



INDUSTRIAL

DEVELOPMENT

AGENCY

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**DRAFT**

**Tioga County Industrial Development Agency**

**October 4, 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, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey
      - a. Absent:
      - b. Excused: M. Sauerbrey, J. Ceccherelli
    2. Guests:
      - a. B. Myers, C. Haskell, J. Bellis, J. Meagher, L. Tinney, J. Honor
- 3. Privilege of the Floor-**  
**J. Bellis – Larson Design Group**
- 4. Project Updates**
  - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
    1. Update:
    2. Nichols WWTP/ESD – GDA Forthcoming
  - B. Tioga Downs Racetrack, LLC Phase 3– B. Myers
    1. Update
  - C. Tioga Downs Racetrack, LLC Phase 4 – B. Myers
    1. Update
  - D. Gateway Project
    1. Update
  - E. Project Freehold
    1. Update
  - F. Upstate Shredding
    1. Update
  - G. Owego Gardens –
    1. Update
      - a. Belva Lockwood Lane
  - H. Distributed Sun –
    1. Update
- 5. Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
      - a. Will schedule 3<sup>rd</sup> quarter review with J. Nolis
    2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
      - a. None

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
    - a. 2018-2021 Budget
    - b. Community Bank – Electronic Collateral
  - B. Housing Study
    1. Update
  - C. E-Site
    1. Update
  - D. Lounsberry – 19.8 Acres in the Town of Nichols
    1. Update
      - a. Due-Diligence
        - i. Wetland Delineation – Fagan Engineer’s Comments – Analysis
        - ii. Schedule Closing
  - E. Strategic Plan – Draft Complete – Reviewing with Chairperson
  - F. Railroad Leases –
  - G. ED&P Update –
- 
6. **PILOT Updates** – B. Myers
    - A. 2017-2018 School/Library Payments – Ongoing
    - B. Ameresco Solar
      1. Presentation
  7. **New Business** – B. Myers
    - A. iPad Purchase
    - B. Depot St. Property – Richford
  8. **Approval of Minutes** –
    - A. September 13, 2017 Regular Meeting Minutes
    - B. September 13, 2017 Finance Committee Meeting Minutes
  9. **Financial Report** – B. Myers
    - A. Reports
      1. Balance Sheet
      2. Profit & Loss
      3. Transaction Detail
      4. Quarterly Operating Report
  10. **Reports**
    - A. Railroad
      1. Committee Report (T. Monell, K. Gillette)
        - a. Income to Date
        - b. NYS DEC Bridge Inspection – Waiver forthcoming
    - B. Loan Program
      1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
        - a. Elston – Update
        - b. Ford – Closing set for October 6, 2017
        - c. Committee Meeting in November
  11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
  12. **Next Meeting – November 1, 2017**
  13. **Adjourned**



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## Tioga County Industrial Development Agency

September 13, 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 Vice-Chairperson K. Dougherty 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, R. Kelsey

2. Guests:

a. B. Myers, C. Haskell, J. Meagher, J. Platsky, N. Ahern, M. Freeze

*J. Meagher arrived at 4:32 p.m.*

#### 3. Privilege of the Floor: None

#### 4. Project Updates

##### A. Crown Cork & Seal USA, Inc. – B. Myers

1. *Update -*

2. *Nichols WWTP/ESD* – B. Myers reported this topic is on the ESD agenda for 9/19.

##### B. Tioga Downs Racetrack, LLC Phase 3 – B. Myers

1. *Update* – B. Myers reported Tioga Downs is currently on schedule with more than 55% project completion. B. Myers reported the hotel is slated to open in November with the conference center opening slated for December.

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

1. *Update* –

a. *Update* – B. Myers reported the foundation work is progressing and the project is moving along.

- D. **Gateway Project – B. Myers**
  - 1. **Update** – B. Myers reported the following:
    - a. Groundbreaking is scheduled for 9/22/17 at 2:30 p.m. at the site.
    - b. PILOT Closed on 8/30/17.
- E. **Project Freehold**
  - 1. **Update** – B. Myers reported this project is currently on hold due to a municipality's position on economic development projects.
- F. **Upstate Shredding**
  - 1. **Update** – B. Myers reported the project is ongoing.
- G. **Owego Gardens**
  - 1. **Update** –
    - a. **Belva Lockwood Lane** – B. Myers reported Home Leasing needs proof that the road was transferred over to the Village of Owego. B. Myers reported it was known from the beginning that the Village of Owego would acquire road, as it was built to their specifications. Discussion ensued between IDA and Village of Owego attorneys with the acknowledgement that Village of Owego attorney, Bob McKertich, would discuss road transfer with the Village of Owego Department of Public Works.
- H. **Distributed Sun –**
  - 1. **Update** – B. Myers reported this project is on hold until Spring. A formal update from the company is forthcoming.
- 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) –**
      - a. **Procurement Policy Update -**  
**Motion to approve the Procurement Policy update as presented.**  
**(J. Ceccherelli, A. Gowan)**  
**Aye – 5            Abstain – 0**  
**No – 0             Carried**
    - 3. **Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)**
      - a. **2018-2022 Operating Budget** –B. Myers presented the budget and the Board requested a few minor revisions. B. Myers will send out an updated version once the revisions are made.
  - B. **Housing Study**
    - 1. **Update** – B. Myers reported he is working with ED&P and the consultants on workforce surveys. To date, over 30 local large employers have been surveyed.
  - C. **E-Site -**
    - 1. **Update** – B. Myers reported Senator Schumer's office is assisting with the wetland issues. Fagan Engineers is having a difficult time in regards to how to proceed. Army Corp. of Engineers (ACOE) needs to re-visit, but date has not been scheduled.
  - D. **Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY**
    - 1. **Update -**
      - a. **Demolition 8/24/17** – B. Myers reported the property was demolished on 8/24/17 and the property was mowed free of charge by the Engelbert's.

**E. Lounsberry 19.8 Acres – Town of Nichols, NY**

**1. Update -**

**α. Due-Diligence** – As noted in last month’s minutes, the due diligence period is 90 days, therefore, expiring on or around 10/11/17.

**i. Wetland Delineation Map**– B. Myers reported the wetland would remain IDA property in the event the property is parceled off.

**ii. Archeological Report** – B. Myers reported SHPO has issued a No Impact Letter.

**iii. Bridge Replacement Estimate** – B. Myers reported LDG is providing the cost estimate.

**F. NYS DOT Eminent Domain – Harford** – B. Myers reported documentation has been executed and the check was received. B. Myers contacted the insurance company to remove the property from the IDA policy.

**G. Strategic Plan** – B. Myers reported the draft Strategic Plan has been completed and he is currently in the process of reviewing the plan with the IDA Chairperson.

**H. ED&P Update** - B. Myers reported dark fiber has been completed and the IDA is currently in the process of looking for companies to participate.

**6. PILOT Updates – B. Myers**

**A. New Reports for Taxing Authorities –**

**1. Ameresco** – B. Myers reported a conference call is scheduled for 9/25/17 with the assessor.

**2. School PILOT Bills** – B. Myers reported school PILOT bills were sent on 9/6/17.

**3. Payment for Lump Sum PILOT Payments Disbursed –**

**4. Nichols Cross Dock Inquiry** – B. Myers reported the contract was executed in 2016 with a change order execution in 2017. B. Myers reported Nichols Cross Dock is in need of an extension. Board members were in favor of granting an extension until year-end 2017.

