



**Tioga County Industrial Development Agency  
April 4, 2018 • 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: T. Monell
    2. Guests:
      - a. B. Myers, C. Haskell, J. Meagher, L. Tinney
- 3. Privilege of the Floor – None**
- 4. Project Updates**
  - A. Crown Cork & Seal USA, Inc.
    1. Update:
    2. ESD – Nichols
  - B. Tioga Downs Racetrack, LLC Phase 4
    1. Update
  - C. Gateway Project
    1. Update
  - D. Project Freehold
    1. Update
  - E. Upstate Shredding
    1. Update
  - F. Owego Gardens 2
    1. Update
  - H. Ameresco
    1. Update
- 5. Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
      - a. 2017 Audit – Complete



2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
      - a. PARIS Report – Completed
    3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
      - a. None
  - B. Housing Study
    1. Update – Public Presentation April 11, 8:00pm Hubbard Auditorium
  - C. Lonsberry Property Purchases
    1. Jame Enterprises
    2. Town of Nichols
  - D. ED&P Update –
6. **PILOT Updates** – B. Myers
- A. Spencer-Tioga Solar, LLC (f/k/a SUN 8) – B. Myers/J. Meagher
    1. Update
    2. PILOT application vote
  - B. Best Buy PILOT Payment – B. Myers
7. **New Business** – B. Myers
- A. NV Historical Society Paint Request
8. **Approval of Minutes** –
- A. March 6, 2018 Audit Committee Minutes
  - B. March 7, 2018 Loan Committee Minutes
  - C. March 7, 2018 Regular Meeting Minutes
9. **Financial Reports** – B. Myers
- A. Reports
    1. Balance Sheet
    2. Profit & Loss
    3. Transaction Detail
10. **Reports**
- A. Railroad
    1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
      - a. Income to Date
  - B. Loan Program
    1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
      - a. Lovelass
11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
12. **Next Meeting – May 2, 2018**
13. **Adjourned**

## NEWARK VALLEY HISTORICAL SOCIETY

### PROPOSAL TO RE-PAINT DEPOT IN NEWARK VALLEY

**PROJECT:** Paint the exterior of the Depot to include the east and west sides, and both the north and south ends, as well as underneath the over-hangs of the roof using the same color as is currently on the Depot.

**REASON:** Although the windows and some of the trim have been painted recently, the rest of the Depot has not been painted in many years and is peeling in several places.

**REQUEST:** The Historical Society is requesting \$630 from the TC IDA to cover the cost of the paint and materials. The Historical Society will provide all the necessary labor to complete the project.

**COST ANALYSIS:** The exterior of Depot has 4,200 square feet of surface area. It is estimated to need 14 gallons of high quality, exterior paint for the project. The paint that has been recommended is Coronado by Benjamin Moore.

14 gallons paint @ \$45.75/gal = \$637.98 **minus 10% discount** = \$574.19  
Supplies: ie. Brushes, rollers and covers etc. estimated to cost = \$ 55.81

**TOTAL COST OF MATERIALS** **\$630.00**

#### **ESTIMATE OF LABOR NECESSARY** *(donated by NVHS)*

It is estimated to power wash, scrape and prepare the Depot surface for painting will take approximately 130 hours.

Value of donated labor: 130 hours x \$20.00/hour = \$2,600.

Submitted by Marcia Kiechle

PO Box 222  
Newark Valley, NY 13811

Phone: (607) 642-9516  
Fax: (607) 642-9516  
E-mail: nvhistory@stny.rr.com  
Website: nvhistory.org

*Why just study history, when you can live it?*





**Industrial Development Agency  
Audit Committee Agenda  
Economic Development and Planning Conference Room  
March 6, 2018, 4:00pm**

**DRAFT**

**I. Call to Order and Introductions**

**II. Attendance**

A. Gowan, K. Dougherty  
Excused: R. Kelsey

Guests: B. Myers, J. Nolis, A. Gallo, M. Colonna

**III. New Business**

[2017 Audited Financial Statements](#)

A. Gallo and M. Colonna presented the 2017 audited financial statements to the IDA audit committee. The 2017 audit resulted in an unmodified opinion. A few revisions are needed on the statement of cash flows as indicated by M. Colonna. M. Colonna also indicated that four loan confirmations and one bank confirmation is still outstanding. B. Myers said he would assist M. Colonna in getting the confirmations as soon as possible.

A motion was made by A. Gowan and seconded by K. Dougherty to recommend the TCIDA Board approve to 2017 audit contingent on the revisions to be made by Piaker and Lyons.

Aye – 2                      Abstain – 0

No – 0                        Carried.

