



**Tioga County Industrial Development Agency
July 12, 2017 • 4:30pm •
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827**

Agenda

DRAFT

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, M. Sauerbrey, T. Monell, J. Ceccherelli
 - a. Absent:
 - b. Excused: K. Dougherty, K. Gillette
 2. Guests:
 - a. B. Myers, L. Tinney, J. Bellis, J. Meagher
- 3. Privilege of the Floor-**
 - C. Davis – Town of Richford Supervisor, Walking Path**
 - J. Bellis – Larson Design Group**
- 4. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
 1. Update:
 - B. Tioga Downs Racetrack, LLC Phase 2 & 3– B. Myers
 1. Update
 - C. Tioga Downs Racetrack, LLC Phase IV
 1. Update
 - D. Gateway Project
 1. Update
 - E. Project Freehold
 1. Update
 - F. Upstate Shredding
 1. Update
 - G. Owego Gardens –
 1. Update
 - H. Distributed Sun
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. None

- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 - a. Procurement Policy Update
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. None
 - B. Housing Study
 - 1. Update
 - C. E-Site
 - 1. Update
 - a. Wetland Delineation Update
 - D. Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY
 - 1. Update
 - a. Demolition Bids
 - E. Lounsberry – 19.8 Acres in the Town of Nichols
 - 1. Update
 - a. Purchase Contract
 - b. Due-Diligence
 - i. Wetland Survey – Tioga County Soil and Water
 - ii. Access
 - F. Davis/Bodle Hill Property
 - 1. Update
 - G. Public Work Enforcement Fund
 - 1. Update
 - H. NYS DOT Eminent Domain – Harford
- 6. PILOT Updates – B. Myers**
 - A. New Reports for Taxing Authorities
 - 1. “Tax Abatement Disclosure” – GASB Statement No. 77
- 7. New Business – B. Myers**
 - A. TCIDA Strategic Plan
 - B. Town of Richford Walking Path
- 8. Approval of Minutes –**
 - A. June 7, 2017 Regular Meeting Minutes
- 9. Financial Report – B. Myers**
 - A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail
 - 4. Semi-Annual Operating Rev. & Exp.
- 10. Reports**
 - A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. Liberty Research
 - b. Loan Fund Availability Report
- 11. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. Next Meeting – August 2, 2017**
- 13. Adjourned**

**Industrial Development Agency
Governance Committee
4pm June 7, 2017
Legislative Conference Room
Minutes**

DRAFT

I. Call to Order and Introductions

R. Kelsey, K. Dougherty, J. Ceccherelli

II. Attendance

Chairperson R. Kelsey called the meeting to order at 4:00pm

R. Kelsey, K. Dougherty, J. Ceccherelli, A. Gowan, B. Myers

III. New Business

A. Solar Policy

The Governance Committee Recommends the Solar Policy to the TCIDA Board of Directors (K. Dougherty, J. Ceccherelli)

Aye – 3 Abstain – 0
No – 0

B. Job Description Updates

The Governance Committee recommends that B. Myers provide all of the members with the revised job descriptions via email. Will discuss at next month's meeting (J. Ceccherelli, K. Dougherty)

Aye – 3 Abstain – 0
No – 0

Chairperson R. Kelsey adjourned the meeting at 4:29pm

IV. Adjourned

Tioga County IDA Loan Committee
Legislative Conference Room

3:30pm Economic Development and Planning Conference Room

Minutes

DRAFT

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

Absent: K. Dougherty

Excused:

Guests: B. Myers

S. Thomas called the meeting to order at 3:31pm

2. **New Business**

A) Elston Loans

The loan committee discussed the project scope and terms and conditions for the proposed façade and IRP loan applications. The committee agreed that the project agrees with the IDA's policies and recommends both loan applications be approved by the TCIDA Board of Directors.

Loans shall be subject to the following terms and conditions:

Façade Request:

- \$9,450.00 loan at 0% fixed interest for 6 years (\$131.21/month)
- Pat and Kristen Elston shall provide their unconditional personal guarantees.
- Loan funds will be used to reimburse for 90% of \$10,500.00 cost for exterior renovations of 401-405 Broad St, Waverly
- Key person Life Insurance on Pat and Kristen Elston at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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.
- Collateral includes 3rd position interest on the real property located at 401-405 Broad St, Waverly, NY
- Citizens & Northern Loan will be in first position with TCIDA Business Loan in 2nd position on property at 401-405 Broad St. Waverly, NY
- A copy of "after renovation" appraisal to be completed and must be received by TCIDA showing TCIDA's collateral position is secured for both loans.

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

IRP Loan Request:

- Approval contingent on sufficient appraisal outcomes and Citizens and Northern Bank's final commitment
- \$100,000.00 loan at 4.75% fixed interest for 15 years (\$777.83/month)
- Pat and Kristen Elston shall provide their unconditional personal guarantees.
- Loan funds will be used to reimburse 37% or \$100,000.00 of the purchase of the real property located at: 401-405 Broad St, Waverly, NY
- Key person Life Insurance on Pat and Kristen Elston at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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.
- A subordinate blanket UCC to Citizens and Northern Bank shall be placed on all accounts receivable, contracts, equipment, machinery, fixtures now owned or acquired. Collateral includes 2nd position interest to Citizens and Northern Bank on the real property located at 401-405 Broad St, Waverly, NY, and a 3rd security interest to the Elston's real property located at 656 Middle Road, Waverly, NY 14892
- A copy of "after renovation" appraisal to be completed and must be received by TCIDA showing TCIDA's collateral position is secured for both loans.
- All applicable local, state and federal requirements to apply.

Motion to recommend both applications to the TCIDA BOD (A. Gowan, S. Thomas)

Aye – 4 Abstain – 0

No – 0

B) Tioga Downs RLF

B. Myers reported agriculture has been identified as a possible unrepresented area for possible gap financing. B. Myers will work with L. Tinney and Tioga Downs to explore what is out there that could benefit from possible gap financing. B. Myers will work on completing a program with guidelines to present to Tioga Downs. The IDA will serve as the loan administrator. B. Myers reported further review of the original application is required to determine if a timeline has been established.

3. **Adjourn**

S. Thomas adjourned the meeting at 3:58pm



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Tioga County Industrial Development Agency

June 7, 2017

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 4:30 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: M. Sauerbrey

2. Guests:

- a. B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher, W. Howeler, J. Platsky

3. Privilege of the Floor:

J. Bellis – Larson Design Group

J. Bellis reported he will continue to pursue the RFP for Project Freehold.

4. Project Updates

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

1. **Update** – B. Myers thanked J. Bellis for providing the before/after pictures, which have been submitted to ESD. B. Myers reported he is waiting on final invoices from Larson Design Group and Vacri Construction.

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

1. **Update** – B. Myers reported the exterior and interior work on Phase 3 is ongoing. Question was raised regarding hotel traffic and vacancy rate and J. Bellis reported this information is being tracked.

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

1. **Update** –

- a. **Building Plan Change** – B. Myers reported the clubhouse has been changed from a two-story to one-story structure. J. Meagher reported this change will not impact the PILOT agreement, as the employment numbers will not change.

D. Gateway Project – B. Myers

1. Update – B. Myers reported we are waiting on final approval for financing; \$500,000 from Restore NY with the remaining \$1.4 million from NYS Homes and Community Renewal.

