



COIDA Board Meeting Agenda

Friday May 9, 2025 8:00 AM

Updated 05/07/25

- **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**
 - *April 11, 2025 Board Meeting Minutes (Electronic) – Motion*
- **Financial** – Michael Dobell
 - *COIDA/ORLF Accept Monthly Financials (Finance committee) – 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 – Sale of Real Property – Motion (Including invitees)**
 - *Action on any matters from executive session – Motion*
- **Unfinished Business**
 -
- **New Business**
 -
- **Adjournment**



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

Public Sector Statement
April 30, 2025
page 1 of 3

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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)

DEBIT

Public Transaction Basic ~~XXXX~~ 1750
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 3-31-25	\$475,768.08
3 Additions	+776,000.00
24 Subtractions	-62,900.55
Ending balance 4-30-25	\$1,188,867.53

Additions

Deposits	Date	Serial #	Source	
	4-4		Deposit Branch 0290 New York	\$25,000.00
	4-24		Deposit Branch 0290 New York	1,000.00
	4-28		Ace Development Edi/ACH Isa*00* *00* *Zz* *Zz	750,000.00
Total additions				\$776,000.00

Subtractions

Paper Checks

* check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
3330	4-4	\$38.97	3336	4-9	617.19	3341	4-9	144.55
3331	4-3	517.50	3337	4-9	30.74	3342	4-28	214.25
3332	4-3	4,983.75	3338	4-9	565.38	*3344	4-29	19.75
3333	4-11	4,071.00	3339	4-11	1,237.50	3345	4-29	2,302.00
3334	4-15	149.98	3340	4-11	16,377.66	3346	4-30	65.16
3335	4-15	85.00						

Paper Checks Paid \$31,420.38

Withdrawals	Date	Serial #	Location	
	4-1		Hmknyebill Hmknyebil	\$2,987.22
	4-3		9102716322 Cons Coll	748.44
	4-10		Paychex Payroll	8,038.41
	4-10		Paychex Tps Taxes	4,259.63
	4-10		Paychex Eib Invoice	172.04
	4-24		Paychex - Rcx Payroll	8,029.96

Received
5/2/25
12 Hw

Subtractions

(con't)

Withdrawals	Date	Serial #	Location	
	4-24		Paychex Tps Taxes	4,257.25
	4-30		Hmknyebill Hmknyebil	2,987.22
Total subtractions				\$62,900.55

Account messages

Important details about changes made to your "Deposit Account Agreement and Funds Availability Policy" and "Deposit Account Fees and Disclosures".

1. Additional Statement Copies: Effective March 14, 2025

We eliminated the charge for each additional copy of a statement requested for all personal and business deposit accounts.

2. Funds Availability Policy: Effective May 10, 2025

We're adjusting our Funds Availability Policy to address changes that apply to certain check deposits.

(1)The number of days we may hold check deposits is being increased as allowed per federal regulations for both new account holds, and those that meet the exception hold criteria.

(2)The amount of the deposited check(s) we make available to you is increasing to keep pace with inflation. Please see full details below.

Accounts affected: All personal and business deposit accounts.

What will change:

Timing: The number of days before funds deposited by check will be available to you will increase for the following instances:

The Exception hold period will change from no later than 5 business days to no later than 7 business days.

The New Account hold period will change from no later than 5 business days to no later than 9 business days during the first 30 days the account is open.

Amounts:

The Large Dollar exception hold will increase from \$5,525 to \$6,725. This is the amount of the deposit that will be available to you the next business day when your check deposits total more than \$6,725 in a single day.

The New Account hold for deposits made in a single day from cashier's, certified, tellers, travelers, and federal, state and local government checks will increase from \$5,525 to \$6,725. This is the amount of the deposit that will be available to you the first business day after the day of your deposit if the deposit meets certain conditions.

The Case-By-Case hold will increase from \$225 to \$275. This is the amount of the deposit that will be available to you the next business day.