**Motion to approve Nichols Cross Dock extension until December 31, 2017.**

**(K. Dougherty, T. Monell)**

**Aye – 5            Abstain – 0**

**No – 0            Carried**

7. **New Business – B. Myers**

**A. Reaffirm Email Vote for the following:**

**1. Wetland Delineation – Fagan Engineers –**

**Motion to reaffirm email vote for wetland delineation through Fagan Engineers for a cost not to exceed \$6,500 (J. Ceccherelli, K. Gillette)**

**Aye –5                      Abstain – 0**

**No – 0                      Carried**

**2. Agency Fee Gateway – Two Payments –**

**Motion to reaffirm email vote for the Gateway agency fee to be divided into two payments (J. Ceccherelli, K. Gillette)**

**Aye –5                      Abstain – 0**

**No – 0                      Carried**

**B. Expired Leases**

**1. Locations/Rates –** B. Myers reported on the status of the expired leases noting three are currently expired. B. Myers reported all leases are renewed month-to-month according to the lease. Board members requested B. Myers provide detailed information such as lessee, amounts, expiration dates, and description of properties followed by an ongoing annual review.

**B. Myers will gather the requested information in regards to lessee, amounts, expiration dates, and description of properties pertaining to the IDA leases and forward to the IDA Board followed by an ongoing annual review.**

**C. Minka Tour – 9/8/17 –** B. Myers reported he, along with the ED&P staff, toured the Minka home located on Cayuga Lake on 9/8/17. Pictures were shared with the IDA Board. B. Myers reported the pictures do not do the home justice. B. Myers reported it is possible to set up another visit in the event IDA Board members are interested. Concern was expressed that we make sure there is a need for this type of housing. It was acknowledged that this project will be developer-driven, therefore, the developer will be responsible for ensuring housing market need.

8. **Approval of Minutes –**

**A. August 2, 2017 Regular Meeting Minutes**

**Motion to approve the August 2, 2017 Regular Board Meeting minutes**

**(J. Ceccherelli, A. Gowan)**

**Aye – 5                      Abstain – 0**

**No – 0                      Carried**

**B. August 2, 2017 Loan Committee Meeting Minutes**

**Motion to approve the August 2, 2017 Loan Committee Meeting minutes**

**(A. Gowan, T. Monell)**

**Aye – 5                      Abstain – 0**

**No – 0                      Carried**

9. **Financial Reports –**

**A. Reports –** B. Myers reported the PILOT payments for Owego Gardens, Crown Cork & Seal, and Best Buy are referenced on the financial reports, as well as the studies and expenses associated with the Berry Property demolition.

1. **Balance Sheet –**

2. **Profit & Loss –**

3. **Transaction Detail –**

**Motion to acknowledge financial statements (A. Gowan, T. Monell)**

**Aye – 5                      Abstain – 0**

**No – 0                        Carried**

10. **Reports**

**A. Railroads – B. Myers**

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

**a. Income to Date –** B. Myers reported the railroad income is slightly less than last year at this time.

**b. NYS DOT Bridge Inspection – Waiver Forthcoming –** B. Myers reported he spoke with Steve May who is requesting the IDA support the waiver that is forthcoming. Board members were in favor of the waiver contingent upon IDA Attorney's review.

**Motion to approve the NYS DOT Bridge Inspection Waiver contingent upon IDA Attorney's review. (A. Gowan, T. Monell)**

**Aye – 5                      Abstain – 0**

**No – 0                        Carried**

**B. Loan Program – B. Myers**

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

**a. Elston Update –** B. Myers reported the Broad Street Barbershop anticipates opening on 10/1/17. K. Dougherty reported this project is progressing and is a good project for the area.

**b. Ford Update –** B. Myers reported Phase I of this façade project has been completed with the installation of a new roof.

**11. Executive Session –**

**Motion to move into Executive Session at 5:28 p.m. pursuant to Public Officers Law Section 105 to discuss financial, property acquisitions, and individual personnel matters. (J. Ceccherelli, K. Gillette)**

**Aye – 5      Abstain – 0  
No – 0      Carried**

**Motion to exit Executive Session at 5:55 p.m. (J. Ceccherelli, T. Monell)**

**Aye – 5      Abstain – 0  
No – 0      Carried**

**Motion to approve the pit survey submitted by Williams & Edsall for Project Freehold at a cost not to exceed \$2,100. (J. Ceccherelli, K. Gillette)**

**Aye – 5      Abstain – 0  
No – 0      Carried**

**Motion to table Larson Design Group (LDG) Change Order until October 4, 2017 meeting and maintain current contract amount of \$9,850.**

**(J. Ceccherelli, K. Gillette)**

**Aye – 5      Abstain – 0  
No – 0      Carried**

**13. Next Meeting – Wednesday, October 4, 2017**

**14. Adjournment –**

**Motion to adjourn at 6:03 p.m. (J. Ceccherelli, T. Monell)**

**Aye – 5      Abstain – 0  
No – 0      Carried**



**DRAFT**

**Industrial Development Agency  
Finance Committee  
3:45pm September 13, 2017  
Legislative Conference Room  
Minutes**

**I. Call to Order and Introductions**

The meeting was called to order at 3:45pm by A. Gowan.

A. Gowan, K. Gillette

**II. Attendance**

A. Gowan, K. Gillette, B. Myers

**III. New Business**

A. 2018-2021 Budget

The finance committee reviewed the budget and recommends approval contingent on two revisions:

- 1) B. Myers' salary be budgeted for \$57,000.00 for 2018
- 2) The Hess property purchase be moved to 2017 instead of 2018

On a motion made by K. Gillette, the meeting was adjourned at 4:25pm.

