

**Audit & Finance Committee Meeting
September 10th, 2026
8:00 A.M.**

**Jeff Lord, Chair • Patricia Kennedy, Vice Chair • Craig Gelbsman
Andrew Marietta**

**Jody Zakrevsky, CEO • Terel Marshburn, Economic Developer Director
Meaghan Remillard, Director of Finance and Administration
Jordan Allen, Administrative Assistant • Chris Canada, Bond Counsel
Kurt Schulte, Agency Counsel**

1. Chair's Comments
2. Review of Financials
3. New and Unfinished Business

2026 COIDA Budget

REVENUES

Operating Revenues

PILOTS

Advanced Bio-Tech (2022-2037)
 Asteri Cooperstown, LLC.
 Cooperstown Center (2015-2040)
 Corning (2018-2034)
 Corning Phase III Expansion (2021-2037)
 Corning Solar
 Ford Block LLC. (2022-2048)
 Hillside (2015-2029)
 Klugo (2013-2028)
 Northern Eagle (2013-2027)
 Skyline Hospitalities (2023-2035)
 ZAED Properties (2022-2038)

TOTAL

August	Year to Date	2026 Adopted Budget	2025 Year End
\$9,800.00	\$9,800.00	\$9,800.00	\$9,800.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$50,000.00	\$50,000.00
\$7,791.18	\$7,791.18	\$7,791.00	\$7,791.00
\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$6,267.01	\$6,267.01	\$0.00
\$0.00	\$0.00	\$1,500.00	\$1,500.00
\$703.50	\$703.50	\$703.50	\$703.50
\$0.00	\$0.00	\$3,850.00	\$3,850.00
\$14,350.00	\$14,350.00	\$14,350.00	\$14,350.00
\$2,307.89	\$2,307.89	\$2,307.89	\$2,307.89
\$40,952.57	\$47,219.58	\$102,569.40	\$96,302.39

Rental and Financing Income

139 Commerce Road
 C.A.D.E.
 IOXUS
 Office Rental
 Southern Tier 8

TOTAL

August	Year to Date	2026 Adopted Budget	2025 Year End
\$5,512.50	\$44,100.00	\$67,252.52	\$64,049.50
\$1,155.00	\$9,130.00	\$13,860.00	\$13,200.00
\$20,671.89	\$69,106.30	\$85,788.24	\$74,484.41
\$300.00	\$1,900.00	\$600.00	\$1,400.00
\$0.00	\$1,600.00	\$3,600.00	\$2,400.00
\$27,639.39	\$125,836.30	\$171,100.76	\$155,533.91

Other Operating Revenue

Administrative Fees - OCCRC Bonds
 Bank Interest
 CD Interest
 Sale of Property/Assets
 Misc.

TOTAL

August	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$0.00	\$42,904.75	\$42,904.75
\$3.24	\$37.55	\$200.00	\$209.05
\$3,425.67	\$27,893.72	\$24,107.47	\$23,144.20
\$0.00	\$85,274.13	\$0.00	\$770,388.44
\$0.00	\$674.36	\$0.00	\$0.00
\$3,428.91	\$113,879.76	\$67,212.22	\$836,646.44

Non-Operating Revenues

Investment Earnings

Foothills Performing Arts Center

Oneonta Theater

State Subsidies/Grants

ESD - Richfield Springs

Federal Subsidies/Grants

ARC - Innovation Acceleration Center

CDBG Admin Fees

EDA - Richfield Springs

Municipal Subsidies/Grants

Otsego County Appropriation

Public Authority Subsidies

TOTAL

TOTAL REVENUE

August	Year to Date	2026 Adopted Budget	2025 Year End
\$1,666.67	\$13,333.36	\$20,000.04	\$20,000.04
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$325,000.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$15,666.00
\$0.00	\$0.00	\$229,727.26	\$1,293,269.08
\$0.00	\$225,000.00	\$225,000.00	\$225,000.00
\$1,666.67	\$238,333.36	\$799,727.30	\$1,553,935.12
\$73,687.54	\$525,269.00	\$1,140,609.68	\$2,642,417.86

2026 COIDA Budget

OPERATING EXPENSES

Salaries and Wages

Other Employee Benefits

DBL

Other Benefits

FICA

SUTA

Simple IRA

Payroll Service

Interns

TOTAL

August	Year to Date	2026 Adopted Budget	2025 Year End
\$23,070.82	\$195,701.96	\$300,878.92	\$221,822.74
\$2,319.53	\$20,002.72	\$36,000.00	\$29,553.82
\$9.60	\$81.60		\$103.20
\$99.66	\$845.26		\$9,216.80
\$1,764.88	\$14,765.10		\$17,365.01
\$29.42	\$1,333.36		\$1,074.66
\$461.40	\$3,286.69		\$0.00
\$173.09	\$1,544.43		\$2,000.55
\$0.00	\$0.00		\$0.00
\$27,709.88	\$215,704.68	\$336,878.92	\$251,376.56

Professional Service Contracts

All That (Abs)tract, LLC

Anjo Construction

Barton & Loguidice

Birchwood Archaeology

Capital Energy Partners

CBRE Real Estate Appraisal

Directive

ESD/DEC

Evermore Accounting

Fry Fyter

Hodgson Russ

Hulbet Engineering & Land Surveying

Hunt Engineering

Keystone Associates

Kurt D. Schulte

Joanne Darcy Crum - Survey Work (Richfield Springs)

Larosa Landworks, LLC.