11:29 AM

05/02/25

Orleans Economic Development Agency
Reconciliation Summary
200.001 - OEDA Agency Checking, Period Ending 04/30/2025

	Apr 30, 25
Beginning Balance	475,768.08
Cleared Transactions	
Checks and Payments - 28 items	-62,900.55
Deposits and Credits - 3 items	776,000.00
Total Cleared Transactions	713,099.45
Cleared Balance	1,188,867.53
Uncleared Transactions	
Checks and Payments - 5 items	-575.53
Deposits and Credits - 2 items	144.53
Total Uncleared Transactions	-431.00
Register Balance as of 04/30/2025	1,188,436.53
New Transactions	
Checks and Payments - 1 item	-770.10
Deposits and Credits - 2 items	50,300.00
Total New Transactions	49,529.90
Ending Balance	1,237,966.43

11:29 AM

05/02/25

Orleans Economic Development Agency Reconciliation Detail

200.001 - OEDA Agency Checking, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						475,768.08
Cleared Transactions						
Checks and Payments - 28 Items						
Check	03/31/2025	3330	Kepler Culligan Wa...	X	-38.97	-38.97
Check	04/02/2025	3332	HurwitzFine PC	X	-4,983.75	-5,022.72
Check	04/02/2025		Highmark BCBSWNY	X	-2,987.22	-8,009.94
Check	04/02/2025	3331	HurwitzFine PC	X	-517.50	-8,527.44
Check	04/03/2025		NYS & Local Retire...	X	-748.44	-9,275.88
Liability Check	04/08/2025		Paychex	X	-4,259.63	-13,535.51
Check	04/09/2025	3340	HurwitzFine PC	X	-16,377.66	-29,913.17
Check	04/09/2025	3333	Mindful Media Group	X	-4,071.00	-33,984.17
Check	04/09/2025	3339	HurwitzFine PC	X	-1,237.50	-35,221.67
Check	04/09/2025	3336	Key Bank	X	-617.19	-35,838.86
Check	04/09/2025	3338	Key Bank	X	-565.38	-36,404.24
Check	04/09/2025	3334	Spectrum Enterprise	X	-149.98	-36,554.22
Check	04/09/2025	3341	Michael R Dobell	X	-144.55	-36,698.77
Check	04/09/2025	3335	Roush C.P.A. PC	X	-85.00	-36,783.77
Check	04/09/2025	3337	Key Bank	X	-30.74	-36,814.51
Check	04/10/2025		Paychex	X	-172.04	-36,986.55
Paycheck	04/11/2025		Gabrielle L Barone	X	-3,260.46	-40,247.01
Paycheck	04/11/2025		Michael R Dobell	X	-2,785.33	-43,032.34
Paycheck	04/11/2025		Mathew R Holland	X	-1,992.62	-45,024.96
Liability Check	04/22/2025		Paychex	X	-4,257.25	-49,282.21
Check	04/23/2025	3345	Village of Albion (v)	X	-2,302.00	-51,584.21
Check	04/23/2025	3342	Verizon Wireless	X	-214.25	-51,798.46
Check	04/23/2025	3344	Indoff Incorporated	X	-19.75	-51,818.21
Paycheck	04/25/2025		Gabrielle L Barone	X	-3,260.45	-55,078.66
Paycheck	04/25/2025		Michael R Dobell	X	-2,776.89	-57,855.55
Paycheck	04/25/2025		Mathew R Holland	X	-1,992.62	-59,848.17
Check	04/25/2025	3346	Orleans Co. Treasurer	X	-65.16	-59,913.33
Check	04/30/2025	3347	Highmark BCBSWNY	X	-2,987.22	-62,900.55
Total Checks and Payments					-62,900.55	-62,900.55
Deposits and Credits - 3 Items						
Deposit	03/26/2025			X	25,000.00	25,000.00
Payment	05/01/2025	02130...	Hemlock Ridge Solar	X	750,000.00	775,000.00
Payment	05/02/2025	388426	Helena Agri-Enterpri...	X	1,000.00	776,000.00
Total Deposits and Credits					776,000.00	776,000.00
Total Cleared Transactions					713,099.45	713,099.45
Cleared Balance					713,099.45	1,188,867.53
Uncleared Transactions						
Checks and Payments - 5 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	04/23/2025	3343	CH PC		-400.00	-575.53
Total Checks and Payments					-575.53	-575.53
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					-431.00	-431.00
Register Balance as of 04/30/2025					712,668.45	1,188,436.53
New Transactions						
Checks and Payments - 1 Item						
Check	05/07/2025		NYS & Local Emplo...		-770.10	-770.10
Total Checks and Payments					-770.10	-770.10

11:29 AM

05/02/25

Orleans Economic Development Agency
Reconciliation Detail
200.001 - OEDA Agency Checking, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 2 Items						
Deposit	05/01/2025				300.00	300.00
Payment	05/01/2025	6363	Orleans County Tre...		50,000.00	50,300.00
Total Deposits and Credits					50,300.00	50,300.00
Total New Transactions					49,529.90	49,529.90
Ending Balance					762,198.35	1,237,966.43



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

Public Sector Statement
April 30, 2025
page 1 of 3



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 ~~88888888~~ 282
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 3-31-25	\$0.01
Ending balance 4-30-25	\$0.01

Fees and charges See your Account Analysis statement for details.

