



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

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey
 - a. Absent:
 - b. Excused:
 2. Guests:
 - a. B. Myers, C. Haskell, J. Bellis, J. Meagher, L. Tinney
- 3. Privilege of the Floor-**
J. Bellis – Larson Design Group
- 4. Project Updates**
 - A. Crown Cork & Seal USA, Inc.
 1. Update:
 2. ESD – Nichols
 - B. Tioga Downs Racetrack, LLC Phase 3
 1. Update
 - C. Tioga Downs Racetrack, LLC Phase 4
 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
 1. Update
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. Met with J. Nolis 10/24 – Reported no significant issues
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 - a. Annual Review of B. Myers Conducted 10/24
 - b. PARIS – Annual Budget Report – Completed 10/20

- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. No Report
 - B. Housing Study
 - 1. Update
 - C. E-Site
 - 1. Update
 - D. Lounsberry – 19.8 Acres in the Town of Nichols
 - 1. Update
 - a. Schedule Closing
 - b. Survey Quote
 - E. Strategic Plan – Draft Complete – Reviewing with Chairperson this month
 - F. Railroad Leases –
 - 1. Enterprise Products
 - G. ED&P Update –
- 6. **PILOT Updates** – B. Myers
 - A. 2017-2018 School/Library Payments – Complete with exception of FedEx’s Library Tax Payment
 - B. 2 + 4 Construction (Or New Name) PILOT Application
 - C. CROWN – Sales Tax Abatement Extension Request
- 7. **New Business** – B. Myers
 - A. IDA/EDP/LDC – Joint Marketing Campaign
- 8. **Approval of Minutes** –
 - A. October 4, 2017 Regular Meeting Minutes
- 9. **Financial Report** – B. Myers
 - A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail
- 10. **Reports**
 - A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - b. OHRY Update
 - B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. Site Visits and LINC Report – Complete 10/11 and 10/26
 - b. Commercial Façade Loan Application – Lovelass
- 11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. **Next Meeting – December 6, 2017**
- 13. **Adjourned**



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Tioga County Industrial Development Agency

October 4, 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

K. Gillette arrived @ 4:32 p.m.

- a. Absent:
- b. Excused: M. Sauerbrey, J. Ceccherelli

2. Guests:

- a. B. Myers, C. Haskell, J. Meagher, L. Tinney, J. Bellis, J. Honor, M. Freeze

J. Honor arrived @ 4:45 p.m.

3. Privilege of the Floor:

J. Bellis – Larson Design Group – J. Bellis discussed the need for a change order in the amount of \$1,500 for Project Freehold. J. Bellis spoke in support of the coordinated approach with Applied Technology, Village of Owego, and Owego Fire Department. L. Tinney provided a memo to Board members on how to proceed and options for such. L. Tinney reported Village of Owego Public Works Supervisor, Jeff Soules, indicated he is ok with taking from the creek if it is a no net gain. Survey is forthcoming. RFP for engineering costs to be discussed at November meeting.

Motion to approve \$1,500 change order for Project Freehold

(A. Gowan, K. Dougherty)

Aye – 5 Abstain – 0
No – 0 Carried

J. Honor – Ameresco Solar – Jack Honor, Project Development Manager, reported Ameresco is in the early stages of figuring out the project and is not in a position to request approval at this time. J. Honor provided an overview of the energy service company highlighting the following:

- Founded in 2000
- 1,000 employees and three offices located in NYS.
- Company focus is 50% on energy efficiency improvements with the remainder on renewable energy and other products.
- \$600-700 million in annual projects.

J. Honor reported Ameresco's goal is to sell electricity to NY Power Authority with a 20-year lease contract with the option to renew or restore back to its original use at the conclusion of the lease term. J. Honor reported the property is located in the Town of Owego with no known wetland.

J. Honor reported Ameresco applied for a 20-year PILOT in the amount of \$800,000 with an additional \$600,000 in special district taxes for a total of \$1.4 million.

J. Honor reported initial employment numbers will be approximately 160 temporary construction jobs with the majority being local labor followed by permanent employment of 7 full-time positions (2 FTE's) in the areas of landscaping, general maintenance, and electrical labor. J. Honor reported Ameresco is a little different than other solar companies as they are selling wholesale to NYPA as their customer and not offering discounts to individual residents. Question was raised in regards to cost per kilowatt. J. Honor reported cost per kilowatt is approximately 6% and selling wholesale for 3.5-4%. J. Honor reported Ameresco is not seeking any State or Federal grants/aid and the only subsidiary received is a 30% federal tax credit. In addition, J. Honor reported Ameresco is seeking a sales tax exemption. J. Honor reported Ameresco will continue to meet with local and State stakeholders and will come back to the IDA to do a formal presentation in the upcoming months. J. Honor reported the bids are anticipated to be announced by year-end and the goal is to secure a contract with NYPA.

J. Honor departed meeting at 5:15 p.m.

4. Project Updates

A. Crown Cork & Seal USA, Inc. --

1. Nichols WWTP/ESD – B. Myers reported Grant Disbursement Agreement (GDA) has been received and the project has been approved. B. Myers reported ESD will hold a public hearing on 10/12/17 at 1:00 p.m. in the Hubbard Auditorium followed by the PACB meeting on 10/13/17. Following these meetings, a formal executed offer is anticipated. B. Myers reported he has not been able to locate the sub-recipient agreement with the Town of Nichols, therefore, contacted Empire State Development (ESD).

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

1. Update – B. Myers reported this project is ongoing with the anticipated opening dates of November 2017 for the hotel and December 2017 for the convention center.

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

1. Update – B. Myers reported this project is progressing and the foundation work has been completed.

D. Gateway Project – B. Myers

1. Update – B. Myers reported the groundbreaking was held on 9/22/17 and was well attended. B. Myers reported the project is progressing with site preparation underway and concrete being poured.

E. Project Freehold

1. Update – B. Myers reported the topographic and boundary survey has been ordered and anticipates a 1-2-week turnaround. B. Myers reported Village of Owego is working on zoning changes.

F. Upstate Shredding

1. Update – B. Myers reported this project is progressing with the foundation work almost completed. The media separation plant building construction is expected to begin in the next 1-2 weeks.

