



COIDA Board Meeting Agenda

Friday February 14, 2025 8:00 AM

Updated 02/07/25

- **Call COIDA Board meeting to order-Chair**
- **Roll Call** – Calling of Board members, announcement as to whether a quorum is present
- **Approval of Previous Board Meeting Minutes**
 - *January 10, 2024 Board Meeting Minutes (Electronic) – Motion*
- **Financial** – Michael Dobell
 - *COIDA/ORLF Accept Monthly Financials (Finance Package) – Motion*
 - *PILOT Report- Matt*
- **Report of Committees/Departments/Sites**
 - Business Development – Gabrielle Barone
 - Project Update – Staff
 - Facilities/Sites- Michael
 - MAP and LDC Report - Matt
 - Legal – Kevin Zanner
 - Marketing – Michael
- **Executive Session – If Required – Motion (Including invitees)**
 - *Action on any matters from executive session – Motion*
- **Unfinished Business**
 - Complete annual board evaluation survey
- **New Business**
 - Consider resolution authorizing a lease-leaseback transaction with Falls Road Railroad Co. Inc. to facilitate grant funding from the northern border regional commission – Motion
 - Consider the approval of the Governance Committee Charter - Motion
 - Consider the approval of Guidelines and Policies
 - Procurement Policy – Motion
 - Real Property Acquisition - Motion
 - Property Disposal Guidelines – Motion
- **Adjournment**



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Public Sector Statement
January 31, 2025
page 1 of 3

22 X 968 00022 R EM T1
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY
121 N MAIN ST FL 2
ALBION NY 14411-1237

Questions or comments?
Call our Key Business Resource Center
1-888-KEY4BIZ (1-888-539-4249)

BEDA

Public Transaction Basis ~~XXXXXX~~ 1750
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 12-31-24	\$759,536.65
3 Additions	+17,253.45
33 Subtractions	-142,488.63
Ending balance 1-31-25	\$634,301.47

Additions

Deposits	Date	Serial #	Source	
	1-2		Deposit Branch 0290 New York	\$300.00
	1-16		Paychex-Rcx Payroll	14,760.45
	1-16		Deposit Branch 0290 New York	2,193.00
Total additions				\$17,253.45

Net

Subtractions

Paper Checks

* check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
3260	1-3	\$4,000.00	3273	1-13	1,914.26	3281	1-17	38.97
*3265	1-2	14,309.83	3274	1-15	18,000.00	3282	1-21	139.98
3266	1-2	855.00	*3276	1-8	391.22	*3285	1-27	38.75
3267	1-2	337.50	3277	1-8	11.99	3286	1-27	106.94
3268	1-2	38.97	3278	1-8	245.66	3287	1-17	90.26
3269	1-3	900.00	3279	1-13	6,000.00	3288	1-23	422.50
*3271	1-13	33.00	3280	1-13	121.88	3289	1-28	2,245.00
3272	1-14	36,281.00						

Paper Checks Paid \$86,522.71

Withdrawals	Date	Serial #	Location	
	1-2		Paychex-Rcx Payroll	\$7,688.66
	1-2		Paychex Tps Taxes	4,327.55
	1-2		Hmknyebill Hmknyebil	2,987.22
	1-8		9102716322 Cons Coll	712.82

*Revised
2/4/25
+Hm*

Subtractions
(con't)

<i>Withdrawals</i>	<i>Date</i>	<i>Serial #</i>	<i>Location</i>	
	1-10		Paychex Eib Invoice	172.04
	1-16		Paychex-Rcx Payroll	14,760.45
	1-16		Paychex-Rcx Payroll	8,038.42
	1-16		Paychex Tps Taxes	4,556.85
	1-21		Paychex Tps Taxes	189.01
	1-30		Paychex - Rcx Payroll	8,038.40
	1-30		Paychex Tps Taxes	4,494.50
Total subtractions				\$142,488.63

12:11 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Summary
200.001 - OEDA Agency Checking, Period Ending 01/31/2025

	Jan 31, 25	
Beginning Balance		759,536.65
Cleared Transactions		
Checks and Payments - 38 items	-127,728.18	
Deposits and Credits - 4 items	2,493.00	
Total Cleared Transactions	-125,235.18	
Cleared Balance		634,301.47
Uncleared Transactions		
Checks and Payments - 11 items	-7,531.33	
Deposits and Credits - 2 items	144.53	
Total Uncleared Transactions	-7,386.80	
Register Balance as of 01/31/2025		626,914.67
New Transactions		
Checks and Payments - 1 item	-1,104.85	
Deposits and Credits - 1 item	300.00	
Total New Transactions	-804.85	
Ending Balance		626,109.82

