



COIDA Board Meeting Agenda

Friday June 13, 2025 8:00 AM

Updated 06/07/25

- **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**
 - *May 9, 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
May 31, 2025
page 1 of 2

15 X 968 00015 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)

DEDIT

Public Transaction Basic 1750
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 4-30-25	\$1,188,867.53
3 Additions	+92,050.00
21 Subtractions	-202,193.43
Ending balance 5-31-25	\$1,078,724.10

Additions

Deposits	Date	Serial #	Source	
	5-1		Deposit Branch 0290 New York	\$50,000.00
	5-1		Deposit Branch 0290 New York	300.00
	5-2		Deposit Branch 0290 New York	41,750.00
			Total additions	\$92,050.00

Subtractions

Paper Checks * check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
3343	5-2	\$400.00	3352	5-9	71.22	3357	5-16	166,666.66
*3348	5-9	139.94	3353	5-9	724.50	*3359	5-19	123.42
3349	5-13	4,071.00	3354	5-19	575.00	3360	5-27	55.75
3350	5-14	137.37	3355	5-12	85.00	3361	5-22	214.25
3351	5-9	939.28	3356	5-22	149.98	3362	5-28	2,302.00
						Paper Checks Paid		\$176,655.37

Withdrawals	Date	Serial #	Location	
	5-1		9102716322 Cons Coll	\$770.10
	5-8		Paychex Inc. Payroll	8,029.96
	5-8		Paychex Tps Taxes	4,257.25
	5-12		Paychex Eib Invoice	193.54
	5-22		Paychex Inc. Payroll	8,029.94
	5-22		Paychex Tps Taxes	4,257.27
			Total subtractions	\$202,193.43

Received
6/2/25
Ham

11:15 AM

06/02/25

Orleans Economic Development Agency
Reconciliation Summary
200.001 - OEDA Agency Checking, Period Ending 05/31/2025

	May 31, 25
Beginning Balance	1,188,867.53
Cleared Transactions	
Checks and Payments - 25 Items	-202,193.43
Deposits and Credits - 3 Items	92,050.00
Total Cleared Transactions	-110,143.43
Cleared Balance	1,078,724.10
Uncleared Transactions	
Checks and Payments - 4 Items	-175.53
Deposits and Credits - 2 Items	144.53
Total Uncleared Transactions	-31.00
Register Balance as of 05/31/2025	1,078,693.10
New Transactions	
Checks and Payments - 5 Items	-4,115.70
Total New Transactions	-4,115.70
Ending Balance	1,074,577.40