E. Project Freehold

1. Update – B. Myers reported J. Bellis will move forward with the RFP process for the platform. B. Myers reported the Village of Owego expressed support for this type of project at this week’s Village Board meeting.

F. DePaul Project

1. Update – B. Myers reported the IDA received a letter of interest from DePaul Properties, Inc. for development in Tioga County.

G. Minka Village – Tioga Opportunities Project

1. Update – L. Tinney reported the Minka Village project in Lounsberry is currently on hold, as they are exploring other locations. Tioga Opportunities, Inc. is very much interested in pursuing this project in the county. L. Tinney reported the funding opportunity for this project had a very short window and they were unsuccessful in getting all the information gathered in time to make the application.

H. Upstate Shredding –

1. Update – B. Myers reported Delta Engineers is still working through contractor assignments to get the project started. B. Myers reported the IDA will be a pass through agent for the ESD grant that will be administered by Delta Engineers.

I. Owego Gardens –

1. Update – B. Myers reported the Village of Owego denied Home Leasing’s request to change the EDU classification to the original senior housing classification, which would have lowered the current sewer rate for Owego Gardens. B. Myers reported the Village of Owego took the position that other complexes in the village are being categorized the same and they did not want to make an exception. Under the original plan, L. Tinney reported all three entities would receive a total of \$21,700 distributed as follows: Town of Owego - \$390.00, Tioga County - \$4,300, Owego-Apalachin School District - \$10,000, and Village of Owego - \$7,000. L. Tinney reported this creates a shortfall of approximately \$11,886.24 for the first year, as Home Leasing was anticipating \$12,000 and not \$25,886. L. Tinney reported Owego Gardens is willing to increase the anticipated \$12,000 to \$14,000 annually. B. Myers reported there is still the possibility for the IDA to move forward with a PILOT modification as previously discussed last month to cover the shortfall. J. Meagher reported this is a deviated PILOT, therefore, the IDA is not required to obtain consent from the taxing entities as the agreement is between Owego Gardens and the IDA. Question was raised as to whether the school district was in agreement and B. Myers reported they did not take a position. L. Tinney reported Home Leasing will need a resolution to show the shortfall has been addressed.

Motion to modify the Owego Gardens PILOT on a prorated basis and for J. Meagher to prepare the resolution. (A. Gowan, K. Gillette)

Aye – 5 Abstain – 0
No – 1 Carried

5. Old Business – B. Myers

A. Public Authority Accountability Act

- 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan) –**
a. Nothing new to report.

2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli) – B. Myers reported the Governance Committee met just prior to this meeting and the following topics were discussed:

a. Solar Project Policy - B. Myers reported he prepared a solar project policy as a mechanism to assist with negotiations for future solar projects in Tioga County. The Governance Committee reviewed the policy and is recommending the IDA Board adopt the solar project policy as part of the IDA Policy Handbook.

Motion to accept the Governance Committee’s recommendation to adopt the Solar Project Policy as presented. (T. Monell, A. Gowan)

Aye – 6 Abstain – 0

No – 0 Carried

b. Job Description Updates – The Governance Committee reviewed the updated job descriptions and recommended these documents be shared with the IDA Board.

ACTION: B. Myers will email the updated job descriptions to the IDA Board.

c. ABO Notification of Procurement Policy – B. Myers reported he received an email from the ABO earlier this week regarding the IDA Procurement Policy. J. Meagher will review the policy and it is anticipated some minor modifications will need to be made.

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

a. Nothing new to report.

B. Swartwood Lease – 44 Railroad Ave., Berkshire, NY –

1. Reaffirm Email Vote - B. Myers reported Ms. Swartwood obtained her permit and the annual lease has been granted. Question was raised regarding potential liability. J. Meagher reported the IDA does not own the building, therefore, is just the grounds lessor. R. Kelsey recommended developing a tickler system to ensure the lessee has proper insurance naming the IDA as an additional insured party going forward.

Motion to reaffirm email vote to approve the annual Swartwood lease at 44 Railroad Ave., Berkshire, NY (T. Monell, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

2. **Simmons Lease Refund - \$122.76** - B. Myers reported the Simmons lease on 44 Railroad Ave., Berkshire, NY expired in 2006, however, Mr. Simmons paid the annual lease in January 2017. With the property now being leased to Ms. Swartwood, Mr. Simmons is requesting a refund. B. Myers estimated the refund to be \$122.76.

Motion to refund Mr. Simmons \$122.76 for the remainder of the 2017 annual lease that was paid in January 2017 for 44 Railroad Ave., Berkshire, NY (A. Gowan, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

C. E-Site -

1. Update -

- a. Wetland Delineation Update** – B. Myers reported he received a letter from Fagan Engineers regarding the Army Corp of Engineers site visit on 3/31/17. Per this letter, the Army Corp of Engineers identified the wetlands as interconnected versus Fagan’s assessment indicating they were independent of one another. B. Myers and L. Tinney, in conjunction with Congressman Reed’s office, will explore what can be done to dispute this determination. B. Myers reported he received an email today from Fagan Engineers with a quote of \$4,500 to re-do the maps. B. Myers reported due to Fagan’s report submitted to the IDA in 2016, he believes they should cover the expense of updating the maps. B. Myers reported the original studies did not delineate the wetlands, however, Fagan Engineers was of the opinion that the wetlands were isolated and not connected. Question was raised as whether any additional expenses were incurred based on Fagan’s original report. L. Tinney reported the IDA paid \$13,000 for an archeological study and an additional \$4,000 for the Master Plan Update. Question was raised as to whether this is possible grounds for reimbursement. B. Myers was authorized to start discussion with Fagan Engineers for updated maps based on the Army Corp of Engineers determination.

D. Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY –

1. Update -

- a. Demolition RFP-** B. Myers prepared the RFP for demolition and sent to J. Meagher for review. J. Meagher reported he approved the RFP as written. Question was raised regarding the asbestos and B. Myers reported this was addressed in the RFP. B. Myers reported he would like to go out for bids ASAP.

E. Lounsberry – 19.8 acres in the Town of Nichols –

1. Update –

- a. Letter of Intent** – B. Myers reported the IDA received the fully executed letter of intent from the owner. Concern was expressed regarding bridge access and whether this property could potentially be landlocked due to the wetlands. Concern was raised as to whether we have a marketable property. L. Tinney reported there are alternative accesses to the property. J. Meagher reported the IDA has a due diligence period with the purchase contract.

6. **PILOT Updates – B. Myers**
 A. **Gateway PILOT**
 1. **Name Change** – B. Myers reported the developer would like to change the name of the PILOT from Nelson Development, LLC to Gateway Owego, LLC. J. Meagher reported this is not unprecedented, however, is late in the process to request such as change as the advertising, posting, etc. has been done. J. Meagher will review to ensure that only a name change is involved.
7. **New Business – B. Myers**
 A. **E-Site CFA for Road Construction** – B. Myers inquired as to whether the Board would support a CFA application for road construction. Question was raised as to whether there is a cost associated with this request. L. Tinney reported the IDA would be responsible for 20% of the project should this be awarded. For now, B. Myers reported the only involvement is time to prepare the application. The application deadline is 7/28/17. The Board was in agreement for B. Myers to prepare and submit the CFA by the established deadline of 7/28/17.
8. **Approval of Minutes –**
 A. **May 3, 2017 Regular Meeting Minutes**
Motion to approve the May 3, 2017 Regular Board Meeting minutes (T. Monell, J. Ceccherelli)
Aye – 6 Abstain – 0
No – 0 Carried
9. **Financial Reports – B. Myers presented the financial reports.**
 A. **Reports**
 1. **Balance Sheet** – B. Myers reported the balance sheet reflects \$50,000 that was returned from the Town of Nichols for the WWTP maintenance payment from last year. B. Myers will disburse amongst all for 2017 payments.
 2. **Profit & Loss** – B. Myers reported WWTP adjustment is needed. B. Myers will do final adjustment when final invoices are submitted and paid.
 3. **Transaction Detail** – B. Myers reported USDA payments in the amounts of \$12,339 and \$8,259 were issued for IRP 1 and IRP 2 that were paid in May 2017.
Motion to acknowledge financial statements (T. Monell, A. Gowan)
Aye – 6 Abstain – 0
No – 0 Carried
11. **Reports**
 A. **Railroads – B. Myers**
 1. **Committee Report (T. Monell, K. Gillette)**
 a. **Income to Date** – B. Myers reported March 2017 income is less than March 2016 income.

