



COIDA Board Meeting Agenda

Friday January 10, 2025 8:00 AM

Updated 01/07/25

- **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**
 - *December 13, 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**
 -
- **New Business**
 - Complete annual board evaluation survey by February 14
 -
- **Adjournment**



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


Public Sector Statement
 December 31, 2024
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14 X 968 00014 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)

CEDA

Public Transaction Basic  1750
 COUNTY OF ORLEANS INDUSTRIAL
 DEVELOPMENT AGENCY

Beginning balance 11-30-24	\$23,953.02
5 Additions	+774,200.00
21 Subtractions	-38,616.37
Ending balance 12-31-24	\$759,536.65

Additions

Deposits	Date	Serial #	Source	
	12-2		Deposit Branch 0290 New York	\$300.00
	12-3		Deposit Branch 0290 New York	10,000.00
	12-12		Ace Development Edi/ACH Isa*00* *00* *Zz* *Zz	8,000.00
	12-17		Apex Clean Energc Corp Pay Heritage Wind Invoice	755,000.00
	12-23		Deposit Branch 0290 New York	900.00
			Total additions	\$774,200.00

Subtractions

Paper Checks * check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
3250	12-16	\$1,500.00	3255	12-13	370.35	*3261	12-24	105.15
3251	12-11	15.90	3256	12-13	58.87	3262	12-23	300.00
3252	12-9	4,000.00	3257	12-13	297.51	3263	12-31	2,245.00
3253	12-13	59.40	3258	12-17	85.00	3264	12-31	2,245.00
3254	12-13	142.53	3259	12-17	139.98			
Paper Checks Paid								\$11,564.69

Withdrawals	Date	Serial #	Location	
	12-3		Hmknyebill Hmknyebil	\$2,674.44
	12-4		9102716322 Cons Coll	712.82
	12-5		Paychex - Rcx Payroll	7,698.30
	12-5		Paychex Tps Taxes	4,047.89
	12-10		Paychex Eib Invoice	172.04

Reconciled
 1/3/25
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Subtractions
(con't)

<i>Withdrawals Date</i>	<i>Serial #</i>	<i>Location</i>	
12-19		Paychex-Rcx Payroll	7,698.30
12-19		Paychex Tps Taxes	4,047.89
		Total subtractions	\$38,616.37

12-19



11:40 AM

01/03/25

Orleans Economic Development Agency
Reconciliation Summary
200.001 - OEDA Agency Checking, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	23,953.02
Cleared Transactions	
Checks and Payments - 25 Items	-38,616.37
Deposits and Credits - 6 Items	774,200.00
Total Cleared Transactions	<u>735,583.63</u>
Cleared Balance	<u>759,536.65</u>
Uncleared Transactions	
Checks and Payments - 11 Items	-23,604.05
Deposits and Credits - 4 Items	2,919.53
Total Uncleared Transactions	<u>-20,684.52</u>
Register Balance as of 12/31/2024	<u>738,852.13</u>
New Transactions	
Checks and Payments - 4 Items	-11,756.07
Total New Transactions	<u>-11,756.07</u>
Ending Balance	<u>727,096.06</u>

