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Tioga County Industrial Development Agency
March 1, 2017 • 4:30pm •
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Agenda

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette K. Dougherty, M. Sauerbrey, J. Ceccherelli
 - a. Absent:
 - b. Excused: R. Kelsey
 2. Guests:
 - a. B. Myers, L. Tinney, C. Haskell, J. Bellis, and J. Meagher
- 3. Privilege of the Floor-**
None
- 4. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
 1. Update
 2. Costs Spreadsheet
 3. Larson Design Group – J. Bellis
 - a. WWTP Update
 - b. Water Update
 - B. Tioga Downs Racetrack, LLC Phase 2 & 3– B. Myers
 1. Update
 - C. Tioga Downs Racetrack, LLC Phase IV
 1. Update
 - D. Owego Gardens Project Update - B. Myers
 1. Update
 - a. NYSDOT Permit
 - E. FedEx Project – B. Myers
 1. Update
 - F. Gateway Project
 1. Update
- 6. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Piaker and Lyons 2016 audit

2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. None
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. None
 - B. E-Site Phase 1B Archeological Study
- 7. PILOT Updates – B. Myers**
 - A. Lockheed Martin – J. Meagher
 - B. 2017 Town, County, and Recycle PILOT Payments - Done
 - C. Employee Surveys
 - D. PARIS Report
- 8. Approval of Minutes –**
 - A. **January 25, 2017 Regular Meeting Minutes**
 - B. **January 25, 2017 Loan Committee Minutes**
- 9. Financial Report – B. Myers**
 - A. Reports
 1. Balance Sheet
 2. Profit & Loss
 3. Transaction Detail
- 10. New Business – B. Myers**
 - A. IEDC: Phoenix Conference – Report
 - B. IDA Magazine Article
 - C. Lounsberry 1.2A Demolition
- 11. Reports**
 - A. Railroads
 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - b. OHRY – Railroad grant
 - B. Loan Program – B. Myers
 - a. USDA Site Visit 3/9
 - b. LINC Report
- 12. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 13. Next Meeting – April 5, 2017**
- 14. Adjourned**



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Tioga County Industrial Development Agency
January 25, 2017*
**(Reschedule date for February 1, 2017 meeting)*
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Minutes

DRAFT

1. Call to Order and Introductions

The meeting was called to order by Chairperson R. Kelsey at 4:33 p.m.

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette, K. Dougherty, M. Sauerbrey, J. Ceccherelli

- a. Absent:
- b. Excused: T. Monell

2. Guests:

- a. B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher, M. Kiechel, R. Schrader

3. Privilege of the Floor-

Marcia Kiechel – Newark Valley Historical Society

Chairperson Kelsey welcomed Marcia Kiechel, Newark Valley Historical Society. Ms. Kiechel addressed the Board with a proposal for replacement of approximately 40% of the railroad platform at the Depot in Newark Valley for a total cost of \$2,672.00.

4. Welcome – New Board Member Jenny Ceccherelli –

Chairperson Kelsey welcomed Ms. Ceccherelli as the new Tioga County IDA Board member.

5. Project Updates

A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis/J. Meagher

1. **Update** - B. Myers reported can production is starting. Employees are working out issues with the production line and are hoping to be 100% operational soon.
2. **Costs Spreadsheet** - B. Myers reported \$117,200.86 has been expensed so far in 2017. J. Bellis reported the company is still on track to come in under budget.
3. **Larson Design Group – J. Bellis**
 - a. **WWTP Update** – J. Bellis reported he is still waiting on water and is working with the Town of Nichols on the pre-treatment plant. J. Bellis reported the pH level was very high. Meeting scheduled for February 2, 2017 at 2:00 p.m.

b. Water Update – J. Bellis reported installation of new equipment (meter) has begun, however, experiencing issues with valves opening and closing. J. Bellis reported the solution to this issue is new insertion valves at the cost of \$8,800 for one and \$17,600 for two. J. Bellis will notify the Town of Nichols of this situation, as this needs to be completed for the SRBC review. K. Gillette requested copies of the maintenance records.

M. Sauerbrey arrived at 4:45 p.m.

B. Tioga Downs Racetrack, LLC Phase 2 & 3 – B. Myers

1. **Update** - B. Myers reported meeting was held last week with the Carpenter’s Union who confirmed Phase 3 is moving along well and they are currently working on setting the 2nd floor walls.

C. Tioga Downs Racetrack, LLC Phase IV – B. Myers

1. **Update** - B. Myers reported this project is on hold until spring, however, the bidding process has begun.

J. Bellis departed at 5:04 p.m.

D. Owego Gardens Project Update - B. Myers

1. **Update** - B. Myers reported the tenants are beginning to take occupancy. L. Tinney reported all 62 units have been filled and there is a waiting list.

E. FedEx Project – B. Myers

1. **Update** - B. Myers reported there is an issue with the telecommunications company involving both Verizon and AT&T. As of 1/23/17, the property has not been turned over to FedEx. B. Myers reported the IDA has complied with all the requirements regarding this transaction. B. Myers reported a highway permit has been issued and it is anticipated that the pole will be set next week.

F. Gateway Project

1. **Update** - B. Myers reported this project is waiting on the Restore NY grant awards to be announced, which was originally scheduled for December 2016.

6. Old Business – B. Myers

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty)

a. **Piaker & Lyons 2016 audit** – B. Myers reported he is working with Evelyn, Piaker & Lyons auditor, on a daily basis to gather the required information. B. Myers reported he met with Jan Nolis yesterday to update all financials for the auditor.

2. Governance Committee Report (R. Kelsey, K. Dougherty, A. Gowan)

a. **Vacancy** - B. Myers reported there is a vacancy on this committee due to Jan Nolis’ recent Board member resignation. B. Myers spoke to new board member, Jenny Ceccherelli and she is willing to serve on this committee.

Motion to approve Jenny Ceccherelli to serve on the Governance Committee and fill the current vacancy. (M. Sauerbrey, K. Dougherty)

Aye – 6 Abstain – 0
No – 0 Carried

3. **Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)**

a. **New Cash Accounts for Owego Gardens and Crown Cork and Seal PILOT Payments -**

B. Myers recommended establishing two new cash accounts for the Owego Gardens and Crown Cork and Seal lump sum PILOT payments as this will allow for a better method of tracking interest. B. Myers reported this practice was done previously for Best Buy.