12:11 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Detail
200.001 - OEDA Agency Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						759,536.65
Cleared Transactions						
Checks and Payments - 38 items						
Check	12/18/2024	3260	Camoin Associates	X	-4,000.00	-4,000.00
Check	12/23/2024	3265	HurwitzFine PC	X	-14,309.83	-18,309.83
Check	12/23/2024	3266	HurwitzFine PC	X	-855.00	-19,164.83
Check	12/23/2024	3267	HurwitzFine PC	X	-337.50	-19,502.33
Check	12/23/2024	3268	Keppler Culligan Wa...	X	-38.97	-19,541.30
Check	12/30/2024		Highmark BCBSWNY	X	-2,987.22	-22,528.52
Check	12/31/2024	3269	New York Skies	X	-900.00	-23,428.52
Check	01/01/2025		NYS & Local Retire...	X	-712.82	-24,141.34
Liability Check	01/03/2025		Paychex	X	-4,327.55	-28,468.89
Paycheck	01/03/2025		Gabrielle L Barone	X	-3,125.43	-31,594.32
Paycheck	01/03/2025		Michael R Dobell	X	-2,664.11	-34,258.43
Paycheck	01/03/2025		Mathew R Holland	X	-1,899.12	-36,157.55
Check	01/08/2025	3272	NYS & Local Emplo...	X	-36,281.00	-72,438.55
Check	01/08/2025	3274	Wendel	X	-18,000.00	-90,438.55
Check	01/08/2025	3279	Mindful Media Group	X	-6,000.00	-96,438.55
Check	01/08/2025	3273	Brian Parisi Coplers ...	X	-1,914.26	-98,352.81
Check	01/08/2025	3276	Key Bank	X	-391.22	-98,744.03
Check	01/08/2025	3278	Key Bank	X	-245.66	-98,989.69
Check	01/08/2025	3282	Spectrum Enterprise	X	-139.98	-99,129.67
Check	01/08/2025	3280	Mindful Media Group	X	-121.88	-99,251.55
Check	01/08/2025	3281	Keppler Culligan Wa...	X	-38.97	-99,290.52
Check	01/08/2025	3271	GMS	X	-33.00	-99,323.52
Check	01/08/2025	3277	Key Bank	X	-11.99	-99,335.51
Check	01/15/2025	3285	Indoff Incorporated	X	-38.75	-99,374.26
Check	01/16/2025	3286	Verizon Wireless	X	-106.94	-99,481.20
Check	01/16/2025	3287	Michael R Dobell	X	-90.26	-99,571.46
Liability Check	01/17/2025		Paychex	X	-4,556.85	-104,128.31
Paycheck	01/17/2025		Gabrielle L Barone	X	-3,260.45	-107,388.76
Paycheck	01/17/2025		Michael R Dobell	X	-2,785.34	-110,174.10
Paycheck	01/17/2025		Mathew R Holland	X	-1,992.63	-112,166.73
Check	01/21/2025		Paychex	X	-189.01	-112,355.74
Check	01/21/2025		Paychex	X	-172.04	-112,527.78
Check	01/22/2025	3289	Village of Albion (v)	X	-2,245.00	-114,772.78
Check	01/22/2025	3288	Diane L Blanchard	X	-422.50	-115,195.28
Liability Check	01/29/2025		Paychex	X	-4,494.50	-119,689.78
Paycheck	01/31/2025		Gabrielle L Barone	X	-3,260.46	-122,950.24
Paycheck	01/31/2025		Michael R Dobell	X	-2,785.32	-125,735.56
Paycheck	01/31/2025		Mathew R Holland	X	-1,992.62	-127,728.18
Total Checks and Payments					-127,728.18	-127,728.18
Deposits and Credits - 4 Items						
Deposit	12/30/2024			X	300.00	300.00
Check	01/08/2025	3284	Town of Murray Tax ...	X	0.00	300.00
Check	01/08/2025	3283	Town of Ridgeway T...	X	0.00	300.00
Payment	01/16/2025	8552	A.J Pledimonte-Mag...	X	2,193.00	2,493.00
Total Deposits and Credits					2,493.00	2,493.00
Total Cleared Transactions					-125,235.18	-125,235.18
Cleared Balance					-125,235.18	634,301.47
Uncleared Transactions						
Checks and Payments - 11 items						
General Journal	11/16/2022		Posta...		-76.35	-76.35
Liability Check	07/18/2023	2916	Orleans Co. Treasurer		-48.72	-125.07
Liability Check	08/01/2023	2923	Orleans Co. Treasurer		-1.74	-126.81
Liability Check	08/29/2023	2987	Orleans Co. Treasurer		-48.72	-175.53
Check	01/06/2025	3270	Gabrielle L Barone		-123.42	-298.95
Check	01/08/2025	3275	Wendel		-2,000.00	-2,298.95
Check	01/27/2025	3293	Orleans Co. Treasurer		-65.16	-2,364.11
Check	01/27/2025	3294	Roush C.P.A. PC		-65.00	-2,429.11
Check	01/29/2025		Highmark BCBSWNY		-2,987.22	-5,416.33
Check	01/29/2025	3292	HurwitzFine PC		-1,485.00	-6,901.33

12:11 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Detail
200.001 - OEDA Agency Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Check	01/29/2025	3291	HurwitzFine PC		-630.00	-7,531.33
Total Checks and Payments					-7,531.33	-7,531.33
Deposits and Credits - 2 Items						
General Journal	04/12/2017	Posta...			21.18	21.18
General Journal	10/24/2022	Posta...			123.35	144.53
Total Deposits and Credits					144.53	144.53
Total Uncleared Transactions					-7,386.80	-7,386.80
Register Balance as of 01/31/2025					-132,621.98	626,914.67
New Transactions						
Checks and Payments - 1 Item						
Check	02/07/2025		NYS & Local Retire...		-1,104.85	-1,104.85
Total Checks and Payments					-1,104.85	-1,104.85
Deposits and Credits - 1 item						
Deposit	02/03/2025				300.00	300.00
Total Deposits and Credits					300.00	300.00
Total New Transactions					-804.85	-804.85
Ending Balance					-133,426.83	626,109.82



KeyBank
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Cleveland, OH 44101-5885

Public Sector Statement
January 31, 2025
page 1 of 3

21 X 968 00021 R EM T1
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY
121 N MAIN ST FL 2
ALBION NY 14411-1237

Questions or comments?
Call our Key Business Resource Center
1-888-KEY4BIZ (1-888-539-4249)

PILLOT

Public Transaction 8282
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 12-31-24	\$52,780.70
6 Additions	+498,493.40
21 Subtractions	-477,417.87
Ending balance 1-31-25	\$73,856.23

Additions

Deposits	Date	Serial #	Source	
	1-13		Deposit Branch 0290 New York	\$9,539.39
	1-16		Deposit Branch 0290 New York	2,316.73
	1-21		Deposit Branch 0290 New York	403,696.56
	1-21		Deposit Branch 0290 New York	6,160.87
	1-21		Deposit Branch 0290 New York	3,682.26
	1-27		Deposit Branch 0290 New York	73,097.59
Total additions				\$498,493.40

Subtractions

Paper Checks

* check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
955	1-7	\$13,470.95	962	1-9	6,695.28	969	1-24	1,558.10
956	1-8	187.37	963	1-9	2,855.63	*971	1-27	2,845.62
957	1-6	691.77	964	1-8	6,847.64	972	1-27	836.64
958	1-22	4,239.39	965	1-10	4,069.74	973	1-27	253,752.12
959	1-13	1,650.46	966	1-10	10,257.37	974	1-30	149,944.44
960	1-6	180.60	967	1-24	7,256.65	975	1-27	4,140.28
961	1-7	1,634.49	968	1-23	2,282.84	976	1-28	2,020.59

Paper Checks Paid \$477,417.87

Received
2/14/25
MTH Hnd
[Signature]

800-857-7777

**Fees and
charges**

See your Account Analysis statement for details.

800-857-7777

800-857-7777

12:18 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Summary
200.003 - OEDA PILOT Checking, Period Ending 01/31/2025

	Jan 31, 25	
Beginning Balance		52,780.70
Cleared Transactions		
Checks and Payments - 21 Items	-477,417.87	
Deposits and Credits - 6 Items	498,493.40	
Total Cleared Transactions	21,075.53	
Cleared Balance		73,856.23
Uncleared Transactions		
Checks and Payments - 1 Item	-758.63	
Total Uncleared Transactions	-758.63	
Register Balance as of 01/31/2025		73,097.60
New Transactions		
Checks and Payments - 6 Items	-80,746.64	
Deposits and Credits - 2 Items	7,649.05	
Total New Transactions	-73,097.59	
Ending Balance		0.01