**IV. Adjourned**



**Industrial Development Agency  
Loan Committee Agenda  
Economic Development and Planning Conference Room  
March 7, 2018, 11:00am  
Minutes**

**DRAFT**

**I. Call to Order and Introductions**

Meeting was called to order at 11:01am

**II. Attendance**

S. Thomas, A. Gowan, K. Dougherty (via phone) , R. Kelsey, D. Barton

Guests: B. Myers, T. Saraceno

**III. New Business**

**Façade Loan Application**

Hankey Loan Request (\$10,000.00): The loan committee reviewed the financials and loan project description and recommends to the IDA board that they approve this loan request. (D. Barton, S. Thomas)

Aye- 5 Abstain – 0

No - 0

**Paint Program**

B. Myers and T. Saraceno shared with the committee the progress of this effort. They asked that there be a cap placed at \$1,000.00 per project and the amount of the program be increased to \$7,500.00.

Motion to set the maximum per project at \$1,000.00 and increase the project fund to \$7,500.00 (A. Gowan, D. Barton)

Aye – 5 Abstain – 0

No – 0

**IV. Adjourned**



**Tioga County Industrial Development Agency**  
**March 7, 2018 • 4:30pm •**  
**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, K. Dougherty, T. Monell, K. Gillette (*arrived @ 4:32 p.m.*), J. Ceccherelli, M. Sauerbrey

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

2. Guests:

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

**3. Privilege of the Floor – None**

**4. Project Updates – B. Myers**

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

- 1. Update:
- 2. ESD – Nichols – B. Myers reported ESD updated the Grant Disbursement Agreement (GDA) to reflect actual grant amount of \$1,696,136.

**B. Tioga Downs Racetrack, LLC Phase 4**

- 1. Update – B. Myers reported Tioga Downs is hosting a job fair to recruit for various positions at the golf course, which is scheduled to open on 4/2/18.

**C. Gateway Project**

- 1. Update – B. Myers reported this project is progressing with work currently being done on the 3<sup>rd</sup> floor of the building.

**D. Project Freehold (Infill)**

- 1. Update – B. Myers reported NYS DEC has deemed the creek material does not qualify. B. Myers reported two sites have been identified and in the process of checking with J. Bellis on their eligibility. B. Myers reported a conference call with NYS DEC is expected to occur soon.

**E. Upstate Shredding**

- 1. Update – B. Myers reported the project is complete and a site visit was done on 2/16/18. ESD is working on putting the company's grant on the agenda for April. Waiting on information from the company.



**F. Owego Gardens**

1. Update

- a. Belva Lockwood Lane – Question raised as to whether the IDA has an obligation to give clear title. B. Myers reported Home Leasing has an easement. Question raised regarding financing.

**G. Owego Gardens 2**

- 1. Update – The IDA received a letter of support request for NYS Homes & Community Renewal (NYS HCR) grant funding application. B. Myers reported PILOT application has been sent and is anticipated to be received by end of March. B. Myers reported water remains an issue and the tank seems to be the most viable option. B. Myers reported multiple meters may be needed.

**Motion to approve letter of support request for Owego Gardens 2 grant funding application through NYS HCR. (K. Dougherty, M. Sauerbrey)**

Aye – 6      Abstain – 0  
No – 0      Carried

5. **Old Business – B. Myers**

**A. Public Authority Accountability Act**

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

- a. 2017 Audit –Piaker & Lyons presentation was held on 3/6/18. Piaker & Lyons issued an unmodified opinion. Piaker & Lyons needs to update statements of cash flows due to error on their part. IDA approval authorized subject to changes. Motion to approve audit contingent on the revisions by Piaker and Lyons (K. Dougherty, A. Gowan)  
Aye – 6      Abstain – 0  
No – 0      Carried

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

- a. PARIS Reporting – B. Myers reported the PARIS report is due by 3/31/18.

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

- a. Signature Cards – B. Myers is awaiting a few signatures in order to complete.

**B. Housing Study**

- 1. Update – Due to last week’s inclement weather, the Stakeholder’s presentation was rescheduled for 3/7/18 at 3:00 p.m. in the Hubbard Auditorium. Invitations to town and village municipal officials will be sent for the next presentation, which will also be open to the public.



**C. Lounsberry Property Purchases** – B. Myers requested approval to proceed with the wetland delineation, archeological study, and survey for these properties.

1. Jame Enterprises –
2. Town of Nichols –

**Motion to approve the wetland delineation, archeological study, and survey for the above-referenced Town of Nichols properties. (M. Sauerbrey K. Dougherty)**

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

**D. ED&P Update** - L. Tinney provided the following updated:

- Project Freehold – Meeting needs to be scheduled.
- Town of Nichols – Public Hearing needs to be scheduled for site plan review.
- REAP – ED&P providing assistance with restructuring their purpose/mission.
- Ag Economic Development Specialist – Process of interviewing candidates with one additional interview scheduled 3/8/18.
- Amish Farmers – ED&P assisted both families with STREDC low-interest loan for purchase of equipment and real estate.
- Gateway Project – Lease expected to be signed for Tourism Office to take occupancy.
- Village of Owego – ED&P assisting with NY Main Street application for portion of North Avenue.
- Restore NY – ED&P assisting the Village of Owego and Village of Waverly.
- Workforce Development Program – This new program is progressing.
- State Leads – Responded to three State leads, however, have received notification that ED&P did not receive one; waiting response for the other two.