Motion to approve the establishment of two new cash accounts for the Owego Gardens and Crown Cork and Seal lump sum PILOT payments. (M. Sauerbrey, J. Ceccherelli)

Aye – 6 Abstain – 0
No – 0 Carried

B. **E-Site Wetland Delineation –**

1. **Update** - B. Myers reported this is on hold until spring. B. Myers reported Clark Patterson Lee believes only a few wetlands will be claimed under US Army Corp of Engineers and Fagan Engineers is of the same opinion.

C. **United Water/Suez -**

1. **Update** - B. Myers reported Clark Patterson Lee is in the process of working on a proposal.

D. **Intern** – B. Myers reported Zack Baker did a wonderful job and is pleased with the results. B. Myers reported this was a good experience and benefit for Mr. Baker, as well as himself.

PILOT Updates – J. Meagher

7. **A. Lockheed Martin** – J. Meagher reported all documents have been sent out regarding the termination of the Bill of Sale for the sales tax abatement project only.

B. PILOT Payments 2017 – B. Myers reported all PILOT bills were sent out approximately 3 weeks ago and payments are being received. Once all payments have been received, B. Myers will distribute to the municipalities.

8. **Approval of Minutes –**

A. January 4, 2017 Regular Meeting Minutes

Motion to approve the January 4, 2017 Regular Board Meeting minutes (K. Gillette, A. Gowan)

Aye – 6 Abstain – 0
No – 0 Carried

B. January 4, 2017 Annual Meeting Minutes

Motion to approve the January 4, 2017 Annual Board Meeting minutes (M. Sauerbrey, K. Gillette)

Aye – 6 Abstain - 0
No – 0 Carried

9. Financial Reports –

B. Myers and J. Nolis are in the process of cleaning up accounts for the auditor. B. Myers reported the IDA is starting to receive the pass-through DOT grant funds for the Waverly Trade Center. B. Myers reported the Tioga Downs parking garage PILOT agency fee has been received in the amount of \$18,600.

A. Reports

1. Balance Sheet
2. Profit & Loss
3. Transaction Detail

Motion to acknowledge financial statements (K. Dougherty, A. Gowan)

Aye – 6 Abstain – 0
No – 0 Carried

10. New Business – B. Myers

A. EDC: Albany Conference –

B. Myers reported he attended the EDC Conference last week and in comparison to other IDA's who presented, Tioga County IDA is in good shape. B. Myers reported some of the IDA's do not keep record of all ST-60's issued whereas Tioga County IDA has an internal database to track all issued ST-60's to ensure we are on track with the benefit given to our projects.

B. Myers reported it may behoove Tioga County IDA to consider listing our properties in the future on the online property database paid for by NYS, as this will provide nationwide exposure to potential developers on all available properties.

10. B. Lounsberry 1.2A Property Closing –

B. Myers reported the property closing was held on 1/20/17. Due to short notice, B. Myers reported only one signature was obtained for check numbers 5761, 5762, and 5763 associated with the property purchase. J. Meagher reported we issued three checks at time of closing, all of which were correct, however, the buyer's attorney did not request enough funds and the IDA owes a remaining \$5,000. Discussion ensued regarding viable options for the house on this property; solicit bids for demolition or sell. B. Myers will solicit bids by the end of March 2017 from Gorick Construction, LCP Group, and George Swansbrough for demolition and salvage.

Motion to affirm the approval of one signature for checks 5761, 5762, and 5763 associated with the Lounsberry 1.2A property purchase. (R. Kelsey, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

C. Newark Valley Historical Society -

The Board acknowledged the Newark Valley Historical Society does a very good job of maintaining the Depot property and recognized the need for repair is due to age of the facility.

Motion to approve the Newark Valley Historical Society proposal for a total cost not to exceed \$2,672.00 for the replacement of approximately 40% of the railroad platform at the Depot in Newark Valley. (A. Gowan, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

11. Reports

A. Railroads – B. Myers/J. Meagher

1. Committee Report (T. Monell, K. Gillette)

- a. **Income to Date** – B. Myers reported we are still waiting on December 2016 payment, however, we are ahead approximately \$16,000 from last year.
- b. **Agreement with Village of Newark Valley** – J. Meagher reported he reviewed the agreement for the sidewalk project, however, the agreement is incomprehensible and needs to be re-done. Village of Newark Valley attorney, Frank Como, will re-work agreement and present to J. Meagher for review. J. Meagher reported Steve May should also sign the agreement as it relates to the railroad.
- c. **2017 Railroad Insurance Quote** – B. Myers reported this year's quote is up \$150.00 from last year. The 2017 annual premium through Partners Insurance is \$5,900.
- d. **WTC Phase 2** – B. Myers reported the Phase 2 pass-through process has begun.

B. Loan Program – B. Myers

a. Gigglebox Playhouse – Loan Request for \$25,000 -

B. Myers reported the Loan Committee met just prior to this meeting and is recommending a \$25,000 loan for a start-up daycare business in Apalachin, NY., contingent upon the appraisal. Tioga State Bank is partnering on this loan.

Motion to approve the loan request for Gigglebox Playhouse in the amount of \$25,000, as recommended by the Loan Committee, with the following terms/conditions: (A. Gowan, K. Dougherty)

Aye – 6 Abstain – 1 (R. Kelsey)
No – 0 Carried

- Maximum of \$25,000 at 2.5% fixed interest for ten years (\$235.67/month).
- Collateral to include a subordinate security interest to Tioga State Bank on the real property and all property of the debtor.
- Unconditional personal guarantee of Jes Jobman.
- Loan funds will be used to cover 23% of the TPC of \$107,400 with funds to be used for the acquisition of the daycare facility.
- Key person life insurance on Jes Jobman at least in the amount of the outstanding debt and assigned to Tioga County IDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy equal to the amount of the declining loan balance.
- All applicable local, state, and federal requirements to apply.
- Operating agreement
- Loan insurance contingent on the results of the appraisal.

- b. **Granite Works 3** – B. Myers reported this is the 3rd loan with this company. B. Myers reported there is a collateral change with this project due to a property line issue. B. Myers reported the property's equity is far greater than the loan request amount.

Motion to approve Granite Works collateral change to 2nd security position behind VEDA on the Route 106 17c property, as recommended by the Loan Committee. (K. Dougherty, M. Sauerbrey)

Aye – 6 Abstain – 0
No – 0 Carried

- c. **Tioga Gardens** – B. Myers reported the IDA received the commitment letter and the project is scheduled to start in the spring. Loan closing is anticipated to be soon.
- d. **Burgess Hospitality** – B. Myers reported the owners closed on the sale of the Rail House Restaurant last week and the IDA loan has been paid in full.
- e. **R&C Auto** – B. Myers reported work is expected to be completed in the next 3-4 weeks. Loan closing is anticipated to be soon.
- f. **USDA Site Visit** – B. Myers reported the USDA annual review/site visit is scheduled for 3/7/17.