Orleans Economic Development Agency
Reconciliation Detail
 200.001 - OEDA Agency Checking, Period Ending 12/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						23,953.02
Cleared Transactions						
Checks and Payments - 25 items						
Check	11/20/2024		Paychex	X	-172.04	-172.04
Check	11/27/2024		Highmark BCBSWNY	X	-2,674.44	-2,846.48
Check	11/30/2024		NYS & Local Retire...	X	-712.82	-3,559.30
Check	12/01/2024	3263	Village of Albion (v)	X	-2,245.00	-5,804.30
Check	12/02/2024	3250	NYSEDC	X	-1,500.00	-7,304.30
Check	12/02/2024	3251	Indoff Incorporated	X	-15.90	-7,320.20
Liability Check	12/03/2024		Paychex	X	-4,047.89	-11,368.09
Check	12/04/2024	3252	Mindful Media Group	X	-4,000.00	-15,368.09
Paycheck	12/06/2024		Gabrielle L Barone	X	-3,131.59	-18,499.68
Paycheck	12/06/2024		Michael R Dobell	X	-2,671.38	-21,171.06
Paycheck	12/06/2024		Mathew R Holland	X	-1,895.33	-23,066.39
Check	12/12/2024	3255	Key Bank	X	-370.35	-23,436.74
Check	12/12/2024	3257	Key Bank	X	-297.51	-23,734.25
Check	12/12/2024	3254	Michael R Dobell	X	-142.53	-23,876.78
Check	12/12/2024	3259	Spectrum Enterprise	X	-139.98	-24,016.76
Check	12/12/2024	3258	Roush C.P.A. PC	X	-85.00	-24,101.76
Check	12/12/2024	3253	Mathew R Holland	X	-59.40	-24,161.16
Check	12/12/2024	3256	Key Bank	X	-58.87	-24,220.03
Check	12/18/2024	3264	Village of Albion (v)	X	-2,245.00	-26,465.03
Check	12/18/2024	3262	Brian Parisi Coplers ...	X	-300.00	-26,765.03
Check	12/18/2024	3261	Verizon Wireless	X	-105.15	-26,870.18
Liability Check	12/20/2024		Paychex	X	-4,047.89	-30,918.07
Paycheck	12/20/2024		Gabrielle L Barone	X	-3,131.59	-34,049.66
Paycheck	12/20/2024		Michael R Dobell	X	-2,671.38	-36,721.04
Paycheck	12/20/2024		Mathew R Holland	X	-1,895.33	-38,616.37
Total Checks and Payments					-38,616.37	-38,616.37
Deposits and Credits - 6 items						
Check	10/08/2024	3226	U.S. Bank Equipme...	X	0.00	0.00
Deposit	12/02/2024			X	300.00	300.00
Deposit	12/02/2024			X	10,000.00	10,300.00
Payment	12/13/2024	ACE ...	Hemlock Ridge Solar	X	8,000.00	18,300.00
Payment	12/17/2024	Wire T...	Heritage Wind LLC	X	755,000.00	773,300.00
Payment	12/23/2024	029105	Village of Medina (c)	X	900.00	774,200.00
Total Deposits and Credits					774,200.00	774,200.00
Total Cleared Transactions					735,583.63	735,583.63
Cleared Balance					735,583.63	759,536.65
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	12/18/2024	3260	Camoin Associates		-4,000.00	-4,175.53
Check	12/23/2024	3265	HurwitzFine PC		-14,309.83	-18,485.36
Check	12/23/2024	3266	HurwitzFine PC		-855.00	-19,340.36
Check	12/23/2024	3267	HurwitzFine PC		-337.50	-19,677.86
Check	12/23/2024	3268	Keppler Culligan Wa...		-38.97	-19,716.83
Check	12/30/2024		Highmark BCBSWNY		-2,987.22	-22,704.05
Check	12/31/2024	3269	New York Skies		-900.00	-23,604.05
Total Checks and Payments					-23,604.05	-23,604.05

11:40 AM

01/03/25

**Orleans Economic Development Agency
Reconciliation Detail
200.001 - OEDA Agency Checking, Period Ending 12/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 4 Items						
General Journal	04/12/2017	Posta...			21.18	21.18
General Journal	10/24/2022	Posta...			123.35	144.53
Payment	03/08/2024	4048	Medina Hospitality		2,475.00	2,619.53
Deposit	12/30/2024				300.00	2,919.53
Total Deposits and Credits					2,919.53	2,919.53
Total Uncleared Transactions					-20,684.52	-20,684.52
Register Balance as of 12/31/2024					714,899.11	738,852.13
New Transactions						
Checks and Payments - 4 Items						
Liability Check	01/03/2025		Paychex		-4,067.40	-4,067.40
Paycheck	01/03/2025		Gabrielle L Barone		-3,125.44	-7,192.84
Paycheck	01/03/2025		Michael R Dobell		-2,664.11	-9,856.95
Paycheck	01/03/2025		Mathew R Holland		-1,899.12	-11,756.07
Total Checks and Payments					-11,756.07	-11,756.07
Total New Transactions					-11,756.07	-11,756.07
Ending Balance					703,143.04	727,096.06



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Public Sector Statement
December 31, 2024
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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)

PILOT

Public Transaction [REDACTED] 32
 COUNTY OF ORLEANS INDUSTRIAL
 DEVELOPMENT AGENCY

Beginning balance 11-30-24	\$0.01
1 Addition	+52,780.69
Ending balance 12-31-24	\$52,780.70

Additions

Deposits	Date	Serial #	Source	
	12-23		Deposit Branch 0290 New York	\$52,780.69
Total additions				\$52,780.69

Fees and charges

See your Account Analysis statement for details.