- TEAM Tioga – Rolled out at the Tioga Co. Chamber Annual Dinner and will do so again at the upcoming Greater Valley Chamber of Commerce Dinner.
- Job Fair – ED&P participated in today’s job fair at the Owego Treadway with approximately 110 employers and 500 job seekers in attendance.

**6. PILOT Updates – B. Myers**

- A. 2018 Town, County, and Fire Bills** – All invoices have been paid.
- B. Spencer-Tioga Solar, LLC (f/k/a SUN 8) – B. Myers/J. Meagher** – Final numbers were not received until 2/13/18 and Cost Benefit Analysis was updated and all information was sent out on 2/14/18. B. Myers reported the Spencer-Van Etten School Board presentation was cancelled due to the weather, however, has been rescheduled for 3/8/18. Presentation made to the County Legislature on 2/22/18. Both the County Legislature and the Town of Spencer had questions and answers were provided. Public Hearing was held on 2/28/18 in the Town of Spencer. To date, B. Myers reported he has not received formal opposition or approval from the three taxing jurisdictions: Town of Spencer, Tioga County Legislature, Spencer-Van Etten School District. B. Myers will follow-up with all three entities.
- C. Best-Buy PILOT Payment** – B. Myers reported the Best Buy property assessment has decreased significantly. B. Myers will research the PILOT agreement and consult with the Town of Nichols assessor. B. Myers reported the PILOT payment is a lump sum of \$600,000 with no yearly increase. Of this amount, \$30,000 issued to the County.

**7. New Business –**

- A. Office Chair Purchase** – B. Myers reported the IDA office chair is in need of replacement and requested authorization for the \$258.43 purchase.  
**Motion to approve office chair purchase in the amount of \$258.43**  
**(A. Gowan, M. Sauerbrey )**  
Aye – 6            Abstain – 0  
No – 0             Carried

**8. Approval of Minutes –**

- A. February 12, 2018 Regular Meeting Minutes**  
**Motion to approve the February 12, 2018 regular meeting minutes, as written.**  
**(A. Gowan, K. Dougherty )**  
Aye – 6            Abstain – 0  
No – 0             Carried



**B. February 28, 2018 Public Hearing Minutes**

**Motion to approve the February 28, 2018 public hearing minutes, as written.**

**(J. Ceccherelli, M. Sauerbrey)**

**Aye – 6            Abstain – 0**

**No – 0            Carried**

9. **Financial Reports** – The financial reports reflect money in and out for the PILOT payments, otherwise no out of the ordinary activity reported.

**A. Reports**

*a.* **Balance Sheet**

*b.* **Profit & Loss**

*c.* **Transaction Detail**

**Motion to acknowledge financial statements (A. Gowan, M. Sauerbrey)**

**Aye – 6            Abstain – 0**

**No – 0            Carried**

10. **Reports**

**A. Railroad**

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

- a.* **Income to Date** – B. Myers reported the income from 2017 is approximately \$15,000 less than 2016.

**B. Loan Program –**

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

- a.* **Wakeup Waffles** – B. Myers reported Wakeup Waffles is still interested in loan financing, however, is pursuing grant funding first. Also, company is exploring possible partnership opportunities.
- b.* **Liberty Research** – Met with Liberty Research in February 2018 to re-visit last year’s loan request for upgrades to on-site water system. Waiting for company to provide additional requested information.



- c. *What's In Store/Kathy's Cakes*** – The Loan Committee met earlier today to review the façade loan request for Katherine and James Hankey for roof replacement and new signage installation at 187 Main Street, Owego, NY (former Angel's Diner) for a total project cost of \$11,851.32. The façade loan request is for \$10,000 at 0% interest for five years for a monthly payment of \$166.67. The Loan Committee recommended approval for this façade loan with the following terms/conditions:
- \$10,000 loan at 0% fixed interest for five (5) years (\$166.67/month)
  - Kathy and James Hankey shall provide unconditional personal guarantees.
  - Loan funds will be used to reimburse up to \$10,000 towards total project cost of \$11,851.32 for roof replacement/signage at 187 Main Street, Owego, NY.
  - Key person life Insurance on both Katherine and James Hankey for at least the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy equal to the amount of the declining loan balance.
  - Collateral includes 2<sup>nd</sup> security interest on the real property located at 187 Main Street, Owego, NY. The private lender will be in 1<sup>st</sup> position for \$40,000 loan.
  - All applicable local, state and federal requirements to apply.

**Motion to approve the Façade Loan request for Kathy and James (What's In Store/Kathy's Cakes) in the amount of \$10,000 with the terms/conditions noted, as recommended by the Loan Committee. (J. Ceccherelli, K. Dougherty)**

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



**d. Façade Paint Program** – The Loan Committee recommended establishing a limit of \$1,000 per applicant and increasing the available funds from \$5,000 to \$7,500 using revolved commercial façade funds. M. Sauerbrey inquired about having more than one paint vendor and suggested finding a vendor in the Village of Waverly.