11:15 AM

06/02/25

Orleans Economic Development Agency
Reconciliation Detail
200.001 - OEDA Agency Checking, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						1,188,867.53
Cleared Transactions						
Checks and Payments - 25 Items						
Check	04/23/2025	3343	CH PC	X	-400.00	-400.00
Check	05/05/2025	3349	Mindful Media Group	X	-4,071.00	-4,471.00
Check	05/05/2025	3348	Michael R Dobell	X	-139.94	-4,610.94
Check	05/05/2025	3350	Pltney Bowes Global...	X	-137.37	-4,748.31
Check	05/07/2025		NYS & Local Emplo...	X	-770.10	-5,518.41
Liability Check	05/09/2025		Paychex	X	-4,257.25	-9,775.66
Paycheck	05/09/2025		Gabrielle L Barone	X	-3,260.46	-13,036.12
Paycheck	05/09/2025		Michael R Dobell	X	-2,776.88	-15,813.00
Paycheck	05/09/2025		Mathew R Holland	X	-1,992.62	-17,805.62
Check	05/09/2025	3351	Key Bank	X	-939.28	-18,744.90
Check	05/09/2025	3353	Key Bank	X	-724.50	-19,469.40
Check	05/09/2025	3354	NYSEDC	X	-575.00	-20,044.40
Check	05/09/2025	3355	Roush C.P.A. PC	X	-85.00	-20,129.40
Check	05/09/2025	3352	Key Bank	X	-71.22	-20,200.62
Check	05/12/2025	3356	Spectrum Enterprise	X	-149.98	-20,350.60
Check	05/14/2025	3357	Orleans Co. Treasurer	X	-166,666.66	-187,017.26
Check	05/14/2025	3359	Gabrielle L Barone	X	-123.42	-187,140.68
Liability Check	05/20/2025		Paychex	X	-4,257.27	-191,397.95
Check	05/21/2025	3362	Village of Albion (v)	X	-2,302.00	-193,699.95
Check	05/21/2025	3361	Verizon Wireless	X	-214.25	-193,914.20
Check	05/21/2025	3360	Indoff Incorporated	X	-55.75	-193,969.95
Paycheck	05/23/2025		Gabrielle L Barone	X	-3,260.45	-197,230.40
Paycheck	05/23/2025		Michael R Dobell	X	-2,776.87	-200,007.27
Paycheck	05/23/2025		Mathew R Holland	X	-1,992.62	-201,999.89
Check	05/23/2025		Paychex	X	-193.54	-202,193.43
Total Checks and Payments					-202,193.43	-202,193.43
Deposits and Credits - 3 items						
Payment	04/30/2025	3891055	Helena Agri-Enterpri...	X	41,750.00	41,750.00
Deposit	05/01/2025			X	300.00	42,050.00
Payment	05/01/2025	6363	Orleans County Tre...	X	50,000.00	92,050.00
Total Deposits and Credits					92,050.00	92,050.00
Total Cleared Transactions					-110,143.43	-110,143.43
Cleared Balance					-110,143.43	1,078,724.10
Uncleared Transactions						
Checks and Payments - 4 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
Total Checks and Payments					-175.53	-175.53
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					-31.00	-31.00
Register Balance as of 05/31/2025					-110,174.43	1,078,693.10

11:15 AM

06/02/25

Orleans Economic Development Agency
Reconciliation Detail
 200.001 - OEDA Agency Checking, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
New Transactions						
Checks and Payments - 5 Items						
Check	06/02/2025		Highmark BCBSWNY		-2,987.22	-2,987.22
Check	06/02/2025	3363	Diane L Blanchard		-162.50	-3,149.72
Check	06/04/2025	3365	CH PC		-400.00	-3,549.72
Check	06/04/2025	3364	HurwitzFine PC		-382.50	-3,932.22
Check	06/10/2025		Paychex		-183.48	-4,115.70
Total Checks and Payments					-4,115.70	-4,115.70
Total New Transactions					-4,115.70	-4,115.70
Ending Balance					-114,290.13	1,074,677.40



KeyBank
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Cleveland, OH 44101-5885

Public Sector Statement
May 31, 2025
page 1 of 2

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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 ~~XXXXXXXXXX~~ 0282
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 4-30-25	\$0.01
Ending balance 5-31-25	\$0.01

**Fees and
charges**

See your Account Analysis statement for details.

Reconciled
6/2/25
Matt Holman

~~XXXXXXXXXX~~

11:17 AM

06/02/25

Orleans Economic Development Agency
Reconciliation Summary
200.003 - OEDA PILOT Checking, Period Ending 05/31/2025

	<u>May 31, 25</u>
Beginning Balance	0.01
Cleared Balance	0.01
Register Balance as of 05/31/2025	0.01
Ending Balance	0.01

11:17 AM

06/02/25

Orleans Economic Development Agency

Reconciliation Detail

200.003 - OEDA PILOT Checking, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						0.01
Cleared Balance						0.01
Register Balance as of 05/31/2025						0.01
Ending Balance						0.01



KeyBank
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Public Sector Statement
May 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 4-30-25	\$161,780.34
Interest paid	+54.97
Ending balance 5-31-25	\$161,835.31

Interest
earned

Annual percentage yield (APY) earned	0.40%
Number of days this statement period	31
Interest paid 5-30-25	\$54.97
Interest earned this statement period	\$54.97
Interest paid year-to-date	\$267.58