G. Owego Gardens

1. Update – B. Myers reported the as built survey has been ordered for \$200.00.

a. Belva Lockwood Lane – B. Myers reported the Village of Owego Board voted in favor of taking ownership of this road. B. Myers reported a public hearing is scheduled for 10/16/17. B. Myers reported J. Meagher is working on deed.

H. Distributed Sun –

1. Update – B. Myers reported the tariffs passed and the project is anticipated to commence in Spring 2018.

5. **Old Business – B. Myers**

A. Public Authority Accountability Act

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

a. **3rd Quarter Review** – B. Myers reported he will schedule the 3rd quarter review with Jan Nolis.

2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli) –

b. Nothing new to report

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

a. **2018-2022 Operating Budget** – B. Myers reported the 2018-2022 operating budget was sent to the IDA Board on 9/14/17 for review/comments.

Motion to approve the 2018-2022 operating budget as presented.

(K. Gillette, A. Gowan)

Aye – 5 Abstain – 0

No – 0 Carried

b. **Community Bank Electronic Collateral** - B. Myers reported he received a memo from Community Bank regarding their request to update collateral on a daily basis.

Motion to approve Community Bank's electronic collateral request for updating on a daily basis (R. Kelsey, K. Dougherty)

Aye – 5 Abstain – 0

No – 0 Carried

B. Housing Study

1. Update – B. Myers reported approximately 70% of the large employers participated in the employee surveys and this data has been provided to the consultants. The consultants will be meeting with the school districts, local municipalities, realtors, and developers.

C. E-Site -

1. Update – B. Myers reported the Army Corp of Engineers (ACOE) did a site visit on 9/27/17. B. Myers reported ACOE approved Fagan Engineers revised wetland map and indicated most likely there will be a 2:1 mitigation fee. B. Myers reported disturbance of $\frac{3}{4}$ – 1 acre is anticipated. B. Myers reported the pre-jurisdictional process will need to begin.

D. Lounsberry 19.8 Acres – Town of Nichols, NY

1. Update -

a. **Due-Diligence** – J. Meagher reported the due-diligence period is almost over.

i. **Wetland Delineation Map** – B. Myers reported Fagan Engineers has completed the wetland delineation map and recommended staying 20 feet away from the defined area.

E. Strategic Plan – B. Myers reported the draft is completed and will be reviewed with Chairperson Kelsey.

F. Railroad Leases – B. Myers provided a handout and photos regarding the railroad leases and identified the following:

- **Ward & VanScoy** – This lease expired in 2005. This parcel is 1900 sq. ft. and has a building on the premises used for warehousing. This parcel is located in Berkshire. The annual lease amount is \$281.65.
- **William Wunder** – This lease expired in 2002. This parcel has a small shed and vehicle on the premises. The annual lease amount is \$390.00.
- **Enterprise Products** – This lease expired. This 2.03-acre parcel is located in Harford and is used for a kerosene staging area. The annual lease amount is \$315.00. Due to the nature of the usage, B. Myers recommended renegotiating an increased annual lease. B. Myers will send expired lease to J. Meagher for review/recommendation. B. Myers will inquire with Steve May as to when the kerosene staging area was erected.

Board members inquired as to the benchmark that is being used for the annual leases. Board members requested B. Myers obtain tax map information for all parcels.

J. Bellis departed the meeting at 5:38 p.m.

G. ED&P Update - L. Tinney reported the County had an agreement with Tioga County Cornell Cooperative Extension for an Agriculture Specialist position. L. Tinney reported the County financially contributed \$25,000 towards the salary of this position for the purpose of implementing the Ag & Farmland Protection Plan. Due to the differing philosophy of Tioga County and CCE, L. Tinney reported the County recently decided to terminate this relationship and the Legislature agreed to keep the \$25,000 in the ED&P 2018 budget to hire a permanent, part-time County position. L. Tinney inquired as to whether the IDA Board has any interest in contributing and partnering with ED&P on this position. L. Tinney reported she initially approached the County with the request for a full-time position, however, they were not in favor of such request. L. Tinney reported the County's funding will provide for a part-time position working 17 hours per week for an annual salary of \$19,500 or hourly wage of \$21.35, as the remaining \$5,500 is estimated for employer fringe costs. L. Tinney reported she is unsure as to what kind of interest or competitiveness this position will bring. A. Gowan expressed concern regarding IDA responsibility of paying another employee. L. Tinney reported ED&P would not be able to advertise, recruit or hire the position until January 2018, therefore, there is time to refine the details of the position and job description. L. Tinney reported she anticipates an advisory oversight committee regarding this position, as other entities such as Soil & Water would benefit from the position. A. Gowan inquired as to whether Soil & Water is partnering and contributing towards the position in return of the benefit provided.

6. **PILOT Updates – B. Myers**

A. 2017-2018 School/Library Payments – B. Myers reported this process is ongoing.

B. Ameresco’s PILOT Application -

Motion to acknowledge Ameresco’s PILOT application and authorization to hold a public hearing (T. Monell, K. Dougherty)

Aye – 5 Abstain – 0
No – 0 Carried

7. **New Business – B. Myers**

A. iPad/Desktop Purchase – B. Myers reported the IDA office computer/laptop is aging out, therefore, obtained a quote of \$650.00 from the County’s IT Department for an iPad with keyboard. B. Myers reported he would also need to replace the desk top computer in the office. B. Myers reported this year’s budget has \$1,500 for said purchases. T. Monell reported it is important to get an iPad with network connectivity. R. Kelsey inquired as to whether B. Myers has an IDA issued cell phone and he does not. Question was raised as to whether it would be better to have a cell phone versus the iPad. B. Myers will research viable options for cell phone and iPad.

M. Freeze departed meeting @ 5:51 p.m.

B. Depot St. Property (Richford) – B. Myers reported he received an inquiry from Town of Richford Supervisor, Charles Davis, regarding whether the IDA would be interested in selling or renting a piece of property for the Richford post office project. B. Myers reported no offers have been discussed at this time. B. Myers reported he will contact Steve May to determine if he has a need for this property.