**IV. Adjourned**

## Tioga County Industrial Development Agency

## Balance Sheet

As of September 28, 2017

09/28/17

Accrual Basis

	Sep 28, 17	Sep 28, 16	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	99,395.19	104,940.83	-5,545.64
CCTC- Industrial Park	12,000.37	12,000.37	0.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,397.81	40,377.60	20.21
TSB- IRP 2016 (Formerly IRP 4)	244,974.62	408,115.91	-163,141.29
TSB- RBEG	205,495.54	205,433.04	62.50
TSB- marketing	1,496.85	1,496.40	0.45
<b>Total USDA Funds</b>	<u>492,364.82</u>	<u>655,422.95</u>	<u>-163,058.13</u>
<b>Total Restricted Cash Accounts</b>	603,760.38	772,364.15	-168,603.77
<b>CCTC- CDs</b>			
Land Acquisition (879)	522,405.10	516,424.15	5,980.95
Capital Improvement (284)	308,059.91	303,652.79	4,407.12
<b>Total CCTC- CDs</b>	<u>830,465.01</u>	<u>820,076.94</u>	<u>10,388.07</u>
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	4,560.70	0.00	4,560.70
TSB-Crown Cork and Seal	190,845.58	0.00	190,845.58
Crown Cork Seal	0.00	247,265.10	-247,265.10
Community- BestBuy PILOT Acct.	394,256.46	296,730.01	97,526.45
<b>Total Temporarily Restricted Cash Acc</b>	<u>589,662.74</u>	<u>543,995.11</u>	<u>45,667.63</u>
<b>Unrestricted Cash Accounts</b>			
TSB- checking	991,961.90	4,312,836.27	-3,320,874.37
TSB- general fund	125,183.88	125,000.00	183.88
<b>Total Unrestricted Cash Accounts</b>	<u>1,117,145.78</u>	<u>4,437,836.27</u>	<u>-3,320,690.49</u>
<b>Total Checking/Savings</b>	<u>3,141,033.91</u>	<u>6,574,272.47</u>	<u>-3,433,238.56</u>
<b>Other Current Assets</b>			
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
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-02-C	36,155.56	0.00	36,155.56
Loan Rec - 2016-03-C	16,408.44	19,690.20	-3,281.76
Loan Rec - 2016-02-C	39,583.40	47,916.68	-8,333.28
Loan Rec - 2016-01-C	8,407.54	10,241.86	-1,834.32
Loan Rec - 2015-06-C	18,658.80	23,414.98	-4,756.18
Loan Rec - 2014-01-C	5,933.70	7,968.18	-2,034.48
Loan Rec - 2015-01-C	11,111.05	14,722.19	-3,611.14
Loan Rec - 2015-02-C	1,782.04	3,564.16	-1,782.12
Loan Rec - 2015-04-C	0.00	950.00	-950.00
Loan Rec - 2015-05-C	15,269.97	18,861.69	-3,591.72
<b>Total Commercial Facade Loan Program</b>	<u>153,310.50</u>	<u>147,329.94</u>	<u>5,980.56</u>
<b>IRP 4</b>			
Loan Rec 2017-05-A	22,013.39	0.00	22,013.39
Loan Rec 2017-04-A	39,432.55	0.00	39,432.55
Loan Rec 2017-03-A	19,416.20	0.00	19,416.20
Loan Rec 2017-02-A	94,856.44	0.00	94,856.44
Loan Rec 2017-01-A	24,059.27	0.00	24,059.27
Loan Rec 2016-01-A	30,967.69	38,278.02	-7,310.33
Loan Rec 2015-03-A	9,202.89	11,676.93	-2,474.04
Loan Rec 2013-02-A	3,643.86	6,222.00	-2,578.14
Loan Rec 2010-01-A	0.00	9,730.92	-9,730.92
Loan Rec 2009-02-A	53,251.58	55,851.58	-2,600.00
<b>Total IRP 4</b>	<u>296,843.87</u>	<u>121,759.45</u>	<u>175,084.42</u>
<b>IRP 3</b>			
Loan Rec 2013-01-A	5,315.33	9,729.39	-4,414.06
Loan Rec 2007-08-A	36,402.50	42,659.24	-6,256.74

## Tioga County Industrial Development Agency

## Balance Sheet

As of September 28, 2017

09/28/17

Accrual Basis

	Sep 28, 17	Sep 28, 16	\$ Change
Total IRP 3	41,717.83	52,388.63	-10,670.80
IRP 2			
Loan Rec 2012-08-A	0.00	23,186.49	-23,186.49
Loan Rec 2011-03-A	49,935.84	60,224.82	-10,288.98
Total IRP 2	49,935.84	83,411.31	-33,475.47
Total Other Current Assets	940,784.44	813,606.98	127,177.46
Total Current Assets	4,081,818.35	7,387,879.45	-3,306,061.10
Fixed Assets			
Asset WWTP	2,899,623.29	709,968.67	2,189,654.62
Land- Mitchell Equipment	58,453.51	58,453.51	0.00
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			
Berry	18,729.52	507.52	18,222.00
Hess	27,096.31	0.00	27,096.31
Land-Louns - Other	120,883.01	0.00	120,883.01
Total Land-Louns	166,708.84	507.52	166,201.32
Land 434	371,800.36	371,800.36	0.00
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	4,546,056.12	2,210,843.73	2,335,212.39
Other Assets			
HUD Loan Program			
L/R 2014-01-A	106,232.30	128,686.40	-22,454.10
L/R 2012-06-A	0.00	61,937.66	-61,937.66
L/R 2009-04-A	46,746.47	68,168.89	-21,422.42
Total HUD Loan Program	152,978.77	258,792.95	-105,814.18
Total Other Assets	152,978.77	258,792.95	-105,814.18
<b>TOTAL ASSETS</b>	<b>8,780,853.24</b>	<b>9,857,516.13</b>	<b>-1,076,662.89</b>
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	60,658.80	10,914.40	49,744.40
Interest Payable			
L/P 2014-01-A Interest	-5.09	0.00	-5.09
Total Interest Payable	-5.09	0.00	-5.09
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
Midwestern Pet Foods, Inc. School	4,265.19	0.00	4,265.19
Total Midwestern Pet Foods, Inc.	4,265.19	0.00	4,265.19
Crown Cork and Seal			
County & Recycle	-84,418.41	0.00	-84,418.41
Town	-24,821.01	0.00	-24,821.01
Crown Cork and Seal - Other	300,000.00	0.00	300,000.00

## Tioga County Industrial Development Agency

## Balance Sheet

As of September 28, 2017

09/28/17

Accrual Basis

	Sep 28, 17	Sep 28, 16	\$ Change
Total Crown Cork and Seal	190,760.58	0.00	190,760.58
Owego Gardens			
County & Recycle	-1,957.34	0.00	-1,957.34
Town	-175.90	0.00	-175.90
Sewer Subsidy	-11,886.24	0.00	-11,886.24
Village	-3,123.63	0.00	-3,123.63
Library	0.00	28.05	-28.05
School	0.00	3,802.07	-3,802.07
Owego Gardens - Other	21,700.00	0.00	21,700.00
Total Owego Gardens	4,556.89	3,830.12	726.77
School - 231 Main Street	4,946.74	2,408.43	2,538.31
Tioga Downs Racetrack	-0.01	0.00	-0.01
Library - 231 Main Street	0.00	88.85	-88.85
Library - Lockheed	6,956.15	0.00	6,956.15
CNYOG			
Library Tax - CNYOG	0.00	23,091.37	-23,091.37
School- CNYOG	0.00	2,788,135.72	-2,788,135.72
CNYOG - Other	-0.02	-0.01	-0.01
Total CNYOG	-0.02	2,811,227.08	-2,811,227.10
Best Buy PP	394,123.66	296,630.42	97,493.24
Hadco			
School- Hadco	0.00	-0.01	0.01
Hadco - Other	96,683.16	0.00	96,683.16
Total Hadco	96,683.16	-0.01	96,683.17
Rynone			
School- Rynone	0.00	11,539.42	-11,539.42
Recycle- Rynone	-0.01	0.00	-0.01
Town- Rynone	0.00	-0.01	0.01
Total Rynone	-0.01	11,539.41	-11,539.42
Total PILOT Payments	702,292.33	3,125,724.30	-2,423,431.97
Total Other Current Liabilities	764,331.74	3,137,712.50	-2,373,380.76
Total Current Liabilities	764,331.74	3,141,247.50	-2,376,915.76
Long Term Liabilities			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
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	106,237.39	128,686.40	-22,449.01
2012-06-A	0.00	61,937.66	-61,937.66
2009-04-A	46,746.47	68,168.89	-21,422.42
Total Tioga County HUD prog	152,983.86	258,792.95	-105,809.09
Total Long Term Liabilities	830,004.31	973,938.09	-143,933.78
Total Liabilities	1,594,336.05	4,115,185.59	-2,520,849.54
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	5,752,793.32	3,262,608.70	2,490,184.62
Net Income	27,421.24	769,314.54	-741,893.30
Total Equity	7,186,517.19	5,742,330.54	1,444,186.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,780,853.24</b>	<b>9,857,516.13</b>	<b>-1,076,662.89</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