B. Loan Program – B. Myers

1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas) –

- a. Broad Street Barber Shop Loan Application** – B. Myers reported the Loan Committee met just prior to this meeting to review two loan application requests for Broad Street Barber Shop. B. Myers reported the Facade Loan request is for \$9,450 at 0% for 6 years and the IRP Loan request is for \$100,000 at 4.75% for 15 years. B. Myers reported the Loan Committee recommended approval for both loans.

Motion to accept the Broad Street Barber Shop Façade loan application in the amount of \$9,450, as recommended by the Loan Committee, with the following terms/conditions: (A. Gowan, K. Gillette)

Aye – 5 Abstain – 1 (K. Dougherty)

No – 0 Carried

- \$9,450.00 loan at 0% fixed interest for 6 years (\$131.21/month)
- Pat and Kristen Elston shall provide their unconditional personal guarantees.
- Loan funds will be used to reimburse for 90% of \$10,500.00 cost for exterior renovations of 401-405 Broad St, Waverly
- Key person Life Insurance on Pat and Kristen Elston at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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.
- Collateral includes 3rd position interest on the real property located at 401-405 Broad St, Waverly, NY
- Citizens & Northern Loan will be in first position with TCIDA Business Loan in 2nd position on property at 401-405 Broad St. Waverly, NY
- A copy of “after renovation” appraisal to be completed and must be received by TCIDA showing TCIDA’s collateral position is secured for both loans.
- All applicable local, state and federal requirements to apply.

Motion to accept the Broad Street Barber Shop IRP loan application in the amount of \$100,000, as recommended by the Loan Committee, with the following terms/conditions: (A. Gowan, K. Gillette)

Aye – 5 Abstain – 1 (K. Dougherty)

No – 0 Carried

- Approval contingent on sufficient appraisal outcomes and Citizens and Northern Bank’s final commitment
- \$100,000.00 loan at 4.75% fixed interest for 15 years (\$777.83/month)
- Pat and Kristen Elston shall provide their unconditional personal guarantees.
- Loan funds will be used to reimburse 37% or \$100,000.00 of the purchase of the real property located at: 401-405 Broad St, Waverly, NY
- Key person Life Insurance on Pat and Kristen Elston at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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.
- A subordinate blanket UCC to Citizens and Northern Bank shall be placed on all accounts receivable, contracts, equipment, machinery, fixtures now owned or acquired.

- Collateral includes 2nd position interest to Citizens and Northern Bank on the real property located at 401-405 Broad St, Waverly, NY, and a 3rd security interest to the Elston's real property located at 656 Middle Road, Waverly, NY 14892
- A copy of "after renovation" appraisal to be completed and must be received by TCIDA showing TCIDA's collateral position is secured for both loans.
- All applicable local, state and federal requirements to apply.

b. **Tioga Downs RLF SOW** – B. Myers reported agriculture has been identified as a possible unrepresented area for possible gap financing. B. Myers will work with L. Tinney and Tioga Downs to explore what is out there that could benefit from possible gap financing. B. Myers will work on completing a program with guidelines to present to Tioga Downs. The IDA will serve as the loan administrator. B. Myers reported further review of the original application is required to determine if a timeline has been established.

R. Kelsey reported the IDA has had several housing project inquiries of late that have potential impacts on the towns, villages, and County. R. Kelsey suggested the IDA consider doing a housing study to further explore the community need. Tioga Opportunities, Inc. did a housing study in 2016 that may be beneficial. R. Kelsey further suggested that the IDA needs to review our mission statement to ensure we are in accordance. L. Tinney reported she has reviewed the Tioga Opportunities, Inc. housing study and it is a good starting point, however, believes the IDA needs to conduct their own independent study. B. Myers will email the documents to the IDA Board that he has obtained in regards to tying economic development and housing together. Based on Board authorization, B. Myers will obtain quotes for an independent housing study.

12. Executive Session –

Motion to move into Executive Session at 6:00 p.m. pursuant to Public Officers Law Section 105 to discuss financial, property acquisitions, and individual personnel matters. (K. Gillette, A. Gowan)

**Aye – 6 Abstain – 0
No – 0 Carried**

Motion to exit Executive Session at 6:30 p.m. (J. Ceccherelli, A. Gowan)

**Aye – 6 Abstain – 0
No – 0 Carried**

Motion to Promote B. Myers to Executive Director and to increase his salary to \$56,000.00 effective immediately. Job descriptions for both the Executive Director and Executive Assistant will be finalized at the July meeting. (A. Gowan, K. Dougherty)

**Aye – 6 Abstain – 0
No – 0 Carried**

13. Next Meeting – Wednesday, July 5, 2017

14. Adjournment –

Motion to adjourn at 6:32 p.m. (K. Gillette, R. Kelsey)

**Aye – 6 Abstain – 0
No – 0 Carried**

Tioga County Industrial Development Agency
Balance Sheet
As of July 5, 2017

	Jul 5, 17	Jul 5, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	128,674.03	94,708.03	33,966.00
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,392.71	40,374.17	18.54
TSB- IRP 2	0.00	91,501.54	-91,501.54
TSB- IRP 3	0.00	174,753.80	-174,753.80
TSB- IRP 2016 (Formerly IRP 4)	240,003.22	132,526.22	107,477.00
TSB- RBEG	205,479.78	205,422.43	57.35
TSB- marketing	1,496.74	1,496.32	0.42
Total USDA Funds	487,372.45	646,074.48	-158,702.03
Total Restricted Cash Accounts	628,046.85	752,782.88	-124,736.03
CCTC- CDs			
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	830,465.01	1,166,582.73	-336,117.72
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	21,702.15	0.00	21,702.15
TSB-Crown Cork and Seal	300,038.99	0.00	300,038.99
Crown Cork Seal	0.00	811,710.06	-811,710.06
Community- BestBuy PILOT Acct.	620,101.54	470,095.53	150,006.01
Total Temporarily Restricted Cash Acc	941,842.68	1,281,805.59	-339,962.91
Unrestricted Cash Accounts			
TSB- checking	907,987.70	406,267.34	501,720.36
TSB- general fund	125,158.64	1,193,568.21	-1,068,409.57
Total Unrestricted Cash Accounts	1,033,146.34	1,599,835.55	-566,689.21
Total Checking/Savings	3,433,500.88	4,801,006.75	-1,367,505.87
Other Current Assets			
Accounts Receivable 1300.01	433,976.40	443,717.65	-9,741.25
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2016-03-C	17,228.88	0.00	17,228.88
Loan Rec - 2016-02-C	41,666.72	49,305.56	-7,638.84
Loan Rec - 2016-01-C	8,866.12	10,700.44	-1,834.32
Loan Rec - 2015-06-C	19,756.38	24,146.70	-4,390.32
Loan Rec - 2014-01-C	6,442.32	8,476.80	-2,034.48