12:18 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Detail
200.003 - OEDA PILOT Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						52,780.70
Cleared Transactions						
Checks and Payments - 21 Items						
Check	12/30/2024	955	Orleans Co. Treasurer	X	-13,470.95	-13,470.95
Check	12/30/2024	966	Holley Central Scho...	X	-10,257.37	-23,728.32
Check	12/30/2024	964	Alblon Central Scho...	X	-6,847.64	-30,575.96
Check	12/30/2024	962	Village of Albion (v)	X	-6,695.28	-37,271.24
Check	12/30/2024	958	Town of Albion (v)	X	-4,239.39	-41,510.63
Check	12/30/2024	965	Medina Central Sch...	X	-4,069.74	-45,580.37
Check	12/30/2024	963	Village of Holley (v)	X	-2,855.63	-48,436.00
Check	12/30/2024	959	Town of Murray	X	-1,650.46	-50,086.46
Check	12/30/2024	961	Village of Medina	X	-1,634.49	-51,720.95
Check	12/30/2024	957	Town of Ridgeway	X	-691.77	-52,412.72
Check	12/30/2024	956	Town of Shelby	X	-187.37	-52,600.09
Check	12/30/2024	960	Town of Clarendon	X	-180.60	-52,780.69
Check	01/15/2025	967	Orleans Co. Treasurer	X	-7,256.55	-60,037.24
Check	01/15/2025	968	Town of Shelby	X	-2,282.84	-62,320.08
Check	01/16/2025	969	Orleans Co. Treasurer	X	-1,558.10	-63,878.18
Check	01/22/2025	973	Orleans Co. Treasurer	X	-253,752.12	-317,630.30
Check	01/22/2025	974	Town of Shelby	X	-149,944.44	-467,574.74
Check	01/22/2025	975	Orleans Co. Treasurer	X	-4,140.28	-471,715.02
Check	01/22/2025	971	Orleans Co. Treasurer	X	-2,845.62	-474,560.64
Check	01/22/2025	976	Town of Ridgeway	X	-2,020.59	-476,581.23
Check	01/22/2025	972	Town of Murray	X	-836.64	-477,417.87
Total Checks and Payments					-477,417.87	-477,417.87
Deposits and Credits - 6 Items						
Payment	01/13/2025	004583	Pride Pak Inc PILOT	X	9,539.39	9,539.39
Payment	01/16/2025	1692	Empire Fruit LLC Pl...	X	2,316.73	11,856.12
Payment	01/21/2025	181164	Save Holley High LLC	X	3,682.26	15,538.38
Payment	01/22/2025	3600	Hendrickson Holding...	X	6,160.87	21,699.25
Payment	01/22/2025	30143	Western New York ...	X	403,696.56	425,395.81
Payment	01/29/2025	4927	Cottages at Troutbur...	X	73,097.59	498,493.40
Total Deposits and Credits					498,493.40	498,493.40
Total Cleared Transactions					21,075.53	21,075.53
Cleared Balance					21,075.53	73,856.23
Uncleared Transactions						
Checks and Payments - 1 Item						
Check	01/16/2025	970	Town of Yates (v)		-758.63	-758.63
Total Checks and Payments					-758.63	-758.63
Total Uncleared Transactions					-758.63	-758.63
Register Balance as of 01/31/2025					20,316.90	73,097.60
New Transactions						
Checks and Payments - 6 Items						
Check	02/03/2025	982	Orleans Co. Treasurer		-3,759.84	-3,759.84
Check	02/03/2025	979	Orleans Co. Treasurer		-2,058.74	-5,818.58
Check	02/03/2025	981	Town of Shelby		-1,182.81	-7,001.39
Check	02/03/2025	980	Town of Shelby		-647.66	-7,649.05
Check	02/05/2025	978	Orleans Co. Treasurer		-50,364.79	-58,013.84
Check	02/05/2025	977	Town of Kendall		-22,732.80	-80,746.64
Total Checks and Payments					-80,746.64	-80,746.64
Deposits and Credits - 2 Items						
Payment	02/03/2025	1771	Medina Hospitality		2,706.40	2,706.40
Payment	02/03/2025	90671	Quorum/Takeform P...		4,942.65	7,649.05
Total Deposits and Credits					7,649.05	7,649.05
Total New Transactions					-73,097.59	-73,097.59

12:18 PM
02/04/25

Orleans Economic Development Agency
Reconciliation Detail
200.003 - OEDA PILOT Checking, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Ending Balance					-52,780.69	0.01



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Public Sector Statement
January 31, 2025
page 1 of 2

[REDACTED]

X 809 00000 R EM T1
COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT
OEDA COUNTY FUNDS ACCOUNT
121 N MAIN ST FL 2
ALBION NY 14411-1237

Questions or comments?
Call our Key Business Resource Center
1-888-KEY4BIZ (1-888-539-4249)

County

Public Savings [REDACTED] 1777
COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT
OEDA COUNTY FUNDS ACCOUNT

Beginning balance 12-31-24	\$161,567.73
Interest paid	+54.90
Ending balance 1-31-25	\$161,622.63

Interest
earned

Annual percentage yield (APY) earned	0.40%
Number of days this statement period	31
Interest paid 1-31-25	\$54.90
Interest earned this statement period	\$54.89
Interest paid year-to-date	\$54.90
Interest earned (2024)	\$636.82

Reviewed
2/4/25
[Signature]
Aunt Helen

[REDACTED]

12:21 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Summary
200.006 · OEDA County Fund Acct, Period Ending 01/31/2025

	<u>Jan 31, 25</u>
Beginning Balance	161,567.73
Cleared Transactions	
Deposits and Credits - 1 item	<u>54.90</u>
Total Cleared Transactions	<u>54.90</u>
Cleared Balance	<u>161,622.63</u>
Register Balance as of 01/31/2025	161,622.63
Ending Balance	161,622.63

12:21 PM

02/04/25

Orleans Economic Development Agency
Reconciliation Detail
200.006 - OEDA County Fund Acct, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						161,567.73
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	01/31/2025			X	54.90	54.90
Total Deposits and Credits					54.90	54.90
Total Cleared Transactions					54.90	54.90
Cleared Balance					54.90	161,622.63
Register Balance as of 01/31/2025					54.90	161,622.63
Ending Balance					54.90	161,622.63