**Motion to accept the Loan Committee’s recommendation of establishing a limit of \$1,000 per applicant and increasing the available funds from \$5,000 to \$7,500 through use of revolved commercial façade funds. (A. Gowan, M. Sauerbrey)**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

**11. Executive Session –**

**Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:30 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties. (M. Sauerbrey, J. Ceccherelli)**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

*M. Sauerbrey exited meeting at 5:45 p.m.*

Executive Session adjourned at 5:48 p.m.

**12. Next Meeting** – April 4, 2018 at 4:30 p.m. – Legislative Conference Room

**13. Adjournment** – A. Gowan motioned to adjourn the meeting at 5:48 p.m.

**Tioga County Industrial Development Agency**  
**Balance Sheet**  
**As of March 31, 2018**

	Mar 31, 18	Mar 31, 17	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	96,173.27	120,089.32	-23,916.05
CCTC- Industrial Park	11,995.37	12,000.37	-5.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,407.83	40,389.33	18.50
TSB- IRP 2016 (Formerly IRP 4)	211,249.47	405,734.52	-194,485.05
TSB- RBEG	205,506.53	205,469.34	37.19
TSB- marketing	1,477.07	1,496.66	-19.59
<b>Total USDA Funds</b>	<b>458,640.90</b>	<b>653,089.85</b>	<b>-194,448.95</b>
<b>Total Restricted Cash Accounts</b>	<b>566,809.54</b>	<b>785,179.54</b>	<b>-218,370.00</b>
<b>CCTC- CDs</b>			
Land Acquisition (879)	522,405.10	522,405.10	0.00
Capital Improvement (284)	308,059.91	308,059.91	0.00
<b>Total CCTC- CDs</b>	<b>830,465.01</b>	<b>830,465.01</b>	<b>0.00</b>
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	22,188.35	21,609.33	579.02
TSB-Crown Cork and Seal	300,134.21	299,916.78	217.43
Community- BestBuy PILOT Acct.	570,086.73	570,081.67	5.06
<b>Total Temporarily Restricted Cash Acc</b>	<b>892,409.29</b>	<b>891,607.78</b>	<b>801.51</b>
<b>Unrestricted Cash Accounts</b>			
TSB- checking	629,385.53	1,122,438.68	-493,053.15
TSB- general fund	125,213.55	125,141.91	71.64
<b>Total Unrestricted Cash Accounts</b>	<b>754,599.08</b>	<b>1,247,580.59</b>	<b>-492,981.51</b>
<b>Total Checking/Savings</b>	<b>3,044,282.92</b>	<b>3,754,832.92</b>	<b>-710,550.00</b>
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	387,648.60	373,317.60	14,331.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2018-01-C	9,450.00	0.00	9,450.00
Loan Rec - 2017-03-C	12,070.00	0.00	12,070.00
Loan Rec - 2017-02-C	32,911.18	0.00	32,911.18
Loan Rec - 2016-03-C	14,767.56	18,049.32	-3,281.76
Loan Rec - 2016-02-C	34,722.32	43,750.04	-9,027.72
Loan Rec - 2016-01-C	7,490.38	9,324.70	-1,834.32
Loan Rec - 2015-06-C	16,829.50	20,853.96	-4,024.46
Loan Rec - 2014-01-C	4,916.46	6,950.94	-2,034.48
Loan Rec - 2015-01-C	9,444.37	13,055.51	-3,611.14
Loan Rec - 2015-02-C	890.98	2,673.10	-1,782.12
Loan Rec - 2015-04-C	0.00	350.00	-350.00
Loan Rec - 2015-05-C	13,474.11	17,065.83	-3,591.72
<b>Total Commercial Facade Loan Program</b>	<b>156,966.86</b>	<b>132,073.40</b>	<b>24,893.46</b>
<b>IRP 4</b>			
Loan Rec 2018-01-A	71,602.28	0.00	71,602.28
Loan Rec 2017-05-A	19,764.10	0.00	19,764.10
Loan Rec 2017-04-A	38,474.84	0.00	38,474.84
Loan Rec 2017-03-A	18,523.01	20,000.00	-1,476.99
Loan Rec 2017-02-A	87,018.82	0.00	87,018.82
Loan Rec 2017-01-A	22,922.72	25,000.00	-2,077.28
Loan Rec 2016-01-A	27,173.46	34,668.45	-7,494.99
Loan Rec 2015-03-A	8,040.38	10,341.49	-2,301.11
Loan Rec 2013-02-A	2,079.46	4,733.74	-2,654.28
Loan Rec 2010-01-A	0.00	1,407.58	-1,407.58
Loan Rec 2009-02-A	52,451.58	54,651.58	-2,200.00
<b>Total IRP 4</b>	<b>348,050.65</b>	<b>150,802.84</b>	<b>197,247.81</b>
<b>IRP 3</b>			