Account messages

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The New Account hold period will change from no later than 5 business days to

Received
5/2/25
MWH
Hawley

11:30 AM
05/02/25

Orleans Economic Development Agency
Reconciliation Summary
200.003 - OEDA PILOT Checking, Period Ending 04/30/2025

	<u>Apr 30, 25</u>
Beginning Balance	0.01
Cleared Balance	0.01
Register Balance as of 04/30/2025	0.01
Ending Balance	0.01

11:30 AM

05/02/25

Orleans Economic Development Agency
Reconciliation Detail
200.003 - OEDA PILOT Checking, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						0.01
Cleared Balance						0.01
Register Balance as of 04/30/2025						0.01
Ending Balance						0.01



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

Public Sector Statement
April 30, 2025
page 1 of 3

[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 3-31-25	\$161,727.16
Interest paid	+53.18
Ending balance 4-30-25	\$161,780.34

Interest
earned

Annual percentage yield (APY) earned	0.40%
Number of days this statement period	30
Interest paid 4-30-25	\$53.18
Interest earned this statement period	\$53.17
Interest paid year-to-date	\$212.61

Account messages

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Accounts affected: All personal and business deposit accounts.

What will change:

Reviewed
5/2/25
Jude # Hand

[REDACTED]

11:32 AM

05/02/25

Orleans Economic Development Agency
Reconciliation Summary
200.006 - OEDA County Fund Acct, Period Ending 04/30/2025

	<u>Apr 30, 25</u>
Beginning Balance	161,727.16
Cleared Transactions	
Deposits and Credits - 1 Item	<u>53.18</u>
Total Cleared Transactions	<u>53.18</u>
Cleared Balance	<u>161,780.34</u>
Register Balance as of 04/30/2025	161,780.34
Ending Balance	161,780.34

11:32 AM

05/02/25

Orleans Economic Development Agency
Reconciliation Detail
200.006 - OEDA County Fund Acct, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						161,727.16
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2025			X	53.18	53.18
Total Deposits and Credits					53.18	53.18
Total Cleared Transactions					53.18	53.18
Cleared Balance					53.18	161,780.34
Register Balance as of 04/30/2025					53.18	161,780.34
Ending Balance					53.18	161,780.34

9:45 AM

05/05/25

Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
As of April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 - Cash Accounts				
CD- 09/2023	124,821.36	119,787.58	5,033.78	4.2%
200.006 - OEDA County Fund Acct	161,780.34	161,134.52	645.82	0.4%
200.001 - OEDA Agency Checking	479,186.53	48,360.07	430,826.46	890.9%
Total 200 - Cash Accounts	765,788.23	329,282.17	436,506.06	132.6%
Total Checking/Savings	765,788.23	329,282.17	436,506.06	132.6%
Accounts Receivable				
385 - Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 - Accounts Receivable	804,792.75	51,476.02	753,316.73	1,463.4%
Total Accounts Receivable	807,890.57	54,573.84	753,316.73	1,380.4%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 - Due From OLRC	-197,533.20	-77,533.20	-120,000.00	-154.8%
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	-197,042.70	-77,042.70	-120,000.00	-155.8%
Total Current Assets	1,376,636.10	306,813.31	1,069,822.79	348.7%
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	2,173,258.35	1,103,435.56	1,069,822.79	97.0%
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	8,750.00	18,750.00	-10,000.00	-53.3%
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	-2.09	8.44	403.8%
602.104 - NYS Unemp. Ins. - Company	59.08	59.08	0.00	0.0%
602.105 - Disability Insurance	-179.04	-113.88	-65.16	-57.2%
602.106 - Workers Comp Self-Ins	-4,871.00	0.00	-4,871.00	-100.0%
Total 602.100 - Company Liabilities	-4,985.42	-56.89	-4,928.53	-8,663.3%