Reviewed
 1/3/25
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01/03/25

Orleans Economic Development Agency
Reconciliation Summary
200.003 - OEDA PILOT Checking, Period Ending 12/31/2024

	<u>Dec 31, 24</u>	
Beginning Balance		0.01
Cleared Transactions		
Deposits and Credits - 1 Item	<u>52,780.69</u>	
Total Cleared Transactions	<u>52,780.69</u>	
Cleared Balance		<u>52,780.70</u>
Uncleared Transactions		
Checks and Payments - 12 items	<u>-52,780.69</u>	
Total Uncleared Transactions	<u>-52,780.69</u>	
Register Balance as of 12/31/2024		<u>0.01</u>
Ending Balance		0.01

11:46 AM

01/03/26

**Orleans Economic Development Agency
Reconciliation Detail
200.003 - OEDA PILOT Checking, Period Ending 12/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						0.01
Cleared Transactions						
Deposits and Credits - 1 Item						
Payment	12/23/2024	0636	Falls Railroad PILOT	X	52,780.69	52,780.69
Total Deposits and Credits					52,780.69	52,780.69
Total Cleared Transactions					52,780.69	52,780.69
Cleared Balance					52,780.69	52,780.70
Uncleared Transactions						
Checks and Payments - 12 Items						
Check	12/30/2024	955	Orleans Co. Treasurer		-13,470.95	-13,470.95
Check	12/30/2024	966	Holley Central Scho...		-10,257.37	-23,728.32
Check	12/30/2024	964	Albion Central Scho...		-6,847.64	-30,575.96
Check	12/30/2024	962	Village of Albion (v)		-6,695.28	-37,271.24
Check	12/30/2024	958	Town of Albion (v)		-4,239.39	-41,510.63
Check	12/30/2024	965	Medina Central Sch...		-4,069.74	-45,580.37
Check	12/30/2024	963	Village of Holley (v)		-2,855.63	-48,436.00
Check	12/30/2024	959	Town of Murray		-1,650.46	-50,086.46
Check	12/30/2024	981	Village of Medina		-1,634.49	-51,720.95
Check	12/30/2024	957	Town of Ridgeway		-691.77	-52,412.72
Check	12/30/2024	956	Town of Shelby		-187.37	-52,600.09
Check	12/30/2024	960	Town of Clarendon		-180.60	-52,780.69
Total Checks and Payments					-52,780.69	-52,780.69
Total Uncleared Transactions					-52,780.69	-52,780.69
Register Balance as of 12/31/2024					0.00	0.01
Ending Balance					0.00	0.01



KeyBank
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 Cleveland, OH 44101-5885

Public Sector Statement
December 31, 2024
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329681401777

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 329681401777
 COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT
 OEDA COUNTY FUNDS ACCOUNT

Beginning balance 11-30-24	\$161,512.85
Interest paid	+54.88
Ending balance 12-31-24	\$161,567.73

Interest earned

Annual percentage yield (APY) earned	0.40%
Number of days this statement period	31
Interest paid 12-31-24	\$54.88
Interest earned this statement period	\$54.87
Interest paid year-to-date	\$636.82

*Reviewed
 1/3/25
 MTH*

11:48 AM
01/03/25

Orleans Economic Development Agency
Reconciliation Summary
200.006 - OEDA County Fund Acct, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	161,512.85
Cleared Transactions	
Deposits and Credits - 1 Item	<u>54.88</u>
Total Cleared Transactions	<u>54.88</u>
Cleared Balance	<u>161,567.73</u>
Register Balance as of 12/31/2024	161,567.73
Ending Balance	161,567.73

11:48 AM

01/03/25

Orleans Economic Development Agency
Reconciliation Detail
200.006 · OEDA County Fund Acct, Period Ending 12/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						161,512.85
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	12/31/2024			X	54.88	54.88
Total Deposits and Credits					54.88	54.88
Total Cleared Transactions					54.88	54.88
Cleared Balance					54.88	161,567.73
Register Balance as of 12/31/2024					54.88	161,567.73
Ending Balance					54.88	161,567.73