10:09 AM

02/10/26

Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 - Cash Accounts				
CD- 09/2023	124,821.36	244,787.58	-119,966.22	-49.0%
200.006 - OEDA County Fund Acct	161,622.63	225,168.58	-63,545.95	-28.2%
200.001 - OEDA Agency Checking	626,914.67	113,135.87	513,778.80	454.1%
Total 200 - Cash Accounts	913,358.66	583,092.03	330,266.63	56.6%
Total Checking/Savings	913,358.66	583,092.03	330,266.63	56.6%
Accounts Receivable				
385 - Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 - Accounts Receivable	109,151.76	5,618.02	103,533.73	1,842.9%
Total Accounts Receivable	112,249.57	8,715.84	103,533.73	1,187.9%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 - Due From OLRC	-172,533.20	-27,533.20	-145,000.00	-526.6%
480 - Prepaid expenses				
480.001 - Express Mail Corporate Account	131.15	131.15	0.00	0.0%
Total 480 - Prepaid expenses	131.15	131.15	0.00	0.0%
Total Other Current Assets	-172,042.70	-27,042.70	-145,000.00	-536.2%
Total Current Assets	853,565.53	584,765.17	268,800.36	51.1%
Fixed Assets				
101 - Land				
101.002 - Medina Business Park				
MBP Sewer System				
County Interagency Instalimnt	11,034.85	11,034.85	0.00	0.0%
MBP Sewer System - Other	155,785.07	155,785.07	0.00	0.0%
Total MBP Sewer System	166,819.92	166,819.92	0.00	0.0%
101.002 - Medina Business Park - Other	87,549.65	87,549.65	0.00	0.0%
Total 101.002 - Medina Business Park	254,369.57	254,369.57	0.00	0.0%
101.003 - Holley Business Park	319,622.09	319,622.09	0.00	0.0%
101.004 - Land - Other	61,065.09	61,065.09	0.00	0.0%
Total 101 - Land	635,056.75	635,056.75	0.00	0.0%
104 - Machinery & equip	22,331.05	22,331.05	0.00	0.0%
114 - Accum deprec- Mach & equip	-22,331.05	-22,331.05	0.00	0.0%
Total Fixed Assets	635,056.75	635,056.75	0.00	0.0%
Other Assets				
215 - Payment transfer to OLRC/OEDA/	33,772.50	33,772.50	0.00	0.0%
399 - Deferred Outflow of Resources	127,793.00	127,793.00	0.00	0.0%
Total Other Assets	161,565.50	161,565.50	0.00	0.0%
TOTAL ASSETS	1,650,187.78	1,361,387.42	288,800.36	21.2%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
400 - Deferred Inflow of Resources	7,602.00	7,602.00	0.00	0.0%
604 - Cash Held on Behalf of Others	43,612.37	43,612.37	0.00	0.0%
Due to OLRC	166,704.39	166,704.39	0.00	0.0%
601 - Accrued Liabilities	11,251.73	11,251.73	0.00	0.0%
601.01 - Accrued Interest	18,750.00	18,750.00	0.00	0.0%
602 - Payroll Deductions				
602.100 - Company Liabilities				
602.102 - Medicare - Company	-0.81	0.00	-0.81	-100.0%
602.103 - Fed. Unemp. Ins. - Company	6.35	0.00	6.35	100.0%
602.104 - NYS Unemp. Ins. - Company	59.08	0.00	59.08	100.0%
602.105 - Disability Insurance	-179.04	-48.72	-130.32	-267.5%
Total 602.100 - Company Liabilities	-114.42	-48.72	-65.70	-134.9%

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Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change	% Change
602.200 • Employee Deductions				
602.201 • Soc. Sec. - Employee	0.01	0.00	0.01	100.0%
602.202 • Medicare - Employee	-0.01	0.00	-0.01	-100.0%
602.204 • NYS Withholding - Emp.	-48.72	-48.72	0.00	0.0%
602.205 • NYS & Local Retirement	-42,268.95	-6,369.98	-35,888.97	-563.4%
602.206 • Cafeteria Plan	3,444.00	3,444.00	0.00	0.0%
Total 602.200 • Employee Deductions	-38,863.67	-2,974.70	-35,888.97	-1,206.5%
602 • Payroll Deductions - Other	2,163.86	1,251.54	912.32	72.9%
Total 602 • Payroll Deductions	-36,814.23	-1,771.88	-35,042.35	-1,977.7%
Total Other Current Liabilities	211,106.26	246,148.61	-35,042.35	-14.2%
Total Current Liabilities	211,106.26	246,148.61	-35,042.35	-14.2%
Long Term Liabilities				
680 • Pension Liability	81,471.00	81,471.00	0.00	0.0%
689 • Other Long Term Debt (spec)				
689.003 • Loan Payable - Orleans Co.	310,833.33	500,000.00	-189,166.67	-37.8%
Total 689 • Other Long Term Debt (spec)	310,833.33	500,000.00	-189,166.67	-37.8%
Total Long Term Liabilities	392,304.33	581,471.00	-189,166.67	-32.5%
Total Liabilities	603,410.59	827,619.61	-224,209.02	-27.1%
Equity				
908 • Transfer from OLCRC	832,500.00	832,500.00	0.00	0.0%
909.001 • Retained Earnings	228,353.97	-305,408.04	531,762.01	174.1%
Net Income	-30,845.33	4,175.86	-35,021.19	-838.7%
Total Equity	1,028,008.64	531,267.82	496,740.82	93.6%
TOTAL LIABILITIES & EQUITY	1,631,419.23	1,358,887.43	272,531.80	20.1%

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Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 · Cash Accounts				
CD- 09/2023	124,821.36	244,787.58	-119,966.22	-49.0%
200.006 · OEDA County Fund Acct	161,822.83	225,168.58	-63,545.95	-28.2%
200.001 · OEDA Agency Checking	626,914.87	113,135.87	513,778.80	454.1%
200.003 · OEDA PILOT Checking	73,097.60	10,702.15	62,395.45	583.0%
Total 200 · Cash Accounts	986,456.26	593,794.18	392,662.08	66.1%
Total Checking/Savings	986,456.26	593,794.18	392,662.08	66.1%
Accounts Receivable				
385 · Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 · Accounts Receivable	109,151.75	5,618.02	103,533.73	1,842.9%
381 · PILOT Receivable	2,832.32	15,428.11	-12,593.79	-81.6%
Total Accounts Receivable	115,081.89	24,141.95	90,939.94	376.7%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
206 · Due From OLRC	-172,533.20	-27,533.20	-145,000.00	-528.6%
480 · Prepaid expenses				
480.001 · Express Mail Corporate Account	131.15	131.15	0.00	0.0%
Total 480 · Prepaid expenses	131.15	131.15	0.00	0.0%
Total Other Current Assets	-172,042.70	-27,042.70	-145,000.00	-536.2%
Total Current Assets	929,495.45	590,893.43	338,602.02	57.3%
Fixed Assets				
101 · Land				
101.002 · Medina Business Park				
MBP Sewer System				
County Interagency Installmnt	11,034.85	11,034.85	0.00	0.0%
MBP Sewer System - Other	155,785.07	155,785.07	0.00	0.0%
Total MBP Sewer System	166,819.92	166,819.92	0.00	0.0%
101.002 · Medina Business Park - Other	87,549.65	87,549.65	0.00	0.0%
Total 101.002 · Medina Business Park	254,369.57	254,369.57	0.00	0.0%
101.003 · Holley Business Park	319,622.09	319,622.09	0.00	0.0%
101.004 · Land - Other	61,065.09	61,065.09	0.00	0.0%
Total 101 · Land	635,056.75	635,056.75	0.00	0.0%
104 · Machinery & equip	22,331.05	22,331.05	0.00	0.0%
114 · Accum deprec- Mach & equip	-22,331.05	-22,331.05	0.00	0.0%
Total Fixed Assets	635,056.75	635,056.75	0.00	0.0%
Other Assets				
215 · Payment transfer to OLRC/OEDA/	33,772.50	33,772.50	0.00	0.0%
399 · Deferred Outflow of Resources	127,793.00	127,793.00	0.00	0.0%
Total Other Assets	161,565.50	161,565.50	0.00	0.0%
TOTAL ASSETS	1,726,117.70	1,387,515.68	338,602.02	24.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
400 · Deferred inflow of Resources	7,602.00	7,602.00	0.00	0.0%
604 · Cash Held on Behalf of Others	43,612.37	43,612.37	0.00	0.0%
Due to OLRC	166,704.39	166,704.39	0.00	0.0%
601 · Accrued Liabilities	11,251.73	11,251.73	0.00	0.0%
601.01 · Accrued Interest	18,750.00	18,750.00	0.00	0.0%
602 · Payroll Deductions				
602.100 · Company Liabilities				
602.102 · Medicare - Company	-0.81	0.00	-0.81	-100.0%
602.103 · Fed. Unemp. Ins. - Company	6.35	0.00	6.35	100.0%
602.104 · NYS Unemp. Ins. - Company	59.08	0.00	59.08	100.0%
602.105 · Disability Insurance	-179.04	-48.72	-130.32	-267.5%
Total 602.100 · Company Liabilities	-114.42	-48.72	-65.70	-134.9%

