



**Tioga County Industrial Development Agency
December 2, 2015 • 4:30 p.m. • 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, R. Case, T. Monell and K. Gillette K. Dougherty and J. Nolis
 - a. Absent:
 - b. Excused: R. Case
 2. Guests:
 - A. J. Bellis (Larson Design Group), T. Meagher (EVP Blue Rock), M. Farmer (Stantec), B. Myers, L Tinney, and Vacri Construction.
- 3. Privilege of the Floor**
- 4. Presentations**
 - A. Crown Cork and Seal Project, T. Meagher-EVP Blue Rock, M. Farmer-Stantec
 - B. Town of Nichols Waste Water Treatment Plant Upgrades, J. Bellis Larson Design Group, and a representative from Vacri Construction.
- 5. Correspondence**
 - A. FOIL Requests
 1. SEQR Part 3 requested by Gerri Wiley- Completed by Ruth Fiato
 2. PILOT payment schedule for the Owego Apalachin School District for 2016-2020 requested by Haigh McNamee – Sent acknowledgement
 - B. Thank You Card from R. Fiato
- 6. Project Updates**
 - A. Crown Cork & Seal USA, Inc.
 1. ST-60 and ST-123 Tax Exemption Paperwork Sent 11/9/2015
 2. Property Title
 - a. Easements
 - b. Middendorf
 3. Wetland Buffer Permit
 - B. Tioga Downs Racetrack, LLC
 1. ST-60 and ST-123 Tax Exemption Paperwork Sent 11/9/2015
 - C. E-Site Development Project Update

1. Update - Owego Gardens – Official Ground Breaking December 10, 2015
- D. Lockheed Martin Closing – Closed November 16 2015
- E. Start Up NY Agreement between the IDA & Binghamton University; Start Up NY Transfer Agreement between the IDA & CPSI
- F. FedEx Project Update

7. **Bank Signature Cards- Remove Ruth Fiato and add in Bryant Myers**

6. **Approval of Minutes – November 4, 2015 Regular Meeting Minutes**

- 7 **Financial Report**
 - A. Reports
 1. Balance Sheet
 2. Profit & Loss
 3. Transaction Detail

8. **Old Business**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - B. Raymond Hadley
 1. Subordination Update

9. **PILOT Updates**
 - A. None

10. **NYSEG Gas Main Easement- Owego School, New Maintenance Building**

11. **Reports**
 - A. Railroads
 1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette)
 - B. Loan Program
 1. Loan Funds Availability Report

12. **2015 CFA Awards- Announcement set for December 10, 2015.**

13. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**

14. **Next Meeting – Wednesday, January 6, 2016**

15. **Adjourned**

Tioga County Industrial Development Agency

56 Main Street

Owego, NY 13827

Wednesday, November 4, 2015, 4:30 p.m.

Minutes

1. **Call to Order and Introductions** – the meeting was called to order by the Chair, R. Kelsey at 4:30 p.m.
2. **Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, R. Case, T. Monell, A. Gowan and K. Gillette
 - a. Absent:
 - b. Excused: K. Dougherty and J. Nolis
 - B. Guests: L. Tinney, J. Meagher, A. Renko (Morning Times) and R. Fiato
3. **Privilege of the Floor** – Mr. Doug Barton, Gerri Wiley and Martha Sauerbrey spoke
4. **Project Updates**
 - A. Crown Cork & Seal USA, Inc.
 1. Results from the public hearing – The public hearing was held on October 21, 2015 and properly noticed in the Binghamton Press and Sun Bulletin. Ms. Tinney, Tioga County Director of Economic Development & Planning explained the benefits requested by Crown Cork & Seal USA, Inc. The transcript and public hearing minutes from the public hearing will be made an official part of these minutes.
 2. Resolution finalizing the preliminary inducement resolution for a certain manufacturing project for Crown Cork & Seal USA, Inc., (The “Company”), authorizing the execution and delivery of a Payment-In-Lieu-of-Tax Agreement (“PILOT”) deviating from the Tioga County Industrial Development Agency’s Uniform Tax Exemption Policy, and authorizing the execution and delivery of certain documents with respect thereto (R. Case/K. Gillette)

Aye: 5	Abstained: 0
Nay: 0	Carried
 3. Resolution to issue the sales tax exemption status (A. Gowan/K. Gillette)

Aye: 5	Abstained: 0
Nay: 0	Carried
 - B. Tioga Downs Racetrack, LLC
 1. Results from the public hearing - The public hearing was held on October 21, 2015 and properly noticed in the Binghamton Press and Sun Bulletin. Ms. Tinney, Tioga County Director of Economic Development & Planning explained the benefits requested by Tioga Downs Racetrack, LLC. The transcript and public hearing minutes from the public hearing will be made an official part of these minutes.
 2. Resolution finalizing the preliminary inducement resolution for a certain manufacturing project for Tioga Downs Racetrack, LLC (The “Company”), authorizing the execution and delivery of a Payment-In-Lieu-of-Tax Agreement (“PILOT”) deviating from the Tioga County Industrial Development Agency’s Uniform Tax Exemption Policy, and authorizing the execution and delivery of certain documents with respect thereto (T. Monell/R. Case)

Aye: 5	Abstained: 0
Nay: 0	Carried
 3. Resolution to issue the sales tax exemption status (T. Monell/A. Gowan)

Aye: 5

Abstained: 0

Nay: 0

Carried

- C. E-Site Development Project Update
 - 1. Update - Owego Gardens – Broke Ground
- D. Lockheed Martin Closing Documents – documents delivered to Lockheed Martin – Ms. Tinney is arranging a meeting with Lockheed to collect the documents.
- E. Start Up NY Agreement between the IDA & Binghamton University; Start Up NY Transfer Agreement between the IDA & CPSI – Agency Counsel will prepare agreements and will provide to IDA Chairperson for signature in the near future.