8. **Approval of Minutes –**

A. September 13, 2017 Regular Meeting Minutes

Motion to approve the September 13, 2017 Regular Board Meeting minutes (T. Monell, K. Gillette)

Aye – 5 Abstain – 0
No – 0 Carried

B. September 13, 2017 Finance Committee Meeting Minutes

Motion to approve the September 13, 2017 Loan Committee Meeting minutes (T. Monell, K. Gillette)

Aye – 5 Abstain – 0
No – 0 Carried

9. **Financial Reports –**

A. Reports – B. Myers reported the financial reports reflect the PILOT payments, WTC pass through funds, and the payment to LDG for Project Freehold.

1. **Balance Sheet –**

2. **Profit & Loss –**

3. **Transaction Detail –**

4. **Quarterly Operating Report -**

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

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 income is down from this time last year.
- b. NYS DOT Bridge Inspection – Waiver Forthcoming** – B. Myers reported the IDA is still not in receipt of the waiver for cleaning and removing of sediment in the creek.
- c. Propane Rail Tanks** – As a follow-up to last month’s inquiry, B. Myers confirmed with Steve May the propane rail tanks sitting on the tracks are empty.

B. Loan Program – B. Myers

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

- a. Elston Update** – B. Myers reported a ribbon cutting is scheduled for 10/14/17.
- b. Ford Update** – B. Myers reported the closing is scheduled for 10/6/17.
- c. Committee Meeting** – B. Myers reported a Loan Committee meeting will be scheduled for November.

11. Executive Session –

Motion to move into Executive Session at 6:04 p.m. pursuant to Public Officers Law Section 105 to discuss financial, property acquisitions, and individual personnel matters. (K. Dougherty, T. Monell)

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

Motion to exit Executive Session at 6:38 p.m. (T. Monell, K. Dougherty)

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

Motion to authorize purchase of Hess Property and conclude the due-diligence. (T. Monell, A. Gowan)

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

Motion to authorize IDA Chairperson to purchase the 10-acre Town of Nichols parcel at \$25,000 per acre and share any profits net of expenses with the Town of Nichols. (T. Monell, K. Gillette)

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

13. Next Meeting – Wednesday, November 1, 2017

14. Adjournment –

Motion to adjourn at 6:40 p.m. (T. Monell, K. Dougherty)

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

Tioga County Industrial Development Agency

Balance Sheet

As of October 31, 2017

10/27/17

Accrual Basis

	Oct 31, 17	Oct 31, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	88,483.50	108,841.84	-20,358.34
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,399.41	40,380.97	18.44
TSB- IRP 2016 (Formerly IRP 4)	251,628.23	412,731.14	-161,102.91
TSB- RBEG	205,500.67	205,443.49	57.18
TSB- marketing	1,496.89	1,496.48	0.41
Total USDA Funds	499,025.20	660,052.08	-161,026.88
Total Restricted Cash Accounts	599,509.07	780,894.29	-181,385.22
CCTC- CDs			
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	820,076.94	10,388.07
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	54.18	0.00	54.18
TSB-Crown Cork and Seal	147.05	0.00	147.05
Community- BestBuy PILOT Acct.	62.77	52.51	10.26
Total Temporarily Restricted Cash Acc	264.00	52.51	211.49
Unrestricted Cash Accounts			
TSB- checking	874,784.33	2,047,117.92	-1,172,333.59
TSB- general fund	125,192.11	125,100.50	91.61
Total Unrestricted Cash Accounts	999,976.44	2,172,218.42	-1,172,241.98
Total Checking/Savings	2,430,214.52	3,773,242.16	-1,343,027.64
Other Current Assets			
Accounts Receivable 1300.01	373,317.60	443,717.65	-70,400.05
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-03-C	13,320.00	0.00	13,320.00
Loan Rec - 2017-02-C	35,614.83	0.00	35,614.83
Loan Rec - 2016-03-C	16,134.96	19,416.72	-3,281.76
Loan Rec - 2016-02-C	38,888.96	46,527.80	-7,638.84
Loan Rec - 2016-01-C	8,254.68	10,089.00	-1,834.32
Loan Rec - 2015-06-C	18,658.80	22,683.26	-4,024.46
Loan Rec - 2014-01-C	5,764.16	7,798.64	-2,034.48
Loan Rec - 2015-01-C	11,111.05	14,166.63	-3,055.58
Loan Rec - 2015-02-C	1,633.53	3,415.65	-1,782.12
Loan Rec - 2015-04-C	0.00	850.00	-850.00
Loan Rec - 2015-05-C	14,970.66	18,263.07	-3,292.41
Total Commercial Facade Loan Program	164,351.63	143,210.77	21,140.86
IRP 4			
Loan Rec 2017-05-A	21,639.27	0.00	21,639.27
Loan Rec 2017-04-A	39,274.42	0.00	39,274.42
Loan Rec 2017-03-A	19,268.11	0.00	19,268.11
Loan Rec 2017-02-A	93,556.96	0.00	93,556.96
Loan Rec 2017-01-A	23,679.61	0.00	23,679.61
Loan Rec 2016-01-A	30,341.87	37,682.66	-7,340.79
Loan Rec 2015-03-A	8,740.79	11,456.66	-2,715.87
Loan Rec 2013-02-A	3,423.15	5,801.20	-2,378.05
Loan Rec 2010-01-A	0.00	9,730.92	-9,730.92
Loan Rec 2009-02-A	53,251.58	55,651.58	-2,400.00
Total IRP 4	293,175.76	120,323.02	172,852.74
IRP 3			
Loan Rec 2013-01-A	4,937.45	9,369.91	-4,432.46
Loan Rec 2007-08-A	35,863.29	41,643.34	-5,780.05