Tioga County Industrial Development Agency
Balance Sheet
As of July 5, 2017

	Jul 5, 17	Jul 5, 16	\$ Change
Loan Rec - 2015-01-C	11,944.39	15,277.75	-3,333.36
Loan Rec - 2015-02-C	2,227.57	4,009.69	-1,782.12
Loan Rec - 2015-04-C	0.00	1,250.00	-1,250.00
Loan Rec - 2015-05-C	15,868.59	19,759.62	-3,891.03
Total Commercial Facade Loan Program	124,000.97	132,926.56	-8,925.59
IRP 4			
Loan Rec 2017-05-A	23,128.19	0.00	23,128.19
Loan Rec 2017-04-A	39,903.40	0.00	39,903.40
Loan Rec 2017-03-A	19,711.45	0.00	19,711.45
Loan Rec 2017-02-A	98,738.69	0.00	98,738.69
Loan Rec 2017-01-A	24,626.84	0.00	24,626.84
Loan Rec 2016-01-A	32,829.61	40,000.00	-7,170.39
Loan Rec 2015-03-A	9,661.17	12,332.26	-2,671.09
Loan Rec 2013-02-A	4,300.50	6,639.32	-2,338.82
Loan Rec 2010-01-A	0.00	13,815.38	-13,815.38
Loan Rec 2009-03-A	0.00	1,402.70	-1,402.70
Loan Rec 2009-02-A	54,251.58	56,451.58	-2,200.00
Total IRP 4	307,151.43	130,641.24	176,510.19
IRP 3			
Loan Rec 2013-01-A	6,439.58	10,443.89	-4,004.31
Loan Rec 2007-08-A	37,472.56	44,163.42	-6,690.86
Total IRP 3	43,912.14	54,607.31	-10,695.17
IRP 2			
Loan Rec 2012-08-A	0.00	24,783.39	-24,783.39
Loan Rec 2011-03-A	51,686.52	62,717.85	-11,031.33
Loan Rec 2011-01-A	0.00	4,043.70	-4,043.70
Total IRP 2	51,686.52	91,544.94	-39,858.42
Total Other Current Assets	925,727.46	818,437.70	107,289.76
Total Current Assets	4,359,228.34	5,619,444.45	-1,260,216.11
Fixed Assets			
Asset WWTP	2,899,373.29	122,489.49	2,776,883.80
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	120,883.01	0.00	120,883.01
Land 434	371,800.36	371,800.36	0.00

Tioga County Industrial Development Agency
Balance Sheet
As of July 5, 2017

	Jul 5, 17	Jul 5, 16	\$ Change
Railroad Improvements	1,979,330.50	1,976,668.74	2,661.76
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
Total Fixed Assets	4,499,980.29	1,622,857.03	2,877,123.26
Other Assets			
HUD Loan Program			
L/R 2014-01-A	110,590.68	132,652.75	-22,062.07
L/R 2012-06-A	0.00	63,553.13	-63,553.13
L/R 2009-04-A	52,162.40	71,677.31	-19,514.91
Total HUD Loan Program	162,753.08	267,883.19	-105,130.11
Total Other Assets	162,753.08	267,883.19	-105,130.11
TOTAL ASSETS	9,021,961.71	7,510,184.67	1,511,777.04
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	822,624.46	-822,624.46
Interest Payable			
L/P 2014-01-A Interest	0.00	336.57	-336.57
L/P 2012-06-A Interest	0.00	160.89	-160.89
L/P 2009-04-A Interest	0.00	183.56	-183.56
Total Interest Payable	0.00	681.02	-681.02
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
Crown Cork and Seal	300,000.00	0.00	300,000.00
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	620,000.00	470,003.90	149,996.10
Hadco			
School- Hadco	0.00	-0.01	0.01
Total Hadco	0.00	-0.01	0.01
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

Tioga County Industrial Development Agency
Balance Sheet
As of July 5, 2017

	Jul 5, 17	Jul 5, 16	\$ Change
Total PILOT Payments	941,699.96	470,003.87	471,696.09
Total Other Current Liabilities	943,085.66	1,294,383.15	-351,297.49
Total Current Liabilities	943,085.66	1,297,918.15	-354,832.49
Long Term Liabilities			
Loan Pay- IRP 4	252,361.72	262,079.92	-9,718.20
Loan Pay- IRP 3	212,556.11	222,668.43	-10,112.32
Loan Pay- IRP 2	145,312.91	156,091.00	-10,778.09
Loan Pay- IRP 1	76,605.09	84,023.99	-7,418.90
Tioga County HUD prog			
2014-01-A	110,590.68	134,628.51	-24,037.83
2012-06-A	0.00	64,357.85	-64,357.85
2009-04-A	52,162.40	73,424.96	-21,262.56
Total Tioga County HUD prog	162,753.08	272,411.32	-109,658.24
Total Long Term Liabilities	849,588.91	997,274.66	-147,685.75
Total Liabilities	1,792,674.57	2,295,192.81	-502,518.24
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 · Opening Bal Equity	0.00	304,104.67	-304,104.67
1110 · Retained Earnings	5,752,285.80	3,262,608.70	2,489,677.10
Net Income	70,698.71	241,975.86	-171,277.15
Total Equity	7,229,287.14	5,214,991.86	2,014,295.28
TOTAL LIABILITIES & EQUITY	9,021,961.71	7,510,184.67	1,511,777.04

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	Jun 1, '16 - Jul 5, 17	Jun 1, '15 - Jul 5, 16	\$ Change
Ordinary Income/Expense			
Income			
Office supplies Reimbursement	185.00	0.00	185.00
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	445.00	2,088.42	-1,643.42
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
WWTP			
Income thru Trust WWTP	829,647.85	122,489.49	707,158.36
WWTP - Other	430.15	0.00	430.15
Total WWTP	830,078.00	122,489.49	707,588.51
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	687.88	1,365.64	-677.76
2011-03-A	3,388.87	3,416.15	-27.28
2011-01-A	20.94	657.87	-636.93
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	4,097.69	5,728.05	-1,630.36
IRP 3			
2013-01-A	440.66	710.07	-269.41
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,783.67	3,252.18	-468.51
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,224.33	3,978.57	-754.24
IRP 4			
2017-04-A	209.40	0.00	209.40
2017-03-A	88.53	0.00	88.53
2017-05-A	48.19	0.00	48.19
2017-01-A	106.84	0.00	106.84
2017-02-A	235.79	0.00	235.79
2016-01-A	1,887.81	0.00	1,887.81
2015-03-A	621.96	512.40	109.56
2013-02-A	313.89	476.41	-162.52
2010-01-A	381.71	1,386.11	-1,004.40
2009-03-A	20.41	381.52	-361.11
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	3,914.53	2,723.36	1,191.17
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
Total Loan Interest Income	11,236.55	22,270.12	-11,033.57
Loan Program Fee			
Facade	844.40	2,189.74	-1,345.34