5. **Approval of Minutes** – October 7, 2015 Audit Committee Meeting & Regular Meeting Minutes; October 21, 2015 Public Hearing & Special Meeting Minutes; October 30, 2015 Special Meeting Minutes (T. Monell/K. Gillette)

Aye: 5

Abstained: 0

Nay: 0

Carried

6. **Financial Report**

A. Reports

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

Motion to acknowledge the financial statements (A. Gowan/T. Monell)

Aye: 5

Abstained: 0

Nay: 0

Carried

7. **Old Business**

A. Public Authority Accountability Act

- 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. 2016 Approved Budget – submitted to the ABO
- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis) – nothing to report
- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Renewed one CD for 5 years @ 1.15% (\$515,433.53 – Land Acquisition)

8. **PILOT Updates**

A. Sent out School District PILOT bills for 2015-2016 year to IDA Projects

B. Annual site visits

- 1. Completed annual site visits
- 2. Entered information into the USDA LINC System before 10/31/2015
- 3. Submitted IRP Budgets to the USDA

9. **Reports**

A. Railroads

- 1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette)- nothing to report

B. Loan Program

- 1. New marketing materials – The IDA has purchased a new pop up display to be set up at tradeshow to promote the IDA loan program.
- 2. Loan Funds Availability Report - Ms. Fiato advised the Board there is \$586,815 of funds available to loan out

10. Motion to move into Executive Session pursuant to Public Officers Law Section 105

Motion to move into Executive Session at 6:15 p.m. pursuant to Public Officers Law Section 105
(T. Monell/R. Case)

Exit Executive Session at 5:45 p.m. (A. Gowan/R. Case)

Resolution authorizing Agency Counsel to commence a proceeding under the Eminent Domain Procedure Law regarding property known as Tioga County Tax Map parcel number 149.00-1-46
(T. Monell/R. Case)

Aye: 5	Abstained: 0
Nay: 0	Carried

Resolution authorizing the Agency to substitute in collateral position in connection with a refinancing by the Raymond Hadley Corporation. (T. Monell/K. Gillette, R. Kelsey abstain)

Aye: 4	Abstained: 1
Nay: 0	Carried

Resolution increasing the amount of an approved loan for Becky's Diner from \$18,405 to \$21,555.07. (R. Case/T. Monell)

Aye: 5	Abstained: 0
Nay: 0	Carried

Resolution increase rate of monthly compensation for Cathy Haskell for year 2016 from \$610 to \$628 effective 1/1/2016 (T. Monell/R. Case)

Aye: 5	Abstained: 0
Nay: 0	Carried

Resolution authorizing payment of four weeks unused vacation time for Ruth Fiato under her termination from the Agency. (K. Gillette/T. Monell)

Aye: 5	Abstained: 0
Nay: 0	Carried

Resolution authorizing the payment for contract services for Ruth Fiato at the rate of \$45 per hour excluding travel. (K. Gillette/T. Monell)

Aye: 5	Abstained: 0
Nay: 0	Carried

12. Next Meeting – Wednesday, December 2, 2015**13. Adjourned – R. Kelsey adjourned the meeting at 5:50 p.m. (K. Gillette/T. Monell)**

DRAFT

**EXECUTIVE SESSION MEETING MINUTES
Tioga County Industrial Development Agency**

Date: 11/4/2015

Time: 5:00 p.m.

On a motion of Board Member Monell, seconded by Board Member Case, the Board of Directors went into Executive Session to discuss:

1. Financial matters of a particular person(s)

Motion to Exit Executive Session at 5:45 p.m.