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
 As of December 31, 2024

	Dec 31, 24	Dec 31, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 · Cash Accounts				
CD- 09/2023	119,787.58	365,999.99	-246,212.41	-67.3%
200.006 · OEDA County Fund Acct	161,567.73	100,097.58	61,470.15	61.4%
200.001 · OEDA Agency Checking	738,852.13	48,422.02	690,430.11	1,425.9%
Total 200 · Cash Accounts	1,020,207.44	514,519.59	505,687.85	98.3%
Total Checking/Savings	1,020,207.44	514,519.59	505,687.85	98.3%
Accounts Receivable				
385 · Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 · Accounts Receivable	54,360.02	6,126.02	48,234.00	787.4%
Total Accounts Receivable	57,457.84	9,223.84	48,234.00	522.9%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 · Due From OLRC	-172,533.20	72,466.80	-245,000.00	-338.1%
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	72,957.30	-245,000.00	-335.8%
Total Current Assets	905,622.58	596,700.73	308,921.85	51.8%
Fixed Assets				
101 · Land				
101.002 · Medina Business Park				
 MBP Sewer System				
County Interagency Installmt	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	1,702,244.83	1,393,322.98	308,921.85	22.2%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
600 · Accounts payable	0.00	8,602.00	-8,602.00	-100.0%
Total Accounts Payable	0.00	8,602.00	-8,602.00	-100.0%
Other Current Liabilities				
Line of Credit - M & T	-150.00	0.00	-150.00	-100.0%
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%

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
As of December 31, 2024

	Dec 31, 24	Dec 31, 23	\$ Change	% Change
602 · Payroll Deductions				
602.100 · Company Liabilities				
602.102 · Medicare - Company	-0.80	0.00	-0.80	-100.0%
602.103 · Fed. Unemp. Ins. - Company	-2.09	0.00	-2.09	-100.0%
602.104 · NYS Unemp. Ins. - Company	59.08	0.00	59.08	100.0%
602.105 · Disability Insurance	-113.88	-48.72	-65.16	-133.7%
602.106 · Workers Comp Self-Ins	-4,878.00	0.00	-4,878.00	-100.0%
Total 602.100 · Company Liabilities	-4,936.69	-48.72	-4,886.97	-10,030.7%
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	-6,369.98	21,071.54	-27,441.52	-130.2%
602.206 · Cafeteria Plan	3,444.00	3,595.84	-151.84	-4.2%
Total 602.200 · Employee Deductions	-2,974.70	24,618.66	-27,593.36	-112.1%
602 · Payroll Deductions - Other	2,036.94	1,167.60	869.34	74.5%
Total 602 · Payroll Deductions	-5,873.45	25,737.54	-31,610.99	-122.8%
631 · Due to Other Governments				
PILOTs payable (Rec)	-38,765.88	0.00	-38,765.88	-100.0%
Total 631 · Due to Other Governments	-38,765.88	0.00	-38,765.88	-100.0%
Total Other Current Liabilities	203,131.16	273,658.03	-70,526.87	-25.8%
Total Current Liabilities	203,131.16	282,260.03	-79,128.87	-28.0%
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	595,435.49	863,731.03	-268,295.54	-31.1%
Equity				
908 · Transfer from OLRC	832,500.00	832,500.00	0.00	0.0%
909.001 · Retained Earnings	-305,408.04	-11,321.13	-294,086.91	-2,597.7%
Net Income	518,285.28	-294,086.91	812,372.19	276.2%
Total Equity	1,045,377.24	527,091.96	518,285.28	98.3%
TOTAL LIABILITIES & EQUITY	1,640,812.73	1,390,822.99	249,989.74	18.0%

Orleans Economic Development Agency Balance Sheet Prev Year Comparison w/PILOT

As of December 31, 2024

	Dec 31, 24	Dec 31, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 · Cash Accounts				
CD- 09/2023	119,787.58	365,999.99	-246,212.41	-67.3%
200.006 · OEDA County Fund Acct	161,567.73	100,097.58	61,470.15	61.4%
200.001 · OEDA Agency Checking	738,852.13	48,422.02	690,430.11	1,425.9%
200.003 · OEDA PILOT Checking	0.01	0.01	0.00	0.0%
Total 200 · Cash Accounts	1,020,207.45	514,519.60	505,687.85	98.3%
Total Checking/Savings	1,020,207.45	514,519.60	505,687.85	98.3%
Accounts Receivable				
385 · Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 · Accounts Receivable	54,360.02	6,126.02	48,234.00	787.4%
381 · PILOT Receivable	-2,600.00	-2,600.00	0.00	0.0%
Total Accounts Receivable	54,957.84	6,723.84	48,234.00	717.4%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 · Due From OLCRC	-172,533.20	72,466.80	-245,000.00	-338.1%
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	72,957.30	-245,000.00	-335.8%
Total Current Assets	903,122.59	594,200.74	308,921.85	52.0%
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 OLCRC/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	1,699,744.84	1,390,822.99	308,921.85	22.2%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
600 · Accounts payable	0.00	8,602.00	-8,602.00	-100.0%
Total Accounts Payable	0.00	8,602.00	-8,602.00	-100.0%
Other Current Liabilities				
Line of Credit - M & T	-150.00	0.00	-150.00	-100.0%
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 OLCRC	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%