12. Executive Session –

Motion to move into Executive Session at 5:34 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisitions.

(M. Sauerbrey, J. Ceccherelli)

Aye – 6 Abstain – 0
No – 0 Carried

Motion to move out of Executive Session at 6:18 p.m. (K. Dougherty, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

13. Next Meeting – Wednesday, March 1, 2017

14. Adjournment –

Motion to adjourn at 6:18 p.m. (K. Dougherty, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

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January 25, 2017
Tioga County IDA Loan Committee
Legislative Conference Room
4:00pm
Minutes

1. **Roll Call:** S. Thomas, R. Kelsey, A. Gowan, K. Dougherty, and D. Barton

Absent:

Excused:

Guests: B. Myers

2. **New Business**

A) Granite Works

The Loan Committee discussed the property collateral that Granite Works offered. The Committee agreed that the proposed 106 Route 17C Property is a sufficient offering.

Motion to recommend the full board accept the new collateral assignment. (A. Gowan, D. Barton)

Aye – 5 Abstain – 0

No – 0

B) Giggle Box

The Loan Committee discussed the application submitted by J. Jobman of Gigglebox Playhouse.

The loan committee agreed to the proposed terms and conditions; with two additional contingencies.

1. J. Jobman must prove that the facility is approved for a daycare center
2. J. Jobman must also prove that she is permitted to operate the facility.

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Proposed Loan Terms and Conditions

- \$25,000.00 loan at 2.5% fixed interest for ten (10) years (\$235.67/mo.)

- Collateral to include a subordinate security interest to Tioga State Bank on the real property and all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned, or hereafter acquired and all sales contracts, leases, accounts receivable and any other agreements relating to the premises.

- Jes Jobman will provide her unconditional personal guarantee.

- Loan funds will be used to cover 23% of the TPC of \$107,400.00, with funds to be used for the acquisition of the daycare facility.

- Key person life insurance on Jes at least in the amount of the outstanding debt and assigned to the Tioga County IDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.

- All applicable local, state, and federal requirements to apply

- Operating agreement

- Loan issuance contingent on the results of the appraisal

- J. Jobman will prove that the building is certified to be a daycare prior to closing

- J. Jobman will prove that she has her daycare self-certification prior to closing

Motion to recommend the proposed loan under the aforementioned terms and conditions to the IDA Board of Directors (A. Gowan, K. Dougherty)

Aye – 4 Abstain – 1 (R. Kelsey)

No – 0

3. Adjourn

Motion to adjourn the meeting (A. Gowan, S. Thomas)

Aye – 5 Abstain – 0

No – 0

Tioga County Industrial Development Agency

Balance Sheet

As of February 28, 2017

02/27/17

Accrual Basis

	Feb 28, 17	Feb 29, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Impr...	116,812.95	148,793.49	-31,980.54
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Rese...	40,386.06	40,372.43	13.63
TSB- IRP 2	0.00	102,495.03	-102,495.03
TSB- IRP 3	0.00	183,488.69	-183,488.69
TSB- IRP 2016 (Former...	455,174.67	161,024.98	294,149.69
TSB- RBEG	205,459.24	205,401.55	57.69
TSB- marketing	1,496.59	1,496.17	0.42
Total USDA Funds	<u>702,516.56</u>	<u>694,278.85</u>	<u>8,237.71</u>
Total Restricted Cash Acco...	831,329.88	855,072.71	-23,742.83
CCTC- CDs			
Infrastructure (391)	0.00	127,354.49	-127,354.49
Site Development (383)	0.00	128,656.37	-128,656.37
Site Development (878)	0.00	253,164.66	-253,164.66
Infrastructure (877)	0.00	93,341.13	-93,341.13
Land Acquisition (879)	522,405.10	516,424.15	5,980.95
Capital Improvement (284)	308,059.91	303,652.79	4,407.12
Total CCTC- CDs	<u>830,465.01</u>	<u>1,422,593.59</u>	<u>-592,128.58</u>
Temporarily Restricted Cas...			
TSB-Owego Gardens	21,700.00	0.00	21,700.00
Crown Cork Seal	0.00	934,199.55	-934,199.55
Community- Lounsberry	570,062.78	600,069.15	-30,006.37
Total Temporarily Restrict...	<u>591,762.78</u>	<u>1,534,268.70</u>	<u>-942,505.92</u>
Unrestricted Cash Accounts			
TSB- checking	1,099,540.13	221,075.33	878,464.80
TSB- general fund	125,125.73	937,038.89	-811,913.16
Total Unrestricted Cash Acc...	<u>1,224,665.86</u>	<u>1,158,114.22</u>	<u>66,551.64</u>
Total Checking/Savings	3,478,223.53	4,970,049.22	-1,491,825.69
Other Current Assets			
Accounts Receivable 1300.01	441,887.60	512,376.45	-70,488.85
Allowance for Doubtful Acc...	-35,000.00	-35,000.00	0.00
Commercial Facade Loan P...			
Loan Rec - 2016-03-A	18,596.28	0.00	18,596.28
Loan Rec - 2016-02-A	45,138.92	0.00	45,138.92
Loan Rec - 2016-01-A	9,477.56	0.00	9,477.56
Loan Rec - 2015-06-A	21,219.82	25,610.14	-4,390.32
Loan Rec - 2014-01-A	7,120.48	9,154.96	-2,034.48
Loan Rec - 2015-01-A	13,055.51	16,666.65	-3,611.14
Loan Rec - 2015-02-A	2,821.61	4,603.73	-1,782.12
Loan Rec - 2015-04-A	450.00	1,750.00	-1,300.00
Loan Rec - 2015-05-A	17,365.14	20,657.63	-3,292.49
Total Commercial Facade L...	<u>135,245.32</u>	<u>78,443.11</u>	<u>56,802.21</u>
IRP 4			
Loan Rec 2016-01-A	35,276.32	0.00	35,276.32
Loan Rec 2015-03-A	10,790.34	13,406.57	-2,616.23
Loan Rec 2013-02-A	5,163.39	7,463.61	-2,300.22
Loan Rec 2010-01-A	4,205.13	19,182.66	-14,977.53
Loan Rec 2009-03-A	0.00	4,404.70	-4,404.70
Loan Rec 2009-02-A	55,051.58	57,251.58	-2,200.00
Total IRP 4	<u>110,486.76</u>	<u>101,709.12</u>	<u>8,777.64</u>