## Tioga County Industrial Development Agency

## Balance Sheet

As of March 31, 2018

	Mar 31, 18	Mar 31, 17	\$ Change
Loan Rec 2013-01-A	3,024.33	7,549.89	-4,525.56
Loan Rec 2007-08-A	33,124.80	39,579.62	-6,454.82
<b>Total IRP 3</b>	<b>36,149.13</b>	<b>47,129.51</b>	<b>-10,980.38</b>
<b>IRP 2</b>			
Loan Rec 2011-03-A	44,595.60	55,144.50	-10,548.90
<b>Total IRP 2</b>	<b>44,595.60</b>	<b>55,144.50</b>	<b>-10,548.90</b>
<b>Total Other Current Assets</b>	<b>938,410.84</b>	<b>723,467.85</b>	<b>214,942.99</b>
<b>Total Current Assets</b>	<b>3,982,693.76</b>	<b>4,478,300.77</b>	<b>-495,607.01</b>
<b>Fixed Assets</b>			
Asset WWTP	2,899,623.29	2,681,045.35	218,577.94
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
<b>Total Equipment</b>	<b>1,700.88</b>	<b>1,700.88</b>	<b>0.00</b>
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	202,857.60	200,757.60	2,100.00
Land-Louns			
Lopke	5,000.00	0.00	5,000.00
Town of Nichols	20,000.00	0.00	20,000.00
Hess	260,068.95	0.00	260,068.95
Land-Louns - Other	139,612.53	121,390.53	18,222.00
<b>Total Land-Louns</b>	<b>424,681.48</b>	<b>121,390.53</b>	<b>303,290.95</b>
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,976,668.74	2,661.76
Z Accumulated Depreciation	-1,154,239.23	-1,134,818.86	-19,420.37
<b>Total Fixed Assets</b>	<b>4,791,708.39</b>	<b>4,284,498.11</b>	<b>507,210.28</b>
<b>Other Assets</b>			
HUD Loan Program			
L/R 2014-01-A	96,232.38	116,667.83	-20,435.45
L/R 2012-06-A	0.00	35,971.64	-35,971.64
L/R 2009-04-A	39,461.83	57,537.91	-18,076.08
<b>Total HUD Loan Program</b>	<b>135,694.21</b>	<b>210,177.38</b>	<b>-74,483.17</b>
<b>Total Other Assets</b>	<b>135,694.21</b>	<b>210,177.38</b>	<b>-74,483.17</b>
<b>TOTAL ASSETS</b>	<b>8,910,096.36</b>	<b>8,972,976.26</b>	<b>-62,879.90</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
Interest Payable			
L/P 2014-01-A Interest	276.48	0.00	276.48
L/P 2012-06-A Interest	0.00	92.11	-92.11
<b>Total Interest Payable</b>	<b>276.48</b>	<b>92.11</b>	<b>184.37</b>
<b>2100 - Payroll Liabilities</b>	<b>1,385.70</b>	<b>1,385.70</b>	<b>0.00</b>
<b>PILOT Payments</b>			
Crown Cork and Seal	300,000.00	300,000.00	0.00
+ - 231 Main Town/County	2,121.92	0.00	2,121.92
Nichols Cross Dock	80.97	0.00	80.97
Owego Gardens	22,134.00	21,700.00	434.00
Tioga Downs Racetrack	-0.21	-0.01	-0.20
CNYOG	30,113.46	-0.02	30,113.48
Best Buy PP	570,000.00	569,947.15	52.85
Hadco	-55,444.15	0.00	-55,444.15
Rynone			
School- Rynone	-7,095.96	0.00	-7,095.96

## Tioga County Industrial Development Agency

**Balance Sheet**

As of March 31, 2018

	Mar 31, 18	Mar 31, 17	\$ Change
Recycle- Rynone	0.00	-0.01	0.01
Town- Rynone	-1,534.80	0.00	-1,534.80
Rynone - Other	8,674.84	0.00	8,674.84
<b>Total Rynone</b>	<b>44.08</b>	<b>-0.01</b>	<b>44.09</b>
PILOT Payments - Other	55,444.15	0.00	55,444.15
<b>Total PILOT Payments</b>	<b>924,494.22</b>	<b>891,647.11</b>	<b>32,847.11</b>
<b>Total Other Current Liabilities</b>	<b>926,156.40</b>	<b>893,124.92</b>	<b>33,031.48</b>
<b>Total Current Liabilities</b>	<b>926,156.40</b>	<b>893,124.92</b>	<b>33,031.48</b>
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
Loan Pay- IRP 3	212,556.11	212,556.11	0.00
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	95,960.99	116,667.83	-20,706.84
2012-06-A	0.00	36,845.14	-36,845.14
2009-04-A	39,461.83	57,537.91	-18,076.08
<b>Total Tioga County HUD prog</b>	<b>135,422.82</b>	<b>211,050.88</b>	<b>-75,628.06</b>
<b>Total Long Term Liabilities</b>	<b>812,443.27</b>	<b>916,083.70</b>	<b>-103,640.43</b>
<b>Total Liabilities</b>	<b>1,738,599.67</b>	<b>1,809,208.62</b>	<b>-70,608.95</b>
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	5,747,692.21	5,752,846.17	-5,153.96
Net Income	17,501.85	4,618.84	12,883.01
<b>Total Equity</b>	<b>7,171,496.69</b>	<b>7,163,767.64</b>	<b>7,729.05</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,910,096.36</b>	<b>8,972,976.26</b>	<b>-62,879.90</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