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
 As of November 30, 2015

	Nov 30, 15	Nov 30, 14
ASSETS		
Current Assets		
Checking/Savings		
Restricted Cash Accounts		
Community- Facade Improvement	171,331.63	213,938.51
CCTC- Industrial Park	12,010.37	12,010.37
USDA Funds		
CCTC- Loan Loss Reserve	40,365.70	40,347.13
TSB- IRP 2	95,819.55	72,856.85
TSB- IRP 3	179,561.13	171,183.57
TSB- IRP 4	151,561.26	70,044.96
TSB- RBEG	205,380.84	169,528.14
TSB- marketing	1,496.03	3,615.61
Total USDA Funds	674,184.51	527,576.26
Total Restricted Cash Accounts	857,526.51	753,525.14
CCTC- CDs		
Infrastructure (391)	127,226.88	126,655.97
Site Development (383)	128,527.56	127,950.71
Site Development (878)	252,995.52	251,860.17
Infrastructure (877)	93,278.77	92,860.17
Land Acquisition (879)	515,433.53	513,120.45
Capital Improvement (284)	303,366.05	302,004.65
Total CCTC- CDs	1,420,828.31	1,414,452.12
Temporarily Restricted Cash Acc		
TSB- NYSEG	0.00	13,753.46
Community- Lounsberry	52.75	78.37
Total Temporarily Restricted Cash Acc	52.75	13,831.83
Unrestricted Cash Accounts		
TSB- checking	197,632.47	15,472.21
TSB- general fund	905,369.24	880,622.17
Total Unrestricted Cash Accounts	1,103,001.71	896,094.38
Total Checking/Savings	3,381,409.28	3,077,903.47
Other Current Assets		
Allowance for Doubtful Accounts	-75,000.00	-75,000.00
New York State OEM Funds Receiv	-2,728.59	11,032.21
FEMA Funds Receivable	-8,185.81	33,096.62
Commercial Facade Loan Program		
Loan Rec - 2014-01-A	9,663.58	11,698.06
Loan Rec - 2015-01-A	17,499.99	0.00
Loan Rec - 2015-02-A	5,049.26	0.00
Loan Rec - 2015-04-A	2,050.00	0.00
Loan Rec - 2015-05-A	21,555.72	0.00
Total Commercial Facade Loan Program	55,818.55	11,698.06
ERP		
Loan Rec 2012-05-E	0.00	1,111.08
Loan Rec 2012-04-E	0.00	1,388.82
Loan Rec 2012-03-E	0.00	1,388.84
Loan Rec 2012-02-E	0.00	555.48
Loan Rec 2011-11-E	0.00	555.48
Loan Rec 2011-10-E	0.00	863.40
Loan Rec 2011-09-E	0.00	727.00
Loan Rec 2011-06-E	0.00	833.24
Loan Rec 2011-03-E	0.00	72.39
Loan Rec 2011-02-E	0.00	555.48
Loan Rec 2011-01-E	0.00	555.48
Total ERP	0.00	8,606.69

Tioga County Industrial Development Agency Balance Sheet Prev Year Comparison As of November 30, 2015

	Nov 30, 15	Nov 30, 14
RBEG		
Loan Rec-2012-07-B	0.00	5,923.69
Loan Rec 2007-01-A	0.00	21,439.22
Total RBEG	0.00	27,362.91
IRP 4		
Loan Rec 2015-03-A	13,618.75	0.00
Loan Rec 2013-02-A	8,274.31	10,627.08
Loan Rec 2010-02-A	0.00	79,539.02
Loan Rec 2010-01-A	24,461.41	39,780.96
Loan Rec 2009-03-A	6,452.65	14,393.70
Loan Rec 2009-02-A	57,851.58	60,251.58
Total IRP 4	110,658.70	204,592.34
IRP 3		
Loan Rec 2013-01-A	13,239.03	17,003.38
Loan Rec 2008-02-A	0.00	9,424.09
Loan Rec 2007-08-A	47,583.35	53,164.37
Total IRP 3	60,822.38	79,591.84
IRP 2		
Loan Rec 2012-08-A	27,129.47	31,649.65
Loan Rec 2011-03-A	68,127.00	77,804.96
Loan Rec 2011-01-A	11,786.39	22,928.06
Loan Rec 2008-02-B	0.00	6,282.45
Total IRP 2	107,042.86	138,665.12
Total Other Current Assets	248,428.09	439,645.79
Total Current Assets	3,629,837.37	3,517,549.26
Fixed Assets		
Lounsberry South FA	201,129.16	201,129.16
Land- Mitchell	58,453.51	58,453.51
Equipment		
2012 computer upgrade	1,436.88	1,436.88
2007 computer upgrade	2,019.49	2,019.49
Equipment - Other	264.00	264.00
Total Equipment	3,720.37	3,720.37
Land- Cavataio	2,500.00	2,500.00
Land-general	200,757.60	200,757.60
Land-Louns	18,805.00	18,805.00
Land 434	304,875.18	414,701.18
Railroad Improvements	1,976,668.74	1,976,668.74
Z Accumulated Depreciation	-1,090,227.73	-1,066,922.42
Total Fixed Assets	1,676,681.83	1,809,813.14
Other Assets		
HUD Loan Program		
L/R 2014-01-A	148,321.55	171,245.65
L/R 2012-06-A	69,934.95	79,271.78
L/R 2009-04-A	85,537.07	105,814.45
Total HUD Loan Program	303,793.57	356,331.88
Total Other Assets	303,793.57	356,331.88
TOTAL ASSETS	5,610,312.77	5,683,694.28
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Payroll Liabilities	2,715.40	1,576.42
PILOT Payments		
Best Buy PP	3.90	72.58

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
As of November 30, 2015

	Nov 30, 15	Nov 30, 14
Hadco		
School- Hadco	-0.01	0.00
Total Hadco	-0.01	0.00
Total PILOT Payments	3.89	72.58
Total Other Current Liabilities	2,719.29	1,649.00
Total Current Liabilities	2,719.29	1,649.00
Long Term Liabilities		
Loan Pay- IRP 4	262,079.92	271,701.90
Loan Pay- IRP 3	232,680.61	242,593.68
Loan Pay- IRP 2	166,762.37	177,328.09
Loan Pay- IRP 1	91,369.44	98,642.16
Tioga County HUD prog		
2014-01-A	148,321.55	171,245.65
2012-06-A	69,934.95	79,271.78
2009-04-A	85,537.07	105,814.45
Total Tioga County HUD prog	303,793.57	356,331.88
Total Long Term Liabilities	1,056,685.91	1,146,597.71
Total Liabilities	1,059,405.20	1,148,246.71
Equity		
Board Designated Funds	1,406,302.63	1,406,302.63
Opening Bal Equity	304,104.67	304,104.67
Retained Earnings	2,830,320.81	2,887,370.33
Net Income	10,179.46	-62,330.06
Total Equity	4,550,907.57	4,535,447.57
TOTAL LIABILITIES & EQUITY	5,610,312.77	5,683,694.28

