should not trigger prevailing wage. Get Outlook for iOS \_\_\_\_\_ From: Kevin Normile Sent: Friday, 19 June 2026 11:12:13 To: Patton, Tara Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences Tara, It doesn't look like I asked this before, but would this be paid for with government money? If so, it would be prevailing wage and quite a bit more expensive. If not figure about 10 percent more to cover our price increases... Kevin -----Original Message----- From: Patton, Tara Sent: Friday, June 19, 2026 10:04 AM To: Kevin Normile Subject: Re: [EXTERNAL] RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences Hi Kevin, I know the price you gave us back in October was a very rough estimate and not based on an actual site visit (which is fine - and what we are looking for right now). Our board is circling back to the idea of installing fencing again on the properties you quoted in October. Would you say the price would be about the same, or has it increased? If so, would you be able to update the prices (roughly) before our board meeting on Wednesday? If our board were to approve the fencing (officially) that's when we would move forward with a more detailed pricing, site visit, etc. Thank you! [cid:caebd091-e90e-481e-a341-fff67606b3ec] \_\_\_\_\_ From: Kevin Normile Sent: Monday, October 6, 2025 4:47 PM To: Patton, Tara Subject: [EXTERNAL] RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences You don't often get email from kevin@budgetfenceinc.com. Learn why this is important Hi Tara, Are you looking mainly for the highlighted areas to be fenced? On the Chestnut properties it looks like about 314 feet or so, and 76 on the Spencer (one blue line). If we did a 4 ft. high galvanized chain link using our typical residential installation materials and installation methods that 390 feet would likely be in the \$9,500 range, maybe up to \$10k depending on terrain etc. Of course that assumes the fence line being cleared of vegetation, trees, and debris etc. I left you a voice mail as well, feel free to call me to discuss. 607-759-7220. Thanks, Kevin Normile [image001.jpg] From: Patton, Tara Sent: Monday, October 6, 2025 1:49 PM To: Kevin Normile Subject: RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences Hi Kevin, Thanks for getting back to me so quick. I have attached two maps to indicate where we are thinking of the fencing to be installed. Roughly measured out by GIS. We would like chain link - nothing real heavy duty but enough to keep neighbors from encroaching onto the properties. Maybe 4-5 feet tall? We are currently looking for rough estimates to get an idea of pricing. [cid:image002.png@01DC36DF.5C671A60] From: Kevin Normile > Sent: Monday, October 6, 2025 11:31 AM To: Patton, Tara > Subject: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences You don't often get email from kevin@budgetfenceinc.com. Learn why this is important Hi Tara, Do you know what kind of fence you are looking for? Are there any plans for the layout of the fence? I would likely have to come out there and meet with you or someone to see what is involved. My cell phone number is 607-759-7220. Feel free to call me to discuss this. Thanks, Kevin Normile Field Estimator [Email Signature] Name: Tara Patton Email Address: patton@tiogacountyny.gov Subject: Requesting quotes for installation of chain link fences Phone: Message: Looking for quotes to install chain link fencing on a couple of properties for the Tioga County Land Bank. Property addresses are 115-117 Chestnut St. & 94, 98 Spencer Ave. Owego - what would be the easiest way to receive quotes? Do we need to set up a site visit, or do you have a standard pricing per unit installed? Any guidance on this would be appreciated! Manage Submissions Does this submission look like spam? Report it here.

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[EXTERNAL] RE: 48-50 Lake St

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**From** Ben Kuhlman <bk@williamsandedsall.com>  
**Date** Tue 4/21/2026 9:14 PM  
**To** Patton, Tara <pattont@tiogacountyny.gov>