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
As of December 31, 2024

01/03/25

Accrual Basis

	Dec 31, 24	Dec 31, 23	\$ Change	% Change
602 - Payroll Deductions				
602.100 - Company Liabilities				
602.102 - Medicare - Company	-0.80	0.00	-0.80	-100.0%
602.103 - Fed. Unemp. Ins. - Company	-2.09	0.00	-2.09	-100.0%
602.104 - NYS Unemp. Ins. - Company	59.08	0.00	59.08	100.0%
602.105 - Disability Insurance	-113.88	-48.72	-65.16	-133.7%
602.106 - Workers Comp Self-Ins	-4,878.00	0.00	-4,878.00	-100.0%
Total 602.100 - Company Liabilities	-4,935.69	-48.72	-4,886.97	-10,030.7%
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	-6,369.98	21,071.54	-27,441.52	-130.2%
602.206 - Cafeteria Plan	3,444.00	3,595.84	-151.84	-4.2%
Total 602.200 - Employee Deductions	-2,974.70	24,618.66	-27,593.36	-112.1%
602 - Payroll Deductions - Other	2,036.94	1,167.80	869.34	74.5%
Total 602 - Payroll Deductions	-5,873.45	25,737.54	-31,610.99	-122.8%
631 - Due to Other Governments				
PILOTs payable (Rec)	-38,765.88	0.00	-38,765.88	-100.0%
631.001 - PILOTs payable	58,932.11	0.00	58,932.11	100.0%
Total 631 - Due to Other Governments	20,166.23	0.00	20,166.23	100.0%
Total Other Current Liabilities	282,063.27	273,658.03	-11,594.76	-4.2%
Total Current Liabilities	282,063.27	282,260.03	-20,196.76	-7.2%
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	654,367.60	863,731.03	-209,363.43	-24.2%
Equity				
908 - Transfer from OLRC	832,500.00	832,500.00	0.00	0.0%
909.001 - Retained Earnings	-305,408.04	-11,321.13	-294,086.91	-2,587.7%
Net Income	518,285.28	-294,086.91	812,372.19	276.2%
Total Equity	1,045,377.24	527,091.96	518,285.28	98.3%
TOTAL LIABILITIES & EQUITY	1,699,744.84	1,390,822.99	308,921.85	22.2%

11:51 AM

01/03/25

Accrual Basis

**Orleans Economic Development Agency
Profit & Loss Budget Performance
December 2024**

	Dec 24	Budget	Jan - Dec 24
Ordinary Income/Expense			
Income			
980 · Revenues			
2116 · Fees (specify)			
2116.07 Administrative Fee	0.00		88,954.00
2116.01 · Application Fees	0.00		0.00
2116.02 · PILOT Fees & Penalties	0.00		755,000.00
2116.03 · Economic Development Fees	0.00		2,142.00
2116.04 · Consulting	0.00		8,000.00
Total 2116 · Fees (specify)	<u>0.00</u>		<u>854,096.00</u>
2401 · Interest & Earnings	54.88		4,424.41
2410 · Rental of Real Property	600.00		3,600.00
2706 · Grants from Local Governments			
2706.02 · Grants from Local Govts - Other	0.00		214,500.00
Total 2706 · Grants from Local Governments	<u>0.00</u>		<u>214,500.00</u>
2770 · Other Unclassified Revenue			
2770.1 · Misc. Reimbursements	0.00		30.47
Total 2770 · Other Unclassified Revenue	<u>0.00</u>		<u>30.47</u>
Total 980 · Revenues	<u>654.88</u>		<u>1,076,650.88</u>
Total Income	<u>654.88</u>		<u>1,076,650.88</u>
Gross Profit	654.88		1,076,650.88
Expense			
522 · Expenses			
6460 · Administration			
6460.1 · Salaries & related expenses			
6460.11 · Salaries & wages	22,503.46		292,544.98
6460.12 · Other Payroll Expenses	0.00		0.00
6460.13 · Social Security Expense	1,395.22		18,137.86
6460.14 · Fed Unemp Tax Exp	0.00		150.61
6460.15 · Medicare Exp.	325.50		4,241.10
6460.16 · NYS Re-Employment	0.00		225.22
6460.17 · NYS Unemploy. Ins.	0.00		832.18
6460.18 · Disability Cnty Self-Ins	13,470.95		13,731.59
Total 6460.1 · Salaries & related expenses	<u>37,695.13</u>		<u>329,863.54</u>
6460.4 · Contractual Expenses			
~4.100 · Other personnel expenses			
~4.101 · Legal fees	15,502.33		43,107.06
~4.102 · Accounting fees	85.00		1,170.00
~4.103 · Consultant Services	8,000.00		56,404.18
~4.105 · Payroll Services	0.00		2,466.22
~4.107 · Professional fees - other	-900.00		8,649.00
Total ~4.100 · Other personnel expenses	<u>22,687.33</u>		<u>111,796.46</u>
~4.200 · Non-personnel expenses			
~4.201 · Supplies	82.02		1,047.39
~4.202 · Telephone & telecommunications	922.35		7,827.93
~4.203 · Postage, shipping, delivery	78.17		361.48
~4.204 · Equip rental & maintenance	300.00		4,373.20
~4.205 · Printing & copying	0.00		405.97
~4.206 · Books, subscriptions, reference	1,511.99		3,448.48
~4.207 · Advertising expenses	0.00		160.06
~4.208 · Marketing	900.00		13,626.08
4210 · Web Site Maintenance	0.00		4,000.00
Total ~4.200 · Non-personnel expenses	<u>3,794.53</u>		<u>35,250.59</u>