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 12/01/15
 Accrual Basis

Tioga County Industrial Development Agency Profit & Loss YTD Comparison November 2015

	Nov 15	Jan - Nov 15
Ordinary Income/Expense		
Income		
Loan Interest Income		
IRP 2		
2012-08-A	0.00	1,347.95
2011-03-A	0.00	3,064.41
2011-01-A	53.07	706.09
2008-02-B	0.00	119.88
Total IRP 2	53.07	5,238.33
IRP 3		
2013-01-A	56.50	624.27
2008-02-A	0.00	178.71
2007-08-A	250.32	2,887.80
Total IRP 3	306.82	3,690.78
IRP 4		
2015-03-A	116.13	185.27
2013-02-A	0.00	390.15
2010-02-A	0.00	2,541.86
2010-01-A	107.36	1,475.38
2009-03-A	29.71	479.38
Total IRP 4	253.20	5,072.04
RBEG		
2012-07-B	0.00	20.09
2007-01-A	0.00	1,078.13
Total RBEG	0.00	1,098.22
Total Loan Interest Income	613.09	15,099.37
Loan Program Fee		
Facade	139.50	1,855.58
IRP 4	0.00	292.50
RBEG	0.00	0.48
VEDA	0.00	142.50
Total Loan Program Fee	139.50	2,291.06
Loan Administrative Fee		
IRP 2	272.70	2,965.37
IRP 3	154.05	1,622.69
IRP 4	138.03	1,380.05
RBEG	0.00	188.24
Total Loan Administrative Fee	564.78	6,156.35
Grants		
ESD Grant - E-Site	0.00	13,220.00
Waverly Trade Center DOT Grant	22,000.00	64,269.00
Total Grants	22,000.00	77,489.00
Interest Income-		
Community- Facade Improvement	0.00	90.04
CCTC Loan Loss Reserve Account	0.00	16.75
CCTC CD Infrastructure (877)	0.00	278.89
CCTC CD Site Development (878)	0.00	756.42
CCTC CD Land Acquisition (879)	0.00	1,927.19
CCTC CD Site Development (383)	0.00	288.01
CCTC CD Infrastructure (391)	0.00	284.99
CCTD CD Capital Improvement(284)	0.00	1,249.70
Community- Lounsberry	0.00	40.43
TSB- checking	0.00	178.68
TSB-general fund	0.00	1,130.52
TSB- IRP 2	0.00	21.29
TSB- IRP 3	0.00	45.04
TSB- IRP 4	0.00	29.85
TSB- RBEG	0.00	49.60

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 12/01/15
 Accrual Basis

Tioga County Industrial Development Agency Profit & Loss YTD Comparison November 2015

	Nov 15	Jan - Nov 15
TSB- marketing	0.00	0.70
TSB- NYSEG	0.00	0.68
Total Interest Income-	0.00	6,388.78
Leases/Licenses		
Lounsberry South - Engelbert	0.00	1,000.00
RR leases	0.00	10,388.31
Total Leases/Licenses	0.00	11,388.31
OHRy		
freight	5,232.15	111,304.60
Total OHRy	5,232.15	111,304.60
PILOT Program Fees		
Crown, Cork & Seal	0.00	2,500.00
Midwestern Pet Foods Inc.	0.00	2,500.00
Nichols Cross Dock LLC	0.00	2,500.00
Owego Garden - Home Leasing	0.00	42,500.00
Tioga Downs	0.00	21,158.80
Lockheed Martin	0.00	14,500.00
Total PILOT Program Fees	0.00	85,658.80
Total Income	28,549.52	315,776.27
Expense		
Waverly Trade Center DOT Grant	0.00	42,269.00
Education		
Fiato	0.00	299.00
Total Education	0.00	299.00
Loan Admin Fee		
IRP 2	272.70	2,965.37
IRP 3	154.05	1,622.69
IRP 4	138.03	1,380.05
RBEG	0.00	188.24
Total Loan Admin Fee	564.78	6,156.35
Loan Program Expense		
IRP 4	0.00	20.55
RBEG	0.00	72.70
Marketing	0.00	2,405.38
Total Loan Program Expense	0.00	2,498.63
Bad Debts	0.00	-10,000.00
Bank Service Charges	0.00	25.00
conference	0.00	275.00
Copies	0.00	227.54
Dues and Subscriptions	0.00	710.00
E=mt3		
ESD Grant Pass Thru Expenses	0.00	92,607.50
Total E=mt3	0.00	92,607.50
Employee benefit		
IRA	126.04	1,515.68
Total Employee benefit	126.04	1,515.68
Insurance		
Travel/Accident (Hartford)	0.00	750.00
D & O (Philadelphia Ins. Co)	0.00	2,934.00
Employee Health (SSA)	-233.10	9,819.14
Property & Liability (Dryden)	0.00	7,963.67
RR Liability (Steadfast)	0.00	20,163.15
WC (Amtrust)	-356.00	609.00
Total Insurance	-589.10	42,238.96