Good evening, We can provide a boundary survey and elevation certificate simultaneously for \$2,500. If you only need an elevation certificate it would be \$750. Let me know what you would like us to do. -Ben Benjamin Kuhlman WILLIAMS and EDSALL Land Surveyors, PC 24 NYS Route 96, Suite 101, Owego, NY 13827 T/F: 607-687-8953 bk@williamsandedsall.com. <http://www.williamsandedsall.com> -----Original Message----- From: Patton, Tara Sent: Friday, April 17, 2026 11:20 AM To: Ben Kuhlman Subject: 48-50 Lake St Hi Ben, We recently took ownership of 48-50 Lake Street in Owego and are looking to obtain a survey/elevation certificate for the property. As we prepare to pursue grant funding for the building's rehabilitation, we're trying to get everything lined up on our end. Would you be able to provide a quote for this work? I'd really appreciate it. Please let me know if you need any additional information. Thanks so much! [cid:79627269-fa8a-45c4-98ba-e2c691446fc5]

Municipality	Property Address	Zoning	Current Status	Front (ft)	Rear (ft)	Left (ft)	Right (ft)	Total Lot Size (sqft)	Plans/Notes
Owego	115-117 Chestnut St	R3	Empty Lot	42.3	40	140.8	133.6	5,545	
Owego	117 Liberty St	R3	Empty Lot	37.3	35.7	73.9	73.3	2,693	
Owego	39-41 Temple St	R3	Empty Lot	46.2	48.1	131.2	130.8	6,199	
Owego	112 Liberty Street	R3	Empty Lot	39.1	41.3	162.5	166.4	6,588	HomeBuyer Dev. Program - Single Family
Owego	119 Liberty Street	R3	Empty Lot	40.7	39.8	73	73	2,955	
Owego	110 Liberty Street	R3	Empty Lot	102.6	97.7	166.4	175.6	17,495	HomeBuyer Dev. Program - Single Family
Owego	107 Liberty Street	R3	Empty Lot	55.5	63.1	126.4	110.3	6,901	MOU w/ OACSD
Owego	96-102 Liberty Street	R3	Empty Lot	107.4	150.1	106.4	105.2	13,174	
Owego	113 Liberty Street	R3	Empty Lot	71.2	73.4	110.3	92.5	7,284	
Owego	92-94 Liberty Street	R3	Empty Lot	85.4	44.5	65.4	67.2	5,108	
Owego	37 Temple Street	R3	Empty Lot	52.4	51.4	89.4	87.6	4,592	
Owego	43-45 Temple Street	R3	Empty Lot	51.9	51	128.8	131.9	6,818	
Owego	47 Temple Street	R3	Empty Lot	21.1	22.9	128.9	129.2	2,863	
Owego	49 Temple Street	R3	Empty Lot	36.6	34.3	129.2	129.7	4,642	
Owego	103 Liberty Street	R3	Rehabilitation	49.4	45.4	137.5	126.4	6,211	MOU w/ OACSD -- Sale after completion
Owego	247 Main Street	R3	Rehabilitation	54.7	55.7	134.7	134.7	7,469	Sale after completion
Owego	94 Spencer Avenue	R3	Empty Lot	63.2	62	76.1	75.5	4,760	
Owego	98 Spencer Avenue	R3	Empty Lot	24.1	24.1	76.1	76.1	1,838	
Owego	54 Temple Street	R3	Empty Lot	51.2	48.4	160.2	160.2	7,588	
Waverly	121 Providence St		Rehabilitation	49.8	51	203.5	197.8	10,199	Sale after completion
Owego	81 North Avenue	CB	Actively Leasing	20.2	21	75.7	76	1,575	Continue to lease
Owego	81 Hickory Park Rd		Empty Lot	143	149.6	306	329.9	45,765	
Berkshire	39 Railroad Ave		Demolition	95.5	99.9	126.5	97.4	10,740	Donate to Town of Berkshire for park
Owego	48-50 Lake Street	CB	Planning Stages	80	80	91	93.1	7,400	9 units plus commercial space

**R3**  
Lot size: 5,000 Sq. Ft. +  
Lot width: 65 ft  
Structure: Cannot take up more than 40%  
Front Yard: 30 ft  
Side Yard: Not less than 6ft or total less than 15ft  
Rear Yard: 30ft  
Height - no more than 45ft