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 01/03/25
 Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
 December 2024

	Dec 24	Budget	Jan - Dec 24
~4.300 · Occupancy expenses			
~4.301 · Rent, parking, other occupancy	11,185.28		35,782.28
Total ~4.300 · Occupancy expenses	11,185.28		35,782.28
~4.700 · Travel & training			
~4.701 · Travel	87.25		1,922.32
~4.702 · Conference, convention, meeting	0.00		1,824.67
~4.704 · Meals	46.88		486.80
Total ~4.700 · Travel & training	134.13		4,233.79
~4.800 · Misc expenses			
~4.802 · Insurance - non-employee	0.00		3,218.86
~4.803 · Membership dues - organization	0.00		5,650.00
~4.807 · Other expenses	0.00		350.00
Total ~4.800 · Misc expenses	0.00		9,218.86
6460.4 · Contractual Expenses - Other	0.00		104.02
Total 6460.4 · Contractual Expenses	37,801.27		196,386.00
6460.8 · Employee Benefits			
6460.81 · Health Insurance	2,987.22		32,406.06
6460.8 · Employee Benefits - Other	0.00		5.00
Total 6460.8 · Employee Benefits	2,987.22		32,411.06
6460 · Administration - Other	0.00		5.00
Total 6460 · Administration	78,483.62		558,665.60
Total 522 · Expenses	78,483.62		558,665.60
Total Expense	78,483.62		558,665.60
Net Ordinary Income	-77,828.74		517,985.28
Other Income/Expense			
Other Income			
Office Space Rental	0.00		300.00
Total Other Income	0.00		300.00
Net Other Income	0.00		300.00
Net Income	-77,828.74		518,285.28

**Orleans Economic Development Agency
Profit & Loss Budget Performance
December 2024**

YTD Budget Annual Budget

Ordinary Income/Expense

Income

980 · Revenues

2116 · Fees (specify)

- 2116.07 Administrative Fee
- 2116.01 · Application Fees
- 2116.02 · PILOT Fees & Penalties
- 2116.03 · Economic Development Fees
- 2116.04 · Consulting

Total 2116 · Fees (specify)

2401 · Interest & Earnings

2410 · Rental of Real Property

2706 · Grants from Local Governments

- 2706.02 · Grants from Local Govts - Other

Total 2706 · Grants from Local Governments

2770 · Other Unclassified Revenue

- 2770.1 · Misc. Reimbursements

Total 2770 · Other Unclassified Revenue

Total 980 · Revenues

Total Income

Gross Profit

Expense

522 · Expenses

6460 · Administration

6460.1 · Salaries & related expenses

- 6460.11 · Salaries & wages
- 6460.12 · Other Payroll Expenses
- 6460.13 · Social Security Expense
- 6460.14 · Fed Unemp Tax Exp
- 6460.15 · Medicare Exp.
- 6460.16 · NYS Re-Employment
- 6460.17 · NYS Unemploy. Ins.
- 6460.18 · Disability Cnty Self-Ins

Total 6460.1 · Salaries & related expenses

6460.4 · Contractual Expenses

~4.100 · Other personnel expenses

- ~4.101 · Legal fees
- ~4.102 · Accounting fees
- ~4.103 · Consultant Services
- ~4.105 · Payroll Services
- ~4.107 · Professional fees - other

