

**Audit & Finance Committee Meeting**  
**May 14<sup>th</sup>, 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
  - Ioxus Letter of Intent

## 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 Hospitalitys (2023-2035)
ZAED Properties (2022-2038)
<b>TOTAL</b>

April	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$0.00	\$9,800.00	\$9,800.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$50,000.00	\$50,000.00
\$0.00	\$0.00	\$7,791.00	\$7,791.00
\$0.00	\$0.00	\$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
\$0.00	\$0.00	\$703.50	\$703.50
\$0.00	\$0.00	\$3,850.00	\$3,850.00
\$0.00	\$0.00	\$14,350.00	\$14,350.00
\$0.00	\$0.00	\$2,307.89	\$2,307.89
<b>\$0.00</b>	<b>\$6,267.01</b>	<b>\$102,569.40</b>	<b>\$96,302.39</b>

#### Rental and Financing Income

139 Commerce Road
C.A.D.E.
IOXUS
Office Rental
Southern Tier 8
<b>TOTAL</b>

April	Year to Date	2026 Adopted Budget	2025 Year End
\$5,512.50	\$22,050.00	\$67,252.52	\$64,049.50
\$1,155.00	\$4,510.00	\$13,860.00	\$13,200.00
\$13,781.26	\$34,653.15	\$85,788.24	\$74,484.41
\$0.00	\$1,150.00	\$600.00	\$1,400.00
\$300.00	\$1,000.00	\$3,600.00	\$2,400.00
<b>\$20,748.76</b>	<b>\$63,363.15</b>	<b>\$171,100.76</b>	<b>\$155,533.91</b>

#### Other Operating Revenue

Administrative Fees - OCCRC Bonds
Bank Interest
CD Interest
Sale of Property/Assets
Misc.
<b>TOTAL</b>

April	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$0.00	\$42,904.75	\$42,904.75
\$4.41	\$20.83	\$200.00	\$209.05
\$3,498.86	\$14,162.07	\$24,107.47	\$23,144.20
\$0.00	\$85,274.13	\$0.00	\$770,388.44
\$0.00	\$0.00	\$0.00	\$0.00
<b>\$3,503.27</b>	<b>\$99,457.03</b>	<b>\$67,212.22</b>	<b>\$836,646.44</b>

## 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

	April	Year to Date	2026 Adopted Budget	2025 Year End
	\$1,666.67	\$6,666.68	\$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
	\$225,000.00	\$0.00	\$225,000.00	\$225,000.00
	<b>\$226,666.67</b>	<b>\$6,666.68</b>	<b>\$799,727.30</b>	<b>\$1,553,935.12</b>
	<b>\$250,918.70</b>	<b>\$175,753.87</b>	<b>\$1,140,609.68</b>	<b>\$2,642,417.86</b>

## 2026 COIDA Budget

### OPERATING EXPENSES

#### Salaries and Wages

#### Other Employee Benefits

DBL

Other Benefits

FICA

SUTA

Simple IRA

Payroll Service

Interns

**TOTAL**

April	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$67,754.39	\$300,878.92	\$221,822.74
\$0.00	\$7,355.01	\$36,000.00	\$29,553.82
\$0.00	\$28.80		\$103.20
\$0.00	\$292.56		\$9,216.80
\$0.00	\$5,182.31		\$17,365.01
\$0.00	\$1,112.60		\$1,074.66
\$0.00	\$727.82		\$0.00
\$0.00	\$653.64		\$2,000.55
\$0.00	\$0.00		\$0.00
<b>\$25,286.25</b>	<b>\$75,109.40</b>	<b>\$336,878.92</b>	<b>\$251,376.56</b>

#### 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

Mostert, Manzanero & Scott

MVEDD

MWBE

NYSEG (Richfield Springs)

NYS EDC

Paperkite - Website Maintenance

Southern Tier 8

Sterling Environmental

**TOTAL**

April	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$483.00	\$0.00	\$0.00
\$0.00	\$0.00	\$120,980.68	\$692,960.83
\$0.00	\$1,074.00	\$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	\$425.73	\$3,000.00	\$2,785.18
\$0.00	\$0.00	\$1,500.00	\$0.00
\$0.00	\$3,000.00	\$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	\$6,662.32	\$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
\$9,000.00	\$9,000.00	\$11,500.00	\$11,300.00
\$6,250.00	\$6,250.00	\$6,250.00	\$5,000.00
\$0.00	\$0.00	\$50,000.00	\$0.00
\$0.00	\$0.00	\$0.00	\$274,778.28
\$0.00	\$6,000.00	\$7,000.00	\$6,000.00
\$0.00	\$250.00	\$1,250.00	\$225.00
\$0.00	\$8,242.00	\$6,250.00	\$8,120.00
\$0.00	\$7,266.64	\$12,500.00	\$0.00
<b>\$15,250.00</b>	<b>\$81,865.69</b>	<b>\$335,818.37</b>	<b>\$1,168,942.86</b>

**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**

April	Year to Date	2026 Adopted Budget	2025 Year End
\$0.00	\$0.00	\$250.00	\$200.00
\$0.00	\$0.00	\$15,000.00	\$6,000.00
\$124.20	\$1,116.79	\$3,000.00	\$2,532.85
\$0.00	\$2,215.00	\$2,000.00	\$1,170.00
\$670.00	\$841.28	\$1,200.00	\$650.00
\$408.00	\$408.00	\$2,500.00	\$2,533.00
\$0.00	\$296.85	\$1,500.00	\$1,877.73
\$0.00	\$705.45	\$2,500.00	\$2,831.50
\$339.25	\$1,323.17	\$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	\$20,583.35	\$54,600.00	\$49,400.04
<b>\$5,658.12</b>	<b>\$28,249.67</b>	<b>\$90,250.00</b>	<b>\$74,302.11</b>

**Insurance**

Disability Benefits

Non-Profit PA

Non-Profit Umbrella

NYFIF

Property Insurance

Workmans Comp

**TOTAL**

April	Year to Date	2026 Adopted Budget	2025 Year End
		\$45,000.00	\$43,250.27
\$0.00	\$1,283.55		
\$4,939.25	\$27,613.14		
\$780.75	\$3,643.50		
\$0.00	\$0.00		
\$0.00	\$0.00		
\$0.00	\$385.00		
<b>\$5,720.00</b>	<b>\$32,925.19</b>	<b>\$45,000.00</b>	<b>\$43,250.27</b>

**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
\$560.72	\$2,847.26	\$7,000.00	\$6,264.72
\$131.31	\$520.03	\$1,500.00	\$1,433.73
\$0.00	\$600.00	\$7,000.00	\$10,050.00
\$0.00	\$0.00	\$5,000.00	\$37,899.72
\$0.00	\$0.00	\$5,000.00	\$0.00
<b>\$692.03</b>	<b>\$3,967.29</b>	<b>\$25,500.00</b>	<b>\$55,648.17</b>

**Filing, Legal Ads, Misc.**

**TOTAL**

\$0.00	\$0.00	\$500.00	\$251.19
<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$251.19</b>

**Interest: LOC**

**TOTAL**

\$0.00	\$0.00	\$0.00	\$0.00
<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**TOTAL EXPENDITURES**

<b>\$27,320.15</b>	<b>\$222,117.24</b>	<b>\$833,947.29</b>	<b>\$1,593,771.16</b>
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**NET**

<b>\$223,598.55</b>	<b>\$46,363.37</b>	<b>\$306,662.39</b>	<b>\$1,048,646.70</b>
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