9:45 AM

05/05/25

Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
As of April 30, 2025

	Apr 30, 25	Apr 30, 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	-42,593.70	-6,369.98	-36,223.72	-568.7%
602.206 · Cafeteria Plan	3,444.00	3,444.00	0.00	0.0%
Total 602.200 · Employee Deductions	-39,198.42	-2,974.70	-36,223.72	-1,217.7%
602 · Payroll Deductions - Other	2,438.96	1,491.03	947.93	63.6%
Total 602 · Payroll Deductions	-41,744.88	-1,540.56	-40,204.32	-2,609.7%
631 · Due to Other Governments				
PILOTs payable (Rec)	-22,732.80	0.00	-22,732.80	-100.0%
Total 631 · Due to Other Governments	-22,732.80	0.00	-22,732.80	-100.0%
Total Other Current Liabilities	173,442.81	246,379.93	-72,937.12	-29.6%
Total Current Liabilities	173,442.81	246,379.93	-72,937.12	-29.6%
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.	144,166.66	310,833.33	-166,666.67	-53.6%
Total 689 · Other Long Term Debt (spec)	144,166.66	310,833.33	-166,666.67	-53.6%
Total Long Term Liabilities	225,637.66	392,304.33	-166,666.67	-42.5%
Total Liabilities	399,080.47	638,684.26	-239,603.79	-37.5%
Equity				
908 · Transfer from OLRC	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	673,822.56	-64,840.66	738,663.21	1,139.2%
Total Equity	1,732,676.53	462,251.31	1,270,425.22	274.8%
TOTAL LIABILITIES & EQUITY	2,131,757.00	1,100,935.57	1,030,821.43	93.6%

9:45 AM

05/05/25

Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
As of April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 - Cash Accounts				
CD- 09/2023	124,821.36	119,787.58	5,033.78	4.2%
200.006 - OEDA County Fund Acct	161,780.34	161,134.52	645.82	0.4%
200.001 - OEDA Agency Checking	479,186.53	48,360.07	430,826.46	890.9%
200.003 - OEDA PILOT Checking	0.01	0.01	0.00	0.0%
Total 200 - Cash Accounts	765,788.24	329,282.18	436,506.06	132.6%
Total Checking/Savings	765,788.24	329,282.18	436,506.06	132.6%
Accounts Receivable				
385 - Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 - Accounts Receivable	804,792.75	51,476.02	753,316.73	1,463.4%
381 - PILOT Receivable	-4,816.73	-2,500.00	-2,316.73	-92.7%
Total Accounts Receivable	803,073.84	52,073.84	751,000.00	1,442.2%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 - Due From OLRC	-197,533.20	-77,533.20	-120,000.00	-154.8%
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	-197,042.70	-77,042.70	-120,000.00	-155.8%
Total Current Assets	1,371,819.38	304,313.32	1,067,506.06	350.8%
Fixed Assets				
101 - Land				
101.002 - Medina Business Park				
MBP Sewer System	11,034.85	11,034.85	0.00	0.0%
County Interagency Installmnt	155,785.07	155,785.07	0.00	0.0%
MBP Sewer System - Other				
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	2,168,441.63	1,100,935.57	1,067,506.06	97.0%
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	8,750.00	18,750.00	-10,000.00	-53.3%

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05/05/25

Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
As of April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
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	8.36	-2.09	8.44	403.8%
602.104 - NYS Unemp. Ins. - Company	59.08	59.08	0.00	0.0%
602.105 - Disability Insurance	-179.04	-113.88	-65.16	-57.2%
602.106 - Workers Comp Self-Ins	-4,871.00	0.00	-4,871.00	-100.0%
Total 602.100 - Company Liabilities	-4,985.42	-56.89	-4,928.53	-8,663.3%
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	-42,593.70	-8,369.98	-36,223.72	-568.7%
602.206 - Cafeteria Plan	3,444.00	3,444.00	0.00	0.0%
Total 602.200 - Employee Deductions	-39,198.42	-2,974.70	-36,223.72	-1,217.7%
602 - Payroll Deductions - Other	2,438.96	1,491.03	947.93	63.6%
Total 602 - Payroll Deductions	-41,744.88	-1,540.56	-40,204.32	-2,609.7%
631 - Due to Other Governments				
PILOTs payable (Rec)	-22,732.80	0.00	-22,732.80	-100.0%
631.001 - PILOTs payable	36,684.63	0.00	36,684.63	100.0%
Total 631 - Due to Other Governments	13,951.83	0.00	13,951.83	100.0%
Total Other Current Liabilities	210,127.44	246,379.93	-36,252.49	-14.7%
Total Current Liabilities	210,127.44	246,379.93	-36,252.49	-14.7%
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.	144,166.66	310,833.33	-166,666.67	-53.6%
Total 689 - Other Long Term Debt (spec)	144,166.66	310,833.33	-166,666.67	-53.6%
Total Long Term Liabilities	225,637.66	392,304.33	-166,666.67	-42.5%
Total Liabilities	435,765.10	638,684.26	-202,919.16	-31.8%
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	673,822.56	-64,840.65	738,663.21	1,139.2%
Total Equity	1,732,676.53	462,251.31	1,270,425.22	274.8%
TOTAL LIABILITIES & EQUITY	2,168,441.63	1,100,935.57	1,067,506.06	97.0%