Tioga County Industrial Development Agency
Balance Sheet
As of October 31, 2017

	Oct 31, 17	Oct 31, 16	\$ Change
Total IRP 3	40,800.74	51,013.25	-10,212.51
IRP 2			
Loan Rec 2012-08-A	0.00	22,783.10	-22,783.10
Loan Rec 2011-03-A	49,055.03	59,386.88	-10,331.85
Total IRP 2	49,055.03	82,169.98	-33,114.95
Total Other Current Assets	885,700.76	805,434.67	80,266.09
Total Current Assets	3,315,915.28	4,578,676.83	-1,262,761.55
Fixed Assets			
Asset WWTP	2,899,623.29	1,818,120.65	1,081,502.64
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			
Hess	27,556.66	0.00	27,556.66
Land-Louns - Other	139,612.53	507.52	139,105.01
Total Land-Louns	167,169.19	507.52	166,661.67
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	4,546,516.47	3,318,995.71	1,227,520.76
Other Assets			
HUD Loan Program			
L/R 2014-01-A	104,181.14	126,695.79	-22,514.65
L/R 2012-06-A	0.00	61,126.89	-61,126.89
L/R 2009-04-A	44,932.13	66,408.10	-21,475.97
Total HUD Loan Program	149,113.27	254,230.78	-105,117.51
Total Other Assets	149,113.27	254,230.78	-105,117.51
TOTAL ASSETS	8,011,545.02	8,151,903.32	-140,358.30
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	10,914.40	-10,914.40
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
CNYOG			
Library Tax - CNYOG	0.00	0.01	-0.01
School- CNYOG	0.00	-0.03	0.03
CNYOG - Other	0.00	-0.01	0.01
Total CNYOG	0.00	-0.03	0.03
Best Buy PP	0.00	-52.85	52.85
Hadco			
School- Hadco	0.00	-0.01	0.01
Total Hadco	0.00	-0.01	0.01
Rynone			
Town- Rynone	0.00	-0.01	0.01

Tioga County Industrial Development Agency

Balance Sheet

As of October 31, 2017

10/27/17

Accrual Basis

	Oct 31, 17	Oct 31, 16	\$ Change
Total Rynone	0.00	-0.01	0.01
Total PILOT Payments	0.00	-52.90	52.90
Total Other Current Liabilities	1,385.70	11,935.30	-10,549.60
Total Current Liabilities	1,385.70	15,470.30	-14,084.60
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	104,186.23	126,695.79	-22,509.56
2012-06-A	0.00	61,126.89	-61,126.89
2009-04-A	44,932.13	66,408.10	-21,475.97
Total Tioga County HUD prog	149,118.36	254,230.78	-105,112.42
Total Long Term Liabilities	826,138.81	969,375.92	-143,237.11
Total Liabilities	827,524.51	984,846.22	-157,321.71
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	5,752,846.17	3,262,608.70	2,490,237.47
Net Income	24,871.71	2,194,041.10	-2,169,169.39
Total Equity	7,184,020.51	7,167,057.10	16,963.41
TOTAL LIABILITIES & EQUITY	8,011,545.02	8,151,903.32	-140,358.30

Tioga County Industrial Development Agency
Profit & Loss
 October 2016 through October 2017

	Oct '16 - Oct 17	Oct '15 - Oct 16	\$ Change
Ordinary Income/Expense			
Income			
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	0.00	934,199.55	-934,199.55
WWTP - Other	0.00	430.15	-430.15
Total WWTP	0.00	934,629.70	-934,629.70
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
Loan Interest Income			
IRP 2			
2012-08-A	284.78	1,384.52	-1,099.74
2011-03-A	2,985.65	3,240.88	-255.23
2011-01-A	0.00	333.74	-333.74
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	3,270.43	5,247.53	-1,977.10
IRP 3			
2013-01-A	367.54	539.75	-172.21
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,678.58	3,087.61	-409.03
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,046.12	3,643.68	-597.56
IRP 4			
2017-04-A	804.42	0.00	804.42
2017-03-A	210.81	0.00	210.81
2017-05-A	236.33	0.00	236.33
2017-01-A	359.61	0.00	359.61
2017-02-A	1,042.46	0.00	1,042.46
2016-01-A	1,876.90	702.06	1,174.84
2015-03-A	569.92	593.77	-23.85
2013-02-A	267.72	429.02	-161.30
2010-01-A	162.81	924.16	-761.35
2009-03-A	0.00	234.30	-234.30
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	5,530.98	2,850.23	2,680.75
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
Total Loan Interest Income	11,847.53	21,581.58	-9,734.05
Loan Program Fee			
Facade	947.50	1,751.40	-803.90
IRP 3	0.00	150.00	-150.00
IRP 4	1,482.88	700.00	782.88
Loan Program Fee - Other	1,435.00	0.00	1,435.00
Total Loan Program Fee	3,865.38	2,601.40	1,263.98
Loan Late Fee			
2015-03 - 2015-03-A	28.07	67.64	-39.57
2012-08	0.00	15.00	-15.00
Total Loan Late Fee	28.07	82.64	-54.57
Loan Administrative Fee			
IRP 2	0.00	950.76	-950.76
IRP 3	0.00	1,591.63	-1,591.63
IRP 4	560.97	977.75	-416.78
Total Loan Administrative Fee	560.97	3,520.14	-2,959.17
Program Fees	882.80	0.00	882.80
4030 - Contributions Income			
4050 - Restricted	2,500.00	0.00	2,500.00

Tioga County Industrial Development Agency

Profit & Loss

October 2016 through October 2017

	Oct '16 - Oct 17	Oct '15 - Oct 16	\$ Change
Total 4030 · Contributions Income	2,500.00	0.00	2,500.00
4110 · Grants			
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
Total 4110 · Grants	470,482.50	167,287.46	303,195.04
Interest Income-			
Community- Facade Improvement	50.05	82.07	-32.02
CCTC Loan Loss Reserve Account	20.15	21.93	-1.78
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	286.74	4,120.38
Community- Lounsberry	90.98	59.26	31.72
TSB- checking	979.31	705.95	273.36
TSB-general fund	100.11	1,068.36	-968.25
TSB- IRP 2	0.00	27.41	-27.41
TSB- IRP 3	0.00	49.85	-49.85
TSB- IRP 4	184.80	75.89	108.91
TSB- RBEG	62.49	67.96	-5.47
TSB- marketing	0.45	0.51	-0.06
Total Interest Income-	11,876.41	6,578.72	5,297.69
Leases/Licenses			
Swartwood	600.00	0.00	600.00
RR leases	10,665.54	11,337.62	-672.08
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,679.65	11,337.62	342.03
OHRy			
freight	137,917.90	173,125.95	-35,208.05
Total OHRy	137,917.90	173,125.95	-35,208.05
4170 · PILOT Program Fees			
Two Plus Four	2,500.00	0.00	2,500.00
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	1,103,934.00	1,153,335.70	-49,401.70
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
Total 4170 · PILOT Program Fees	1,123,720.45	1,773,028.27	-649,307.82
Sale of Property	3,014.07	0.00	3,014.07
Total Income	1,789,840.13	2,926,302.92	-1,136,462.79
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	-344,007.48	0.00	-344,007.48
Marketing	602.13	490.38	111.75
Waverly Trade Center DOT Grant	470,482.50	92,287.46	378,195.04
Tioga Industrial Park Corporate Drive	0.00	10.00	-10.00