*Reconciled
6/2/25
Matt Holm*

~~REDACTED~~

11:20 AM

06/02/25

Orleans Economic Development Agency
Reconciliation Summary
200.006 - OEDA County Fund Acct, Period Ending 05/31/2025

	<u>May 31, 25</u>
Beginning Balance	161,780.34
Cleared Transactions	
Deposits and Credits - 1 Item	<u>54.97</u>
Total Cleared Transactions	<u>54.97</u>
Cleared Balance	<u>161,835.31</u>
Register Balance as of 05/31/2025	161,835.31
Ending Balance	161,835.31

11:20 AM

06/02/25

Orleans Economic Development Agency
Reconciliation Detail
200.006 · OEDA County Fund Acct, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						161,780.34
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2025			X	54.97	54.97
Total Deposits and Credits					54.97	54.97
Total Cleared Transactions					54.97	54.97
Cleared Balance					54.97	161,835.31
Register Balance as of 05/31/2025					54.97	161,835.31
Ending Balance					54.97	161,835.31

9:43 AM

06/09/25

Accrual Basis

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

	May 31, 25	May 31, 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	161,836.31	161,189.27	646.04	0.4%
200.001 · OEDA Agency Checking	1,078,693.10	42,871.17	1,036,021.93	2,427.9%
Total 200 · Cash Accounts	1,365,349.77	323,648.02	1,041,701.75	321.9%
Total Checking/Savings	1,365,349.77	323,648.02	1,041,701.75	321.9%
Accounts Receivable				
385 · Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 · Accounts Receivable	3,792.75	1,476.02	2,316.73	157.0%
Total Accounts Receivable	6,890.57	4,573.84	2,316.73	50.7%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 · Due From OLRC	22,466.80	-77,533.20	100,000.00	129.0%
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	22,957.30	-77,042.70	100,000.00	129.8%
Total Current Assets	1,395,197.64	251,179.16	1,144,018.48	455.5%
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	108,091.00	127,793.00	-19,702.00	-15.4%
Total Other Assets	141,863.50	161,565.50	-19,702.00	-12.2%
TOTAL ASSETS	2,172,117.89	1,047,801.41	1,124,316.48	107.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
600 · Accounts payable	24,000.00	0.00	24,000.00	100.0%
Total Accounts Payable	24,000.00	0.00	24,000.00	100.0%
Other Current Liabilities				
400 · Deferred Inflow of Resources	31,688.08	7,802.00	24,086.00	316.8%
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	13,502.08	11,251.73	2,250.35	20.0%
601.01 · Accrued interest	0.00	18,750.00	-18,750.00	-100.0%

9:43 AM

06/09/25

Accrual Basis

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

	May 31, 25	May 31, 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	8.35	-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%
Total 602.100 · Company Liabilities	-114.42	-56.89	-57.53	-101.1%
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	-8,508.70	-8,369.98	-2,138.72	-33.6%
602.206 · Cafeteria Plan	0.00	3,444.00	-3,444.00	-100.0%
Total 602.200 · Employee Deductions	-8,557.42	-2,974.70	-5,582.72	-187.7%
602 · Payroll Deductions - Other	2,530.66	1,574.97	955.69	60.7%
Total 602 · Payroll Deductions	-6,141.18	-1,456.82	-4,684.56	-321.6%
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	226,632.86	246,463.87	-19,831.01	-8.1%
Total Current Liabilities	250,632.86	246,463.87	4,168.99	1.7%
Long Term Liabilities				
680 · Pension Liability	48,159.00	81,471.00	-33,312.00	-40.9%
689 · Other Long Term Debt (spec)				
689.003 · Loan Payable - Orleans Co.	0.00	310,833.33	-310,833.33	-100.0%
Total 689 · Other Long Term Debt (spec)	0.00	310,833.33	-310,833.33	-100.0%
Total Long Term Liabilities	48,159.00	392,304.33	-344,145.33	-87.7%
Total Liabilities	298,791.86	638,768.20	-339,976.34	-53.2%
Equity				
908 · Transfer from OLRC	1,027,500.00	832,500.00	195,000.00	23.4%
909.001 · Retained Earnings	150,154.57	-305,408.04	455,562.61	149.2%
Net Income	660,865.39	-120,558.74	781,424.13	648.2%
Total Equity	1,838,519.96	406,533.22	1,431,986.74	352.2%
TOTAL LIABILITIES & EQUITY	2,137,311.82	1,045,301.42	1,092,010.40	104.5%