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Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change	% Change
602.200 - Employee Deductions				
602.201 - Soc. Sec. - Employee	0.01	0.00	0.01	100.0%
602.202 - Medicare - Employee	-0.01	0.00	-0.01	-100.0%
602.204 - NYS Withholding - Emp.	-48.72	-48.72	0.00	0.0%
602.205 - NYS & Local Retirement	-42,258.95	-6,369.98	-35,888.97	-563.4%
602.206 - Cafeteria Plan	3,444.00	3,444.00	0.00	0.0%
Total 602.200 - Employee Deductions	-38,863.67	-2,974.70	-35,888.97	-1,206.5%
602 - Payroll Deductions - Other	2,163.86	1,251.54	912.32	72.9%
Total 602 - Payroll Deductions	-36,814.23	-1,771.88	-35,042.35	-1,977.7%
631 - Due to Other Governments				
631.001 - PILOTs payable	94,898.47	28,628.25	66,070.22	230.8%
Total 631 - Due to Other Governments	94,898.47	28,628.25	66,070.22	230.8%
Total Other Current Liabilities	305,804.73	274,776.86	31,027.87	11.3%
Total Current Liabilities	305,804.73	274,776.86	31,027.87	11.3%
Long Term Liabilities				
680 - Pension Liability	81,471.00	81,471.00	0.00	0.0%
689 - Other Long Term Debt (spec)				
689.003 - Loan Payable - Orleans Co.	310,833.33	500,000.00	-189,166.67	-37.8%
Total 689 - Other Long Term Debt (spec)	310,833.33	500,000.00	-189,166.67	-37.8%
Total Long Term Liabilities	392,304.33	581,471.00	-189,166.67	-32.5%
Total Liabilities	698,109.06	856,247.86	-158,138.80	-18.5%
Equity				
908 - Transfer from OLRC	832,500.00	832,500.00	0.00	0.0%
909.001 - Retained Earnings	226,353.97	-305,408.04	531,762.01	174.1%
Net Income	-30,845.33	4,175.86	-35,021.19	-838.7%
Total Equity	1,028,008.64	531,267.82	496,740.82	93.5%
TOTAL LIABILITIES & EQUITY	1,726,117.70	1,387,515.68	338,602.02	24.4%

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Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
January 2025

	Jan 25	Budget	Jan 25
Ordinary Income/Expense			
Income			
980 • Revenues			
2116 • Fees (specify)			
2116.07 Administrative Fee	0.00	833.33	0.00
2116.01 • Application Fees	0.00	833.33	0.00
2116.03 • Economic Development Fees	2,193.00	35,416.66	2,193.00
2116.04 • Consulting	0.00	1,250.00	0.00
Total 2116 • Fees (specify)	2,193.00	38,333.32	2,193.00
2401 • Interest & Earnings	54.90		54.90
2410 • Rental of Real Property	0.00	300.00	0.00
2706 • Grants from Local Governments			
2706.01 • Local Support	0.00	1,250.00	0.00
2706.02 • Grants from Local Govts - Other	50,000.00		50,000.00
2706 • Grants from Local Governments - Other	0.00	16,666.66	0.00
Total 2706 • Grants from Local Governments	50,000.00	17,916.66	50,000.00
2770 • Other Unclassified Revenue			
2770.1 • Misc. Reimbursements	0.00	25.00	0.00
2770.2 • Misc. Income	0.00	416.66	0.00
Total 2770 • Other Unclassified Revenue	0.00	441.66	0.00
Total 980 • Revenues	52,247.90	56,991.64	52,247.90
Total Income	52,247.90	56,991.64	52,247.90
Gross Profit	52,247.90	56,991.64	52,247.90
Expense			
522 • Expenses			
6460 • Administration			
6460.1 • Salaries & related expenses			
6460.11 • Salaries & wages	34,880.35	25,597.60	34,880.35
6460.12 • Other Payroll Expenses	0.00	25.00	0.00
6460.13 • Social Security Expense	2,162.59	1,626.97	2,162.59
6460.14 • Fed Unemp Tax Exp	428.04	27.58	428.04
6460.15 • Medicare Exp.	505.76	368.66	505.76
6460.16 • NYS Re-Employment	0.00	41.66	0.00
6460.17 • NYS Unemploy. Ins.	596.85	125.00	596.85
6460.18 • Disability Cnty Self-Ins	7,256.55	416.66	7,256.55
Total 6460.1 • Salaries & related expenses	45,830.14	28,229.13	45,830.14
6460.4 • Contractual Expenses			
~4.100 • Other personnel expenses			
~4.101 • Legal fees	2,115.00	5,000.00	2,115.00
~4.102 • Accounting fees	65.00	835.00	65.00
~4.103 • Consultant Services	26,422.50	833.33	26,422.50
~4.105 • Payroll Services	0.00	208.33	0.00
~4.107 • Professional fees - other	172.04	2,916.66	172.04
Total ~4.100 • Other personnel expenses	28,774.54	9,793.32	28,774.54
~4.200 • Non-personnel expenses			
~4.201 • Supplies	108.58	208.33	108.58
~4.202 • Telephone & telecommunications	545.48	583.33	545.48
~4.203 • Postage, shipping, delivery	0.00	62.50	0.00
~4.204 • Equip rental & maintenance	33.00	250.00	33.00
~4.205 • Printing & copying	1,914.26	83.33	1,914.26
~4.206 • Books, subscriptions, reference	133.87	41.66	133.87
~4.207 • Advertising expenses	0.00	416.66	0.00
~4.208 • Marketing	0.00	4,166.66	0.00
4210 • Web Site Maintenance	375.84	83.33	375.84
Total ~4.200 • Non-personnel expenses	3,111.03	5,895.80	3,111.03

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Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
January 2025