Tioga County Industrial Development Agency

Balance Sheet

As of February 28, 2017

02/27/17

Accrual Basis

	Feb 28, 17	Feb 29, 16	\$ Change
IRP 3			
Loan Rec 2013-01-A	8,282.44	12,208.38	-3,925.94
Loan Rec 2007-08-A	40,099.58	45,644.35	-5,544.77
Total IRP 3	48,382.02	57,852.73	-9,470.71
IRP 2			
Loan Rec 2012-08-A	0.00	25,963.75	-25,963.75
Loan Rec 2011-03-A	56,000.05	65,993.88	-9,993.83
Loan Rec 2011-01-A	0.00	8,913.03	-8,913.03
Total IRP 2	56,000.05	100,870.66	-44,870.61
Total Other Current Assets	757,001.75	816,252.07	-59,250.32
Total Current Assets	4,235,225.28	5,786,301.29	-1,551,076.01
Fixed Assets			
Asset WWTP	2,681,045.35	0.00	2,681,045.35
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	5,000.00	0.00	5,000.00
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
Total Fixed Assets	4,163,107.58	1,500,367.54	2,662,740.04
Other Assets			
HUD Loan Program			
L/R 2014-01-A	118,683.45	142,482.39	-23,798.94
L/R 2012-06-A	37,716.46	67,556.70	-29,840.24
L/R 2009-04-A	59,320.82	80,372.08	-21,051.26
Total HUD Loan Program	215,720.73	290,411.17	-74,690.44
Total Other Assets	215,720.73	290,411.17	-74,690.44
TOTAL ASSETS	8,614,053.59	7,577,080.00	1,036,973.59
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	0.00	3,535.00	-3,535.00
Total Accounts Payable	0.00	3,535.00	-3,535.00
Other Current Liabilities			
Deferred Revenue	0.00	945,113.95	-945,113.95
2100 · Payroll Liabilities	1,073.80	1,073.80	0.00
PILOT Payments			
Owego Gardens	21,700.00	0.00	21,700.00
Tioga Downs Racetrack	-0.01	0.00	-0.01
CNYOG	-0.02	-0.01	-0.01
Best Buy PP	570,000.00	600,003.90	-30,003.90
Hadco			
School- Hadco	0.00	-0.01	0.01
Total Hadco	0.00	-0.01	0.01

Tioga County Industrial Development Agency

Balance Sheet

As of February 28, 2017

02/27/17

Accrual Basis

	Feb 28, 17	Feb 29, 16	\$ Change
Rynone			
Recycle- Rynone	-0.01	0.00	-0.01
Town- Rynone	0.00	-0.01	0.01
Total Rynone	-0.01	-0.01	0.00
Total PILOT Payments	591,699.96	600,003.87	-8,303.91
Total Other Current Liabilities	592,773.76	1,546,191.62	-953,417.86
Total Current Liabilities	592,773.76	1,549,726.62	-956,952.86
Long Term Liabilities			
Loan Pay- IRP 4	252,361.72	262,079.92	-9,718.20
Loan Pay- IRP 3	222,668.43	232,680.62	-10,012.19
Loan Pay- IRP 2	156,091.00	166,762.38	-10,671.38
Loan Pay- IRP 1	84,023.99	91,369.44	-7,345.45
Tioga County HUD prog			
2014-01-A	118,683.45	142,482.39	-23,798.94
2012-06-A	37,716.46	67,556.70	-29,840.24
2009-04-A	59,320.82	80,372.08	-21,051.26
Total Tioga County HUD prog	215,720.73	290,411.17	-74,690.44
Total Long Term Liabilities	930,865.87	1,043,303.53	-112,437.66
Total Liabilities	1,523,639.63	2,593,030.15	-1,069,390.52
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 · Opening Bal Equity	304,104.67	304,104.67	0.00
1110 · Retained Earnings	5,135,410.49	3,262,608.70	1,872,801.79
Net Income	244,596.17	11,033.85	233,562.32
Total Equity	7,090,413.96	4,984,049.85	2,106,364.11
TOTAL LIABILITIES & EQUITY	8,614,053.59	7,577,080.00	1,036,973.59

Tioga County Industrial Development Agency

Profit & Loss

January 2016 through January 2017

02/27/17

Accrual Basis

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
Ordinary Income/Expense			
Income			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	2,533.42	0.00	2,533.42
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
WWTP			
Income thru Trust WWTP	934,199.55	0.00	934,199.55
WWTP - Other	430.15	0.00	430.15
Total WWTP	934,629.70	0.00	934,629.70
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
Loan Interest Income			
IRP 2			
2012-08-A	1,228.76	1,572.42	-343.66
2011-03-A	3,395.91	3,631.18	-235.27
2011-01-A	186.42	841.49	-655.07
2008-02-B	0.00	119.88	-119.88
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	4,811.09	6,453.36	-1,642.27
IRP 3			
2013-01-A	533.82	759.19	-225.37
2008-02-A	47.91	178.71	-130.80
2007-08-A	2,955.23	3,655.34	-700.11
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,536.96	4,561.65	-1,024.69
IRP 4			
2016-01-A	1,165.61	0.00	1,165.61
2015-03-A	618.08	185.27	432.81
2013-02-A	336.91	458.27	-121.36
2010-02-A	0.00	2,541.86	-2,541.86
2010-01-A	819.34	1,673.76	-854.42
2009-03-A	112.10	563.40	-451.30
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	3,052.04	5,389.48	-2,337.44
RBEG			
2012-07-B	0.00	20.09	-20.09
2007-01-A	0.00	1,078.13	-1,078.13
Total RBEG	0.00	1,098.22	-1,098.22
Loan Interest Income - Ot...	0.00	9,840.14	-9,840.14
Total Loan Interest Income	11,400.09	27,342.85	-15,942.76
Loan Program Fee			
Facade	1,511.90	1,955.58	-443.68
IRP 3	150.00	0.00	150.00
IRP 4	850.00	292.50	557.50
RBEG	0.00	0.48	-0.48
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	500.00	0.00	500.00
Total Loan Program Fee	3,011.90	2,391.06	620.84
Loan Late Fee			
2015-03 - 2015-03-A	75.71	0.00	75.71
2012-08	15.00	0.00	15.00
Total Loan Late Fee	90.71	0.00	90.71