9:44 AM

06/09/25

Accrual Basis

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

	May 31, 25	May 31, 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	161,835.31	181,189.27	646.04	0.4%
200.001 · OEDA Agency Checking	1,078,693.10	42,671.17	1,036,021.93	2,427.9%
200.003 · OEDA PILOT Checking	0.01	0.01	0.00	0.0%
Total 200 · Cash Accounts	1,365,349.78	323,648.03	1,041,701.75	321.9%
Total Checking/Savings	1,365,349.78	323,648.03	1,041,701.75	321.9%
Accounts Receivable				
385 · Interest & Penalties-A/R	3,097.82	3,097.82	0.00	0.0%
380 · Accounts Receivable	3,792.75	1,476.02	2,316.73	157.0%
381 · PILOT Receivable	-4,816.73	-2,500.00	-2,316.73	-92.7%
Total Accounts Receivable	2,073.84	2,073.84	0.00	0.0%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 · Due From OLRC	22,466.80	-77,533.20	100,000.00	129.0%
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	22,957.30	-77,042.70	100,000.00	129.8%
Total Current Assets	1,390,380.92	248,679.17	1,141,701.75	459.1%
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	108,091.00	127,793.00	-19,702.00	-15.4%
Total Other Assets	141,863.50	161,565.50	-19,702.00	-12.2%
TOTAL ASSETS	2,167,301.17	1,045,301.42	1,121,999.75	107.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
600 · Accounts payable	24,000.00	0.00	24,000.00	100.0%
Total Accounts Payable	24,000.00	0.00	24,000.00	100.0%
Other Current Liabilities				
400 · Deferred Inflow of Resources	31,688.00	7,602.00	24,086.00	316.8%
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	13,502.08	11,251.73	2,250.35	20.0%
601.01 · Accrued Interest	0.00	18,750.00	-18,750.00	-100.0%

9:44 AM

06/09/25

Accrual Basis

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

	May 31, 25	May 31, 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	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%
Total 602.100 - Company Liabilities	-114.42	-56.89	-57.53	-101.1%
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	-8,508.70	-6,369.98	-2,138.72	-33.6%
602.206 - Cafeteria Plan	0.00	3,444.00	-3,444.00	-100.0%
Total 602.200 - Employee Deductions	-8,557.42	-2,974.70	-5,582.72	-187.7%
602 - Payroll Deductions - Other	2,530.66	1,574.97	955.69	60.7%
Total 602 - Payroll Deductions	-6,141.18	-1,458.82	-4,684.56	-321.6%
631 - Due to Other Governments				
PILOTs payable (Rec)	-22,732.80	0.00	-22,732.80	-100.0%
631.001 - PILOTs payable	29,989.35	0.00	29,989.35	100.0%
Total 631 - Due to Other Governments	7,256.55	0.00	7,256.55	100.0%
Total Other Current Liabilities	256,622.21	246,463.87	10,158.34	4.1%
Total Current Liabilities	280,622.21	246,463.87	34,158.34	13.9%
Long Term Liabilities				
680 - Pension Liability	48,159.00	81,471.00	-33,312.00	-40.9%
689 - Other Long Term Debt (spec)	0.00	310,833.33	-310,833.33	-100.0%
689.003 - Loan Payable - Orleans Co.	0.00	310,833.33	-310,833.33	-100.0%
Total 689 - Other Long Term Debt (spec)	0.00	310,833.33	-310,833.33	-100.0%
Total Long Term Liabilities	48,159.00	392,304.33	-344,145.33	-87.7%
Total Liabilities	328,781.21	638,768.20	-309,986.99	-48.5%
Equity				
908 - Transfer from OLRC	1,027,500.00	832,500.00	195,000.00	23.4%
909.001 - Retained Earnings	150,154.57	-305,408.04	455,562.61	149.2%
Net Income	660,865.39	-120,558.74	781,424.13	648.2%
Total Equity	1,838,519.96	406,533.22	1,431,986.74	352.2%
TOTAL LIABILITIES & EQUITY	2,167,301.17	1,045,301.42	1,121,999.75	107.3%