09/28/17

September 1, 2016 through September 28, 2017

Accrual Basis

	Sep 1, '16 - Sep 28, 17	Sep 1, '15 - Sep 28, 16	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
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
<b>WWTP</b>			
Income thru Trust WWTP	247,265.10	934,199.55	-686,934.45
WWTP - Other	430.15	0.00	430.15
<b>Total WWTP</b>	<b>247,695.25</b>	<b>934,199.55</b>	<b>-686,504.30</b>
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	483.01	1,405.75	-922.74
2011-03-A	3,031.99	3,284.97	-252.98
2011-01-A	0.00	451.68	-451.68
IRP 2 - Other	0.00	288.39	-288.39
<b>Total IRP 2</b>	<b>3,515.00</b>	<b>5,430.79</b>	<b>-1,915.79</b>
<b>IRP 3</b>			
2013-01-A	385.94	606.99	-221.05
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,488.98	3,153.96	-664.98
IRP 3 - Other	0.00	-31.59	31.59
<b>Total IRP 3</b>	<b>2,874.92</b>	<b>3,777.27</b>	<b>-902.35</b>
<b>IRP 4</b>			
2017-04-A	656.55	0.00	656.55
2017-03-A	170.36	0.00	170.36
2017-05-A	190.45	0.00	190.45
2017-01-A	259.66	0.00	259.66
2017-02-A	844.84	0.00	844.84
2016-01-A	1,909.83	542.57	1,367.26
2015-03-A	494.18	614.26	-120.08
2013-02-A	252.54	378.04	-125.50
2010-01-A	209.05	1,155.12	-946.07
2009-03-A	0.00	269.61	-269.61
IRP 4 - Other	0.00	-33.08	33.08
<b>Total IRP 4</b>	<b>4,987.46</b>	<b>2,926.52</b>	<b>2,060.94</b>
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
<b>Total Loan Interest Income</b>	<b>11,377.38</b>	<b>21,974.72</b>	<b>-10,597.34</b>
<b>Loan Program Fee</b>			
Facade	747.50	1,851.40	-1,103.90
IRP 3	0.00	150.00	-150.00
IRP 4	2,032.88	700.00	1,332.88
Loan Program Fee - Other	1,435.00	0.00	1,435.00
<b>Total Loan Program Fee</b>	<b>4,215.38</b>	<b>2,701.40</b>	<b>1,513.98</b>
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	67.64	67.64	0.00
2012-08	15.00	15.00	0.00
<b>Total Loan Late Fee</b>	<b>82.64</b>	<b>82.64</b>	<b>0.00</b>
<b>Loan Administrative Fee</b>			
IRP 2	0.00	1,235.04	-1,235.04
IRP 3	0.00	1,749.65	-1,749.65
IRP 4	560.97	566.19	-5.22
<b>Total Loan Administrative Fee</b>	<b>560.97</b>	<b>3,550.88</b>	<b>-2,989.91</b>
<b>Program Fees</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>
4030 - Contributions Income			
4050 - Restricted	2,500.00	0.00	2,500.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

September 1, 2016 through September 28, 2017

09/28/17

Accrual Basis

	Sep 1, '16 - Sep 28, 17	Sep 1, '15 - Sep 28, 16	\$ Change
Total 4030 · Contributions Income	2,500.00	0.00	2,500.00
<b>4110 · Grants</b>			
ESD Grant - E-Site	0.00	50,000.00	-50,000.00
Waverly Trade Center DOT Grant	470,482.50	92,287.46	378,195.04
STREDC Grant	0.00	25,000.00	-25,000.00
<b>Total 4110 · Grants</b>	<b>470,482.50</b>	<b>167,287.46</b>	<b>303,195.04</b>
<b>Interest Income-</b>			
Community- Facade Improvement	45.42	89.51	-44.09
CCTC Loan Loss Reserve Account	20.21	20.22	-0.01
CCTC CD Infrastructure (877)	0.00	187.72	-187.72
CCTC CD Site Development (878)	0.00	509.16	-509.16
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	0.00	259.97	-259.97
CCTC CD Infrastructure (391)	0.00	258.13	-258.13
CCTD CD Capital Improvment(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	86.06	61.34	24.72
TSB- checking	973.31	441.82	531.49
TSB-general fund	183.88	1,079.46	-895.58
TSB- IRP 2	0.00	29.68	-29.68
TSB- IRP 3	0.00	54.30	-54.30
TSB- IRP 4	191.61	45.38	146.23
TSB- RBEG	62.50	62.64	-0.14
TSB- marketing	0.45	0.48	-0.03
<b>Total Interest Income-</b>	<b>11,951.51</b>	<b>7,554.06</b>	<b>4,397.45</b>
<b>Leases/Licenses</b>			
Swartwood	600.00	0.00	600.00
RR leases	10,214.94	11,137.62	-922.68
Leases/Licenses - Other	414.11	0.00	414.11
<b>Total Leases/Licenses</b>	<b>11,229.05</b>	<b>11,137.62</b>	<b>91.43</b>
<b>OHRy</b>			
freight	146,415.20	175,157.40	-28,742.20
<b>Total OHRy</b>	<b>146,415.20</b>	<b>175,157.40</b>	<b>-28,742.20</b>
<b>4170 · PILOT Program Fees</b>			
Gateway	12,286.50	0.00	12,286.50
Ameresco, Inc.	2,500.00	0.00	2,500.00
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	0.00	422,725.45	-422,725.45
Midwestern Pet Foods Inc.	0.00	13,550.23	-13,550.23
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Owego Garden - Home Leasing	0.00	40,000.00	-40,000.00
Tioga Downs	1,106,434.00	77,135.20	1,029,298.80
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
<b>Total 4170 · PILOT Program Fees</b>	<b>1,123,720.45</b>	<b>696,827.77</b>	<b>426,892.68</b>
<b>Sale of Property</b>	<b>3,014.07</b>	<b>0.00</b>	<b>3,014.07</b>
<b>Total Income</b>	<b>2,045,708.80</b>	<b>1,853,002.94</b>	<b>192,705.86</b>
<b>Expense</b>			
<b>Leases/Licenses Refund</b>			
Berkshire Land	122.76	0.00	122.76
<b>Total Leases/Licenses Refund</b>	<b>122.76</b>	<b>0.00</b>	<b>122.76</b>
<b>Bodle Hill Land</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>
<b>WWTP Crown Cork and Seal</b>	<b>-250.00</b>	<b>344,257.48</b>	<b>-344,507.48</b>
<b>Marketing</b>	<b>602.13</b>	<b>490.38</b>	<b>111.75</b>
<b>Waverly Trade Center DOT Grant</b>	<b>470,482.50</b>	<b>92,287.46</b>	<b>378,195.04</b>
<b>Tioga Industrial Park</b>			
Corporate Drive	0.00	10.00	-10.00
<b>Total Tioga Industrial Park</b>	<b>0.00</b>	<b>10.00</b>	<b>-10.00</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