Tioga County Industrial Development Agency

Profit & Loss

January 2016 through January 2017

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Accrual Basis

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
Loan Administrative Fee			
IRP 2	401.44	2,965.37	-2,563.93
IRP 3	1,283.53	1,771.55	-488.02
IRP 4	699.00	1,518.08	-819.08
RBEG	0.00	188.24	-188.24
Total Loan Administrative Fee	2,383.97	6,443.24	-4,059.27
Program Fees	1,000.00	0.00	1,000.00
4110 · Grants			
ESD Grant - E-Site	0.00	63,220.00	-63,220.00
Waverly Trade Center DOT...	315,392.25	122,249.25	193,143.00
STREDC Grant	25,000.00	0.00	25,000.00
Total 4110 · Grants	340,392.25	185,469.25	154,923.00
Interest Income-			
Community- Facade Impro...	56.48	111.46	-54.98
CCTC Loan Loss Reserve ...	21.94	21.77	0.17
CCTC CD Infrastructure (8...	125.36	341.25	-215.89
CCTC CD Site Developme...	340.02	925.56	-585.54
CCTC CD Land Acquisitio...	5,980.95	2,917.81	3,063.14
CCTC CD Site Developme...	131.16	416.82	-285.66
CCTC CD Infrastructure (...)	130.52	412.60	-282.08
CCTD CD Capital Improvm...	4,407.12	1,536.44	2,870.68
Community- Lounsberry	66.78	47.32	19.46
TSB- checking	693.99	310.30	383.69
TSB-general fund	750.24	1,477.90	-727.66
TSB- IRP 2	20.07	28.79	-8.72
TSB- IRP 3	36.08	58.89	-22.81
TSB- IRP 4	129.30	41.63	87.67
TSB- RBEG	67.96	65.34	2.62
TSB- marketing	0.49	0.81	-0.32
TSB- NYSEG	0.00	0.68	-0.68
Total Interest Income-	12,958.46	8,715.37	4,243.09
Leases/Licenses			
Lounsberry South - Engel...	0.00	1,000.00	-1,000.00
RR leases	11,337.62	10,802.42	535.20
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,751.73	11,802.42	-50.69
OHRy			
freight	161,370.40	134,959.05	26,411.35
Total OHRy	161,370.40	134,959.05	26,411.35
4170 · PILOT Program Fees			
Crown, Cork & Seal	42,225.45	422,725.45	-380,500.00
Midwestern Pet Foods Inc.	13,550.23	2,500.00	11,050.23
Nichols Cross Dock LLC	112,173.94	2,500.00	109,673.94
Owego Garden - Home Le...	0.00	42,500.00	-42,500.00
Tioga Downs	1,094,859.30	95,794.00	999,065.30
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	45,742.95	-45,742.95
Total 4170 · PILOT Program ...	1,262,808.87	611,762.40	651,046.47
Total Income	2,755,350.90	819,326.66	1,936,024.24
Expense			
WWTP Crown Cork and Seal	15,998.06	0.00	15,998.06
Marketing	677.88	0.00	677.88
Waverly Trade Center DOT G...	315,392.25	122,249.25	193,143.00
Tioga Industrial Park			
Corporate Drive	5.00	10.00	-5.00
Total Tioga Industrial Park	5.00	10.00	-5.00

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Accrual Basis

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
Education			
Myers	0.00	0.00	0.00
Fiato	0.00	299.00	-299.00
Total Education	0.00	299.00	-299.00
Loan Admin Fee			
IRP 2	549.49	2,965.37	-2,415.88
IRP 3	1,135.48	1,771.55	-636.07
IRP 4	699.00	1,518.08	-819.08
RBEG	0.00	188.24	-188.24
Total Loan Admin Fee	2,383.97	6,443.24	-4,059.27
Loan Program Expense			
IRP 4	0.00	20.55	-20.55
RBEG	0.00	72.70	-72.70
Marketing	0.00	2,717.88	-2,717.88
Loan Program Expense - ...	166.65	12.70	153.95
Total Loan Program Expense	166.65	2,823.83	-2,657.18
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	2,131.46	0.00	2,131.46
6120 · Bank Service Charges			
Check order			
TSB IRP 3	57.09	57.09	0.00
Total Check order	57.09	57.09	0.00
6120 · Bank Service Charg...	305.87	142.12	163.75
Total 6120 · Bank Service Ch...	362.96	199.21	163.75
conference	1,720.00	1,025.00	695.00
Copies	187.66	227.54	-39.88
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	285.00	710.00	-425.00
E=mt3			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Exp...	0.00	92,607.50	-92,607.50
site preparation	850.00	0.00	850.00
E=mt3 - Other	250.00	0.00	250.00
Total E=mt3	8,100.00	92,607.50	-84,507.50
Employee benefit			
IRA Company Match	548.10	0.00	548.10
IRA	548.10	1,578.70	-1,030.60
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	1,096.20	1,578.70	-482.50
6180 · Insurance			
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	3,696.00	2,934.00	762.00
6190 · Disability (First Reh...	250.00	125.00	125.00
Employee Health (SSA)	0.00	9,819.14	-9,819.14
6185 · Property & Liability ...	8,514.51	7,963.67	550.84
RR Liability (Steadfast)	20,766.38	20,163.15	603.23
WC (Amtrust)	857.00	609.00	248.00
Total 6180 · Insurance	34,083.89	42,363.96	-8,280.07
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	913.69	986.42	-72.73
IRP 2	1,667.62	1,773.28	-105.66
IRP 3	2,326.81	2,425.93	-99.12
IRP 4	0.00	2,717.02	-2,717.02
Total 6220 · Loan Interest	4,908.12	7,902.65	-2,994.53