9:44 AM

06/09/25

Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
 May 2025

	May 25	Budget	Jan - May 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	54.97		267.58
2410 · Rental of Real Property	300.00	300.00	25,900.00
2706 · Grants from Local Governments			
2706.01 · Local Support	0.00	1,250.00	0.00
2706.02 · Grants from Local Govts - Other	0.00		100,000.00
2706 · Grants from Local Governments - Other	0.00	16,666.66	0.00
Total 2706 · Grants from Local Governments	0.00	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	354.97	56,991.64	930,314.84
Total Income	354.97	56,991.64	930,314.84
Gross Profit	354.97	56,991.64	930,314.84
Expense			
622 · Expenses			
6460 · Administration			
6460.1 · Salaries & related expenses			
6460.11 · Salaries & wages	23,628.62	25,597.60	129,394.83
6460.12 · Other Payroll Expenses	0.00	25.00	0.00
6460.13 · Social Security Expense	1,464.98	1,626.97	8,022.51
6460.14 · Fed Unemp Tax Exp	0.00	27.58	428.04
6460.15 · Medicare Exp.	342.62	368.66	1,876.24
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	0.00	416.66	12,192.71
Total 6460.1 · Salaries & related expenses	25,436.22	28,229.13	152,607.72
6460.4 · Contractual Expenses			
~4.100 · Other personnel expenses			
~4.101 · Legal fees	0.00	5,000.00	28,381.41
~4.102 · Accounting fees	85.00	835.00	405.00
~4.103 · Consultant Services	4,000.00	833.33	45,435.50
~4.105 · Payroll Services	193.54	208.33	968.18
~4.107 · Professional fees - other	0.00	2,916.66	7,656.04
Total ~4.100 · Other personnel expenses	4,278.54	9,793.32	82,846.13
~4.200 · Non-personnel expenses			
~4.201 · Supplies	136.71	208.33	2,755.14
~4.202 · Telephone & telecommunications	663.50	583.33	3,515.85
~4.203 · Postage, shipping, delivery	0.00	62.50	175.62
~4.204 · Equip rental & maintenance	137.37	250.00	307.74
~4.205 · Printing & copying	0.00	83.33	1,914.26
~4.206 · Books, subscriptions, reference	30.74	41.66	242.70
~4.207 · Advertising expenses	0.00	416.66	354.47
~4.208 · Marketing	0.00	4,166.66	0.00
4210 · Web Site Maintenance	438.50	83.33	814.34
Total ~4.200 · Non-personnel expenses	1,406.82	5,895.80	10,080.12

9:44 AM

06/09/25

Accrual Basis

Orleans Economic Development Agency Profit & Loss Budget Performance May 2025

	May 25	Budget	Jan - May 25
~4.300 · Occupancy expenses			
~4.301 · Rent, parking, other occupancy	2,302.00	2,211.33	11,453.00
Total ~4.300 · Occupancy expenses	2,302.00	2,211.33	11,453.00
~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	167.10	333.33	369.38
~4.702 · Conference, convention, meeting	0.00	125.00	158.60
~4.703 · Staff development	1,265.00	166.66	1,265.00
~4.704 · Meals	86.79	166.66	274.87
~4.700 · Travel & training - Other	0.00	83.33	0.00
Total ~4.700 · Travel & training	1,518.89	874.98	2,067.85
~4.800 · Misc expenses			
~4.801 · Interest expense - general	0.00	833.33	1,666.67
~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	276.00	20.83	276.00
~4.800 · Misc expenses - Other	0.00	1,666.66	0.00
Total ~4.800 · Misc expenses	276.00	3,758.30	2,189.75
Total 6460.4 · Contractual Expenses	9,782.25	22,550.39	108,636.85
6460.8 · Employee Benefits			
6460.81 · Health Insurance	-3,444.00	2,941.83	8,504.88
6460.82 · Pension plan contributions	0.00	3,023.41	0.00
Total 6460.8 · Employee Benefits	-3,444.00	5,965.24	8,504.88
Total 6460 · Administration	31,774.47	56,744.76	269,749.45
Total 522 · Expenses	31,774.47	56,744.76	269,749.45
Total Expense	31,774.47	56,744.76	269,749.45
Net Ordinary Income	-31,419.50	246.88	660,565.39
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	-31,419.50	246.88	660,865.39