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05/05/25

Accrual Basis

Orleans Economic Development Agency

Profit & Loss Budget Performance

April 2025

	Apr 25	Budget	Jan - Apr 25
Ordinary Income/Expense			
Income			
980 · Revenues			
2116 · Fees (specify)			
2116.07 Administrative Fee	0.00	833.33	800,954.26
2116.01 · Application Fees	0.00	833.33	1,000.00
2116.03 · Economic Development Fees	0.00	35,416.66	2,193.00
2116.04 · Consulting	0.00	1,250.00	0.00
Total 2116 · Fees (specify)	0.00	38,333.32	804,147.26
2401 · Interest & Earnings	53.18		212.61
2410 · Rental of Real Property	0.00	300.00	600.00
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		100,000.00
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	100,000.00
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	50,053.18	56,991.64	904,959.87
Total Income	50,053.18	56,991.64	904,959.87
Gross Profit	50,053.18	56,991.64	904,959.87
Expense			
522 · Expenses			
6460 · Administration			
6460.1 · Salaries & related expenses			
6460.11 · Salaries & wages	23,628.62	25,597.60	105,766.21
6460.12 · Other Payroll Expenses	0.00	25.00	0.00
6460.13 · Social Security Expense	1,464.98	1,626.97	6,557.53
6460.14 · Fed Unemp Tax Exp	0.00	27.58	428.04
6460.15 · Medicare Exp.	342.62	368.66	1,533.62
6460.16 · NYS Re-Employment	0.00	41.66	3.44
6460.17 · NYS Unemploy. Ins.	0.00	125.00	689.95
6460.18 · Disability Cnty Self-Ins	65.16	416.66	7,321.71
Total 6460.1 · Salaries & related expenses	25,501.38	28,229.13	122,300.50
6460.4 · Contractual Expenses			
~4.100 · Other personnel expenses			
~4.101 · Legal fees	23,116.41	5,000.00	28,381.41
~4.102 · Accounting fees	85.00	835.00	320.00
~4.103 · Consultant Services	4,471.00	833.33	41,435.50
~4.105 · Payroll Services	172.04	208.33	774.64
~4.107 · Professional fees - other	0.00	2,916.66	7,656.04
Total ~4.100 · Other personnel expenses	27,844.45	9,793.32	78,567.59
~4.200 · Non-personnel expenses			
~4.201 · Supplies	573.52	208.33	2,618.43
~4.202 · Telephone & telecommunications	657.49	583.33	2,852.35
~4.203 · Postage, shipping, delivery	65.94	62.50	175.62
~4.204 · Equip rental & maintenance	0.00	250.00	170.37
~4.205 · Printing & copying	0.00	83.33	1,914.26
~4.206 · Books, subscriptions, reference	36.12	41.66	211.96
~4.207 · Advertising expenses	354.47	416.66	354.47
~4.208 · Marketing	0.00	4,166.66	0.00
4210 · Web Site Maintenance	0.00	83.33	375.84
Total ~4.200 · Non-personnel expenses	1,687.54	5,895.80	8,673.30

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Accrual Basis

Orleans Economic Development Agency

Profit & Loss Budget Performance

April 2025

	Apr 25	Budget	Jan - Apr 25
~4.300 · Occupancy expenses			
~4.301 · Rent, parking, other occupancy	2,302.00	2,211.33	9,151.00
Total ~4.300 · Occupancy expenses	2,302.00	2,211.33	9,151.00
~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	54.30	333.33	202.28
~4.702 · Conference, convention, meeting	0.00	125.00	158.60
~4.703 · Staff development	0.00	166.66	0.00
~4.704 · Meals	0.00	166.66	188.08
~4.700 · Travel & training - Other	0.00	83.33	0.00
Total ~4.700 · Travel & training	54.30	874.98	548.96
~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	150.00
~4.805 · Outside computer services	0.00	91.66	0.00
~4.807 · Other expenses	0.00	20.83	97.08
~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	247.08
Total 6460.4 · Contractual Expenses	31,888.29	22,550.39	97,187.93
6460.8 · Employee Benefits			
6460.81 · Health Insurance	5,974.44	2,941.83	11,948.88
6460.82 · Pension plan contributions	0.00	3,023.41	0.00
Total 6460.8 · Employee Benefits	5,974.44	5,965.24	11,948.88
Total 6460 · Administration	63,364.11	56,744.76	231,437.31
Total 522 · Expenses	63,364.11	56,744.76	231,437.31
Total Expense	63,364.11	56,744.76	231,437.31
Net Ordinary Income	-13,310.93	246.88	673,522.56
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	-13,310.93	246.88	673,822.56