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	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
6200 · Interest Expense - ...	2,620.80	9,840.22	-7,219.42
Total 6200 · Interest Expense	7,528.92	17,742.87	-10,213.95
Lounsberry land			
Berry	116,390.53	0.00	116,390.53
Lounsberry land - Other	0.00	0.00	0.00
Total Lounsberry land	116,390.53	0.00	116,390.53
6550 · Office Supplies			
other	368.85	1,056.62	-687.77
stationary	0.00	1,279.36	-1,279.36
ink cartridges	232.42	1,265.95	-1,033.53
6550 · Office Supplies - Ot...	90.54	323.76	-233.22
Total 6550 · Office Supplies	691.81	3,925.69	-3,233.88
6560 · Payroll Expenses	56,341.53	65,489.66	-9,148.13
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	-117.88	351.38
PILOT Program Expenses ...	0.00	790.99	-790.99
Total PILOT Program Expen...	462.00	673.11	-211.11
6250 · Postage and Delivery	118.04	504.56	-386.52
6270 · Professional Fees			
Administrative Services			
Fiato	630.00	427.50	202.50
Haskell	8,146.00	5,490.00	2,656.00
Tinney	1,500.00	0.00	1,500.00
Total Administrative Servi...	10,276.00	5,917.50	4,358.50
6650 · Accounting			
Piaker & Lyons	9,500.00	13,200.00	-3,700.00
Jan Nolis			
internal control servi...	0.00	665.00	-665.00
payroll	0.00	445.00	-445.00
bookkeeping	0.00	125.00	-125.00
Total Jan Nolis	0.00	1,235.00	-1,235.00
Total 6650 · Accounting	9,500.00	14,435.00	-4,935.00
6655 · Consulting	300.00	0.00	300.00
6280 · Legal Fees			
Loan Program Fees	3,448.00	5,358.00	-1,910.00
Monthly Fees	25,592.00	32,576.50	-6,984.50
6280 · Legal Fees - Other	0.00	-3,965.00	3,965.00
Total 6280 · Legal Fees	29,040.00	33,969.50	-4,929.50
6270 · Professional Fees - ...	2,518.96	75.00	2,443.96
Total 6270 · Professional Fees	51,634.96	54,397.00	-2,762.04
6670 · Program Expense			
Façade Improvement Loa...	175.00	576.10	-401.10
Total 6670 · Program Expense	175.00	576.10	-401.10
Property Taxes			
Newark Valley Property	160.87	160.87	0.00
Berry Road (47)	195.55	82.91	112.64
Carmichael Road	6.48	3.07	3.41
Smith Creek Road	32.49	13.78	18.71
Glenmary Drive	16.26	7.20	9.06
Metro Road	13.55	6.00	7.55
Total Property Taxes	425.20	273.83	151.37
Recording fees	730.50	0.00	730.50

Tioga County Industrial Development Agency

Profit & Loss

02/27/17

Accrual Basis

January 2016 through January 2017

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
Total 6300 · Repairs	0.00	31.25	-31.25
6770 · Supplies			
6780 · Marketing	325.00	791.20	-466.20
Total 6770 · Supplies	325.00	791.20	-466.20
6340 · Telephone	110.09	114.44	-4.35
6350 · Travel & Ent			
6360 · Entertainment	0.00	111.68	-111.68
6370 · Meals	35.00	35.35	-0.35
6380 · Travel	1,366.02	245.48	1,120.54
Total 6350 · Travel & Ent	1,401.02	392.51	1,008.51
Total Expense	642,283.74	388,754.76	253,528.98
Net Ordinary Income	2,113,067.16	430,571.90	1,682,495.26
Net Income	2,113,067.16	430,571.90	1,682,495.26

Tioga County Industrial Development Agency
Transaction Detail by Account
February 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	2/1/2017		Loan Pmt	514.37	514.37
Deposit	2/7/2017		Loan Pmt	152.86	667.23
Deposit	2/8/2017		Loan Pmt	169.54	836.77
Deposit	2/10/2017		Loan Pmt	100.00	936.77
Deposit	2/17/2017		Loan Pmt	555.56	1,492.33
Deposit	2/24/2017		Loan Pmt	365.86	1,858.19
Total Community- Facade Improvement				1,858.19	1,858.19
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	2/1/2017		Loan Application...	150.00	150.00
Deposit	2/1/2017		Loan Pmt	1,413.39	1,563.39
Deposit	2/3/2017		Loan Pmt	1,088.88	2,652.27
Deposit	2/7/2017		Loan Pmt	990.74	3,643.01
Deposit	2/17/2017		Loan Pmt	200.00	3,843.01
Deposit	2/23/2017		Commitment Fee	250.00	4,093.01
Total TSB- IRP 2016 (Formerly IRP 4)				4,093.01	4,093.01
Total USDA Funds				4,093.01	4,093.01
Total Restricted Cash Accounts				5,951.20	5,951.20
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Deposit	2/1/2017		PILOT Pmt	21,700.00	21,700.00
Total TSB-Owego Gardens				21,700.00	21,700.00
Community- Lounsberry					
Check	2/22/2017	1267	2017 Annual Dis...	-30,000.00	-30,000.00
Total Community- Lounsberry				-30,000.00	-30,000.00
Total Temporarily Restricted Cash Acc				-8,300.00	-8,300.00
Unrestricted Cash Accounts					
TSB- checking					
Deposit	2/3/2017		HUD Rec	5,209.15	5,209.15
Check	2/6/2017	5775	Administrative A...	-628.00	4,581.15
Check	2/6/2017	5776	L. Tinney Febru...	-1,500.00	3,081.15
Check	2/6/2017	5777	Bryant R. Myers/...	-230.76	2,850.39
Check	2/6/2017	5778	UCC Renewal	-40.00	2,810.39
Check	2/6/2017	5779	Property & Gene...	-8,900.11	-6,089.72
Check	2/6/2017	5780	Vacri Payment A...	-23,868.07	-29,957.79
Deposit	2/10/2017		RR Income	6,681.50	-23,276.29
Deposit	2/10/2017		Deposit	597.05	-22,679.24
Deposit	2/14/2017		Deposit	6,248.91	-16,430.33
Check	2/14/2017	5781	2017 Town PILO...	-1,491.86	-17,922.19
Check	2/14/2017	5782	Town of Nichols ...	-1,291.01	-19,213.20
Check	2/14/2017	5783	1/28-2/10/2017	-1,349.33	-20,562.53
Check	2/14/2017	5784	2017 Crime Poli...	-625.00	-21,187.53
Check	2/14/2017	5785	Ink	-232.42	-21,419.95
Check	2/14/2017	5786	credit reports	-8.15	-21,428.10
Check	2/14/2017	5787	Inv #610	-97.00	-21,525.10
Check	2/14/2017	5788	IEDC Travel/Foo...	-734.55	-22,259.65
Check	2/21/2017	5789	February 2017 H...	-5,209.15	-27,468.80
Deposit	2/22/2017		Deposit	49,562.06	22,093.26
Check	2/22/2017	5790	VOID: 2017 Ann...	0.00	22,093.26
Check	2/22/2017	5791	2017 County an...	-1,266,799.85	-1,244,706.59
Check	2/22/2017	5792	2017 Town PILO...	-413,510.74	-1,658,217.33
Check	2/22/2017	5793	Inv. 4875-22-01	-5,000.00	-1,663,217.33
Total TSB- checking				-1,663,217.33	-1,663,217.33
Total Unrestricted Cash Accounts				-1,663,217.33	-1,663,217.33