9:44 AM

06/09/25

Accrual Basis

Orleans Economic Development Agency
Profit & Loss Budget Performance
May 2025

	YTD Budget	Annual Budget
Ordinary Income/Expense		
Income		
980 · Revenues		
2116 · Fees (specify)		
2116.07 Administrative Fee	4,166.65	10,000.00
2116.01 · Application Fees	4,166.65	10,000.00
2116.03 · Economic Development Fees	177,083.30	425,000.00
2116.04 · Consulting	6,250.00	15,000.00
Total 2116 · Fees (specify)	191,666.60	460,000.00
2401 · Interest & Earnings		
2410 · Rental of Real Property	1,500.00	3,600.00
2706 · Grants from Local Governments		
2706.01 · Local Support	6,250.00	15,000.00
2706.02 · Grants from Local Govts - Other		
2706 · Grants from Local Governments - Other	83,333.30	200,000.00
Total 2706 · Grants from Local Governments	89,583.30	215,000.00
2770 · Other Unclassified Revenue		
2770.1 · Misc. Reimbursements	125.00	300.00
2770.2 · Misc. Income	2,083.30	5,000.00
Total 2770 · Other Unclassified Revenue	2,208.30	5,300.00
Total 980 · Revenues	284,958.20	683,900.00
Total Income	284,958.20	683,900.00
Gross Profit	284,958.20	683,900.00
Expense		
522 · Expenses		
6460 · Administration		
6460.1 · Salaries & related expenses		
6460.11 · Salaries & wages	127,988.00	307,171.20
6460.12 · Other Payroll Expenses	125.00	300.00
6460.13 · Social Security Expense	8,134.85	19,523.70
6460.14 · Fed Unemp Tax Exp	137.90	331.00
6460.15 · Medicare Exp.	1,843.30	4,424.00
6460.16 · NYS Re-Employment	208.30	500.00
6460.17 · NYS Unemploy. Ins.	625.00	1,500.00
6460.18 · Disability Cnty Self-Ins	2,083.30	5,000.00
Total 6460.1 · Salaries & related expenses	141,145.65	338,749.90
6460.4 · Contractual Expenses		
~4.100 · Other personnel expenses		
~4.101 · Legal fees	25,000.00	60,000.00
~4.102 · Accounting fees	4,175.00	10,020.00
~4.103 · Consultant Services	4,166.65	10,000.00
~4.105 · Payroll Services	1,041.65	2,500.00
~4.107 · Professional fees - other	14,583.30	35,000.00
Total ~4.100 · Other personnel expenses	48,966.60	117,520.00
~4.200 · Non-personnel expenses		
~4.201 · Supplies	1,041.65	2,500.00
~4.202 · Telephone & telecommunications	2,916.65	7,000.00
~4.203 · Postage, shipping, delivery	312.50	750.00
~4.204 · Equip rental & maintenance	1,250.00	3,000.00
~4.205 · Printing & copying	416.65	1,000.00
~4.206 · Books, subscriptions, reference	208.30	500.00
~4.207 · Advertising expenses	2,083.30	5,000.00
~4.208 · Marketing	20,833.30	50,000.00
4210 · Web Site Maintenance	416.65	1,000.00
Total ~4.200 · Non-personnel expenses	29,479.00	70,750.00