Tioga County Industrial Development Agency

Profit & Loss

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	Oct '16 - Oct 17	Oct '15 - Oct 16	\$ Change
Total Tioga Industrial Park	0.00	10.00	-10.00
Education			
Myers	0.00	0.00	0.00
Total Education	0.00	0.00	0.00
Loan Admin Fee			
IRP 2	0.00	1,098.81	-1,098.81
IRP 3	0.00	1,443.58	-1,443.58
IRP 4	560.97	977.75	-416.78
Total Loan Admin Fee	560.97	3,520.14	-2,959.17
Loan Program Expense			
Marketing	0.00	1,052.50	-1,052.50
Loan Program Expense - Other	196.75	150.35	46.40
Total Loan Program Expense	196.75	1,202.85	-1,006.10
Bad Debts	0.00	-40,000.00	40,000.00
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	85.00	290.87	-205.87
Total 6120 · Bank Service Charges	268.42	347.96	-79.54
conference	2,500.00	750.00	1,750.00
Copies	175.10	103.91	71.19
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	435.00	210.00	225.00
E=mt3			
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	0.00	850.00	-850.00
E=mt3 - Other	5,000.00	250.00	4,750.00
Total E=mt3	12,000.00	15,629.00	-3,629.00
Employee benefit			
IRA Company Match	1,538.10	219.24	1,318.86
IRA	1,209.24	597.36	611.88
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	2,747.34	816.60	1,930.74
6180 · Insurance			
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)	125.00	125.00	0.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
Employee Health (SSA)	0.00	690.71	-690.71
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
Total 6180 · Insurance	35,222.99	34,281.24	941.75
6200 · Interest Expense			
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
Total 6220 · Loan Interest	0.00	4,908.12	-4,908.12
6200 · Interest Expense - Other	7,151.45	12,460.94	-5,309.49

Tioga County Industrial Development Agency

Profit & Loss

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10/27/17

Accrual Basis

	Oct '16 - Oct 17	Oct '15 - Oct 16	\$ Change
Total 6200 · Interest Expense	7,151.45	17,369.06	-10,217.61
Lounsberry land	0.00	-10,700.00	10,700.00
6550 · Office Supplies			
other	204.64	150.32	54.32
stationary	135.00	193.00	-58.00
ink cartridges	232.42	475.49	-243.07
6550 · Office Supplies - Other	90.54	323.76	-233.22
Total 6550 · Office Supplies	662.60	1,142.57	-479.97
6560 · Payroll Expenses			
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	60,265.71	57,560.87	2,704.84
Total 6560 · Payroll Expenses	61,574.61	57,560.87	4,013.74
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	-44.70	44.70
Total PILOT Program Expenses	706.00	182.98	523.02
6250 · Postage and Delivery	248.40	234.92	13.48
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	922.50	-922.50
Haskell	8,164.00	8,092.00	72.00
Tinney	15,000.00	0.00	15,000.00
Total Administrative Services	23,164.00	9,014.50	14,149.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis payroll	1,703.75	0.00	1,703.75
Total Jan Nolis	1,703.75	0.00	1,703.75
Total 6650 · Accounting	11,203.75	9,500.00	1,703.75
6655 · Consulting	0.00	300.00	-300.00
6280 · Legal Fees			
Loan Program Fees	822.50	3,658.00	-2,835.50
Monthly Fees	6,446.00	30,850.50	-24,404.50
6280 · Legal Fees - Other	19,831.40	-3,965.00	23,796.40
Total 6280 · Legal Fees	27,099.90	30,543.50	-3,443.60
6270 · Professional Fees - Other	10,714.50	2,059.96	8,654.54
Total 6270 · Professional Fees	72,182.15	51,417.96	20,764.19
6670 · Program Expense			
Façade Improvement Loan Program	0.00	415.00	-415.00
Total 6670 · Program Expense	0.00	415.00	-415.00
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
Recording fees	915.50	135.50	780.00
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
Total 6300 · Repairs	0.00	31.25	-31.25

Tioga County Industrial Development Agency

Profit & Loss

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October 2016 through October 2017

Accrual Basis

	Oct '16 - Oct 17	Oct '15 - Oct 16	\$ Change
6770 · Supplies			
6780 · Marketing	75.00	325.00	-250.00
6770 · Supplies - Other	259.32	0.00	259.32
Total 6770 · Supplies	334.32	325.00	9.32
6340 · Telephone	0.00	123.13	-123.13
6350 · Travel & Ent			
6370 · Meals	133.97	70.35	63.62
6380 · Travel	2,761.76	465.08	2,296.68
Total 6350 · Travel & Ent	2,895.73	535.43	2,360.30
Total Expense	351,633.92	254,133.81	97,500.11
Net Ordinary Income	1,438,206.21	2,672,169.11	-1,233,962.90
Other Income/Expense			
Other Income			
TSB- CCS	101.25	0.00	101.25
Total Other Income	101.25	0.00	101.25
Net Other Income	101.25	0.00	101.25
Net Income	1,438,307.46	2,672,169.11	-1,233,861.65