2:01 PM
 12/01/15
 Accrual Basis

**Tioga County Industrial Development Agency
 Profit & Loss YTD Comparison
 November 2015**

	Nov 15	Jan - Nov 15
Interest Expense		
Loan Interest		
IRP 1	0.00	986.42
IRP 2	0.00	1,773.28
IRP 3	0.00	2,425.93
IRP 4	0.00	2,717.02
Total Loan Interest	0.00	7,902.65
Interest Expense - Other	0.00	0.08
Total Interest Expense	0.00	7,902.73
Lounsberry land	0.00	10,700.00
Office Supplies		
other	0.00	1,106.08
stationary	0.00	1,086.36
ink cartridges	243.07	1,265.95
Total Office Supplies	243.07	3,458.39
Payroll Expenses	7,155.52	59,497.26
PILOT Program Expenses		
Tioga Downs	145.63	-117.88
PILOT Program Expenses - Other	145.62	790.99
Total PILOT Program Expenses	291.25	673.11
Postage and Delivery	0.00	504.56
Professional Fees		
Administrative Services		
Haskell	610.00	4,270.00
Total Administrative Services	610.00	4,270.00
Accounting		
Piaker & Lyons	0.00	13,200.00
Jan Nolls		
internal control services	0.00	665.00
payroll	0.00	445.00
bookkeeping	0.00	125.00
Total Jan Nolls	0.00	1,235.00
Total Accounting	0.00	14,435.00
Legal Fees		
Loan Program Fees	0.00	4,553.00
Monthly Fees	4,987.50	26,574.00
Legal Fees - Other	0.00	-7,500.00
Total Legal Fees	4,987.50	23,627.00
Total Professional Fees	5,597.50	42,332.00
Program Expense		
Façade Improvement Loan Program	105.00	441.10
Total Program Expense	105.00	441.10
Repairs		
Computer Repairs	0.00	31.25
Total Repairs	0.00	31.25
Supplies		
Marketing	0.00	791.20
Total Supplies	0.00	791.20
Telephone	0.00	114.44

2:01 PM
12/01/15
Accrual Basis

Tioga County Industrial Development Agency
Profit & Loss YTD Comparison
November 2015

	<u>Nov 15</u>	<u>Jan - Nov 15</u>
Travel & Ent		
Entertainment	0.00	111.68
Meals	35.35	35.35
Travel	0.00	181.08
Total Travel & Ent	<u>35.35</u>	<u>328.11</u>
Total Expense	<u>13,529.41</u>	<u>305,596.81</u>
Net Ordinary Income	<u>15,020.11</u>	<u>10,179.46</u>
Net Income	<u>15,020.11</u>	<u>10,179.46</u>