	Jan 25	Budget	Jan 25
~4.300 · Occupancy expenses			
~4.301 · Rent, parking, other occupancy	2,245.00	2,211.33	2,245.00
Total ~4.300 · Occupancy expenses	2,245.00	2,211.33	2,245.00
~4.500 · Property Management Expense			
~4.503 · Real estate taxes	0.00		0.00
~4.500 · Property Management Expense - Other	0.00	16.66	0.00
Total ~4.500 · Property Management Expense	0.00	16.66	0.00
~4.700 · Travel & training			
~4.701 · Travel	123.42	333.33	123.42
~4.702 · Conference, convention, meeting	0.00	125.00	0.00
~4.703 · Staff development	0.00	166.66	0.00
~4.704 · Meals	21.88	166.66	21.88
~4.700 · Travel & training - Other	0.00	83.33	0.00
Total ~4.700 · Travel & training	145.30	874.98	145.30
~4.800 · Misc expenses			
~4.801 · Interest expense - general	0.00	833.33	0.00
~4.802 · Insurance - non-employee	0.00	208.33	0.00
~4.803 · Membership dues - organization	0.00	916.66	0.00
~4.805 · Outside computer services	0.00	91.66	0.00
~4.807 · Other expenses	0.00	20.83	0.00
~4.808 · Other Reimbursements	0.00	20.83	0.00
~4.800 · Misc expenses - Other	0.00	1,666.66	0.00
Total ~4.800 · Misc expenses	0.00	3,758.30	0.00
Total 6460.4 · Contractual Expenses	34,275.87	22,550.39	34,275.87
6460.8 · Employee Benefits			
6460.81 · Health Insurance	2,987.22	2,941.83	2,987.22
6460.82 · Pension plan contributions	0.00	3,023.41	0.00
Total 6460.8 · Employee Benefits	2,987.22	5,965.24	2,987.22
Total 6460 · Administration	83,093.23	56,744.76	83,093.23
Total 522 · Expenses	83,093.23	56,744.76	83,093.23
Total Expense	83,093.23	56,744.76	83,093.23
Net Ordinary Income	-30,845.33	246.88	-30,845.33
Net Income	-30,845.33	246.88	-30,845.33

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Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
January 2025

	YTD Budget	Annual Budget
Ordinary Income/Expense		
Income		
980 · Revenues		
2116 · Fees (specify)		
2116.07 Administrative Fee	833.33	10,000.00
2116.01 · Application Fees	833.33	10,000.00
2116.03 · Economic Development Fees	35,416.66	425,000.00
2116.04 · Consulting	1,250.00	15,000.00
Total 2116 · Fees (specify)	38,333.32	460,000.00
2401 · Interest & Earnings		
2410 · Rental of Real Property	300.00	3,600.00
2706 · Grants from Local Governments		
2706.01 · Local Support	1,250.00	15,000.00
2706.02 · Grants from Local Govts - Other		
2706 · Grants from Local Governments - Other	16,666.66	200,000.00
Total 2706 · Grants from Local Governments	17,916.66	215,000.00
2770 · Other Unclassified Revenue		
2770.1 · Misc. Reimbursements	25.00	300.00
2770.2 · Misc. Income	416.66	5,000.00
Total 2770 · Other Unclassified Revenue	441.66	5,300.00
Total 980 · Revenues	56,991.64	683,900.00
Total Income	56,991.64	683,900.00
Gross Profit	56,991.64	683,900.00
Expense		
622 · Expenses		
6460 · Administration		
6460.1 · Salaries & related expenses		
6460.11 · Salaries & wages	25,597.60	307,171.20
6460.12 · Other Payroll Expenses	25.00	300.00
6460.13 · Social Security Expense	1,626.97	19,523.70
6460.14 · Fed Unemp Tax Exp	27.58	331.00
6460.15 · Medicare Exp.	368.66	4,424.00
6460.16 · NYS Re-Employment	41.66	500.00
6460.17 · NYS Unemploy. Ins.	125.00	1,500.00
6460.18 · Disability Cnty Self-Ins	416.66	5,000.00
Total 6460.1 · Salaries & related expenses	28,229.13	338,749.90
6460.4 · Contractual Expenses		
~4.100 · Other personnel expenses		
~4.101 · Legal fees	5,000.00	60,000.00
~4.102 · Accounting fees	835.00	10,020.00
~4.103 · Consultant Services	833.33	10,000.00
~4.105 · Payroll Services	208.33	2,500.00
~4.107 · Professional fees - other	2,916.66	35,000.00
Total ~4.100 · Other personnel expenses	9,793.32	117,520.00
~4.200 · Non-personnel expenses		
~4.201 · Supplies	208.33	2,500.00
~4.202 · Telephone & telecommunications	583.33	7,000.00
~4.203 · Postage, shipping, delivery	62.50	750.00
~4.204 · Equip rental & maintenance	250.00	3,000.00
~4.205 · Printing & copying	83.33	1,000.00
~4.206 · Books, subscriptions, reference	41.66	500.00
~4.207 · Advertising expenses	416.66	5,000.00
~4.208 · Marketing	4,166.66	50,000.00
4210 · Web Site Maintenance	83.33	1,000.00
Total ~4.200 · Non-personnel expenses	5,895.80	70,750.00

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Accrual Basis

Orleans Economic Development Agency Profit & Loss Budget Performance January 2025

	YTD Budget	Annual Budget
~4.300 · Occupancy expenses		
~4.301 · Rent, parking, other occupancy	2,211.33	26,536.00
Total ~4.300 · Occupancy expenses	2,211.33	26,536.00
~4.500 · Property Management Expense		
~4.503 · Real estate taxes		
~4.500 · Property Management Expense - Other	16.66	200.00
Total ~4.500 · Property Management Expense	16.66	200.00
~4.700 · Travel & training		
~4.701 · Travel	333.33	4,000.00
~4.702 · Conference, convention, meeting	125.00	1,500.00
~4.703 · Staff development	166.66	2,000.00
~4.704 · Meals	166.66	2,000.00
~4.700 · Travel & training - Other	83.33	1,000.00
Total ~4.700 · Travel & training	874.98	10,500.00
~4.800 · Misc expenses		
~4.801 · Interest expense - general	833.33	10,000.00
~4.802 · Insurance - non-employee	208.33	2,500.00
~4.803 · Membership dues - organization	916.66	11,000.00
~4.805 · Outside computer services	91.66	1,100.00
~4.807 · Other expenses	20.83	250.00
~4.808 · Other Reimbursements	20.83	250.00
~4.800 · Misc expenses - Other	1,666.66	20,000.00
Total ~4.800 · Misc expenses	3,758.30	45,100.00
Total 6460.4 · Contractual Expenses	22,550.39	270,606.00
6460.8 · Employee Benefits		
6460.81 · Health Insurance	2,941.83	35,302.00
6460.82 · Pension plan contributions	3,023.41	36,281.00
Total 6460.8 · Employee Benefits	5,965.24	71,583.00
Total 6460 · Administration	56,744.76	680,938.90
Total 522 · Expenses	56,744.76	680,938.90
Total Expense	56,744.76	680,938.90
Net Ordinary Income	246.88	2,961.10
Net Income	246.88	2,961.10