Tioga County Industrial Development Agency Transaction Detail by Account October 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	10/5/2017		Facade Loan ...	148.51	148.51
Check	10/6/2017	1038	VOID: Ford Fa...	0.00	148.51
Check	10/6/2017	1039	Ford Facade R...	-80.00	68.51
Deposit	10/10/2017		Facade Loan ...	299.31	367.82
Deposit	10/11/2017		Facade Loan ...	710.27	1,078.09
Deposit	10/12/2017		Deposit	200.00	1,278.09
Deposit	10/13/2017		Loan Pmt	152.86	1,430.95
Check	10/20/2017	1040	Ford Facade L...	-13,320.00	-11,889.05
Deposit	10/26/2017		Facade Loan ...	273.48	-11,615.57
Total Community- Facade Improvement				-11,615.57	-11,615.57
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	10/3/2017		Loan Pmt	2,840.49	2,840.49
Deposit	10/5/2017		Loan Pmt	655.89	3,496.38
Deposit	10/10/2017		Loan Pmt	728.81	4,225.19
Deposit	10/11/2017		Loan Pmt	1,088.88	5,314.07
Deposit	10/12/2017		Loan Pmt	547.84	5,861.91
Deposit	10/26/2017		Loan Pmt	240.00	6,101.91
Total TSB- IRP 2016 (Formerly IRP 4)				6,101.91	6,101.91
Total USDA Funds				6,101.91	6,101.91
Total Restricted Cash Accounts				-5,513.66	-5,513.66
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Check	10/20/2017	2025	2017-2018 Sc...	-4,506.90	-4,506.90
Total TSB-Owego Gardens				-4,506.90	-4,506.90
TSB-Crown Cork and Seal					
Check	10/20/2017	2023	2017-2018 Sc...	-190,645.82	-190,645.82
Check	10/20/2017	2024	2016-2017 Libr...	-64.77	-190,710.59
Total TSB-Crown Cork and Seal				-190,710.59	-190,710.59
Community- BestBuy PILOT Acct.					
Deposit	10/19/2017		Deposit	3,514.93	3,514.93
Check	10/20/2017	1270	2017-2018 Sc...	-397,716.80	-394,201.87
Total Community- BestBuy PILOT Acct.				-394,201.87	-394,201.87
Total Temporarily Restricted Cash Acc				-589,419.36	-589,419.36
Unrestricted Cash Accounts					
TSB- checking					
Deposit	10/3/2017		PILOT Pmt	12,146.47	12,146.47
Deposit	10/3/2017		RR Lease	225.30	12,371.77
Check	10/4/2017	5906	2017-2018 Sc...	-16,375.84	-4,004.07
Check	10/4/2017	5907	2017 3rd Quart...	-31.01	-4,035.08
Check	10/4/2017	5908	L. Tinney Octo...	-1,500.00	-5,535.08
Check	10/4/2017	5909	Administrative ...	-628.00	-6,163.08
Check	10/4/2017	X	September 2017	-1,331.08	-7,494.16
Check	10/4/2017	X	Sept 2017	-206.78	-7,700.94
Check	10/4/2017	5910	Bryant R. Myer...	-258.48	-7,959.42
Check	10/4/2017	5911	Legal Fees Se...	-4,442.90	-12,402.32
Deposit	10/5/2017		HUD Rec	4,243.54	-8,158.78
Deposit	10/5/2017		PILOT Pmt	12,674.02	4,515.24
Deposit	10/5/2017		PILOT Pymt	9,716.78	14,232.02
Deposit	10/6/2017		Deposit	2,901,230.95	2,915,462.97
Deposit	10/7/2017		RR Income	6,457.60	2,921,920.57
Check	10/10/2017	5912		-12,674.01	2,909,246.56
Check	10/10/2017	5913	Hess Archeo S...	-460.35	2,908,786.21
Check	10/10/2017	5914	3rd Quarter Fi...	-180.00	2,908,606.21
Check	10/10/2017	5915	9/23- 10/6/17	-1,485.07	2,907,121.14
Deposit	10/11/2017		Deposit	225.30	2,907,346.44
Check	10/20/2017	5916	2017-2018 Sc...	-3,019,650.60	-112,304.16
Check	10/20/2017	5917	October 2017 ...	-4,243.54	-116,547.70

Tioga County Industrial Development Agency Transaction Detail by Account October 2017

Type	Date	Num	Memo	Amount	Balance
Check	10/24/2017	5918	IEDC Real Est...	-780.00	-117,327.70
Check	10/24/2017	5919	10/8-10/21/2017	-1,485.07	-118,812.77
Check	10/24/2017	5920	San Diego Flig...	-706.05	-119,518.82
Check	10/25/2017	X	Oct 2017	-206.78	-119,725.60
Deposit	10/27/2017		PILOT App Fee	2,500.00	-117,225.60
Total TSB- checking				-117,225.60	-117,225.60
Total Unrestricted Cash Accounts				-117,225.60	-117,225.60
Commercial Facade Loan Program					
Loan Rec - 2017-03-C					
Check	10/20/2017	1040	Ford Facade L...	13,320.00	13,320.00
Total Loan Rec - 2017-03-C				13,320.00	13,320.00
Loan Rec - 2017-02-C					
Deposit	10/11/2017	3331	October Facad...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
Loan Rec - 2016-03-C					
Deposit	10/26/2017	6672	Facade Loan ...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-01-C					
Deposit	10/13/2017	726	October 2017 ...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
Loan Rec - 2014-01-C					
Deposit	10/11/2017	70005	October Facad...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-02-C					
Deposit	10/5/2017	1404...	October 2017 ...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Loan Rec - 2015-05-C					
Deposit	10/10/2017	7327	October 2017 ...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				11,735.57	11,735.57
IRP 4					
Loan Rec 2017-05-A					
Deposit	10/5/2017	2102...	October 2017 ...	-374.12	-374.12
Total Loan Rec 2017-05-A				-374.12	-374.12
Loan Rec 2017-03-A					
Deposit	10/3/2017	19500	October 2017 ...	-148.09	-148.09
Total Loan Rec 2017-03-A				-148.09	-148.09
Loan Rec 2017-02-A					
Deposit	10/3/2017	9331	October 2017 ...	-1,299.48	-1,299.48
Total Loan Rec 2017-02-A				-1,299.48	-1,299.48
Loan Rec 2017-01-A					
Deposit	10/26/2017	1007	November 201...	-190.22	-190.22
Total Loan Rec 2017-01-A				-190.22	-190.22
Loan Rec 2016-01-A					
Deposit	10/3/2017	9332	October 2017 ...	-625.82	-625.82
Total Loan Rec 2016-01-A				-625.82	-625.82
Loan Rec 2015-03-A					
Deposit	10/12/2017	1083	September 20...	-230.57	-230.57
Deposit	10/12/2017	1083	October 2017 ...	-231.53	-462.10
Total Loan Rec 2015-03-A				-462.10	-462.10
Loan Rec 2013-02-A					
Deposit	10/5/2017	2093	October 2017 ...	-220.71	-220.71