Tioga County Industrial Development Agency Custom Transaction Detail Report

November 2015

Type	Date	Num	Name	Memo	Account	Class	Clr	Split	Amount	Balance
Nov 15										
Deposit	11/2/2015			HUD Pymt	TSB- checking			-SPLIT-	965.61	965.61
Deposit	11/2/2015			November Pymt	L/R 2012-06-A	Loan Pro...		TSB- checking	-788.80	176.81
Deposit	11/2/2015		Raymond-Hadley C...	Novmeber Pymt	L/P 2012-06-A Inter...	Loan Pro...		TSB- checking	-176.81	0.00
Deposit	11/4/2015			Loan Pymt	TSB- IRP 2			-SPLIT-	1,002.92	1,002.92
Deposit	11/4/2015	2676	The Owego Pharmacy	Loan Pymt - ...	Loan Rec 2011-01-A	Loan Pro...		TSB- IRP 2	-949.85	53.07
Deposit	11/4/2015	2676	The Owego Pharmacy	Loan Pymt - ...	2011-01-A	Loan Pro...		TSB- IRP 2	-53.07	0.00
Deposit	11/4/2015			Loan Pymt	TSB- IRP 3			-SPLIT-	728.81	728.81
Deposit	11/4/2015	6247	Becky's Diner	Loan Pymt - ...	Loan Rec 2007-08-A	Loan Pro...		TSB- IRP 3	-478.49	250.32
Deposit	11/4/2015	6247	Becky's Diner	Loan Pymt- N...	2007-08-A	Loan Pro...		TSB- IRP 3	-250.32	0.00
Deposit	11/4/2015			Loan Pymt	TSB- IRP 4			-SPLIT-	1,413.39	1,413.39
Deposit	11/4/2015	22420	Granite Works	Loan Pymt - ...	Loan Rec 2010-01-A	Loan Pro...		TSB- IRP 4	-1,306.03	107.36
Deposit	11/4/2015	22420	Granite Works	Loan Pymt - ...	2010-01-A	Loan Pro...		TSB- IRP 4	-107.36	0.00
Deposit	11/4/2015			HUD Pymt	TSB- checking			-SPLIT-	4,243.54	4,243.54
Deposit	11/4/2015	57145	Double Aught Lumber	November H...	L/R 2009-04-A	Loan Pro...		TSB- checking	-1,713.08	2,530.46
Deposit	11/4/2015	57145	Double Aught Lumber	November H...	L/P 2009-04-A Inter...	Loan Pro...		TSB- checking	-218.13	2,312.33
Deposit	11/4/2015	57146	Double Aught Lumber	November H...	L/R 2014-01-A	Loan Pro...		TSB- checking	-1,936.68	375.65
Deposit	11/4/2015	57146	Double Aught Lumber	November H...	L/P 2014-01-A Inter...	Loan Pro...		TSB- checking	-375.65	0.00
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	TSB- checking			-SPLIT-	-1,280.84	-1,280.84
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	638.00	-642.84
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	0.00	-642.84
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	260.50	-382.34
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	60.92	-321.42
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	60.92	-260.50
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	0.00	-260.50
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	260.50	0.00
Liability Check	11/4/2015	EFTPS	EFTPS	16-1194974	Payroll Liabilities			TSB- checking	0.00	0.00
Deposit	11/4/2015			Worker Comp...	TSB- checking			WC (Amtrust)	356.00	356.00
Deposit	11/4/2015	476847	Rochdale Insurance ...	Workers Com...	WC (Amtrust)			TSB- checking	-356.00	0.00
Deposit	11/4/2015			Loan Pymt	TSB- IRP 3			-SPLIT-	377.42	377.42
Deposit	11/4/2015	01169...	Stiletto Hair & Nails	November Pymt	Loan Rec 2013-01-A	Loan Pro...		TSB- IRP 3	-320.92	56.50
Deposit	11/4/2015	01169...	Stiletto Hair & Nails	November Pymt	2013-01-A	Loan Pro...		TSB- IRP 3	-56.50	0.00
Liability Check	11/4/2015	Onlin...	NYS Employment T...		TSB- checking			Payroll Liabilities	-198.00	-198.00
Liability Check	11/4/2015	Onlin...	NYS Employment T...		Payroll Liabilities			TSB- checking	198.00	0.00
Check	11/4/2015	5542	Cathy Haskell	Administrativ...	TSB- checking			Haskell	-610.00	-610.00
Check	11/4/2015	5542	Cathy Haskell	2015 - October	Haskell			TSB- checking	610.00	0.00
Check	11/4/2015	5543	Economic Developm...	UPS Invoice	TSB- checking			-SPLIT-	-243.07	-243.07
Check	11/4/2015	5543	Economic Developm...	Toner Cartrid...	ink cartridges			TSB- checking	61.69	-161.38
Check	11/4/2015	5543	Economic Developm...	Toner Cartrid...	ink cartridges			TSB- checking	80.69	-80.69
Check	11/4/2015	5543	Economic Developm...	Toner Cartrid...	ink cartridges			TSB- checking	80.69	0.00
Check	11/4/2015	5544	Verbatim Court Rep...	Owego Garde...	TSB- checking			-SPLIT-	-291.25	-291.25
Check	11/4/2015	5544	Verbatim Court Rep...	Tioga Downs ...	Tioga Downs			TSB- checking	145.63	-145.62
Check	11/4/2015	5544	Verbatim Court Rep...	Crown Cork &...	PILOT Program Exp...			TSB- checking	145.62	0.00