Total ~4.100 · Other personnel expenses

~4.200 · Non-personnel expenses

- ~4.201 · Supplies
- ~4.202 · Telephone & telecommunications
- ~4.203 · Postage, shipping, delivery
- ~4.204 · Equip rental & maintenance
- ~4.205 · Printing & copying
- ~4.206 · Books, subscriptions, reference
- ~4.207 · Advertising expenses
- ~4.208 · Marketing
- 4210 · Web Site Maintenance

Total ~4.200 · Non-personnel expenses

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01/03/25
Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
December 2024

	<u>YTD Budget</u>	<u>Annual Budget</u>
~4.300 · Occupancy expenses		
~4.301 · Rent, parking, other occupancy		
Total ~4.300 · Occupancy expenses		
~4.700 · Travel & training		
~4.701 · Travel		
~4.702 · Conference, convention, meeting		
~4.704 · Meals		
Total ~4.700 · Travel & training		
~4.800 · Misc expenses		
~4.802 · Insurance - non-employee		
~4.803 · Membership dues - organization		
~4.807 · Other expenses		
Total ~4.800 · Misc expenses		
6460.4 · Contractual Expenses - Other		
Total 6460.4 · Contractual Expenses		
6460.8 · Employee Benefits		
6460.81 · Health Insurance		
6460.8 · Employee Benefits - Other		
Total 6460.8 · Employee Benefits		
6460 · Administration - Other		
Total 6460 · Administration		
Total 522 · Expenses		
Total Expense		
Net Ordinary Income		
Other Income/Expense		
Other Income		
Office Space Rental		
Total Other Income		
Net Other Income		
Net Income		

**Orleans Economic Development Agency
Transaction Detail by Account
December 2024**

01/03/25

Accrual Basis

December 2024

Type	Date	Num	Name	Memo	Amount	Balance
200 - Cash Accounts						
200.001 - OEDA Agency Checking						
Check	12/01/2024	3263	Village of Albion (v)	Rent Nov 2024	-2,245.00	-2,245.00
Check	12/02/2024	3250	NYSEDC	2025 Dues #15680	-1,500.00	-3,745.00
Check	12/02/2024	3251	Indoff Incorporated		-15.90	-3,760.90
Deposit	12/02/2024			Deposit	300.00	-3,460.90
Deposit	12/02/2024			Deposit	10,000.00	6,539.10
Liability ...	12/03/2024		Paychex	16-1356958, 161356958 6	-4,047.89	2,491.21
Check	12/04/2024	3252	Mindful Media Group	Marketing consulting through Dec 2024 #1570	-4,000.00	-1,508.79
Paycheck	12/06/2024		Michael R Dobell		-2,671.38	-4,180.17
Paycheck	12/06/2024		Gabrielle L Barone		-3,131.59	-7,311.76
Paycheck	12/06/2024		Mathew R Holland		-1,895.33	-9,207.09
Check	12/12/2024	3253	Mathew R Holland	Mileage for MAP class fall 2024	-59.40	-9,266.49
Check	12/12/2024	3254	Michael R Dobell	Nov 2024 cell phone and mileage reimburse...	-142.53	-9,409.02
Check	12/12/2024	3255	Key Bank	CC useage through Nov 2024- Zoom and ...	-370.35	-9,779.37
Check	12/12/2024	3256	Key Bank	Meals and News Subscriptions through No...	-58.87	-9,838.24
Check	12/12/2024	3257	Key Bank	CC useage through Nov 2024 M Holland	-287.51	-10,135.75
Check	12/12/2024	3258	Roush C.P.A. PC	Accounting services through Nov 2024	-85.00	-10,220.75
Check	12/12/2024	3259	Spectrum Enterprise	#142502701120124 Internet through Nov 2...	-139.98	-10,360.73
Payment	12/13/2024	ACE...	Hemlock Ridge Solar		8,000.00	-2,360.73
Payment	12/17/2024	Wire...	Heritage Wind LLC		755,000.00	752,639.27
Check	12/18/2024	3260	Caroln Associates	#20934 Report for cost benefit analysis	-4,000.00	748,639.27
Check	12/18/2024	3261	Verizon Wireless	G Barone Cell phone usage through Dec 20...	-105.15	748,534.12
Check	12/18/2024	3262	Brian Parisl Copiers Inc.	IN147170 Net maintenance plan for Ricoh ...	-300.00	748,234.12
Check	12/18/2024	3264	Village of Albion (v)	Village of Albion Dec rent	-2,245.00	745,989.12
Paycheck	12/20/2024		Michael R Dobell		-2,671.38	743,317.74
Paycheck	12/20/2024		Gabrielle L Barone		-3,131.59	740,186.15
Paycheck	12/20/2024		Mathew R Holland		-1,895.33	738,290.82
Liability ...	12/20/2024		Paychex	16-1356958, 161356958 6	-4,047.89	734,242.93
Check	12/23/2024	3265	HurwitzFine PC	legal consultation Heritage Wind Project #2...	-14,309.83	719,933.10
Check	12/23/2024	3266	HurwitzFine PC	General legal matter consulting through No...	-855.00	719,078.10
Check	12/23/2024	3267	HurwitzFine PC	legal consulting NBRC Falls RR through no...	-337.50	718,740.60
Payment	12/23/2024	0291...	Village of Medina (c)		900.00	719,640.60
Check	12/23/2024	3268	Keppler Culligan Water Treatm...	Water delivery Dec 2024	-38.97	719,601.63
Check	12/30/2024		Highmark BCBSWNY	Health Insurance January 2025 #24122010...	-2,987.22	716,614.41
Deposit	12/30/2024			Deposit	300.00	716,914.41
Check	12/31/2024	3269	New York Skies	For aerial photography of the business par...	-900.00	716,014.41
Total 200.001 - OEDA Agency Checking					<u>716,014.41</u>	<u>716,014.41</u>
Total 200 - Cash Accounts					<u>716,014.41</u>	<u>716,014.41</u>
TOTAL					<u>716,014.41</u>	<u>716,014.41</u>