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Accrual Basis

Orleans Economic Development Agency
Transaction Detail by Account
January 2025

Type	Date	Num	Name	Memo	Amount	Balance
200 - Cash Accounts						
200.001 - OEDA Agency Checking						
Check	01/01/2025		NYS & Local Retirement System	Employee contributions December 2024	-712.82	-712.82
Paycheck	01/03/2025		Michael R Dobell		-2,864.11	-3,376.93
Paycheck	01/03/2025		Gabrielle L Barone		-3,125.43	-6,502.36
Paycheck	01/03/2025		Mathew R Holland		-1,899.12	-8,401.48
Liability ...	01/03/2025		Paychex	16-1356958, 161356958 6	-4,327.55	-12,729.03
Check	01/06/2025	3270	Gabrielle L Barone	Mileage reimbursement	-123.42	-12,852.45
Check	01/08/2025	3271	GMS	#833122024 Annual Supp Maint GMS soft...	-33.00	-12,885.45
Check	01/08/2025	3272	NYS & Local Employee's Retire...	2025 Annual NYS Local Retirement paym...	-36,281.00	-49,166.45
Check	01/08/2025	3273	Brian Parisi Copiers Inc.	toner coverage for 2025 IN147564	-1,914.26	-51,080.71
Check	01/08/2025	3274	Wendel	Sewer System Development Capacity Study	-18,000.00	-69,080.71
Check	01/08/2025	3275	Wendel	Consulting sewer system capacity study MBP	-2,000.00	-71,080.71
Check	01/08/2025	3276	Key Bank	Dec 2024 M Dobell	-391.22	-71,471.93
Check	01/08/2025	3277	Key Bank	G Barone CC Useage Dec 2024	-11.99	-71,483.92
Check	01/08/2025	3278	Key Bank	CC Useage	-245.66	-71,729.58
Check	01/08/2025	3279	Mindful Media Group	Marketing consulting Dec 2025	-6,000.00	-77,729.58
Check	01/08/2025	3280	Mindful Media Group	Cloud storage for EDA historical records	-121.88	-77,851.46
Check	01/08/2025	3281	Keppler Culligan Water Treatm...	Water delivery #0896337 Dec 2024	-38.97	-77,890.43
Check	01/08/2025	3282	Spectrum Enterprise	Internet through Dec 2024	-139.98	-78,030.41
Check	01/08/2025	3283	Town of Ridgeway Tax Collector	VOID: Fire tax 80.-1-20.22	0.00	-78,030.41
Check	01/08/2025	3284	Town of Murray Tax Collector	VOID: Fire taxes Holley Business Park 87.7-...	0.00	-78,030.41
Check	01/16/2025	3285	Indoff Incorporated	Office supplies- Color paper and calendars	-38.75	-78,069.16
Check	01/16/2025	3286	Verizon Wireless	G Barone Cell phone January 2025 #61029...	-106.94	-78,176.10
Check	01/16/2025	3287	Michael R Dobell	Cell phone reimbursement M Dobell January ...	-90.26	-78,266.36
Payment	01/16/2025	8552	A.J Pledimonte-Magc Inc.PILOT		2,193.00	-76,073.36
Paycheck	01/17/2025		Michael R Dobell		-2,785.34	-78,858.70
Paycheck	01/17/2025		Gabrielle L Barone		-3,260.45	-82,119.15
Paycheck	01/17/2025		Mathew R Holland		-1,992.63	-84,111.78
Liability ...	01/17/2025		Paychex	16-1356958, 9350087 3, 161356958 6	-4,556.85	-88,668.63
Check	01/21/2025		Paychex	FUTA extra payment January 2025	-189.01	-88,857.64
Check	01/21/2025		Paychex	Monthly payroll processing through January...	-172.04	-89,029.68
Check	01/22/2025	3288	Diane L Blanchard	Consulting through January 2025	-422.50	-89,452.18
Check	01/22/2025	3289	Village of Albion (v)	February 2025 Rent	-2,245.00	-91,697.18
Check	01/27/2025	3293	Orleans Co. Treasurer	Disability Insurance Q4 2024	-65.16	-91,762.34
Check	01/27/2025	3294	Roush C.P.A. PC	1096 form transmltal for 2024	-65.00	-91,827.34
Check	01/29/2025	3291	HurwitzFine PC	General Matter through January 2025 #20713...	-630.00	-92,457.34
Check	01/29/2025	3292	HurwitzFine PC	NBRC grant legal counsel through January ...	-1,485.00	-93,942.34
Check	01/29/2025		Highmark BCBSWNY	Healthcare coverage through February 202...	-2,987.22	-96,929.56
Liability ...	01/29/2025		Paychex	16-1356958, 9350087 3, 161356958 6	-4,494.60	-101,424.06
Paycheck	01/31/2025		Michael R Dobell		-2,785.32	-104,209.38
Paycheck	01/31/2025		Gabrielle L Barone		-3,260.46	-107,469.84
Paycheck	01/31/2025		Mathew R Holland		-1,992.62	-109,462.46
Total 200.001 - OEDA Agency Checking					-109,462.46	-109,462.46
Total 200 - Cash Accounts					-109,462.46	-109,462.46
TOTAL					-109,462.46	-109,462.46

10:12 AM

02/10/25

Accrual Basis

Orleans Revolving Loan Fund

Balance Sheet Prev Year Comparison

As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 - Orleans Revolving Loan Fund	55,522.36	52,058.71	3,463.65	6.7%
Total Checking/Savings	55,522.36	52,058.71	3,463.65	6.7%
Accounts Receivable				
392 - Loan payments receivable	0.00	-1,919.69	1,919.69	100.0%
Total Accounts Receivable	0.00	-1,919.69	1,919.69	100.0%
Other Current Assets				
Loan Principal (current yr)				
Medina Hospitality LLC	18,847.72	18,149.52	698.20	3.9%
Total Loan Principal (current yr)	18,847.72	18,149.52	698.20	3.9%
Total Other Current Assets	18,847.72	18,149.52	698.20	3.9%
Total Current Assets	74,370.08	68,288.54	6,081.54	8.9%
Other Assets				
Funds Transf to OEDA/OLRC/ORLF	8,951.82	8,951.82	0.00	0.0%
ORLF Loan Principal -noncurrent				
Medina Hospitality LLC	88,195.71	108,574.04	-20,378.33	-18.8%
Total ORLF Loan Principal -noncurrent	88,195.71	108,574.04	-20,378.33	-18.8%
Total Other Assets	97,147.53	117,525.86	-20,378.33	-17.3%
TOTAL ASSETS	171,517.61	185,814.40	-14,296.79	-7.7%
LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
ORLF Deferred Revenue				
Allowance - Medina Hospitality	61,500.00	61,500.00	0.00	0.0%
Medina Hospitality LLC	-61,500.00	-61,500.00	0.00	0.0%
Total ORLF Deferred Revenue	0.00	0.00	0.00	0.0%
Total Long Term Liabilities	0.00	0.00	0.00	0.0%
Total Liabilities	0.00	0.00	0.00	0.0%
Equity				
3000 - Opening Bal Equity	1,060,322.72	1,060,322.72	0.00	0.0%
3900 - Retained Earnings	-889,451.31	-874,357.58	-15,093.73	-1.7%
Net Income	646.20	-150.74	796.94	528.7%
Total Equity	171,517.61	185,814.40	-14,296.79	-7.7%
TOTAL LIABILITIES & EQUITY	171,517.61	185,814.40	-14,296.79	-7.7%



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Public Sector Statement
January 31, 2025
page 1 of 2

[REDACTED]

X 968 00000 R EM T1

COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY
121 N MAIN ST FL 2
ALBION NY 14411-1237

Questions or comments?
Call our Key Business Resource Center
1-888-KEY4BIZ (1-888-539-4249)

0222

Public Transaction [REDACTED] 1428
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 12-31-24	\$51,804.38
2 Additions	+3,839.38
Net fees and charges	-121.40
Ending balance 1-31-25	\$55,522.36

Additions

Deposits	Date	Serial #	Source	
	1-2		Deposit Branch 0290 New York	\$1,919.69
	1-30		Deposit Branch 0290 New York	1,919.69
Total additions				\$3,839.38

Fees and charges

Date		Quantity	Unit Charge	
1-9-25	Dec Analysis Service Chg	1	121.40	-\$121.40
Fees and charges assessed this period				-\$121.40

See your Account Analysis statement for details.