September 1, 2016 through September 28, 2017

09/28/17

Accrual Basis

	Sep 1, '16 - Sep 28, 17	Sep 1, '15 - Sep 28, 16	\$ Change
<b>Education</b>			
Myers	0.00	0.00	0.00
Fiato	0.00	299.00	-299.00
<b>Total Education</b>	0.00	299.00	-299.00
<b>Loan Admin Fee</b>			
IRP 2	0.00	1,383.09	-1,383.09
IRP 3	0.00	1,601.60	-1,601.60
IRP 4	560.97	566.19	-5.22
<b>Total Loan Admin Fee</b>	560.97	3,550.88	-2,989.91
<b>Loan Program Expense</b>			
Marketing	0.00	1,052.50	-1,052.50
Loan Program Expense - Other	213.05	137.05	76.00
<b>Total Loan Program Expense</b>	213.05	1,189.55	-976.50
<b>Bad Debts</b>	0.00	-40,000.00	40,000.00
<b>Property Maintenance</b>	0.00	2,131.46	-2,131.46
<b>6120 · Bank Service Charges</b>			
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
<b>Total Check order</b>	183.42	57.09	126.33
6120 · Bank Service Charges - Other	100.00	275.87	-175.87
<b>Total 6120 · Bank Service Charges</b>	283.42	332.96	-49.54
conference	1,720.00	750.00	970.00
Copies	175.10	121.01	54.09
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	435.00	210.00	225.00
<b>E=mt3</b>			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	14,529.00	-14,529.00
site preparation	850.00	850.00	0.00
E=mt3 - Other	5,250.00	250.00	5,000.00
<b>Total E=mt3</b>	13,100.00	15,629.00	-2,529.00
<b>Employee benefit</b>			
IRA Company Match	1,518.48	219.24	1,299.24
IRA	1,189.62	723.40	466.22
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	2,708.10	942.64	1,765.46
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	4,229.00	3,696.00	533.00
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	1,496.86	-1,496.86
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)	864.00	501.00	363.00
<b>Total 6180 · Insurance</b>	34,949.99	35,087.39	-137.40
<b>6200 · Interest Expense</b>			
6220 · Loan Interest			
IRP 1	0.00	913.69	-913.69
IRP 2	0.00	1,667.62	-1,667.62
IRP 3	0.00	2,326.81	-2,326.81
<b>Total 6220 · Loan Interest</b>	0.00	4,908.12	-4,908.12
6200 · Interest Expense - Other	7,151.45	12,460.94	-5,309.49
<b>Total 6200 · Interest Expense</b>	7,151.45	17,369.06	-10,217.61

## Tioga County Industrial Development Agency

## Profit &amp; Loss

September 1, 2016 through September 28, 2017

09/28/17

Accrual Basis

	Sep 1, '16 - Sep 28, 17	Sep 1, '15 - Sep 28, 16	\$ Change
Lounsberry land	0.00	-700.00	700.00
<b>6550 · Office Supplies</b>			
other	204.64	150.32	54.32
stationary	135.00	193.00	-58.00
ink cartridges	232.42	475.49	-243.07
<b>6550 · Office Supplies - Other</b>	90.54	323.76	-233.22
<b>Total 6550 · Office Supplies</b>	662.60	1,142.57	-479.97
<b>6560 · Payroll Expenses</b>			
Curry	1,308.90	0.00	1,308.90
<b>6560 · Payroll Expenses - Other</b>	60,272.30	60,961.18	-688.88
<b>Total 6560 · Payroll Expenses</b>	61,581.20	60,961.18	620.02
<b>PILOT Best Buy</b>	52.85	0.00	52.85
<b>PILOT Program Expenses</b>			
Distributed Sun	244.00	0.00	244.00
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	227.68	5.82
<b>PILOT Program Expenses - Other</b>	0.00	-44.70	44.70
<b>Total PILOT Program Expenses</b>	706.00	182.98	523.02
<b>6250 · Postage and Delivery</b>	217.39	234.92	-17.53
<b>6270 · Professional Fees</b>			
<b>Administrative Services</b>			
Fiato	112.50	922.50	-810.00
Haskell	8,164.00	8,074.00	90.00
Tinney	13,500.00	0.00	13,500.00
<b>Total Administrative Services</b>	21,776.50	8,996.50	12,780.00
<b>6650 · Accounting</b>			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis payroll	1,523.75	0.00	1,523.75
<b>Total Jan Nolis</b>	1,523.75	0.00	1,523.75
<b>Total 6650 · Accounting</b>	11,023.75	9,500.00	1,523.75
<b>6655 · Consulting</b>	0.00	300.00	-300.00
<b>6280 · Legal Fees</b>			
Loan Program Fees	1,505.50	3,990.50	-2,485.00
Monthly Fees	6,918.50	30,478.00	-23,559.50
<b>6280 · Legal Fees - Other</b>	15,388.50	-3,965.00	19,353.50
<b>Total 6280 · Legal Fees</b>	23,812.50	30,503.50	-6,691.00
<b>6270 · Professional Fees - Other</b>	11,039.50	1,826.46	9,213.04
<b>Total 6270 · Professional Fees</b>	67,652.25	51,126.46	16,525.79
<b>6670 · Program Expense</b>			
Façade Improvement Loan Program	0.00	502.85	-502.85
<b>Total 6670 · Program Expense</b>	0.00	502.85	-502.85
<b>Property Taxes</b>			
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
<b>Total Property Taxes</b>	151.37	273.83	-122.46
<b>Recording fees</b>	915.50	135.50	780.00
<b>6300 · Repairs</b>			
<b>6320 · Computer Repairs</b>	0.00	31.25	-31.25
<b>Total 6300 · Repairs</b>	0.00	31.25	-31.25
<b>6770 · Supplies</b>			



## Tioga County Industrial Development Agency

## Profit &amp; Loss

09/28/17

September 1, 2016 through September 28, 2017

Accrual Basis

	<u>Sep 1, '16 - Sep 28, 17</u>	<u>Sep 1, '15 - Sep 28, 16</u>	<u>\$ Change</u>
6780 · Marketing	75.00	250.00	-175.00
6770 · Supplies - Other	259.32	0.00	259.32
<b>Total 6770 · Supplies</b>	<b>334.32</b>	<b>250.00</b>	<b>84.32</b>
6340 · Telephone	0.00	129.53	-129.53
6350 · Travel & Ent			
6370 · Meals	133.97	70.35	63.62
6380 · Travel	2,055.71	465.08	1,590.63
<b>Total 6350 · Travel &amp; Ent</b>	<b>2,189.68</b>	<b>535.43</b>	<b>1,654.25</b>
<b>Total Expense</b>	<b>690,222.94</b>	<b>612,770.08</b>	<b>77,452.86</b>
<b>Net Ordinary Income</b>	<b>1,355,485.86</b>	<b>1,240,232.86</b>	<b>115,253.00</b>
<b>Other Income/Expense</b>			
Other Income			
TSB- CCS	88.81	0.00	88.81
<b>Total Other Income</b>	<b>88.81</b>	<b>0.00</b>	<b>88.81</b>
<b>Net Other Income</b>	<b>88.81</b>	<b>0.00</b>	<b>88.81</b>
<b>Net Income</b>	<b><u>1,355,574.67</u></b>	<b><u>1,240,232.86</u></b>	<b><u>115,341.81</u></b>