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Accrual Basis

Orleans Economic Development Agency

Profit & Loss Budget Performance

April 2025

	YTD Budget	Annual Budget
Ordinary Income/Expense		
Income		
980 • Revenues		
2116 • Fees (specify)		
2116.07 Administrative Fee	3,333.32	10,000.00
2116.01 • Application Fees	3,333.32	10,000.00
2116.03 • Economic Development Fees	141,666.64	425,000.00
2116.04 • Consulting	5,000.00	15,000.00
Total 2116 • Fees (specify)	153,333.28	460,000.00
2401 • Interest & Earnings		
2410 • Rental of Real Property	1,200.00	3,600.00
2706 • Grants from Local Governments		
2706.01 • Local Support	5,000.00	15,000.00
2706.02 • Grants from Local Govts - Other		
2706 • Grants from Local Governments - Other	66,666.64	200,000.00
Total 2706 • Grants from Local Governments	71,666.64	215,000.00
2770 • Other Unclassified Revenue		
2770.1 • Misc. Reimbursements	100.00	300.00
2770.2 • Misc. Income	1,666.64	5,000.00
Total 2770 • Other Unclassified Revenue	1,766.64	5,300.00
Total 980 • Revenues	227,966.56	683,900.00
Total Income	227,966.56	683,900.00
Gross Profit	227,966.56	683,900.00
Expense		
522 • Expenses		
6460 • Administration		
6460.1 • Salaries & related expenses		
6460.11 • Salaries & wages	102,390.40	307,171.20
6460.12 • Other Payroll Expenses	100.00	300.00
6460.13 • Social Security Expense	6,507.88	19,523.70
6460.14 • Fed Unemp Tax Exp	110.32	331.00
6460.15 • Medicare Exp.	1,474.64	4,424.00
6460.16 • NYS Re-Employment	166.64	500.00
6460.17 • NYS Unemploy. Ins.	500.00	1,500.00
6460.18 • Disability Cnty Self-Ins	1,666.64	5,000.00
Total 6460.1 • Salaries & related expenses	112,916.52	338,749.90
6460.4 • Contractual Expenses		
~4.100 • Other personnel expenses		
~4.101 • Legal fees	20,000.00	60,000.00
~4.102 • Accounting fees	3,340.00	10,020.00
~4.103 • Consultant Services	3,333.32	10,000.00
~4.105 • Payroll Services	833.32	2,500.00
~4.107 • Professional fees - other	11,666.64	35,000.00
Total ~4.100 • Other personnel expenses	39,173.28	117,520.00
~4.200 • Non-personnel expenses		
~4.201 • Supplies	833.32	2,500.00
~4.202 • Telephone & telecommunications	2,333.32	7,000.00
~4.203 • Postage, shipping, delivery	250.00	750.00
~4.204 • Equip rental & maintenance	1,000.00	3,000.00
~4.205 • Printing & copying	333.32	1,000.00
~4.206 • Books, subscriptions, reference	166.64	500.00
~4.207 • Advertising expenses	1,666.64	5,000.00
~4.208 • Marketing	16,666.64	50,000.00
4210 • Web Site Maintenance	333.32	1,000.00
Total ~4.200 • Non-personnel expenses	23,583.20	70,750.00