March 2017 through March 2018

03/30/18

Accrual Basis

	Mar '17 - Mar 18	Mar '16 - Mar 17	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Easement Pass-through	0.00	105.00	-105.00
Refund of Insurance	831.20	445.00	386.20
<b>WWTP</b>			
Income thru Trust WWTP	0.00	934,199.55	-934,199.55
WWTP - Other	0.00	430.15	-430.15
<b>Total WWTP</b>	<b>0.00</b>	<b>934,629.70</b>	<b>-934,629.70</b>
FEMA Income	0.00	8,500.00	-8,500.00
NYS OEM Funds Income	0.00	2,414.40	-2,414.40
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	0.00	1,007.52	-1,007.52
2011-03-A	2,750.99	3,306.06	-555.07
2011-01-A	0.00	145.27	-145.27
<b>Total IRP 2</b>	<b>2,750.99</b>	<b>4,458.85</b>	<b>-1,707.86</b>
<b>IRP 3</b>			
2013-01-A	341.89	493.60	-151.71
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,499.75	2,680.99	-181.24
<b>Total IRP 3</b>	<b>2,841.64</b>	<b>3,222.50</b>	<b>-380.86</b>
<b>IRP 4</b>			
2018-01-A	284.51	0.00	284.51
2017-04-A	1,389.35	0.00	1,389.35
2017-03-A	408.41	0.00	408.41
2017-05-A	461.16	0.00	461.16
2017-01-A	562.72	0.00	562.72
2017-02-A	1,989.82	0.00	1,989.82
2016-01-A	1,710.19	1,462.10	248.09
2015-03-A	486.69	650.33	-163.64
2013-02-A	208.92	336.70	-127.78
2010-01-A	35.04	598.99	-563.95
2009-03-A	0.00	66.84	-66.84
<b>Total IRP 4</b>	<b>7,536.81</b>	<b>3,114.96</b>	<b>4,421.85</b>
Loan Interest Income - Other	145.49	0.00	145.49
<b>Total Loan Interest Income</b>	<b>13,274.93</b>	<b>10,796.31</b>	<b>2,478.62</b>
<b>Loan Program Fee</b>			
Facade	1,213.00	1,511.90	-298.90
IRP 3	0.00	150.00	-150.00
IRP 4	1,332.88	850.00	482.88
Loan Program Fee - Other	635.00	1,135.00	-500.00
<b>Total Loan Program Fee</b>	<b>3,180.88</b>	<b>3,646.90</b>	<b>-466.02</b>
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	30.10	85.81	-55.71
2012-08	0.00	15.00	-15.00
<b>Total Loan Late Fee</b>	<b>30.10</b>	<b>100.81</b>	<b>-70.71</b>
<b>Loan Administrative Fee</b>			
IRP 2	0.00	401.44	-401.44
IRP 3	0.00	1,134.67	-1,134.67
IRP 4	0.00	560.97	-560.97
<b>Total Loan Administrative Fee</b>	<b>0.00</b>	<b>2,097.08</b>	<b>-2,097.08</b>
<b>Program Fees</b>	<b>-117.20</b>	<b>1,000.00</b>	<b>-1,117.20</b>
<b>4030 - Contributions Income</b>			
4050 - Restricted	12,500.00	0.00	12,500.00
<b>Total 4030 - Contributions Income</b>	<b>12,500.00</b>	<b>0.00</b>	<b>12,500.00</b>
<b>4110 - Grants</b>			
Waverly Trade Center DOT Grant	484,732.51	315,392.25	169,340.26