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**September 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	9/6/2017		Facade Loan ...	152.86	152.86
Deposit	9/13/2017		Loan Pmt	725.10	877.96
Deposit	9/27/2017		Loan Pmt	514.37	1,392.33
Deposit	9/28/2017		Loan Pmt	273.48	1,665.81
Total Community- Facade Improvement				1,665.81	1,665.81
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	9/1/2017		Loan Pymts	664.82	664.82
Deposit	9/6/2017		Loan Pmt	2,651.95	3,316.77
Deposit	9/6/2017		Direct Deposit	306.00	3,622.77
Deposit	9/13/2017		Loan Pmt	1,908.88	5,531.65
Total TSB- IRP 2016 (Formerly IRP 4)				5,531.65	5,531.65
Total USDA Funds				5,531.65	5,531.65
Total Restricted Cash Accounts				7,197.46	7,197.46
<b>Temporarily Restricted Cash Acc</b>					
<b>TSB-Owego Gardens</b>					
Check	9/6/2017	2021	2017 Sewer S...	-11,886.24	-11,886.24
Check	9/6/2017	2022	2017 Town PIL...	-175.90	-12,062.14
Check	9/6/2017	2023	2017 County a...	-1,957.34	-14,019.48
Check	9/6/2017	2024	2017 PILOT P...	-3,123.63	-17,143.11
Total TSB-Owego Gardens				-17,143.11	-17,143.11
<b>TSB-Crown Cork and Seal</b>					
Check	9/6/2017	2021	2017 Town PIL...	-24,821.01	-24,821.01
Check	9/6/2017	2022	2017 County a...	-84,418.41	-109,239.42
Total TSB-Crown Cork and Seal				-109,239.42	-109,239.42
<b>Community- BestBuy PILOT Acct.</b>					
Check	9/15/2017	1268	2017 Town PIL...	-51,322.85	-51,322.85
Check	9/15/2017	1269	2017 PILOT P...	-174,553.49	-225,876.34
Total Community- BestBuy PILOT Acct.				-225,876.34	-225,876.34
Total Temporarily Restricted Cash Acc				-352,258.87	-352,258.87
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Deposit	9/1/2017		Gateway Agen...	12,286.50	12,286.50
Deposit	9/1/2017		Housing Study...	2,500.00	14,786.50
Deposit	9/6/2017		HUD Rec	4,243.54	19,030.04
Check	9/6/2017	5889	2017 PILOT P...	-3,349.84	15,680.20
Check	9/6/2017	5890	Project Freeho...	-9,850.00	5,830.20
Check	9/6/2017	5891	Demolition As...	-712.00	5,118.20
Check	9/6/2017	5892	Administrative ...	-628.00	4,490.20
Check	9/6/2017	5893	L. Tinney Sept...	-1,500.00	2,990.20
Deposit	9/13/2017		Harford Land ...	3,014.07	6,004.27
Deposit	9/13/2017		RR Income	7,109.95	13,114.22
Check	9/13/2017	5894	Legal Fees Au...	-3,328.50	9,785.72
Check	9/13/2017	5895	Hess Archeo S...	-918.49	8,867.23
Check	9/13/2017	5896	2017 Event	-150.00	8,717.23
Check	9/13/2017	5897		-1,485.07	7,232.16
Check	9/15/2017	X	3rd Qtr 2017	-2,400.44	4,831.72
Deposit	9/15/2017		WTC Passthro...	157,399.96	162,231.68
Deposit	9/19/2017		PILOT Pymts	9,211.93	171,443.61
Check	9/19/2017	5898	June-Septemb...	-152.48	171,291.13
Check	9/19/2017	5899	Invoice 472	-135.00	171,156.13
Check	9/19/2017	5900	WTC Phase 2 ...	-144,071.96	27,084.17
Check	9/19/2017	5901	Invoice 52080	-9,408.00	17,676.17
Check	9/19/2017	5902	Invoice 51561	-3,920.00	13,756.17
Deposit	9/22/2017		PILOT Pymt	6,956.15	20,712.32
Check	9/22/2017	5903	9/9-9/22/2017	-1,485.07	19,227.25
Deposit	9/25/2017		PILOT Pymts	96,683.16	115,910.41
Check	9/27/2017	5904	August 2017 H...	-4,243.54	111,666.87

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**September 1 - 28, 2017**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Check	9/27/2017	5905	September 20...	-4,243.54	107,423.33
Total TSB- checking				107,423.33	107,423.33
Total Unrestricted Cash Accounts				107,423.33	107,423.33
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2016-03-C</b>					
Deposit	9/28/2017	6659	October 2017 ...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
<b>Loan Rec - 2016-01-C</b>					
Deposit	9/6/2017	720	September 20...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
<b>Loan Rec - 2015-06-C</b>					
Deposit	9/27/2017	241	October 2017 ...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	9/13/2017	70004	September 20...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-01-C</b>					
Deposit	9/13/2017	1085	September 20...	-277.78	-277.78
Deposit	9/13/2017	1085	October 2017 ...	-277.78	-555.56
Total Loan Rec - 2015-01-C				-555.56	-555.56
<b>Loan Rec - 2015-02-C</b>					
Deposit	9/27/2017	1399...	September 20...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Total Commercial Facade Loan Program				-1,665.81	-1,665.81
<b>IRP 4</b>					
<b>Loan Rec 2017-05-A</b>					
Deposit	9/13/2017	1198	September 20...	-373.35	-373.35
Total Loan Rec 2017-05-A				-373.35	-373.35
<b>Loan Rec 2017-04-A</b>					
Deposit	9/6/2017	X	September 20...	-157.54	-157.54
Total Loan Rec 2017-04-A				-157.54	-157.54
<b>Loan Rec 2017-03-A</b>					
Deposit	9/1/2017	19428	September Princ	-147.78	-147.78
Total Loan Rec 2017-03-A				-147.78	-147.78
<b>Loan Rec 2017-02-A</b>					
Deposit	9/6/2017	9307	September 20...	-1,296.78	-1,296.78
Total Loan Rec 2017-02-A				-1,296.78	-1,296.78
<b>Loan Rec 2017-01-A</b>					
Deposit	9/1/2017	594	September Princ	-189.83	-189.83
Total Loan Rec 2017-01-A				-189.83	-189.83
<b>Loan Rec 2016-01-A</b>					
Deposit	9/6/2017	9308	September 20...	-623.22	-623.22
Total Loan Rec 2016-01-A				-623.22	-623.22
<b>Loan Rec 2013-02-A</b>					
Deposit	9/1/2017	2092	September Princ	-219.79	-219.79
Total Loan Rec 2013-02-A				-219.79	-219.79
<b>Loan Rec 2009-02-A</b>					
Deposit	9/13/2017	5771	September 20...	-200.00	-200.00
Deposit	9/13/2017	5771	October 2017 ...	-200.00	-400.00
Total Loan Rec 2009-02-A				-400.00	-400.00

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**September 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
Total IRP 4				-3,408.29	-3,408.29
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	9/6/2017	2067...	September 20...	-376.31	-376.31
Total Loan Rec 2013-01-A				-376.31	-376.31
Total IRP 3				-376.31	-376.31
<b>IRP 2</b>					
<b>Loan Rec 2011-03-A</b>					
Deposit	9/13/2017	3295	September 20...	-877.16	-877.16
Total Loan Rec 2011-03-A				-877.16	-877.16
Total IRP 2				-877.16	-877.16
<b>Land-Louns</b>					
<b>Berry</b>					
Check	9/6/2017	5891	Demolition As...	712.00	712.00
Total Berry				712.00	712.00
<b>Hess</b>					
Check	9/13/2017	5895	Hess Archeo S...	918.49	918.49
Total Hess				918.49	918.49
Total Land-Louns				1,630.49	1,630.49
<b>HUD Loan Program</b>					
<b>L/R 2014-01-A</b>					
Deposit	9/6/2017	62015	September 20...	-2,046.05	-2,046.05
Check	9/27/2017	5904	August 2017 P...	2,040.94	-5.11
Total L/R 2014-01-A				-5.11	-5.11
<b>L/R 2009-04-A</b>					
Deposit	9/6/2017	62014	September 20...	-1,809.82	-1,809.82
Total L/R 2009-04-A				-1,809.82	-1,809.82
Total HUD Loan Program				-1,814.93	-1,814.93
<b>Interest Payable</b>					
<b>L/P 2014-01-A Interest</b>					
Deposit	9/6/2017	62015	September 20...	-266.28	-266.28
Check	9/27/2017	5905	Sept. 2017 Int ...	266.28	0.00
Total L/P 2014-01-A Interest				0.00	0.00
<b>L/P 2009-04-A Interest</b>					
Deposit	9/6/2017	62014	September 20...	-121.39	-121.39
Check	9/27/2017	5904	August 2017 I...	125.90	4.51
Check	9/27/2017	5905	Sept. 2017 Int ...	121.39	125.90
Total L/P 2009-04-A Interest				125.90	125.90
Total Interest Payable				125.90	125.90
<b>PILOT Payments</b>					
<b>Midwestern Pet Foods, Inc.</b>					
<b>School</b>					
Deposit	9/19/2017	0188...	2017 School P...	-4,265.19	-4,265.19
Total School				-4,265.19	-4,265.19
Total Midwestern Pet Foods, Inc.				-4,265.19	-4,265.19
<b>Crown Cork and Seal</b>					
<b>County &amp; Recycle</b>					
Check	9/6/2017	2022	2017 County a...	84,418.41	84,418.41
Total County & Recycle				84,418.41	84,418.41
<b>Town</b>					
Check	9/6/2017	2021	2017 Town PIL...	24,821.01	24,821.01