Tioga County Industrial Development Agency
Transaction Detail by Account
February 2017

Type	Date	Num	Memo	Amount	Balance
Accounts Receivable 1300.01					
Deposit	2/10/2017	17362	December 2016 ...	-6,681.50	-6,681.50
Total Accounts Receivable 1300.01				-6,681.50	-6,681.50
Commercial Facade Loan Program					
Loan Rec - 2016-01-A					
Deposit	2/7/2017		February 2017 L...	-152.86	-152.86
Total Loan Rec - 2016-01-A				-152.86	-152.86
Loan Rec - 2015-06-A					
Deposit	2/1/2017	781	February 2017 L...	-365.86	-365.86
Deposit	2/24/2017	839	March 2017 Fac...	-365.86	-731.72
Total Loan Rec - 2015-06-A				-731.72	-731.72
Loan Rec - 2014-01-A					
Deposit	2/8/2017	6000...	February 2017 L...	-169.54	-169.54
Total Loan Rec - 2014-01-A				-169.54	-169.54
Loan Rec - 2015-01-A					
Deposit	2/17/2017	1056	Feb./March Pmt	-555.56	-555.56
Total Loan Rec - 2015-01-A				-555.56	-555.56
Loan Rec - 2015-02-A					
Deposit	2/1/2017	1326...	February 2017 L...	-148.51	-148.51
Total Loan Rec - 2015-02-A				-148.51	-148.51
Loan Rec - 2015-04-A					
Deposit	2/10/2017	4686	March 2017 Loa...	-100.00	-100.00
Total Loan Rec - 2015-04-A				-100.00	-100.00
Total Commercial Facade Loan Program				-1,858.19	-1,858.19
IRP 4					
Loan Rec 2016-01-A					
Deposit	2/7/2017	9151	February 2017 P...	-605.34	-605.34
Total Loan Rec 2016-01-A				-605.34	-605.34
Loan Rec 2013-02-A					
Deposit	2/7/2017	2064	February 2017 P...	-213.49	-213.49
Total Loan Rec 2013-02-A				-213.49	-213.49
Loan Rec 2010-01-A					
Deposit	2/1/2017	9147	February 2017 P...	-1,390.08	-1,390.08
Total Loan Rec 2010-01-A				-1,390.08	-1,390.08
Loan Rec 2009-02-A					
Deposit	2/17/2017	5600	January Payment	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				-2,408.91	-2,408.91
IRP 2					
Loan Rec 2011-03-A					
Deposit	2/3/2017	3032	February 2017 P...	-852.00	-852.00
Total Loan Rec 2011-03-A				-852.00	-852.00
Total IRP 2				-852.00	-852.00
Asset WWTP					
General Journal	2/27/2017	JN adj	WWTP Inv. 848...	39,866.13	39,866.13
Total Asset WWTP				39,866.13	39,866.13
HUD Loan Program					
L/R 2014-01-A					
Deposit	2/3/2017	60544	February 2017 P...	-2,010.59	-2,010.59
Total L/R 2014-01-A				-2,010.59	-2,010.59

Tioga County Industrial Development Agency
Transaction Detail by Account
February 2017

Type	Date	Num	Memo	Amount	Balance
L/R 2012-06-A					
Deposit	2/3/2017	x	February 2017 P...	-869.15	-869.15
Total L/R 2012-06-A				-869.15	-869.15
L/R 2009-04-A					
Deposit	2/3/2017	60543	February 2017 P...	-1,778.46	-1,778.46
Total L/R 2009-04-A				-1,778.46	-1,778.46
Total HUD Loan Program				-4,658.20	-4,658.20
Interest Payable					
L/P 2014-01-A Interest					
Deposit	2/3/2017	60544	February 2017 L...	-301.74	-301.74
Check	2/21/2017	5789	February Int	301.74	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2012-06-A Interest					
Deposit	2/3/2017	x	February 2017 L...	-96.46	-96.46
Check	2/21/2017	5789	February Int	96.46	0.00
Total L/P 2012-06-A Interest				0.00	0.00
L/P 2009-04-A Interest					
Deposit	2/3/2017	60543	February 2017 L...	-152.75	-152.75
Check	2/21/2017	5789	February Int	152.75	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
PILOT Payments					
+ · 231 Main Town/County					
Check	2/22/2017	5790	2017 County Pmt	0.00	0.00
Check	2/22/2017	5790	2017 Recycle Pmt	0.00	0.00
Check	2/22/2017	5791	2017 County Pmt	1,003.20	1,003.20
Check	2/22/2017	5791	2017 Recycle Pmt	46.34	1,049.54
Check	2/22/2017	5792	2017 Town PILOT	94.32	1,143.86
Total + · 231 Main Town/County				1,143.86	1,143.86
Owego Gardens					
Deposit	2/1/2017	0353...	2017 PILOT Pay...	-21,700.00	-21,700.00
Total Owego Gardens				-21,700.00	-21,700.00
Tioga Downs Racetrack					
Check	2/14/2017	5782	Town of Nichols ...	1,291.01	1,291.01
Check	2/22/2017	5790	2017 County Pmt	0.00	1,291.01
Check	2/22/2017	5790	2017 Recycle Pmt	0.00	1,291.01
Check	2/22/2017	5791	2017 County Pmt	4,196.95	5,487.96
Check	2/22/2017	5791	2017 Recycle Pmt	193.88	5,681.84
Total Tioga Downs Racetrack				5,681.84	5,681.84
CNYOG					
Check	2/22/2017	5790	2017 County Pmt	0.00	0.00
Check	2/22/2017	5790	2017 Recycle Pmt	0.00	0.00
Check	2/22/2017	5791	2017 County Pmt	1,161,361.19	1,161,361.19
Check	2/22/2017	5791	2017 Recycle Pmt	53,648.41	1,215,009.60
Check	2/22/2017	5792	2017 Town PILO...	374,889.03	1,589,898.63
Check	2/22/2017	5792	2017 Town PILO...	27,991.93	1,617,890.56
Total CNYOG				1,617,890.56	1,617,890.56
Best Buy PP					
Check	2/22/2017	1267	2017 Annual Dis...	30,000.00	30,000.00
Total Best Buy PP				30,000.00	30,000.00