Tioga County Industrial Development Agency Transaction Detail by Account October 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Rec 2013-02-A				-220.71	-220.71
Total IRP 4				-3,320.54	-3,320.54
IRP 3					
Loan Rec 2013-01-A					
Deposit	10/3/2017	2100...	October 2017 ...	-377.88	-377.88
Total Loan Rec 2013-01-A				-377.88	-377.88
Loan Rec 2007-08-A					
Deposit	10/10/2017	7326	October 2017 ...	-539.21	-539.21
Total Loan Rec 2007-08-A				-539.21	-539.21
Total IRP 3				-917.09	-917.09
IRP 2					
Loan Rec 2011-03-A					
Deposit	10/11/2017	3332	October 2017 ...	-880.81	-880.81
Total Loan Rec 2011-03-A				-880.81	-880.81
Total IRP 2				-880.81	-880.81
Land-Louns					
Hess					
Check	10/10/2017	5913	Hess Archeo S...	460.35	460.35
Total Hess				460.35	460.35
Total Land-Louns				460.35	460.35
HUD Loan Program					
L/R 2014-01-A					
Deposit	10/5/2017	62265	October 2017 ...	-2,051.16	-2,051.16
Total L/R 2014-01-A				-2,051.16	-2,051.16
L/R 2009-04-A					
Deposit	10/5/2017	62264	October 2017 ...	-1,814.34	-1,814.34
Total L/R 2009-04-A				-1,814.34	-1,814.34
Total HUD Loan Program				-3,865.50	-3,865.50
Interest Payable					
L/P 2014-01-A Interest					
Deposit	10/5/2017	62265	October 2017 l...	-261.17	-261.17
Check	10/20/2017	5917	Oct. 2017 Int ...	261.17	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2009-04-A Interest					
Deposit	10/5/2017	62264	October 2017 l...	-116.87	-116.87
Check	10/20/2017	5917	Oct. 2017 Int ...	116.87	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
PILOT Payments					
Midwestern Pet Foods, Inc.					
School					
Check	10/4/2017	5906	2017-2018 Sc...	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
Crown Cork and Seal					
Deposit	10/5/2017	X	2017-2018 Libr...	-9,716.78	-9,716.78
Check	10/20/2017	5916	2017-2018 Sc...	9,716.78	0.00
Check	10/20/2017	2023	2017-2018 Sc...	190,645.82	190,645.82
Check	10/20/2017	2024	2016-2017 Libr...	64.77	190,710.59
Total Crown Cork and Seal				190,710.59	190,710.59

Tioga County Industrial Development Agency
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Type	Date	Num	Memo	Amount	Balance
Nichols Cross Dock					
Check	10/20/2017	5916	2017-2018 Sc...	80.97	80.97
Total Nichols Cross Dock				80.97	80.97
Owego Gardens Library					
Deposit	10/3/2017	39938	2017 Library T...	-35.82	-35.82
Check	10/20/2017	5916	2017-2018 Sc...	35.82	0.00
Total Library				0.00	0.00
Owego Gardens - Other					
Check	10/20/2017	2025	2017-2018 Sc...	4,506.90	4,506.90
Total Owego Gardens - Other				4,506.90	4,506.90
Total Owego Gardens				4,506.90	4,506.90
School - 231 Main Street					
Check	10/20/2017	5916	2017-2018 Libr...	113.45	113.45
Check	10/20/2017	5916	2017-2018 Sc...	4,833.28	4,946.73
Total School - 231 Main Street				4,946.73	4,946.73
Tioga Downs Racetrack					
Deposit	10/5/2017	2103...	2017-2018 Sc...	-8,483.69	-8,483.69
Deposit	10/5/2017	2103...	2017-2018 Libr...	-59.50	-8,543.19
Deposit	10/5/2017	2103...	2017-2018 Sc...	-4,045.70	-12,588.89
Deposit	10/5/2017	2103...	2017-2018 Libr...	-85.13	-12,674.02
Check	10/10/2017	5912	Phase 1 2017-...	8,543.19	-4,130.83
Check	10/10/2017	5912	Phase 2 2017-...	4,130.82	-0.01
Total Tioga Downs Racetrack				-0.01	-0.01
Library - Lockheed					
Check	10/20/2017	5916	2017-2018 Libr...	6,956.15	6,956.15
Total Library - Lockheed				6,956.15	6,956.15
CNYOG					
Deposit	10/6/2017	1261...	2017-2018 Sc...	-2,628,773.47	-2,628,773.47
Deposit	10/6/2017	1261...	2018-2018 Sc...	-242,973.11	-2,871,746.58
Deposit	10/6/2017	1261...	2017-2018 Libr...	-24,921.70	-2,896,668.28
Deposit	10/6/2017	1261...	2017-2018 Libr...	-4,562.67	-2,901,230.95
Check	10/20/2017	5916	2017-2018Sch...	2,399,183.54	-502,047.41
Check	10/20/2017	5916	2017-2018 Libr...	22,526.52	-479,520.89
Check	10/20/2017	5916	2017-2018 Sc...	229,589.95	-249,930.94
Check	10/20/2017	5916	2017-2018 Libr...	2,395.20	-247,535.74
Check	10/20/2017	5916	2017-2018 Sc...	242,973.11	-4,562.63
Check	10/20/2017	5916	2017-2018 Libr...	4,562.67	0.04
Total CNYOG				0.04	0.04
Best Buy PP Library					
Deposit	10/19/2017	8155...	2017-2018 Libr...	-3,514.93	-3,514.93
Check	10/20/2017	1270	2017-2018 Libr...	3,514.93	0.00
Total Library				0.00	0.00
Best Buy PP - Other					
Check	10/20/2017	1270	2017-2018 Sc...	394,201.87	394,201.87
Total Best Buy PP - Other				394,201.87	394,201.87
Total Best Buy PP				394,201.87	394,201.87
Hadco					
Check	10/20/2017	5916	2017-2018 Sc...	95,720.29	95,720.29
Check	10/20/2017	5916	2017-2018 Libr...	962.87	96,683.16
Total Hadco				96,683.16	96,683.16
Rynone School- Rynone					
Deposit	10/3/2017	6346	2017 School P...	-12,110.65	-12,110.65
Check	10/4/2017	5906	2017-2018 Sc...	12,110.65	0.00

Tioga County Industrial Development Agency Transaction Detail by Account October 2017