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

Public Sector Statement
 December 31, 2024
 page 1 of 2



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)

ORLF

Public Transaction 1428
 COUNTY OF ORLEANS INDUSTRIAL
 DEVELOPMENT AGENCY

Beginning balance 11-30-24	\$50,085.78
1 Addition	+1,919.69
Net fees and charges	-201.09
Ending balance 12-31-24	\$51,804.38

Additions

Deposits	Date	Serial #	Source	
	12-2		Deposit Branch 0290 New York	\$1,919.69
Total additions				\$1,919.69

Fees and charges

Date		Quantity	Unit Charge	
12-9-24	Nov Analysis Service Chg	1	201.09	-\$201.09
Fees and charges assessed this period				-\$201.09

See your Account Analysis statement for details.



12:02 PM

01/03/25

Orleans Revolving Loan Fund
Reconciliation Summary
200 - Orleans Revolving Loan Fund, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	50,085.78
Cleared Transactions	
Checks and Payments - 1 Item	-201.09
Deposits and Credits - 1 Item	1,919.69
Total Cleared Transactions	<u>1,718.60</u>
Cleared Balance	<u>51,804.38</u>
Register Balance as of 12/31/2024	51,804.38
New Transactions	
Deposits and Credits - 1 Item	1,919.69
Total New Transactions	<u>1,919.69</u>
Ending Balance	<u><u>53,724.07</u></u>

12:02 PM

01/03/25

Orleans Revolving Loan Fund Reconciliation Detail

200 - Orleans Revolving Loan Fund, Period Ending 12/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						50,085.78
Cleared Transactions						
Checks and Payments - 1 Item						
Check	12/31/2024			X	-201.09	-201.09
Total Checks and Payments					-201.09	-201.09
Deposits and Credits - 1 Item						
Payment	12/02/2024	1744	Medina Hospitality L...	X	1,919.69	1,919.69
Total Deposits and Credits					1,919.69	1,919.69
Total Cleared Transactions					1,718.60	1,718.60
Cleared Balance					1,718.60	51,804.38
Register Balance as of 12/31/2024					1,718.60	51,804.38
New Transactions						
Deposits and Credits - 1 Item						
Payment	01/02/2025	1758	Medina Hospitality L...		1,919.69	1,919.69
Total Deposits and Credits					1,919.69	1,919.69
Total New Transactions					1,919.69	1,919.69
Ending Balance					<u>3,638.29</u>	<u>53,724.07</u>

2024 COIDA

Confidential Evaluation of Board Performance

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.				
The policies, practices and decisions of the Board are always consistent with this mission.				
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.				
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.				
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.				
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.				
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.				
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.				
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.				
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.				
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.				
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.				
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.				
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.				
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.				
Board members demonstrate leadership and vision and work respectfully with each other.				

Date Completed: _____