## Tioga County Industrial Development Agency

## Profit &amp; Loss

March 2017 through March 2018

03/30/18

Accrual Basis

	Mar '17 - Mar 18	Mar '16 - Mar 17	\$ Change
STREDC Grant	0.00	25,000.00	-25,000.00
<b>Total 4110 · Grants</b>	<b>484,732.51</b>	<b>340,392.25</b>	<b>144,340.26</b>
<b>Interest Income-</b>			
Community- Facade Improvement	59.36	54.72	4.64
CCTC Loan Loss Reserve Account	20.22	21.90	-1.68
CCTC CD Infrastructure (877)	0.00	125.36	-125.36
CCTC CD Site Development (878)	0.00	340.02	-340.02
CCTC CD Land Acquisition (879)	0.00	5,980.95	-5,980.95
CCTC CD Site Development (383)	0.00	131.16	-131.16
CCTC CD Infrastructure (391)	0.00	130.52	-130.52
CCTD CD Capital Improvment(284)	0.00	4,407.12	-4,407.12
Community- Lounsberry	92.96	69.27	23.69
TSB- checking	967.55	788.97	178.58
TSB-general fund	100.14	567.74	-467.60
TSB- IRP 2	0.00	15.02	-15.02
TSB- IRP 3	0.00	26.97	-26.97
TSB- IRP 4	133.37	166.25	-32.88
TSB- RBEG	62.50	67.79	-5.29
TSB- marketing	0.45	0.49	-0.04
<b>Total Interest Income-</b>	<b>1,436.55</b>	<b>12,894.25</b>	<b>-11,457.70</b>
<b>Leases/Licenses</b>			
RR leases	3,934.99	11,241.93	-7,306.94
Leases/Licenses - Other	7,643.96	414.11	7,229.85
<b>Total Leases/Licenses</b>	<b>11,578.95</b>	<b>11,656.04</b>	<b>-77.09</b>
<b>OHRy</b>			
freight	144,055.35	166,604.45	-22,549.10
OHRy - Other	34,117.10	0.00	34,117.10
<b>Total OHRy</b>	<b>178,172.45</b>	<b>166,604.45</b>	<b>11,568.00</b>
<b>4170 · PILOT Program Fees</b>			
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	42,000.00	0.00	42,000.00
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	30,233.50	1,106,434.00	-1,076,200.50
CNYOG	0.00	-0.05	0.05
4170 · PILOT Program Fees - Other	18,658.80	0.00	18,658.80
<b>Total 4170 · PILOT Program Fees</b>	<b>110,678.80</b>	<b>1,218,607.89</b>	<b>-1,107,929.09</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>819,313.24</b>	<b>2,713,890.08</b>	<b>-1,894,576.84</b>
<b>Expense</b>			
66900 · Reconciliation Discrepancies	-0.01	0.00	-0.01
Grant Expense	17,595.10	0.00	17,595.10
2017 · Housing Study	10,000.00	0.00	10,000.00
<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>
WWTP Crown Cork and Seal	0.00	0.00	0.00
Marketing	527.13	677.88	-150.75
Waverly Trade Center DOT Grant	484,732.51	315,392.25	169,340.26
<b>Tioga Industrial Park</b>			
Corporate Drive	5.00	0.00	5.00
<b>Total Tioga Industrial Park</b>	<b>5.00</b>	<b>0.00</b>	<b>5.00</b>
<b>Education</b>			
Myers	0.00	0.00	0.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

March 2017 through March 2018

03/30/18

Accrual Basis

	Mar '17 - Mar 18	Mar '16 - Mar 17	\$ Change
Total Education	0.00	0.00	0.00
Loan Admin Fee			
IRP 2	0.00	549.49	-549.49
IRP 3	0.00	986.62	-986.62
IRP 4	0.00	560.97	-560.97
Total Loan Admin Fee	0.00	2,097.08	-2,097.08
Loan Program Expense	166.55	210.60	-44.05
Property Maintenance	0.00	2,131.46	-2,131.46
6120 · Bank Service Charges	363.42	382.17	-18.75
conference	780.00	1,720.00	-940.00
Copies	108.30	208.61	-100.31
6150 · Depreciation Expense	19,420.37	23,305.31	-3,884.94
6160 · Dues and Subscriptions	435.00	285.00	150.00
E=mt3			
Wetland Delineation	0.00	7,000.00	-7,000.00
site preparation	200.00	850.00	-650.00
E=mt3 - Other	0.00	250.00	-250.00
Total E=mt3	200.00	8,100.00	-7,900.00
Employee benefit			
IRA Company Match	1,804.68	778.86	1,025.82
IRA	1,804.68	450.00	1,354.68
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	3,609.36	1,228.86	2,380.50
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)	256.88	125.00	131.88
Employee Dishonesty (Utica)	0.00	625.00	-625.00
6185 · Property & Liability (Dryden)	88.33	8,900.11	-8,811.78
RR Liability (Steadfast)	19,456.88	40,223.26	-20,766.38
WC (Amtrust)	864.00	857.00	7.00
6180 · Insurance - Other	33,829.54	0.00	33,829.54
Total 6180 · Insurance	59,747.63	54,426.37	5,321.26
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	4,847.48	2,303.97
Total 6200 · Interest Expense	7,151.45	9,755.60	-2,604.15
6550 · Office Supplies			
other	403.02	404.42	-1.40
stationary	135.00	0.00	135.00
ink cartridges	0.00	464.84	-464.84
6550 · Office Supplies - Other	223.40	90.54	132.86
Total 6550 · Office Supplies	761.42	959.80	-198.38
6560 · Payroll Expenses			
M. Tinney	2,498.24	0.00	2,498.24
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	64,666.73	59,660.88	5,005.85
Total 6560 · Payroll Expenses	68,473.87	59,660.88	8,812.99
PILOT Program Expenses			
Distributed Sun	549.00	0.00	549.00
Gateway	0.00	228.50	-228.50
Tioga Downs	0.00	233.50	-233.50
231 Main	2,121.93	0.00	2,121.93