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	Jun 1, '16 - Jul 5, 17	Jun 1, '15 - Jul 5, 16	\$ Change
IRP 3	150.00	150.00	0.00
IRP 4	2,000.00	292.50	1,707.50
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	1,435.00	0.00	1,435.00
Total Loan Program Fee	4,429.40	2,774.74	1,654.66
Loan Late Fee			
2015-03 · 2015-03-A	77.64	18.07	59.57
2012-08	15.00	0.00	15.00
Total Loan Late Fee	92.64	18.07	74.57
Loan Administrative Fee			
IRP 2	406.17	1,853.28	-1,447.11
IRP 3	408.57	1,964.25	-1,555.68
IRP 4	560.97	944.00	-383.03
Total Loan Administrative Fee	1,375.71	4,761.53	-3,385.82
Program Fees	1,000.00	0.00	1,000.00
4110 · Grants			
ESD Grant - E-Site	0.00	60,000.00	-60,000.00
Waverly Trade Center DOT Grant	315,392.25	107,573.96	207,818.29
STREDC Grant	25,000.00	0.00	25,000.00
Total 4110 · Grants	340,392.25	167,573.96	172,818.29
Interest Income-			
Community- Facade Improvement	52.20	102.09	-49.89
CCTC Loan Loss Reserve Account	20.20	21.98	-1.78
CCTC CD Infrastructure (877)	125.36	341.25	-215.89
CCTC CD Site Development (878)	340.02	925.56	-585.54
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	131.16	547.98	-416.82
CCTC CD Infrastructure (391)	130.52	543.12	-412.60
CCTD CD Capital Improvment(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	66.61	65.23	1.38
TSB- checking	874.90	395.17	479.73
TSB-general fund	395.50	1,253.79	-858.29
TSB- IRP 2	7.24	30.67	-23.43
TSB- IRP 3	13.46	58.67	-45.21
TSB- IRP 4	183.23	51.23	132.00
TSB- RBEG	62.49	67.78	-5.29
TSB- marketing	0.45	0.59	-0.14
Total Interest Income-	12,791.41	8,859.36	3,932.05
Leases/Licenses			
Swartwood	600.00	0.00	600.00
Lounsberry South - Engelbert	0.00	1,000.00	-1,000.00
RR leases	10,214.94	11,137.62	-922.68

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	Jun 1, '16 - Jul 5, 17	Jun 1, '15 - Jul 5, 16	\$ Change
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,229.05	12,137.62	-908.57
OHRy			
freight	175,409.65	172,854.70	2,554.95
Total OHRy	175,409.65	172,854.70	2,554.95
4170 · PILOT Program Fees			
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	42,000.00	422,725.45	-380,725.45
Midwestern Pet Foods Inc.	0.00	16,050.23	-16,050.23
Nichols Cross Dock LLC	112,173.94	114,673.94	-2,500.00
Owego Garden - Home Leasing	0.00	40,000.00	-40,000.00
Tioga Downs	1,125,092.80	77,135.20	1,047,957.60
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
Total 4170 · PILOT Program Fees	1,281,766.69	701,827.77	579,938.92
Total Income	2,681,450.75	1,048,096.80	1,633,353.95
Expense			
Leases/Licenses Refund			
Berkshire Land	122.76	0.00	122.76
Total Leases/Licenses Refund	122.76	0.00	122.76
Bodle Hill Land	200.00	0.00	200.00
WWTP Crown Cork and Seal	0.00	250.00	-250.00
Marketing	469.63	490.38	-20.75
Waverly Trade Center DOT Grant	315,392.25	107,573.96	207,818.29
Tioga Industrial Park			
Corporate Drive	0.00	10.00	-10.00
Total Tioga Industrial Park	0.00	10.00	-10.00
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	406.17	2,138.65	-1,732.48
IRP 3	408.57	1,953.52	-1,544.95
IRP 4	560.97	944.00	-383.03
Total Loan Admin Fee	1,375.71	5,036.17	-3,660.46
Loan Program Expense			
IRP 4	0.00	20.55	-20.55
Marketing	0.00	1,652.50	-1,652.50

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	Jun 1, '16 - Jul 5, 17	Jun 1, '15 - Jul 5, 16	\$ Change
Loan Program Expense - Other	217.85	107.45	110.40
Total Loan Program Expense	217.85	1,780.50	-1,562.65
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	0.00	2,131.46	-2,131.46
6120 · Bank Service Charges			
Check order			
Crown	91.71	0.00	91.71
Owego Gardens	91.71	0.00	91.71
TSB IRP 3	0.00	57.09	-57.09
Total Check order	183.42	57.09	126.33
6120 · Bank Service Charges - Other	223.75	155.62	68.13
Total 6120 · Bank Service Charges	407.17	212.71	194.46
conference	1,720.00	750.00	970.00
Copies	168.75	208.76	-40.01
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	285.00	210.00	75.00
E=mt3			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	49,039.50	-49,039.50
site preparation	850.00	0.00	850.00
E=mt3 - Other	5,250.00	0.00	5,250.00
Total E=mt3	13,100.00	49,039.50	-35,939.50
Employee benefit			
IRA Company Match	1,305.00	0.00	1,305.00
IRA	976.14	882.28	93.86
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	2,281.14	882.28	1,398.86
6180 · Insurance			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	4,229.00	3,969.00	260.00
6190 · Disability (First Rehab Life)	125.00	125.00	0.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
Employee Health (SSA)	0.00	4,618.11	-4,618.11
6185 · Property & Liability (Dryden)	8,900.11	8,502.15	397.96
RR Liability (Steadfast)	19,456.88	20,766.38	-1,309.50
WC (Amtrust)	857.00	609.00	248.00
Total 6180 · Insurance	34,942.99	39,339.64	-4,396.65
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	0.00	913.69	-913.69
IRP 2	0.00	1,667.62	-1,667.62

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	Jun 1, '16 - Jul 5, 17	Jun 1, '15 - Jul 5, 16	\$ Change
IRP 3	0.00	2,326.81	-2,326.81
IRP 4	0.00	2,717.02	-2,717.02
Total 6220 · Loan Interest	0.00	7,625.14	-7,625.14
6200 · Interest Expense - Other	7,248.63	9,840.14	-2,591.51
Total 6200 · Interest Expense	7,248.63	17,465.28	-10,216.65
Lounsberry land			
Hess	400.00	0.00	400.00
Berry	2,910.00	507.52	2,402.48
Lounsberry land - Other	0.00	0.00	0.00
Total Lounsberry land	3,310.00	507.52	2,802.48
6550 · Office Supplies			
other	204.64	302.07	-97.43
stationary	185.00	193.00	-8.00
ink cartridges	464.84	1,157.41	-692.57
6550 · Office Supplies - Other	90.54	323.76	-233.22
Total 6550 · Office Supplies	945.02	1,976.24	-1,031.22
6560 · Payroll Expenses	59,721.85	62,154.75	-2,432.90
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Distributed Sun	244.00	0.00	244.00
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	227.68	5.82
PILOT Program Expenses - Other	0.00	706.97	-706.97
Total PILOT Program Expenses	706.00	934.65	-228.65
6250 · Postage and Delivery	231.52	269.01	-37.49
6270 · Professional Fees			
Administrative Services			
Fiato	112.50	810.00	-697.50
Haskell	8,164.00	8,020.00	144.00
Tinney	9,000.00	0.00	9,000.00
Total Administrative Services	17,276.50	8,830.00	8,446.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis			
internal control services	0.00	190.00	-190.00
payroll	1,177.50	105.00	1,072.50
Total Jan Nolis	1,177.50	295.00	882.50
Total 6650 · Accounting	10,677.50	9,795.00	882.50
6655 · Consulting	0.00	300.00	-300.00