9:44 AM

06/09/25

Accrual Basis

Orleans Economic Development Agency Profit & Loss Budget Performance May 2025

	YTD Budget	Annual Budget
~4.300 · Occupancy expenses		
~4.301 · Rent, parking, other occupancy	11,056.65	26,536.00
Total ~4.300 · Occupancy expenses	11,056.65	26,536.00
~4.500 · Property Management Expense		
~4.503 · Real estate taxes		
~4.500 · Property Management Expense - Other	83.30	200.00
Total ~4.500 · Property Management Expense	83.30	200.00
~4.700 · Travel & training		
~4.701 · Travel	1,666.65	4,000.00
~4.702 · Conference, convention, meeting	625.00	1,500.00
~4.703 · Staff development	833.30	2,000.00
~4.704 · Meals	833.30	2,000.00
~4.700 · Travel & training - Other	416.65	1,000.00
Total ~4.700 · Travel & training	4,374.90	10,500.00
~4.800 · Misc expenses		
~4.801 · Interest expense - general	4,166.65	10,000.00
~4.802 · Insurance - non-employee	1,041.65	2,500.00
~4.803 · Membership dues - organization	4,583.30	11,000.00
~4.805 · Outside computer services	458.30	1,100.00
~4.807 · Other expenses	104.15	250.00
~4.808 · Other Reimbursements	104.15	250.00
~4.800 · Misc expenses - Other	8,333.30	20,000.00
Total ~4.800 · Misc expenses	18,791.50	45,100.00
Total 6460.4 · Contractual Expenses	112,751.95	270,606.00
6460.8 · Employee Benefits		
6460.81 · Health Insurance	14,709.15	35,302.00
6460.82 · Pension plan contributions	15,117.05	36,281.00
Total 6460.8 · Employee Benefits	29,826.20	71,583.00
Total 6460 · Administration	283,723.80	680,938.90
Total 522 · Expenses	283,723.80	680,938.90
Total Expense	283,723.80	680,938.90
Net Ordinary Income	1,234.40	2,961.10
Other Income/Expense		
Other Income		
Office Space Rental		
Total Other Income		
Net Other Income		
Net Income	1,234.40	2,961.10

9:44 AM

Orleans Economic Development Agency
Transaction Detail by Account
May 2025

06/09/25

Accrual Basis

Type	Date	Num	Name	Memo	Amount	Balance
200 - Cash Accounts						
200.001 - OEDA Agency Checking						
Payment	05/01/2025	0213...	Hemlock Ridge Solar		750,000.00	750,000.00
Payment	05/01/2025	6363	Orleans County Treasurer		50,000.00	800,000.00
Deposit	05/01/2025			Deposit	300.00	800,300.00
Payment	05/02/2025	3884...	Helena Agri-Enterprises, LLC		1,000.00	801,300.00
Check	05/05/2025	3348	Michael R Dobell	M Dobell Reimbursements through May 2025	-139.94	801,160.06
Check	05/05/2025	3349	Mindful Media Group	Marketing consulting through May 2025 #15...	-4,071.00	797,089.06
Check	05/05/2025	3350	Pitney Bowes Global Financial ...	Postage meter machine leasing May-Aug...	-137.37	796,951.69
Check	05/07/2025		NYS & Local Employee's Retire...	April 2025 Employee contributions	-770.10	796,181.59
Check	05/09/2025	3351	Key Bank	CC usage April 2025 M Holland	-939.28	795,242.31
Check	05/09/2025	3352	Key Bank	CC Usage G Barone April 2025	-71.22	795,171.09
Check	05/09/2025	3353	Key Bank	CC Usage M Dobell April 2025	-724.50	794,446.59
Check	05/09/2025	3354	NYSEDC	Annual meeting for M Dobell	-575.00	793,871.59
Paycheck	05/09/2025		Gabrielle L Barone		-3,260.46	790,611.13
Paycheck	05/09/2025		Mathew R Holland		-1,992.62	788,618.51
Paycheck	05/09/2025		Michael R Dobell		-2,776.88	785,841.63
Liability ...	05/09/2025		Paychex	16-1356958, 161356958 6	-4,257.25	781,584.38
Check	05/09/2025	3355	Roush C.P.A. PC	May 2025 Accounting services	-85.00	781,499.38
Check	05/12/2025	3356	Spectrum Enterprise	050125 May 2025 Internet	-149.98	781,349.40
Check	05/14/2025	3357	Orleans Co. Treasurer	Last payment of County Loan- Early Payme...	-166,666.66	614,682.74
Check	05/14/2025	3359	Gabrielle L Barone	Mileage for 2024 Q3 and 4	-123.42	614,559.32
Liability ...	05/20/2025		Paychex	16-1356958, 161356958 6	-4,257.27	610,302.05
Check	05/21/2025	3360	Indoff Incorporated	copier paper #376917	-55.75	610,246.30
Check	05/21/2025	3361	Verizon Wireless	G Barone and M Holland Cell phone throug...	-214.25	610,032.05
Check	05/21/2025	3362	Village of Albion (v)	Rent June 2025	-2,302.00	607,730.05
Paycheck	05/23/2025		Michael R Dobell		-2,776.87	604,953.18
Paycheck	05/23/2025		Gabrielle L Barone		-3,260.45	601,692.73
Paycheck	05/23/2025		Mathew R Holland		-1,992.62	599,700.11
Check	05/23/2025		Paychex	#202505050100 Payrolls evices through M...	-193.54	599,506.57
Total 200.001 - OEDA Agency Checking					599,506.57	599,506.57
Total 200 - Cash Accounts					599,506.57	599,506.57
TOTAL					599,506.57	599,506.57