Tioga County Industrial Development Agency
Transaction Detail by Account
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Type	Date	Num	Memo	Amount	Balance
Hadco					
Deposit	2/22/2017	1126...	Town, County, a...	-49,562.06	-49,562.06
Check	2/22/2017	5790	2017 County Pmt	0.00	-49,562.06
Check	2/22/2017	5790	2017 Recycle Pmt	0.00	-49,562.06
Check	2/22/2017	5791	2017 County Pmt	37,945.12	-11,616.94
Check	2/22/2017	5791	2017 Recycle Pmt	1,081.48	-10,535.46
Check	2/22/2017	5792	2017 Town PILO...	10,535.46	0.00
Total Hadco				0.00	0.00
Rynone					
Recycle- Rynone					
Check	2/22/2017	5790	2017 Recycle Pmt	0.00	0.00
Check	2/22/2017	5791	2017 Recycle Pmt	323.36	323.36
Total Recycle- Rynone				323.36	323.36
County- Rynone					
Check	2/22/2017	5790	2017 County Pmt	0.00	0.00
Check	2/22/2017	5791	2017 County Pmt	6,999.92	6,999.92
Total County- Rynone				6,999.92	6,999.92
Town- Rynone					
Check	2/14/2017	5781	2017 Town PILO...	1,491.86	1,491.86
Total Town- Rynone				1,491.86	1,491.86
Total Rynone				8,815.14	8,815.14
Total PILOT Payments				1,641,831.40	1,641,831.40
Tioga County HUD prog					
2014-01-A					
Check	2/21/2017	5789	February Princ	2,010.59	2,010.59
Total 2014-01-A				2,010.59	2,010.59
2012-06-A					
Check	2/21/2017	5789	February Princ	869.15	869.15
Total 2012-06-A				869.15	869.15
2009-04-A					
Check	2/21/2017	5789	February Princ	1,778.46	1,778.46
Total 2009-04-A				1,778.46	1,778.46
Total Tioga County HUD prog				4,658.20	4,658.20
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	2/3/2017	3032	February 2017 I...	-236.88	-236.88
Total 2011-03-A				-236.88	-236.88
Total IRP 2				-236.88	-236.88
IRP 4					
2016-01-A					
Deposit	2/7/2017	9151	February 2017 I...	-149.51	-149.51
Total 2016-01-A				-149.51	-149.51
2013-02-A					
Deposit	2/7/2017	2064	February 2017 I...	-22.40	-22.40
Total 2013-02-A				-22.40	-22.40
2010-01-A					
Deposit	2/1/2017	9147	February 2017 I...	-23.31	-23.31
Total 2010-01-A				-23.31	-23.31
Total IRP 4				-195.22	-195.22
Total Loan Interest Income				-432.10	-432.10

Tioga County Industrial Development Agency
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Type	Date	Num	Memo	Amount	Balance
Loan Program Fee					
Deposit	2/1/2017	1112	Loan Application...	-150.00	-150.00
Deposit	2/23/2017	641	Loan commitme...	-250.00	-400.00
Total Loan Program Fee				-400.00	-400.00
Leases/Licenses					
RR leases					
Deposit	2/10/2017	7064	2017 Rail Line L...	-202.78	-202.78
Deposit	2/10/2017	4858	2017 Rail Line L...	-394.27	-597.05
Deposit	2/14/2017	45241	2017 Rail Line L...	-281.62	-878.67
Deposit	2/14/2017	1232...	2017 Rail Line L...	-732.22	-1,610.89
Deposit	2/14/2017	26476	2017 Rail Line L...	-216.55	-1,827.44
Deposit	2/14/2017	1107	2017 Rail Line L...	-315.41	-2,142.85
Deposit	2/14/2017		2017 Rail Line L...	-4,703.11	-6,845.96
Total RR leases				-6,845.96	-6,845.96
Total Leases/Licenses				-6,845.96	-6,845.96
WWTP Crown Cork and Seal					
Check	2/6/2017	5780	Vacri Payment A...	23,868.07	23,868.07
General Journal	2/27/2017	JN adj	WWTP Inv. 848...	-39,866.13	-15,998.06
Total WWTP Crown Cork and Seal				-15,998.06	-15,998.06
Loan Program Expense					
Check	2/6/2017	5778	UCC Renewal	40.00	40.00
Check	2/14/2017	5786	credit reports	8.15	48.15
Total Loan Program Expense				48.15	48.15
E=mt3					
Check	2/22/2017	5793	Archeological St...	5,000.00	5,000.00
Total E=mt3				5,000.00	5,000.00
Employee benefit					
IRA Company Match					
Check	2/6/2017	5777	Employee Conti...	115.38	115.38
Total IRA Company Match				115.38	115.38
IRA					
Check	2/6/2017	5777	Employee Conti...	115.38	115.38
Total IRA				115.38	115.38
Total Employee benefit				230.76	230.76
6180 · Insurance					
Employee Dishonesty (Utica)					
Check	2/14/2017	5784	2017 Crime Poli...	625.00	625.00
Total Employee Dishonesty (Utica)				625.00	625.00
6185 · Property & Liability (Dryden)					
Check	2/6/2017	5779	Property & Gene...	8,900.11	8,900.11
Total 6185 · Property & Liability (Dryden)				8,900.11	8,900.11
Total 6180 · Insurance				9,525.11	9,525.11
6550 · Office Supplies					
ink cartridges					
Check	2/14/2017	5785	Ink	232.42	232.42
Total ink cartridges				232.42	232.42
Total 6550 · Office Supplies				232.42	232.42
6560 · Payroll Expenses					
Check	2/14/2017	5783	1/28-2/10/2017	1,349.33	1,349.33
Total 6560 · Payroll Expenses				1,349.33	1,349.33

Tioga County Industrial Development Agency
Transaction Detail by Account
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Type	Date	Num	Memo	Amount	Balance
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	2/6/2017	5775	2017-January	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	2/6/2017	5776	L. Tinney Febru...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6270 · Professional Fees - Other					
Check	2/14/2017	5787	Inv #610	97.00	97.00
Total 6270 · Professional Fees - Other				97.00	97.00
Total 6270 · Professional Fees				2,225.00	2,225.00
6350 · Travel & Ent					
6370 · Meals					
Check	2/14/2017	5788	Food	103.97	103.97
Total 6370 · Meals				103.97	103.97
6380 · Travel					
Check	2/14/2017	5788	Mileage	147.66	147.66
Check	2/14/2017	5788	Hotel and Bag C...	482.92	630.58
Total 6380 · Travel				630.58	630.58
Total 6350 · Travel & Ent				734.55	734.55
TOTAL				0.00	0.00