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	TSB- checking			-SPLIT-	-5,209.15	-5,209.15
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	2009-04-A			TSB- checking	1,713.08	-3,496.07
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	L/P 2009-04-A Inter...			TSB- checking	218.13	-3,277.94
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	2014-01-A			TSB- checking	1,936.68	-1,341.26
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	L/P 2014-01-A Inter...			TSB- checking	375.65	-965.61
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	2012-06-A			TSB- checking	788.80	-176.81
Check	11/4/2015	5545	Tioga County Treas...	11/2015 HUD...	L/P 2012-06-A Inter...			TSB- checking	176.81	0.00
Liability Check	11/4/2015	5546	Franklin Templeton		TSB- checking			-SPLIT-	-294.10	-294.10
Liability Check	11/4/2015	5546	Franklin Templeton		Payroll Liabilities			TSB- checking	168.06	-126.04
Liability Check	11/4/2015	5546	Franklin Templeton		IRA			TSB- checking	126.04	0.00
Check	11/4/2015	5547	Thomas, Collison, M...	Legal Fees - ...	TSB- checking			Monthly Fees	-4,987.50	-4,987.50
Check	11/4/2015	5547	Thomas, Collison, M...	Legal Fees - ...	Monthly Fees			TSB- checking	4,987.50	0.00
Deposit	11/6/2015			Loan Payment	TSB- IRP 4			-SPLIT-	537.84	537.84
Deposit	11/6/2015	1013	Charles Cornell	November	Loan Rec 2015-03-A	Loan Pro...		TSB- IRP 4	-210.42	327.42
Deposit	11/6/2015	1013	Charles Cornell	November	2015-03-A	Loan Pro...		TSB- IRP 4	-58.50	268.92
Deposit	11/6/2015	1013	Charles Cornell	December	Loan Rec 2015-03-A	Loan Pro...		TSB- IRP 4	-211.29	57.63
Deposit	11/6/2015	1013	Charles Cornell	December	2015-03-A	Loan Pro...		TSB- IRP 4	-57.63	0.00
Deposit	11/6/2015			Loan Payment	TSB- IRP 4			Loan Rec 200...	200.00	200.00
Deposit	11/6/2015	5475	Harold & Harry's	November	Loan Rec 2009-02-A	Loan Pro...		TSB- IRP 4	-200.00	0.00
Deposit	11/6/2015	5475	Harold & Harry's	November	Loan Rec 2009-02-A	Loan Pro...		TSB- IRP 4	-200.00	0.00
Deposit	11/6/2015	1008	Bit of Luck LLC	November	Community- Facade...	Loan Pro...		Loan Rec - 20...	277.78	277.78
Deposit	11/6/2015	1008	Bit of Luck LLC	November	Loan Rec - 2015-01-A	Loan Pro...		Community- F...	-277.78	0.00
Deposit	11/6/2015	2504	The Parkview	November	TSB- IRP 2			-SPLIT-	1,088.88	1,088.88
Deposit	11/6/2015	2504	The Parkview	November	Loan Rec 2011-03-A	Loan Pro...		TSB- IRP 2	-800.48	288.40
Deposit	11/6/2015	2504	The Parkview	November	Loan Rec 2011-03-A	Loan Pro...		TSB- IRP 2	-288.40	0.00
Deposit	11/6/2015	2358	June Lange Esler - ...	November	Community- Facade...	Loan Pro...		Loan Rec - 20...	100.00	100.00
Deposit	11/6/2015	2358	June Lange Esler - ...	November	Loan Rec - 2015-04-A	Loan Pro...		Community- F...	-100.00	0.00
Paycheck	11/1/2015	5548	Ruth L. Fiato		TSB- checking			-SPLIT-	-1,438.06	-1,438.06
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Expenses			TSB- checking	2,218.46	780.40
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-84.03	696.37
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-319.00	377.37
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-99.00	278.37
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-130.25	148.12
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-30.46	117.66
Paycheck	11/1/2015	5548	Ruth L. Fiato		Employee Health (S...			TSB- checking	-107.00	10.66
Paycheck	11/1/2015	5548	Ruth L. Fiato		Employee Health (S...			TSB- checking	-10.66	0.00
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Expenses			TSB- checking	130.25	130.25
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-130.25	0.00
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Expenses			TSB- checking	30.46	30.46
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-30.46	0.00
Paycheck	11/1/2015	5548	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
Paycheck	11/1/2015	5549	Ruth L. Fiato		TSB- checking			-SPLIT-	-2,884.42	-2,884.42
Paycheck	11/1/2015	5549	Ruth L. Fiato		Payroll Expenses			TSB- checking	4,436.92	1,552.50
Paycheck	11/1/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	1,552.50
Paycheck	11/1/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-951.00	601.50