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

Public Sector Statement
May 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)

GRZLP

Public Transaction [REDACTED]
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 4-30-25	\$60,827.46
Net fees and charges	-121.15
Ending balance 5-31-25	\$60,706.31

Fees and
charges

Date		Quantity	Unit Charge	
5-8-25	Apr Analysis Service Chg	1	121.15	-\$121.15
Fees and charges assessed this period				-\$121.15

See your Account Analysis statement for details.

[REDACTED]

11:23 AM

06/02/25

Orleans Revolving Loan Fund Reconciliation Summary

200 - Orleans Revolving Loan Fund, Period Ending 05/31/2025

	May 31, 25	
Beginning Balance		60,827.46
Cleared Transactions		
Checks and Payments - 1 Item	-121.15	
Total Cleared Transactions	-121.15	
Cleared Balance		60,706.31
Register Balance as of 05/31/2025		60,706.31
New Transactions		
Checks and Payments - 1 Item	-1,702.10	
Deposits and Credits - 1 Item	1,919.69	
Total New Transactions	217.59	
Ending Balance		60,923.90

11:23 AM

06/02/25

Orleans Revolving Loan Fund Reconciliation Detail

200 - Orleans Revolving Loan Fund, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						60,827.46
Cleared Transactions						
Checks and Payments - 1 Item						
Check	05/31/2025			X	-121.15	-121.15
Total Checks and Payments					-121.15	-121.15
Total Cleared Transactions					-121.15	-121.15
Cleared Balance					-121.15	60,706.31
Register Balance as of 05/31/2025					-121.15	60,706.31
New Transactions						
Checks and Payments - 1 Item						
Check	06/02/2025	264	Village of Medina		-1,702.10	-1,702.10
Total Checks and Payments					-1,702.10	-1,702.10
Deposits and Credits - 1 Item						
Payment	06/02/2025	1823	Medina Hospitality L...		1,919.69	1,919.69
Total Deposits and Credits					1,919.69	1,919.69
Total New Transactions					217.59	217.59
Ending Balance					96.44	60,923.90

9:47 AM

06/09/25

Accrual Basis

Orleans Revolving Loan Fund Register QuickReport

May 2025

Type	Date	Num	Memo	Account	Clr	Split	Amount
No name Check	05/31/2025		Service Charge	200 - Orleans Revolving ...	X	Bank Charge	-121.15
Total no name							-121.15
TOTAL							-121.15