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Accrual Basis

Orleans Economic Development Agency

Profit & Loss Budget Performance

April 2025

	YTD Budget	Annual Budget
~4.300 · Occupancy expenses		
~4.301 · Rent, parking, other occupancy	8,845.32	26,536.00
Total ~4.300 · Occupancy expenses	8,845.32	26,536.00
~4.500 · Property Management Expense		
~4.503 · Real estate taxes		
~4.500 · Property Management Expense - Other	66.64	200.00
Total ~4.500 · Property Management Expense	66.64	200.00
~4.700 · Travel & training		
~4.701 · Travel	1,333.32	4,000.00
~4.702 · Conference, convention, meeting	500.00	1,500.00
~4.703 · Staff development	666.64	2,000.00
~4.704 · Meals	666.64	2,000.00
~4.700 · Travel & training - Other	333.32	1,000.00
Total ~4.700 · Travel & training	3,499.92	10,500.00
~4.800 · Misc expenses		
~4.801 · Interest expense - general	3,333.32	10,000.00
~4.802 · Insurance - non-employee	833.32	2,500.00
~4.803 · Membership dues - organization	3,666.64	11,000.00
~4.806 · Outside computer services	366.64	1,100.00
~4.807 · Other expenses	83.32	250.00
~4.808 · Other Reimbursements	83.32	250.00
~4.800 · Misc expenses - Other	6,666.64	20,000.00
Total ~4.800 · Misc expenses	15,033.20	45,100.00
Total 6460.4 · Contractual Expenses	90,201.56	270,606.00
6460.8 · Employee Benefits		
6460.81 · Health Insurance	11,767.32	35,302.00
6460.82 · Pension plan contributions	12,093.64	36,281.00
Total 6460.8 · Employee Benefits	23,860.96	71,583.00
Total 6460 · Administration	226,979.04	680,938.90
Total 522 · Expenses	226,979.04	680,938.90
Total Expense	226,979.04	680,938.90
Net Ordinary Income	987.52	2,961.10
Other Income/Expense		
Other Income		
Office Space Rental		
Total Other Income		
Net Other Income		
Net Income	987.52	2,961.10

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05/05/25

Accrual Basis

Orleans Economic Development Agency
Transaction Detail by Account
April 2025

Type	Date	Num	Name	Memo	Amount	Balance
200 - Cash Accounts						
200.001 - OEDA Agency Checking						
Check	04/02/2025	3331	HurwitzFine PC	#2073295 general legal matters through Mar...	-517.50	-517.50
Check	04/02/2025	3332	HurwitzFine PC	#20191185 NRBC Legal matters through ...	-4,983.75	-5,501.25
Check	04/02/2025		Highmark BCBSWNY	#250320314352 Health Insurance April 2025	-2,987.22	-8,488.47
Check	04/03/2025		NYS & Local Retirement System	NYSRL Employee contributions for March 2...	-748.44	-9,236.91
Liability ...	04/08/2025		Paychex	16-1356958, 161356958 6	-4,259.63	-13,496.54
Check	04/09/2025	3333	Mindful Media Group	March 2025 Marketing Consulting 2025	-4,071.00	-17,567.54
Check	04/09/2025	3334	Spectrum Enterprise	Internet through March 2025 #040125	-149.98	-17,717.52
Check	04/09/2025	3335	Roush C.P.A. PC	Accounting consulting through March 2025	-85.00	-17,802.52
Check	04/09/2025	3336	Key Bank	M Holland CC usage March 2025	-617.19	-18,419.71
Check	04/09/2025	3337	Key Bank	CC usage G Barone	-30.74	-18,450.45
Check	04/09/2025	3338	Key Bank	CC Usage M Dobell March 2025	-565.38	-19,015.83
Check	04/09/2025	3339	HurwitzFine PC	#2073938 General MAtter through March 2...	-1,237.50	-20,253.33
Check	04/09/2025	3340	HurwitzFine PC	Legal for Lake Ridge and Lake Ontario Fruit...	-16,377.66	-36,630.99
Check	04/09/2025	3341	Michael R Dobell	Reimbursement for M Dobell- Mileage and ...	-144.65	-36,775.54
Check	04/10/2025		Paychex	Monthly service fee March 2025 205032700	-172.04	-36,947.58
Paycheck	04/11/2025		Michael R Dobell		-2,785.33	-39,732.91
Paycheck	04/11/2025		Gabrielle L Barone		-3,260.46	-42,993.37
Paycheck	04/11/2025		Mathew R Holland		-1,992.62	-44,985.99
Liability ...	04/22/2025		Paychex	16-1356958, 161356958 6	-4,257.25	-49,243.24
Check	04/23/2025	3342	Verizon Wireless	#8110397740 M Holland and G Barone C...	-214.25	-49,457.49
Check	04/23/2025	3343	CH PC	First payment in monthly contract for IT ser...	-400.00	-49,857.49
Check	04/23/2025	3344	Indoff Incorporated	#3792447 large copier paper	-19.75	-49,877.24
Check	04/23/2025	3345	Village of Albion (v)	May Rent 2025	-2,302.00	-52,179.24
Paycheck	04/25/2025		Michael R Dobell		-2,776.89	-54,956.13
Paycheck	04/25/2025		Gabrielle L Barone		-3,260.45	-58,216.58
Paycheck	04/25/2025		Mathew R Holland		-1,992.62	-60,209.20
Check	04/25/2025	3346	Orleans Co. Treasurer	1st Q 2025 County Self Insurance-Disability	-65.16	-60,274.36
Check	04/30/2025	3347	Highmark BCBSWNY	May 2025 Health Insurance #250418030141	-2,987.22	-63,261.58
Payment	04/30/2025	3891...	Helena Agri-Enterprises, LLC		41,750.00	-21,511.58
Total 200.001 - OEDA Agency Checking					-21,511.58	-21,511.58
Total 200 - Cash Accounts					-21,511.58	-21,511.58
TOTAL					-21,511.58	-21,511.58