Type	Date	Num	Memo	Amount	Balance
Total School- Rynone				0.00	0.00
Total Rynone				0.00	0.00
Total PILOT Payments				702,351.59	702,351.59
Tioga County HUD prog					
2014-01-A					
Check	10/20/2017	5917	Oct. 2017 Prin ...	2,051.16	2,051.16
Total 2014-01-A				2,051.16	2,051.16
2009-04-A					
Check	10/20/2017	5917	Oct. 2017 Prin ...	1,814.34	1,814.34
Total 2009-04-A				1,814.34	1,814.34
Total Tioga County HUD prog				3,865.50	3,865.50
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	10/11/2017	3332	October 2017 I...	-208.07	-208.07
Total 2011-03-A				-208.07	-208.07
Total IRP 2				-208.07	-208.07
IRP 3					
2013-01-A					
Deposit	10/3/2017	2100...	October 2017 I...	-22.12	-22.12
Total 2013-01-A				-22.12	-22.12
2007-08-A					
Deposit	10/10/2017	7326	October 2017 I...	-189.60	-189.60
Total 2007-08-A				-189.60	-189.60
Total IRP 3				-211.72	-211.72
IRP 4					
2017-03-A					
Deposit	10/3/2017	19500	October 2017 I...	-40.45	-40.45
Total 2017-03-A				-40.45	-40.45
2017-05-A					
Deposit	10/5/2017	2102...	October 2017 I...	-45.88	-45.88
Total 2017-05-A				-45.88	-45.88
2017-01-A					
Deposit	10/26/2017	1007	November 201...	-49.78	-49.78
Total 2017-01-A				-49.78	-49.78
2017-02-A					
Deposit	10/3/2017	9331	October 2017 I...	-197.62	-197.62
Total 2017-02-A				-197.62	-197.62
2016-01-A					
Deposit	10/3/2017	9332	October 2017 I...	-129.03	-129.03
Total 2016-01-A				-129.03	-129.03
2015-03-A					
Deposit	10/12/2017	1083	September 20...	-38.35	-38.35
Deposit	10/12/2017	1083	October 2017 I...	-37.39	-75.74
Total 2015-03-A				-75.74	-75.74
2013-02-A					
Deposit	10/5/2017	2093	October 2017 I...	-15.18	-15.18
Total 2013-02-A				-15.18	-15.18
Total IRP 4				-553.68	-553.68

Tioga County Industrial Development Agency
Transaction Detail by Account
October 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Interest Income				-973.47	-973.47
Loan Program Fee					
Facade					
Deposit	10/12/2017	1239	Facade Loan ...	-100.00	-100.00
Deposit	10/12/2017	1240	Facade Loan ...	-100.00	-200.00
Total Facade				-200.00	-200.00
Total Loan Program Fee				-200.00	-200.00
Loan Late Fee					
2015-03 · 2015-03-A					
Deposit	10/12/2017	1083	September 20...	-10.00	-10.00
Total 2015-03 · 2015-03-A				-10.00	-10.00
Total Loan Late Fee				-10.00	-10.00
Leases/Licenses					
RR leases					
Deposit	10/3/2017	6180...	2017 RR Leas...	-225.30	-225.30
Deposit	10/11/2017	6186...	2018 RR Leas...	-225.30	-450.60
Total RR leases				-450.60	-450.60
Total Leases/Licenses				-450.60	-450.60
OHRy					
freight					
Deposit	10/7/2017	17690	August 2017 R...	-6,457.60	-6,457.60
Total freight				-6,457.60	-6,457.60
Total OHRy				-6,457.60	-6,457.60
4170 · PILOT Program Fees					
Two Plus Four					
Deposit	10/27/2017	0011...	Brick Pond Ap...	-2,500.00	-2,500.00
Total Two Plus Four				-2,500.00	-2,500.00
Total 4170 · PILOT Program Fees				-2,500.00	-2,500.00
conference					
Check	10/24/2017	5918	IEDC Real Est...	780.00	780.00
Total conference				780.00	780.00
Employee benefit					
IRA Company Match					
Check	10/4/2017	5910	Employer Cont...	129.24	129.24
Total IRA Company Match				129.24	129.24
IRA					
Check	10/4/2017	5910	Employee Con...	129.24	129.24
Total IRA				129.24	129.24
Total Employee benefit				258.48	258.48
6560 · Payroll Expenses					
Check	10/4/2017	X	September 2017	1,331.08	1,331.08
Check	10/4/2017	X	Sept 2017	206.78	1,537.86
Check	10/10/2017	5915	9/23-10/6/2017	1,485.07	3,022.93
Check	10/24/2017	5919	10/8-10/21/2017	1,485.07	4,508.00
Check	10/25/2017	X	Oct 2017	206.78	4,714.78
Total 6560 · Payroll Expenses				4,714.78	4,714.78
6250 · Postage and Delivery					
Check	10/4/2017	5907	2017 3rd Quart...	31.01	31.01
Total 6250 · Postage and Delivery				31.01	31.01
6270 · Professional Fees					
Administrative Services					

Tioga County Industrial Development Agency
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Type	Date	Num	Memo	Amount	Balance
Haskell					
Check	10/4/2017	5909	2017-September	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	10/4/2017	5908	L. Tinney Octo...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6650 · Accounting					
Jan Nolis payroll					
Check	10/10/2017	5914	3rd Quarter Fi...	180.00	180.00
Total payroll				180.00	180.00
Total Jan Nolis				180.00	180.00
Total 6650 · Accounting				180.00	180.00
6280 · Legal Fees					
Check	10/4/2017	5911	Legal Fees - S...	4,442.90	4,442.90
Total 6280 · Legal Fees				4,442.90	4,442.90
Total 6270 · Professional Fees				6,750.90	6,750.90
Recording fees					
Check	10/6/2017	1038	Ford Facade R...	0.00	0.00
Check	10/6/2017	1039	Ford Facade R...	80.00	80.00
Total Recording fees				80.00	80.00
6350 · Travel & Ent					
6380 · Travel					
Check	10/24/2017	5920	San Diego Flig...	706.05	706.05
Total 6380 · Travel				706.05	706.05
Total 6350 · Travel & Ent				706.05	706.05
TOTAL				0.00	0.00