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	Jun 1, '16 - Jul 5, 17	Jun 1, '15 - Jul 5, 16	\$ Change
6280 · Legal Fees			
Loan Program Fees	2,153.00	4,502.50	-2,349.50
Monthly Fees	15,236.00	32,925.00	-17,689.00
6280 · Legal Fees - Other	5,715.00	-3,965.00	9,680.00
Total 6280 · Legal Fees	23,104.00	33,462.50	-10,358.50
6270 · Professional Fees - Other	2,615.96	538.00	2,077.96
Total 6270 · Professional Fees	53,673.96	52,925.50	748.46
6670 · Program Expense			
Façade Improvement Loan Program	0.00	579.60	-579.60
Total 6670 · Program Expense	0.00	579.60	-579.60
Property Taxes			
Newark Valley Property	0.00	160.87	-160.87
Berry Road (47)	112.64	82.91	29.73
Carmichael Road	3.41	3.07	0.34
Smith Creek Road	18.71	13.78	4.93
Glenmary Drive	9.06	7.20	1.86
Metro Road	7.55	6.00	1.55
Total Property Taxes	151.37	273.83	-122.46
Recording fees	891.00	0.00	891.00
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
6770 · Supplies - Other	259.32	0.00	259.32
Total 6770 · Supplies	584.32	791.20	-206.88
6340 · Telephone	57.12	89.13	-32.01
6350 · Travel & Ent			
6370 · Meals	133.97	70.35	63.62
6380 · Travel	2,060.91	352.76	1,708.15
Total 6350 · Travel & Ent	2,194.88	423.11	1,771.77
Total Expense	523,757.08	319,940.74	203,816.34
Net Ordinary Income	2,157,693.67	728,156.06	1,429,537.61
Other Income/Expense			
Other Income			
TSB- CCS	41.14	0.00	41.14
Total Other Income	41.14	0.00	41.14

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Accrual Basis

Tioga County Industrial Development Agency

Profit & Loss

June 1, 2016 through July 5, 2017

	<u>Jun 1, '16 - Jul 5, 17</u>	<u>Jun 1, '15 - Jul 5, 16</u>	<u>\$ Change</u>
Net Other Income	41.14	0.00	41.14
Net Income	<u>2,157,734.81</u>	<u>728,156.06</u>	<u>1,429,578.75</u>

Tioga County Industrial Development Agency
Transaction Detail by Account
June 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	6/7/2017		Loan Pmt	708.42	708.42
Deposit	6/14/2017		Loan Pmt	318.05	1,026.47
Deposit	6/16/2017		Facade Loan ...	94.50	1,120.97
Deposit	6/28/2017		Facade Loan ...	1,267.23	2,388.20
Deposit	6/29/2017		Facade Loan ...	365.86	2,754.06
Deposit	6/30/2017		Interest	5.26	2,759.32
Total Community- Facade Improvement				2,759.32	2,759.32
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	6/1/2017		Loan Pymt	306.00	306.00
Deposit	6/2/2017		Loan Pmt	1,508.88	1,814.88
Deposit	6/7/2017		Loan Pmt	3,109.41	4,924.29
Deposit	6/8/2017		Loan Pmt	235.89	5,160.18
Deposit	6/16/2017		Loan Commit...	1,000.00	6,160.18
Deposit	6/16/2017		Loan Applicati...	150.00	6,310.18
Deposit	6/28/2017		Loan Pmt	728.81	7,038.99
Deposit	6/29/2017		Loan Pmt	1,088.88	8,127.87
Deposit	6/29/2017		Loan Pmt	188.54	8,316.41
Total TSB- IRP 2016 (Formerly IRP 4)				8,316.41	8,316.41
Total USDA Funds				8,316.41	8,316.41
Total Restricted Cash Accounts				11,075.73	11,075.73
Unrestricted Cash Accounts					
TSB- checking					
Deposit	6/5/2017		RH Payoff	34,218.09	34,218.09
Check	6/6/2017	5839	2017 Improve...	-2,661.76	31,556.33
Check	6/6/2017	5840	Bryant R. Myer...	-230.76	31,325.57
Check	6/6/2017	5841	Postage Fees	-102.84	31,222.73
Check	6/7/2017	X	May 2017	-177.90	31,044.83
Check	6/7/2017	X	May 2017	-1,148.46	29,896.37
Check	6/7/2017	5842	5/21-06/03/2017	-1,349.32	28,547.05
Check	6/7/2017	5843	Administrative ...	-628.00	27,919.05
Check	6/7/2017	5844	L. Tinney June...	-1,500.00	26,419.05
Check	6/7/2017	5845	Invoice #: 869...	-11,623.40	14,795.65
Check	6/7/2017	5846	May 2017 Travel	-64.20	14,731.45
Deposit	6/7/2017		HUD Rec	5,209.15	19,940.60
Deposit	6/14/2017		RR Income	14,681.00	34,621.60
Check	6/14/2017	5847	June 2017 HU...	-5,209.15	29,412.45
Check	6/14/2017	5848	Raymond Hadl...	-34,218.09	-4,805.64
Check	6/14/2017	5849	2017 Lease R...	-122.76	-4,928.40
Check	6/14/2017	5850	2017 Tioga Co...	-110.00	-5,038.40
Check	6/14/2017	5851	credit reports	-14.00	-5,052.40
Check	6/20/2017	5852	6/4-6/17/17	-1,485.07	-6,537.47
Check	6/28/2017	5853	Legal Fees Ma...	-1,050.00	-7,587.47
Check	6/28/2017	5854	Legal Fees Ap...	-1,400.00	-8,987.47
Total TSB- checking				-8,987.47	-8,987.47
Total Unrestricted Cash Accounts				-8,987.47	-8,987.47
Commercial Facade Loan Program					
Loan Rec - 2016-03-C					
Deposit	6/28/2017	6625	July 2017 Fac...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-02-C					
Deposit	6/28/2017	2295...	June 2017 Fac...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
Loan Rec - 2016-01-C					
Deposit	6/7/2017	698	June 2017 Loa...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
Loan Rec - 2015-06-C					

Tioga County Industrial Development Agency
Transaction Detail by Account
June 2017