**Tioga County Industrial Development Agency
Custom Transaction Detail Report
November 2015**

Type	Date	Num	Name	Memo	Account	Class	Clr	Split	Amount	Balance
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-262.07	339.43
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-275.09	64.34
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-64.34	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Employee Health (S...			TSB- checking	0.00	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Employee Health (S...			TSB- checking	0.00	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Expenses			TSB- checking	275.09	275.09
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-275.09	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Expenses			TSB- checking	64.34	64.34
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	-64.34	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
Paycheck	11/11/2015	5549	Ruth L. Fiato		Payroll Liabilities			TSB- checking	0.00	0.00
General Journal	11/14/2015	Journ ...	Waverly Trade Cent...	Waverly Trad...	TSB- checking			Waverly Trade...	22,000.00	22,000.00
General Journal	11/14/2015	Journ ...	Waverly Trade Cent...	Waverly Trad...	TSB- checking			Waverly Trade...	-22,000.00	0.00
Deposit	11/16/2015			Loan Pymt	Community- Facade...			Loan Rec - 20...	169.54	169.54
Deposit	11/16/2015	600003	Arkay Property Man...	November	Loan Rec - 2014-01-A	Loan Pro...		Community- F...	-169.54	0.00
Deposit	11/16/2015			Loan Pymt	TSB- IRP 4			-SPLIT-	706.70	706.70
Deposit	11/16/2015	3729	upstate Fire & Safety	November	Loan Rec 2009-03-A	Loan Pro...		TSB- IRP 4	-676.99	29.71
Deposit	11/16/2015	3729	upstate Fire & Safety	November	2009-03-A	Loan Pro...		TSB- IRP 4	-29.71	0.00
Deposit	11/16/2015			Deposit	Community- Facade...			Facade	139.50	139.50
Deposit	11/16/2015	570	Rawley Filbin	Commitment ...	Facade	Loan Pro...		Community- F...	-139.50	0.00
Deposit	11/16/2015			Freight Rev	TSB- checking			freight	5,232.15	5,232.15
Deposit	11/16/2015	16728	OHRy	September Fr...	freight	Railroad		TSB- checking	-5,232.15	0.00
Check	11/16/2015	5550	LeeAnn Tinney	Business Lunch	TSB- checking			Meals	-35.35	-35.35
Check	11/16/2015	5550	LeeAnn Tinney	Lunch w/ Geo...	Meals			TSB- checking	35.35	0.00
Check	11/16/2015	1016	veda and Becky and...		Community- Facade...			Loan Rec - 20...	-18,314.11	-18,314.11
Check	11/16/2015	1016	veda and Becky and...	Commercial F...	Loan Rec - 2015-05-A			Community- F...	18,314.11	0.00
Check	11/16/2015	1017	Becky and Coby Yo...		Community- Facade...			Loan Rec - 20...	-3,241.61	-3,241.61
Check	11/16/2015	1017	Becky and Coby Yo...	Commercial F...	Loan Rec - 2015-05-A			Community- F...	3,241.61	0.00
Check	11/16/2015	1018	Tioga County Clerk	County Clerk ...	Community- Facade...			Façade Improv...	-105.00	-105.00
Check	11/16/2015	1018	Tioga County Clerk	Becky and Co...	Façade Improvemen...			Community- F...	105.00	0.00
Deposit	11/16/2015			FEMA	TSB- checking		X	-SPLIT-	14,687.92	14,687.92
Deposit	11/16/2015			FEMA	Federal			TSB- checking	-11,015.95	3,671.97
Deposit	11/16/2015			FEMA	State			TSB- checking	-3,671.97	0.00
Deposit	11/23/2015			Lifetime Dent...	TSB- checking			Employee Hea...	115.44	115.44
Deposit	11/23/2015	21543	SSA	Dental Reimb...	Employee Health (S...			TSB- checking	-115.44	0.00
Check	11/23/2015	x	TCIDA	Loan Adminis...	TSB- IRP 2			IRP 2	-272.70	-272.70
Check	11/23/2015	x	TCIDA	Loan Adminis...	IRP 2	Loan Pro...		TSB- IRP 2	272.70	0.00
Check	11/23/2015	x	TCIDA	Loan administ...	TSB- IRP 3			IRP 3	-154.05	-154.05
Check	11/23/2015	x	TCIDA	Loan administ...	IRP 3	Loan Pro...		TSB- IRP 3	154.05	0.00
Check	11/23/2015	X	TCIDA	Loan administ...	TSB- IRP 4			IRP 4	-138.03	-138.03
Check	11/23/2015	X	TCIDA	Loan administ...	IRP 4	Loan Pro...		TSB- IRP 4	138.03	0.00
Deposit	11/23/2015			Loan Amin Fee	TSB- checking			-SPLIT-	564.78	564.78
Deposit	11/23/2015		TCIDA	November	IRP 2			TSB- checking	-272.70	292.08
Deposit	11/23/2015		TCIDA	November	IRP 3			TSB- checking	-154.05	138.03
Deposit	11/23/2015		TCIDA	November	IRP 4			TSB- checking	-138.03	0.00
									0.00	0.00



November 12, 2015

Tioga County IDA
Attn: Ruth Fiato
56 Main Street
Owego, NY 13827

RE: Electric and Natural Gas Main to Owego School New Maintenance Building
State Route 96, Town of Owego
Tax Map#: 117.11-1-10

Dear Ruth:

Per our past telephone conversation, enclosed find an easement and Exhibit 'A' outlining how NYSEG's gas main will cross the Tioga County IDA's property and an easement for NYSEG's electric equipment crossing the same parcel to service the new Owego School Maintenance Building.

If these designs are acceptable, please have a person empowered by Tioga County IDA sign the easements in black ink in the presence of a Notary Public and return them at your earliest convenience. Please also include a document stating who is eligible to sign on behalf of Tioga County IDA.

If you have any concerns, feel free to contact me at 607-762-6238. Thank you for your cooperation in this matter.

Sincerely,

Kristine A. Franz
IUSA Networks - NYSEG Right of Way

Enclosures

4425 Old Vestal Road, P.O. Box 3607, Binghamton, NY 13902-3607



Rec'd
11/18/15
RHF ✓





TDD: 800 662 1220
tel: 607 687 8259
fax: 607 223 7125
info@developtioga.com

November 6, 2015

Ms. Gerri Wiley
19 Lake Street
Owego, NY 13827

**RE: Crown Cork & Seal, USA, Inc.
Full Environmental Form, Part 3**

Dear Ms. Wiley:

Attached is the Freedom of Information request you filed with the IDA on 11/5/2015. Your request for the items listed below has been approved:

1. Crown Cork & Seal, USA, Inc. - Full Environmental Assessment Form – Part 3

I have attached the information for your review but if you'd like to review additional information, please call me to make arrangements to review the requested information. I can be reached at (607) 687-8259, Monday through Friday, 9:00 a.m. to 5:00 p.m. If you prefer to have copies of these agreement made, the fee is 25 cents per page. Please advise.

You have the right to appeal this decision. If you wish to do so, you must file a written appeal within thirty (30) days of the date of this letter. The appeal must contain the following information: the date and location of a request for records, the records that were denied, and the name and return address of the appellant.

Sincerely,

Ruth L. Fiato
Freedom of Information Officer



TDD 800 662 1220

tel: 607 687 8259

fax: 607 223 7125

info@developtioga.com

November 30, 2015

Mr. Haig McNamee
597 Lisle Road
Owego NY 13827

Dear Mr. McNamee:

The purpose of this letter is to acknowledge the receipt of your Freedom of Information request dated 11/25/2015.

The IDA will review the requested material and respond within 30 working days.

If you have any questions I can be reached at (607) 687-8259.

Sincerely,

Bryant R. Myers
Freedom of Information Officer