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

Public Sector Statement
April 30, 2025
page 1 of 3



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)

ORLP

Public Transaction 852331428
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 3-31-25	\$59,030.01
1 Addition	+1,919.69
Net fees and charges	-122.24
Ending balance 4-30-25	\$60,827.46

Additions

Deposits	Date	Serial #	Source	
	4-28		Deposit Branch 0290 New York	\$1,919.69
			Total additions	\$1,919.69

Fees and charges

Date		Quantity	Unit Charge	
4-8-25	Mar Analysis Service Chg	1	122.24	-\$122.24
	Fees and charges assessed this period			-\$122.24

See your Account Analysis statement for details.

Reconciled
May 2 2025
Muth How



11:46 AM

05/02/25

Orleans Revolving Loan Fund

Reconciliation Summary

200 - Orleans Revolving Loan Fund, Period Ending 04/30/2025

	Apr 30, 25
Beginning Balance	59,030.01
Cleared Transactions	
Checks and Payments - 1 Item	-122.24
Deposits and Credits - 1 Item	1,919.69
Total Cleared Transactions	1,797.45
Cleared Balance	60,827.46
Register Balance as of 04/30/2025	60,827.46
Ending Balance	60,827.46

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05/02/25

Orleans Revolving Loan Fund

Reconciliation Detail

200 - Orleans Revolving Loan Fund, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						59,030.01
Cleared Transactions						
Checks and Payments - 1 Item						
Check	04/30/2025			X	-122.24	-122.24
Total Checks and Payments					-122.24	-122.24
Deposits and Credits - 1 Item						
Payment	04/28/2025	1811	Medina Hospitality L...	X	1,919.69	1,919.69
Total Deposits and Credits					1,919.69	1,919.69
Total Cleared Transactions					1,797.45	1,797.45
Cleared Balance					1,797.45	60,827.46
Register Balance as of 04/30/2025					1,797.45	60,827.46
Ending Balance					1,797.45	60,827.46

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05/05/25

Orleans Revolving Loan Fund
A/R Aging Summary
As of April 30, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Medina Hospitality LLC	0.00	-1,919.69	0.00	0.00	0.00	-1,919.69
TOTAL	<u>0.00</u>	<u>-1,919.69</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-1,919.69</u>

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05/05/25

Accrual Basis

Orleans Revolving Loan Fund

Balance Sheet Prev Year Comparison

As of April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 - Orleans Revolving Loan Fund	60,827.46	52,145.74	8,681.72	16.7%
Total Checking/Savings	60,827.46	52,145.74	8,681.72	16.7%
Accounts Receivable				
392 - Loan payments receivable	-1,919.69	-1,919.69	0.00	0.0%
Total Accounts Receivable	-1,919.69	-1,919.69	0.00	0.0%
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	77,755.49	68,375.57	9,379.92	13.7%
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	85,149.63	104,106.48	-18,956.85	-18.2%
Total ORLF Loan Principal -noncurrent	85,149.63	104,106.48	-18,956.85	-18.2%
Total Other Assets	94,101.45	113,058.30	-18,956.85	-16.8%
TOTAL ASSETS	171,856.94	181,433.87	-9,576.93	-5.3%
LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
ORLF Deferred Revenue	61,500.00	61,500.00	0.00	0.0%
Allowance - Medina Hospitality	-61,500.00	-61,500.00	0.00	0.0%
Medina Hospitality LLC				
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	985.53	-4,531.27	5,516.80	121.8%
Total Equity	171,856.94	181,433.87	-9,576.93	-5.3%
TOTAL LIABILITIES & EQUITY	171,856.94	181,433.87	-9,576.93	-5.3%

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Accrual Basis

Orleans Revolving Loan Fund Register QuickReport

April 2025

Type	Date	Num	Memo	Account	Clr	Split	Amount
Medina Hospitality LLC Payment	04/28/2025	1811		200 - Orleans Revolving ...	X	392 - Loan pay...	1,919.69
Total Medina Hospitality LLC							1,919.69
No name Check	04/30/2025		Service Charge	200 - Orleans Revolving ...	X	Bank Charge	-122.24
Total no name							-122.24
TOTAL							1,797.45