Type	Date	Num	Memo	Amount	Balance
Deposit	6/29/2017	301	July 2017 Fac...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
Loan Rec - 2014-01-C					
Deposit	6/14/2017	70001	June 2017 Fac...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-01-C					
Deposit	6/7/2017	1065	June 2017 Loa...	-277.78	-277.78
Deposit	6/7/2017	1065	July 2017 Loa...	-277.78	-555.56
Total Loan Rec - 2015-01-C				-555.56	-555.56
Loan Rec - 2015-02-C					
Deposit	6/14/2017	1368...	June 2017 Fac...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Loan Rec - 2015-05-C					
Deposit	6/28/2017	7166	July 2017 Fac...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				-2,659.56	-2,659.56
IRP 4					
Loan Rec 2017-05-A					
Deposit	6/2/2017	1150	June 2017 Pri...	-371.81	-371.81
Total Loan Rec 2017-05-A				-371.81	-371.81
Loan Rec 2017-04-A					
Deposit	6/1/2017	X	June Principle ...	-96.60	-96.60
Total Loan Rec 2017-04-A				-96.60	-96.60
Loan Rec 2017-03-A					
Deposit	6/7/2017	19234	June 2017 Pri...	-141.38	-141.38
Deposit	6/29/2017	19309	July 2017 Prin...	-147.17	-288.55
Total Loan Rec 2017-03-A				-288.55	-288.55
Loan Rec 2017-02-A					
Deposit	6/7/2017	9248	June 2017 Pri...	-1,261.31	-1,261.31
Total Loan Rec 2017-02-A				-1,261.31	-1,261.31
Loan Rec 2016-01-A					
Deposit	6/7/2017	9247	June 2017 Pri...	-615.50	-615.50
Total Loan Rec 2016-01-A				-615.50	-615.50
Loan Rec 2015-03-A					
Deposit	6/7/2017	1071	June 2017 Pri...	-227.72	-227.72
Total Loan Rec 2015-03-A				-227.72	-227.72
Loan Rec 2013-02-A					
Deposit	6/8/2017	2086	June 2017 Pri...	-217.07	-217.07
Total Loan Rec 2013-02-A				-217.07	-217.07
Total IRP 4				-3,078.56	-3,078.56
IRP 3					
Loan Rec 2013-01-A					
Deposit	6/7/2017	1963...	June 2017 Pri...	-371.64	-371.64
Total Loan Rec 2013-01-A				-371.64	-371.64
Loan Rec 2007-08-A					
Deposit	6/28/2017	7165	July 2017 Prin...	-530.88	-530.88
Total Loan Rec 2007-08-A				-530.88	-530.88
Total IRP 3				-902.52	-902.52
IRP 2					
Loan Rec 2011-03-A					
Deposit	6/2/2017	3181	June 2017 Pri...	-866.29	-866.29

Tioga County Industrial Development Agency
Transaction Detail by Account
June 2017

Type	Date	Num	Memo	Amount	Balance
Deposit	6/29/2017	3217	July 2017 Prin...	-869.89	-1,736.18
Total Loan Rec 2011-03-A				-1,736.18	-1,736.18
Total IRP 2				-1,736.18	-1,736.18
Railroad Improvements					
Check	6/6/2017	5839	2017 Improve...	2,661.76	2,661.76
Total Railroad Improvements				2,661.76	2,661.76
HUD Loan Program					
L/R 2014-01-A					
Deposit	6/7/2017	61395	June 2017 Pri...	-2,030.78	-2,030.78
Total L/R 2014-01-A				-2,030.78	-2,030.78
L/R 2012-06-A					
Deposit	6/5/2017	X	June 2017 Pay...	-34,218.09	-34,218.09
Deposit	6/7/2017	x	June 2017 Pri...	-877.87	-35,095.96
Total L/R 2012-06-A				-35,095.96	-35,095.96
L/R 2009-04-A					
Deposit	6/7/2017	61394	June 2017 Pri...	-1,796.31	-1,796.31
Total L/R 2009-04-A				-1,796.31	-1,796.31
Total HUD Loan Program				-38,923.05	-38,923.05
Interest Payable					
L/P 2014-01-A Interest					
Deposit	6/7/2017	61395	June 2017 Inte...	-281.55	-281.55
Check	6/14/2017	5847	June Int	281.55	0.00
Check	6/14/2017	5848	Raymond Hadl...	0.00	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2012-06-A Interest					
Deposit	6/7/2017	x	June 2017 Inte...	-87.74	-87.74
Check	6/14/2017	5847	June Int	87.74	0.00
Check	6/14/2017	5848	Raymond Hadl...	0.00	0.00
Total L/P 2012-06-A Interest				0.00	0.00
L/P 2009-04-A Interest					
Deposit	6/7/2017	61394	June 2017 Inte...	-134.90	-134.90
Check	6/14/2017	5847	June Int	134.90	0.00
Check	6/14/2017	5848	Raymond Hadl...	0.00	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
Tioga County HUD prog					
2014-01-A					
Check	6/14/2017	5847	June Princ	2,030.78	2,030.78
Check	6/14/2017	5848	Raymond Hadl...	0.00	2,030.78
Total 2014-01-A				2,030.78	2,030.78
2012-06-A					
Check	6/14/2017	5847	June Princ	877.87	877.87
Check	6/14/2017	5848	Raymond Hadl...	34,218.09	35,095.96
Total 2012-06-A				35,095.96	35,095.96
2009-04-A					
Check	6/14/2017	5847	June Princ	1,796.31	1,796.31
Check	6/14/2017	5848	Raymond Hadl...	0.00	1,796.31
Total 2009-04-A				1,796.31	1,796.31
Total Tioga County HUD prog				38,923.05	38,923.05
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	6/2/2017	3181	June 2017 Inte...	-222.59	-222.59

Tioga County Industrial Development Agency
Transaction Detail by Account
June 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Deposit	6/29/2017	3217	July 2017 Inter...	-218.99	-441.58
Total 2011-03-A				-441.58	-441.58
Total IRP 2				-441.58	-441.58
IRP 3					
2013-01-A					
Deposit	6/7/2017	1963...	June 2017 Inte...	-28.36	-28.36
Total 2013-01-A				-28.36	-28.36
2007-08-A					
Deposit	6/28/2017	7165	July 2017 Inter...	-197.93	-197.93
Total 2007-08-A				-197.93	-197.93
Total IRP 3				-226.29	-226.29
IRP 4					
2017-04-A					
Deposit	6/1/2017	X	June Interest ...	-209.40	-209.40
Total 2017-04-A				-209.40	-209.40
2017-03-A					
Deposit	6/7/2017	19234	June 2017 Inte...	-47.16	-47.16
Deposit	6/29/2017	19309	July 2017 Inter...	-41.37	-88.53
Total 2017-03-A				-88.53	-88.53
2017-05-A					
Deposit	6/2/2017	1150	June 2017 Inte...	-48.19	-48.19
Total 2017-05-A				-48.19	-48.19
2017-02-A					
Deposit	6/7/2017	9248	June 2017 Inte...	-235.79	-235.79
Total 2017-02-A				-235.79	-235.79
2016-01-A					
Deposit	6/7/2017	9247	June 2017 Inte...	-139.35	-139.35
Total 2016-01-A				-139.35	-139.35
2015-03-A					
Deposit	6/7/2017	1071	June 2017 Inte...	-41.20	-41.20
Total 2015-03-A				-41.20	-41.20
2013-02-A					
Deposit	6/8/2017	2086	June 2017 Inte...	-18.82	-18.82
Total 2013-02-A				-18.82	-18.82
Total IRP 4				-781.28	-781.28
Total Loan Interest Income				-1,449.15	-1,449.15
Loan Program Fee					
Facade					
Deposit	6/16/2017	3467	Facade Loan ...	-94.50	-94.50
Total Facade				-94.50	-94.50
IRP 4					
Deposit	6/16/2017	3466	Loan Committ...	-1,000.00	-1,000.00
Deposit	6/16/2017	13469	Loan Applicati...	-150.00	-1,150.00
Total IRP 4				-1,150.00	-1,150.00
Total Loan Program Fee				-1,244.50	-1,244.50
Interest Income-					
Community- Facade Improvement					
Deposit	6/30/2017		Interest	-5.26	-5.26
Total Community- Facade Improvement				-5.26	-5.26

Tioga County Industrial Development Agency
Transaction Detail by Account
June 2017