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**September 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
Total Town				24,821.01	24,821.01
Total Crown Cork and Seal				109,239.42	109,239.42
<b>Owego Gardens</b>					
<b>County &amp; Recycle</b>					
Check	9/6/2017	2023	2017 County a...	1,957.34	1,957.34
Total County & Recycle				1,957.34	1,957.34
<b>Town</b>					
Check	9/6/2017	2022	2017 Town PIL...	175.90	175.90
Total Town				175.90	175.90
<b>Sewer Subsidy</b>					
Check	9/6/2017	2021	2017 Sewer S...	11,886.24	11,886.24
Total Sewer Subsidy				11,886.24	11,886.24
<b>Village</b>					
Check	9/6/2017	2024	2017 PILOT P...	3,123.63	3,123.63
Total Village				3,123.63	3,123.63
Total Owego Gardens				17,143.11	17,143.11
<b>School - 231 Main Street</b>					
Deposit	9/19/2017	0045...	2017 School/Li...	-4,946.74	-4,946.74
Total School - 231 Main Street				-4,946.74	-4,946.74
<b>231 Main Village</b>					
Check	9/6/2017	5889	2016 PILOT Vi...	3,349.84	3,349.84
Total 231 Main Village				3,349.84	3,349.84
<b>Library - Lockheed</b>					
Deposit	9/22/2017	ACH	2017-2018 Libr...	-6,956.15	-6,956.15
Total Library - Lockheed				-6,956.15	-6,956.15
<b>Best Buy PP</b>					
Check	9/15/2017	1268	2017 Town PIL...	51,322.85	51,322.85
Check	9/15/2017	1269	2017 PILOT P...	174,553.49	225,876.34
Total Best Buy PP				225,876.34	225,876.34
<b>Hadco</b>					
Deposit	9/25/2017	1126...	2017-2018 Sc...	-96,683.16	-96,683.16
Total Hadco				-96,683.16	-96,683.16
Total PILOT Payments				242,757.47	242,757.47
<b>Tioga County HUD prog</b>					
<b>2014-01-A</b>					
Check	9/27/2017	5904	August 2017 I...	271.39	271.39
Check	9/27/2017	5905	Sept. 2017 Pri...	2,046.05	2,317.44
Total 2014-01-A				2,317.44	2,317.44
<b>2009-04-A</b>					
Check	9/27/2017	5904	August 2017 P...	1,805.31	1,805.31
Check	9/27/2017	5905	Sept. 2017 Pri...	1,809.82	3,615.13
Total 2009-04-A				3,615.13	3,615.13
Total Tioga County HUD prog				5,932.57	5,932.57
<b>Loan Interest Income</b>					
<b>IRP 2</b>					
<b>2011-03-A</b>					
Deposit	9/13/2017	3295	September 20...	-211.72	-211.72
Total 2011-03-A				-211.72	-211.72
Total IRP 2				-211.72	-211.72
<b>IRP 3</b>					

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**September 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
<b>2013-01-A</b>					
Deposit	9/6/2017	2067...	September 20...	-23.69	-23.69
Total 2013-01-A				-23.69	-23.69
Total IRP 3				-23.69	-23.69
<b>IRP 4</b>					
<b>2017-04-A</b>					
Deposit	9/6/2017	X	September 20...	-148.46	-148.46
Total 2017-04-A				-148.46	-148.46
<b>2017-03-A</b>					
Deposit	9/1/2017	19428	September Int	-40.76	-40.76
Total 2017-03-A				-40.76	-40.76
<b>2017-05-A</b>					
Deposit	9/13/2017	1198	September 20...	-46.65	-46.65
Total 2017-05-A				-46.65	-46.65
<b>2017-01-A</b>					
Deposit	9/1/2017	594	September int	-50.56	-50.56
Total 2017-01-A				-50.56	-50.56
<b>2017-02-A</b>					
Deposit	9/6/2017	9307	September 20...	-200.32	-200.32
Total 2017-02-A				-200.32	-200.32
<b>2016-01-A</b>					
Deposit	9/6/2017	9308	September 20...	-131.63	-131.63
Total 2016-01-A				-131.63	-131.63
<b>2013-02-A</b>					
Deposit	9/1/2017	2092	September int	-16.10	-16.10
Total 2013-02-A				-16.10	-16.10
Total IRP 4				-634.48	-634.48
Total Loan Interest Income				-869.89	-869.89
<b>4030 · Contributions Income</b>					
<b>4050 · Restricted</b>					
Deposit	9/1/2017	0503...	2017 Tioga co...	-2,500.00	-2,500.00
Total 4050 · Restricted				-2,500.00	-2,500.00
Total 4030 · Contributions Income				-2,500.00	-2,500.00
<b>4110 · Grants</b>					
<b>Waverly Trade Center DOT Grant</b>					
Deposit	9/15/2017	3139	Tartaglia #982...	-13,328.00	-13,328.00
Deposit	9/15/2017	3140	Erdman Antho...	-144,071.96	-157,399.96
Total Waverly Trade Center DOT Grant				-157,399.96	-157,399.96
Total 4110 · Grants				-157,399.96	-157,399.96
<b>OHRy</b>					
<b>freight</b>					
Deposit	9/13/2017	17654	July 2017 RR I...	-7,109.95	-7,109.95
Total freight				-7,109.95	-7,109.95
Total OHRy				-7,109.95	-7,109.95
<b>4170 · PILOT Program Fees</b>					
<b>Gateway</b>					
Deposit	9/1/2017	11792	Agency Fee P...	-12,286.50	-12,286.50
Total Gateway				-12,286.50	-12,286.50
Total 4170 · PILOT Program Fees				-12,286.50	-12,286.50

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**September 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
<b>Sale of Property</b>					
Deposit	9/13/2017	0576...	Harford Proper...	-3,000.00	-3,000.00
Deposit	9/13/2017	0576...	Harford Proper...	-14.07	-3,014.07
Total Sale of Property				-3,014.07	-3,014.07
<b>Waverly Trade Center DOT Grant</b>					
Check	9/19/2017	5900	WTC Phase 2 ...	144,071.96	144,071.96
Check	9/19/2017	5901	Invoice 52080	9,408.00	153,479.96
Check	9/19/2017	5902	Invoice 51561	3,920.00	157,399.96
Total Waverly Trade Center DOT Grant				157,399.96	157,399.96
<b>6160 · Dues and Subscriptions</b>					
Check	9/13/2017	5896	2017 Event	150.00	150.00
Total 6160 · Dues and Subscriptions				150.00	150.00
<b>6550 · Office Supplies</b>					
<b>stationary</b>					
Check	9/19/2017	5899	Business cards	135.00	135.00
Total stationary				135.00	135.00
Total 6550 · Office Supplies				135.00	135.00
<b>6560 · Payroll Expenses</b>					
Check	9/13/2017	5897	8/27-9/09/2017	1,485.07	1,485.07
Check	9/15/2017	X	3rd Qtr. 2017	2,400.44	3,885.51
Check	9/22/2017	5903	9/9-9/22/2017	1,485.07	5,370.58
Total 6560 · Payroll Expenses				5,370.58	5,370.58
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	9/6/2017	5892	2017-August	628.00	628.00
Total Haskell				628.00	628.00
<b>Tinney</b>					
Check	9/6/2017	5893	L. Tinney Sept...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
<b>6280 · Legal Fees</b>					
Check	9/13/2017	5894	Legal Fees - A...	3,328.50	3,328.50
Total 6280 · Legal Fees				3,328.50	3,328.50
<b>6270 · Professional Fees - Other</b>					
Check	9/6/2017	5890	Project Freeho...	9,850.00	9,850.00
Total 6270 · Professional Fees - Other				9,850.00	9,850.00
Total 6270 · Professional Fees				15,306.50	15,306.50
<b>6350 · Travel &amp; Ent</b>					
<b>6380 · Travel</b>					
Check	9/19/2017	5898	June-Septemb...	152.48	152.48
Total 6380 · Travel				152.48	152.48
Total 6350 · Travel & Ent				152.48	152.48
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>