[REDACTED]

12:36 PM

02/04/25

Orleans Revolving Loan Fund Reconciliation Summary

200 - Orleans Revolving Loan Fund, Period Ending 01/31/2025

	Jan 31, 25
Beginning Balance	51,804.38
Cleared Transactions	
Checks and Payments - 1 Item	-121.40
Deposits and Credits - 2 Items	3,839.38
Total Cleared Transactions	3,717.98
Cleared Balance	55,622.36
Register Balance as of 01/31/2025	55,622.36
Ending Balance	55,622.36

12:36 PM

02/04/25

Orleans Revolving Loan Fund Reconciliation Detail

200 - Orleans Revolving Loan Fund, Period Ending 01/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						51,804.38
Cleared Transactions						
Checks and Payments - 1 item						
Check	01/31/2025			X	-121.40	-121.40
Total Checks and Payments					-121.40	-121.40
Deposits and Credits - 2 items						
Payment	01/02/2025	1758	Medina Hospitality L...	X	1,919.69	1,919.69
Payment	01/30/2025	1766	Medina Hospitality L...	X	1,919.69	3,839.38
Total Deposits and Credits					3,839.38	3,839.38
Total Cleared Transactions					3,717.98	3,717.98
Cleared Balance					3,717.98	55,522.36
Register Balance as of 01/31/2025					3,717.98	55,522.36
Ending Balance					3,717.98	55,522.36

10:16 AM

02/10/25

Accrual Basis

Orleans Revolving Loan Fund
Balance Sheet Prev Year Comparison
As of January 31, 2025

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LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
ORLF Deferred Revenue				
Allowance - Medina Hospitality	61,500.00	61,500.00	0.00	0.0%
Medina Hospitality LLC	-61,500.00	-61,500.00	0.00	0.0%
Total ORLF Deferred Revenue	0.00	0.00	0.00	0.0%
Total Long Term Liabilities	0.00	0.00	0.00	0.0%
Total Liabilities	0.00	0.00	0.00	0.0%
Equity				
3000 - Opening Bal Equity	1,060,322.72	1,060,322.72	0.00	0.0%
3900 - Retained Earnings	-889,451.31	-874,357.58	-15,093.73	-1.7%
Net Income	646.20	-150.74	796.94	528.7%
Total Equity	171,517.61	185,814.40	-14,296.79	-7.7%
TOTAL LIABILITIES & EQUITY	171,517.61	185,814.40	-14,296.79	-7.7%

RESOLUTION OF THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING A LEASE-LEASEBACK TRANSACTION WITH FALLS ROAD RAILROAD CO., INC. TO FACILITATE GRANT FUNDING FROM THE NORTHERN BORDER REGIONAL COMMISSION (NBRC).

WHEREAS, the County of Orleans Industrial Development Agency ("COIDA") is authorized under the laws of the State of New York, and in particular the New York State Industrial Development Agency Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, and Chapter 918 of the 1971 Laws of New York, as amended to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York and to improve their prosperity and standard of living; and

WHEREAS, to accomplish the purposes of the Act, the Agency entered into NBRC Grant Agreement Number NBRC19GNY05 dated July 25, 2019 (the "NBRC Grant Agreement") with the Northern Border Regional Commission ("NBRC") to accept \$480,000.00 in grant funding from NBRC to help facilitate the construction by Falls Road Railroad Co., Inc. (the "Company") of the Falls Road Railroad bridge and culvert improvements as described in the Grant Agreement (the "Railroad Improvements Project"); and

WHEREAS, at the time the NBRC Grant was awarded to the Agency, the Agency held fee title to the real property of the Company ("Railroad Property") pursuant to a sale-leaseback transaction entered into between the Agency and the Company on or about December 1, 1997, as amended by the Agency and Company on December 23, 1997 and as further amended by the Agency and Company on December 1, 2009 (the "IDA Sale-Leaseback Transaction") to facilitate the provision of Agency incentives to the Company (the "IDA Project"), including a payment-in-lieu of real property taxes agreement ("PILOT Agreement"); and

WHEREAS, the PILOT Agreement expired as of December 31, 2023, and the terms of the IDA Sale-Leaseback Transaction provide for the Agency to convey, and the Company to accept, a deed from the Agency reconveying the Railroad Property; and

WHEREAS, NBRC has confirmed to the Agency that fee title ownership of the Railroad Property by the Agency is not required for purposes of the NBRC Grant Agreement and that Agency eligibility for grant funding may be satisfied by the Agency having a leasehold interest in that portion of the Railroad Property where improvements will be constructed utilizing NBRC Grant funding; and

WHEREAS, the Agency previously applied for a New York State Department of Transportation ("NYSDOT") Industrial Access Improvements Grant (the "NYSDOT Grant") in the amount of \$1,652,330.00 to be used for railroad improvements, which was awarded to the Agency but for which an agreement between the Agency and NYSDOT has not been entered into or approved by the Agency Board; and

WHEREAS, NYSDOT confirmed to the Agency that NYSDOT can enter into a direct grant agreement with the Company without Agency involvement, and accordingly the Agency has determined not to proceed with the NYSDOT grant funding; and

WHEREAS, the Agency desires to proceed with a lease-leaseback transaction with the Company in order to facilitate the construction and operation of the Railroad Improvements Project by the Company in accordance with the requirements of the NBRC Grant Agreement.

NOW, THEREFORE, THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:

1. The Agency is hereby authorized to acquire a leasehold interest in those parcels of the Company's real property where the Railroad Improvements Project is to be constructed and to enter into a lease-leaseback transaction with the Company for the purpose of facilitating the construction and operation of the Railroad Improvements Project by the Company in accordance with the requirements of the NBRC Grant Agreement.

2. The Chairman, Vice Chairman, Secretary, Treasurer, and Assistant Secretary of the Agency, the CEO/CFO and other appropriate officials of the Agency and its agents and employees, are hereby authorized by and on behalf of the Agency to execute and deliver any and all documents in connection with (i) the lease-leaseback transaction between the Agency and the Company, (ii) the termination of the IDA Sale-Leaseback Transaction, and (iii) the relinquishment of the NYSDOT Grant award, all as described in this Resolution, and to take such other actions which any of the authorized officers deems necessary or appropriate to effectuate the purpose and intent of this Resolution.

3. These Resolutions shall take effect immediately.

ROLL CALL VOTE:

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Carol D'Agostino	[]	[]	[]	[]
Merle Draper	[]	[]	[]	[]
John Fitzak	[]	[]	[]	[]
Craig Tuohey	[]	[]	[]	[]
John Misiti	[]	[]	[]	[]
Ed Urbanik	[]	[]	[]	[]
Jeffrey Martin	[]	[]	[]	[]

Adopted: February 14, 2025