Type	Date	Num	Memo	Amount	Balance
Total Interest Income-				-5.26	-5.26
OHRy					
freight					
Deposit	6/14/2017	17520	April 2017 RR ...	-14,681.00	-14,681.00
Total freight				-14,681.00	-14,681.00
Total OHRy				-14,681.00	-14,681.00
Leases/Licenses Refund					
Berkshire Land					
Check	6/14/2017	5849	2017 Simmons...	122.76	122.76
Total Berkshire Land				122.76	122.76
Total Leases/Licenses Refund				122.76	122.76
WWTP Crown Cork and Seal					
Check	6/7/2017	5845	Professional S...	11,623.40	11,623.40
Total WWTP Crown Cork and Seal				11,623.40	11,623.40
Loan Program Expense					
Check	6/14/2017	5851	Credit Report: ...	14.00	14.00
Total Loan Program Expense				14.00	14.00
Employee benefit					
IRA Company Match					
Check	6/6/2017	5840	Employer Cont...	115.38	115.38
Total IRA Company Match				115.38	115.38
IRA					
Check	6/6/2017	5840	Employee Con...	115.38	115.38
Total IRA				115.38	115.38
Total Employee benefit				230.76	230.76
6560 · Payroll Expenses					
Check	6/7/2017	X	May 2017	177.90	177.90
Check	6/7/2017	X	May 2017	1,148.46	1,326.36
Check	6/7/2017	5842	5/21-06/03/2017	1,349.32	2,675.68
Check	6/20/2017	5852	6/4-6/17/17	1,485.07	4,160.75
Total 6560 · Payroll Expenses				4,160.75	4,160.75
6250 · Postage and Delivery					
Check	6/6/2017	5841	Postage Fees	102.84	102.84
Total 6250 · Postage and Delivery				102.84	102.84
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	6/7/2017	5843	2017-May	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	6/7/2017	5844	L. Tinney June...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6280 · Legal Fees					
Check	6/28/2017	5853	Legal Fees - M...	1,050.00	1,050.00
Check	6/28/2017	5854	Legal Fees - A...	1,400.00	2,450.00
Total 6280 · Legal Fees				2,450.00	2,450.00
Total 6270 · Professional Fees				4,578.00	4,578.00
Recording fees					
Check	6/14/2017	5850	2017 Tioga Co...	110.00	110.00

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07/07/17
Accrual Basis

Tioga County Industrial Development Agency
Transaction Detail by Account
June 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Total Recording fees				110.00	110.00
6350 · Travel & Ent					
6380 · Travel					
Check	6/7/2017	5846	May 2017 Travel	64.20	64.20
Total 6380 · Travel				64.20	64.20
Total 6350 · Travel & Ent				64.20	64.20
TOTAL				0.00	0.00

Tioga County Industrial Development Agency
Semi Annual 2017 Operating Income vs. Operating Expense
 January through June 2017

	Jan - Jun 17	Jan - Jun 16	\$ Change
Ordinary Income/Expense			
Income			
Loan Program Fee			
Facade	647.50	1,315.00	-667.50
IRP 3	0.00	150.00	-150.00
IRP 4	1,150.00	0.00	1,150.00
Loan Program Fee - Other	1,285.00	0.00	1,285.00
Total Loan Program Fee	3,082.50	1,465.00	1,617.50
Loan Administrative Fee			
IRP 2	0.00	135.30	-135.30
IRP 3	0.00	1,012.28	-1,012.28
IRP 4	0.00	138.03	-138.03
Total Loan Administrative Fee	0.00	1,285.61	-1,285.61
Interest Income-			
CCTC CD Site Development (383)	0.00	131.16	-131.16
CCTC CD Infrastructure (391)	0.00	130.52	-130.52
TSB- checking	382.00	133.12	248.88
TSB-general fund	41.41	455.46	-414.05
Total Interest Income-	423.41	850.26	-426.85
Leases/Licenses			
RR leases	10,014.94	11,137.62	-1,122.68
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	10,429.05	11,137.62	-708.57
OHRy			
freight	74,155.00	70,313.85	3,841.15
Total OHRy	74,155.00	70,313.85	3,841.15
4170 · PILOT Program Fees			
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	42,000.00	225.45	41,774.55
Midwestern Pet Foods Inc.	0.00	13,550.23	-13,550.23
Tioga Downs	48,892.30	0.00	48,892.30
Total 4170 · PILOT Program Fees	93,392.30	13,775.68	79,616.62
Total Income	181,482.26	98,828.02	82,654.24
Expense			
Education			
Myers	0.00	0.00	0.00
Total Education	0.00	0.00	0.00
Property Maintenance			
conference	0.00	2,131.46	-2,131.46
Copies	200.00	0.00	200.00
6160 · Dues and Subscriptions	37.35	84.76	-47.41
E=mt3	285.00	210.00	75.00
Employee benefit	5,000.00	0.00	5,000.00
IRA	744.21	0.00	744.21
Total Employee benefit	744.21	0.00	744.21
6180 · Insurance			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	4,502.00	3,969.00	533.00
6190 · Disability (First Rehab Life)	0.00	125.00	-125.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
6185 · Property & Liability (Dryden)	8,900.11	8,502.15	397.96
RR Liability (Steadfast)	19,456.88	20,766.38	-1,309.50
Total 6180 · Insurance	34,233.99	33,362.53	871.46
6550 · Office Supplies			
other	218.53	150.32	68.21
stationary	185.00	0.00	185.00

Tioga County Industrial Development Agency
Semi Annual 2017 Operating Income vs. Operating Expense
January through June 2017

	Jan - Jun 17	Jan - Jun 16	\$ Change
ink cartridges	232.42	232.42	0.00
Total 6550 · Office Supplies	635.95	382.74	253.21
6560 · Payroll Expenses	27,404.44	24,976.24	2,428.20
6250 · Postage and Delivery	194.99	39.02	155.97
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	517.50	-517.50
Haskell	3,768.00	3,750.00	18.00
Tinney	9,000.00	0.00	9,000.00
Total Administrative Services	12,768.00	4,267.50	8,500.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis payroll	1,177.50	0.00	1,177.50
Total Jan Nolis	1,177.50	0.00	1,177.50
Total 6650 · Accounting	10,677.50	9,500.00	1,177.50
6280 · Legal Fees			
Monthly Fees	2,405.00	12,473.50	-10,068.50
6280 · Legal Fees - Other	4,227.50	0.00	4,227.50
Total 6280 · Legal Fees	6,632.50	12,473.50	-5,841.00
6270 · Professional Fees - Other	206.00	463.00	-257.00
Total 6270 · Professional Fees	30,284.00	26,704.00	3,580.00
Property Taxes			
Newark Valley Property	0.00	160.87	-160.87
Berry Road (47)	112.64	82.91	29.73
Carmichael Road	3.41	3.07	0.34
Smith Creek Road	18.71	13.78	4.93
Glenmary Drive	9.06	7.20	1.86
Metro Road	7.55	6.00	1.55
Total Property Taxes	151.37	273.83	-122.46
6340 · Telephone	0.00	52.97	-52.97
6350 · Travel & Ent			
6370 · Meals	133.97	35.00	98.97
6380 · Travel	1,168.57	288.36	880.21
Total 6350 · Travel & Ent	1,302.54	323.36	979.18
Total Expense	100,473.84	88,540.91	11,932.93
Net Ordinary Income	81,008.42	10,287.11	70,721.31
Net Income	81,008.42	10,287.11	70,721.31