**Tioga County Industrial Development Agency**  
**Semi Annual 2017 Operating Income vs. Operating Expense**  
 January 1 through September 28, 2017

	Jan 1 - Sep 28, 17	Jan 1 - Sep 28, 16	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Program Fee</b>			
Facade	747.50	1,511.90	-764.40
IRP 3	0.00	150.00	-150.00
IRP 4	1,332.88	700.00	632.88
Loan Program Fee - Other	1,285.00	0.00	1,285.00
<b>Total Loan Program Fee</b>	3,365.38	2,361.90	1,003.48
<b>Loan Administrative Fee</b>			
IRP 2	0.00	401.44	-401.44
IRP 3	0.00	1,283.53	-1,283.53
IRP 4	0.00	138.03	-138.03
<b>Total Loan Administrative Fee</b>	0.00	1,823.00	-1,823.00
<b>Interest Income-</b>			
CCTC CD Infrastructure (877)	0.00	125.36	-125.36
CCTC CD Site Development (878)	0.00	340.02	-340.02
CCTC CD Site Development (383)	0.00	131.16	-131.16
CCTC CD Infrastructure (391)	0.00	130.52	-130.52
TSB- checking	535.60	182.18	353.42
TSB-general fund	66.65	624.51	-557.86
<b>Total Interest Income-</b>	602.25	1,533.75	-931.50
<b>Leases/Licenses</b>			
RR leases	10,014.94	11,137.62	-1,122.68
Leases/Licenses - Other	414.11	0.00	414.11
<b>Total Leases/Licenses</b>	10,429.05	11,137.62	-708.57
<b>OHRy</b>			
freight	106,789.65	127,107.05	-20,317.40
<b>Total OHRy</b>	106,789.65	127,107.05	-20,317.40
<b>4170 · PILOT Program Fees</b>			
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	0.00	225.45	-225.45
Midwestern Pet Foods Inc.	0.00	13,550.23	-13,550.23
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	30,233.50	0.00	30,233.50
<b>Total 4170 · PILOT Program Fees</b>	32,733.50	125,949.62	-93,216.12
<b>Total Income</b>	153,919.83	269,912.94	-115,993.11
<b>Expense</b>			
<b>Education</b>			
Myers	0.00	0.00	0.00
<b>Total Education</b>	0.00	0.00	0.00
<b>Property Maintenance</b>			
conference	200.00	0.00	200.00
Copies	88.60	84.76	3.84
6160 · Dues and Subscriptions	435.00	210.00	225.00
<b>E=mt3</b>			
site preparation	0.00	850.00	-850.00
E=mt3 - Other	5,000.00	250.00	4,750.00
<b>Total E=mt3</b>	5,000.00	1,100.00	3,900.00
<b>Employee benefit</b>			
IRA	1,189.62	219.24	970.38
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	1,189.62	219.24	970.38
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	4,502.00	3,696.00	806.00
6190 · Disability (First Rehab Life)	0.00	125.00	-125.00



**Tioga County Industrial Development Agency**  
**Semi Annual 2017 Operating Income vs. Operating Expense**  
 January 1 through September 28, 2017

	Jan 1 - Sep 28, 17	Jan 1 - Sep 28, 16	\$ Change
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
WC (Amtrust)	864.00	857.00	7.00
<b>Total 6180 · Insurance</b>	<b>35,097.99</b>	<b>33,946.53</b>	<b>1,151.46</b>
<b>6550 · Office Supplies</b>			
other	218.53	150.32	68.21
stationary	135.00	0.00	135.00
ink cartridges	232.42	232.42	0.00
<b>Total 6550 · Office Supplies</b>	<b>585.95</b>	<b>382.74</b>	<b>203.21</b>
<b>6560 · Payroll Expenses</b>	<b>43,511.60</b>	<b>38,576.81</b>	<b>4,934.79</b>
<b>6250 · Postage and Delivery</b>	<b>217.39</b>	<b>75.55</b>	<b>141.84</b>
<b>6270 · Professional Fees</b>			
Administrative Services			
Fiato	0.00	630.00	-630.00
Haskell	5,652.00	5,634.00	18.00
Tinney	13,500.00	0.00	13,500.00
<b>Total Administrative Services</b>	<b>19,152.00</b>	<b>6,264.00</b>	<b>12,888.00</b>
<b>6650 · Accounting</b>			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis			
payroll	1,523.75	0.00	1,523.75
<b>Total Jan Nolis</b>	<b>1,523.75</b>	<b>0.00</b>	<b>1,523.75</b>
<b>Total 6650 · Accounting</b>	<b>11,023.75</b>	<b>9,500.00</b>	<b>1,523.75</b>
<b>6280 · Legal Fees</b>			
Monthly Fees	0.00	16,741.00	-16,741.00
6280 · Legal Fees - Other	15,388.50	0.00	15,388.50
<b>Total 6280 · Legal Fees</b>	<b>15,388.50</b>	<b>16,741.00</b>	<b>-1,352.50</b>
<b>6270 · Professional Fees - Other</b>	<b>10,056.00</b>	<b>1,751.46</b>	<b>8,304.54</b>
<b>Total 6270 · Professional Fees</b>	<b>55,620.25</b>	<b>34,256.46</b>	<b>21,363.79</b>
<b>Property Taxes</b>			
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
<b>Total Property Taxes</b>	<b>151.37</b>	<b>273.83</b>	<b>-122.46</b>
<b>6770 · Supplies</b>			
6780 · Marketing	0.00	250.00	-250.00
6770 · Supplies - Other	259.32	0.00	259.32
<b>Total 6770 · Supplies</b>	<b>259.32</b>	<b>250.00</b>	<b>9.32</b>
<b>6340 · Telephone</b>	<b>0.00</b>	<b>110.09</b>	<b>-110.09</b>
<b>6350 · Travel &amp; Ent</b>			
6370 · Meals	133.97	35.00	98.97
6380 · Travel	1,396.65	400.68	995.97
<b>Total 6350 · Travel &amp; Ent</b>	<b>1,530.62</b>	<b>435.68</b>	<b>1,094.94</b>
<b>Total Expense</b>	<b>143,887.71</b>	<b>112,053.15</b>	<b>31,834.56</b>
<b>Net Ordinary Income</b>	<b>10,032.12</b>	<b>157,859.79</b>	<b>-147,827.67</b>
<b>Net Income</b>	<b>10,032.12</b>	<b>157,859.79</b>	<b>-147,827.67</b>