M. Silber Design (Richfield Springs)

Mostert, Manzanero & Scott

MVEDD

NYSEG (Richfield Springs)

NYS EDC

Paperkite - Website Maintenance

Southern Tier 8

Sterling Environmental

TOTAL

August	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$483.00	\$0.00	\$0.00
\$0.00	\$113,205.41	\$120,980.68	\$692,960.83
\$725.25	\$1,799.25	\$5,000.00	\$8,340.75
\$0.00	\$32,820.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$12,500.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$709.55	\$3,000.00	\$2,785.18
\$0.00	\$0.00	\$1,500.00	\$0.00
\$0.00	\$4,875.00	\$10,000.00	\$5,550.00
\$0.00	\$0.00	\$1,500.00	\$1,349.40
\$0.00	\$0.00	\$10,000.00	\$0.00
\$0.00	\$0.00	\$0.00	\$1,759.27
\$0.00	\$18,466.21	\$86,587.69	\$93,522.96
\$0.00	\$0.00	\$0.00	\$34,568.19
\$0.00	\$875.00	\$2,500.00	\$183.00
\$0.00	\$0.00	\$0.00	\$10,000.00
\$0.00	\$22,000.00	\$50,000.00	\$0.00
\$3,250.00	\$3,250.00	\$0.00	\$0.00
\$0.00	\$9,000.00	\$11,500.00	\$11,300.00
\$0.00	\$6,250.00	\$6,250.00	\$5,000.00
\$0.00	\$0.00	\$0.00	\$274,778.28
\$0.00	\$6,000.00	\$7,000.00	\$6,000.00
\$250.00	\$750.00	\$1,250.00	\$225.00
\$0.00	\$8,242.00	\$6,250.00	\$8,120.00
\$0.00	\$15,889.67	\$12,500.00	\$0.00
\$4,225.25	\$244,132.09	\$335,818.37	\$1,168,942.86

Advertising and Marketing

Otsego County Chamber of Commerce

Marketing

Memberships/Subscriptions

Conference, Meetings**Travel, Lodge, Meals****Supplies and Materials**

Office Cleaning

Office Supplies

Computer, Phones, Copier

Copier Finance Charge/Copies

Data/Wifi/Internet - Spectrum

Otsego Telephone

Computer/Software

Leased Office Space**TOTAL**

August	Year to Date	2026 Adopted Budget	2025 Year End
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\$0.00	\$0.00	\$250.00	\$200.00
\$0.00	\$5,670.00	\$15,000.00	\$6,000.00
\$124.20	\$2,612.59	\$3,000.00	\$2,532.85
\$0.00	\$2,215.00	\$2,000.00	\$1,170.00
\$0.00	\$841.28	\$1,200.00	\$650.00

\$0.00	\$799.00	\$2,500.00	\$2,533.00
\$882.90	\$1,225.52	\$1,500.00	\$1,877.73

\$235.00	\$1,760.15	\$2,500.00	\$2,831.50
\$339.25	\$2,680.35	\$4,000.00	\$3,659.90
\$0.00	\$560.00	\$700.00	\$500.00
\$0.00	\$199.78	\$3,000.00	\$2,947.09
\$4,116.67	\$37,050.03	\$54,600.00	\$49,400.04
\$5,698.02	\$55,613.70	\$90,250.00	\$74,302.11

Insurance

Disability Benefits

Non-Profit PA

Non-Profit Umbrella

NYFIF

Property Insurance

Workmans Comp

TOTAL

August	Year to Date	2026 Adopted Budget	2025 Year End
		\$45,000.00	\$43,250.27
\$0.00	\$1,283.55		
\$0.00	\$37,491.64		
\$0.00	\$5,205.00		
\$0.00	\$0.00		
\$0.00	\$0.00		
\$0.00	\$385.00		
\$0.00	\$44,365.19	\$45,000.00	\$43,250.27

Utilities and Maintenance

139 Commerce Electric

139 Commerce Gas

189 Main Street Electric

Oneonta Business Park Electric

Oneonta Business Park Mowing

General Maintenance (PF, HQ, IOXUS, RFSBP)

Soccer Field Maintance

TOTAL

\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00
\$749.04	\$4,931.12	\$7,000.00	\$6,264.72
\$113.78	\$983.42	\$1,500.00	\$1,433.73
\$1,050.00	\$4,400.00	\$7,000.00	\$10,050.00
\$0.00	\$784.36	\$5,000.00	\$37,899.72
\$0.00	\$0.00	\$5,000.00	\$0.00
\$1,912.82	\$11,098.90	\$25,500.00	\$55,648.17

Filing, Legal Ads, Misc.**TOTAL**

\$0.00	\$7.74	\$500.00	\$251.19
\$0.00	\$7.74	\$500.00	\$251.19

Interest: LOC**TOTAL**

\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00

TOTAL EXPENDITURES

\$39,545.97	\$570,922.30	\$833,947.29	\$1,593,771.16
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NET

\$34,141.57	\$45,653.30	\$306,662.39	\$1,048,646.70
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