## Tioga County Industrial Development Agency

## Profit &amp; Loss

March 2017 through March 2018

03/30/18

Accrual Basis

	Mar '17 - Mar 18	Mar '16 - Mar 17	\$ Change
Total PILOT Program Expenses	2,670.93	462.00	2,208.93
6250 · Postage and Delivery	237.88	118.04	119.84
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	337.50	-337.50
Haskell	8,458.00	8,164.00	294.00
Tinney	19,500.00	4,500.00	15,000.00
Total Administrative Services	27,958.00	13,001.50	14,956.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis	3,195.00	807.50	2,387.50
Total 6650 · Accounting	12,695.00	10,307.50	2,387.50
6655 · Consulting	19,500.00	300.00	19,200.00
6280 · Legal Fees			
Loan Program Fees	0.00	3,448.00	-3,448.00
Monthly Fees	0.00	17,818.50	-17,818.50
6280 · Legal Fees - Other	35,399.00	2,405.00	32,994.00
Total 6280 · Legal Fees	35,399.00	23,671.50	11,727.50
6270 · Professional Fees - Other	9,950.00	2,615.96	7,334.04
Total 6270 · Professional Fees	105,502.00	49,896.46	55,605.54
6670 · Program Expense			
Façade Improvement Loan Program	0.00	175.00	-175.00
Total 6670 · Program Expense	0.00	175.00	-175.00
Property Taxes			
96 · Smith Creek Rd	2,197.55	0.00	2,197.55
540 · Stanton Hill	81.74	0.00	81.74
Spring St	0.22	0.00	0.22
Berry Road (47)	97.94	112.64	-14.70
Carmichael Road	3.74	3.41	0.33
Smith Creek Road	16.27	18.71	-2.44
Glenmary Drive	10.06	9.06	1.00
Metro Road	8.39	7.55	0.84
Total Property Taxes	2,415.91	151.37	2,264.54
Recording fees	400.50	730.50	-330.00
6770 · Supplies			
6780 · Marketing	0.00	325.00	-325.00
6790 · Office	518.49	0.00	518.49
6770 · Supplies - Other	259.32	0.00	259.32
Total 6770 · Supplies	777.81	325.00	452.81
6340 · Telephone	263.50	94.06	169.44
6350 · Travel & Ent			
6370 · Meals	262.15	133.97	128.18
6380 · Travel	2,259.60	2,061.07	198.53
Total 6350 · Travel & Ent	2,521.75	2,195.04	326.71
Total Expense	789,190.14	534,689.34	254,500.80
Net Ordinary Income	30,123.10	2,179,200.74	-2,149,077.64
Other Income/Expense			
Other Income			
TSB- CCS	108.10	9.53	98.57
Total Other Income	108.10	9.53	98.57
Net Other Income	108.10	9.53	98.57
Net Income	30,231.20	2,179,210.27	-2,148,979.07

## Tioga County Industrial Development Agency Transaction Detail by Account March 2 - 31, 2018

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	3/2/2018		Loan Payment	555.56	555.56
Deposit	3/12/2018		Loan Pmt	500.00	1,055.56
Deposit	3/13/2018		Facade Loan ...	322.40	1,377.96
Deposit	3/27/2018		Facade Loan ...	967.92	2,345.88
Deposit	3/31/2018		Interest	3.51	2,349.39
Total Community- Facade Improvement				2,349.39	2,349.39
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	3/2/2018		Loan Payments	2,440.49	2,440.49
Deposit	3/7/2018		Loan Pmt	306.00	2,746.49
Deposit	3/7/2018		Loan Pmt	820.00	3,566.49
Deposit	3/13/2018		Loan Pmt	471.78	4,038.27
Deposit	3/16/2018		Loan Pmt	559.08	4,597.35
Deposit	3/27/2018		Loan Pmt	400.00	4,997.35
Total TSB- IRP 2016 (Formerly IRP 4)				4,997.35	4,997.35
Total USDA Funds				4,997.35	4,997.35
Total Restricted Cash Accounts				7,346.74	7,346.74
<b>Temporarily Restricted Cash Acc</b>					
<b>TSB-Crown Cork and Seal</b>					
Transfer	3/5/2018		Funds Transfer	300,000.00	300,000.00
Total TSB-Crown Cork and Seal				300,000.00	300,000.00
Total Temporarily Restricted Cash Acc				300,000.00	300,000.00
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Deposit	3/2/2018		HUD Pymt	4,741.74	4,741.74
Transfer	3/5/2018		Funds Transfer	-300,000.00	-295,258.26
Deposit	3/7/2018		RR Leases	919.59	-294,338.67
Deposit	3/7/2018		PILOT Fee	18,658.80	-275,679.87
Check	3/12/2018	6004	2/25/2018-3/10...	-1,640.59	-277,320.46
Check	3/12/2018	6005	L. Tinney Marc...	-1,500.00	-278,820.46
Check	3/12/2018	6006	february 2018	-4,107.00	-282,927.46
Check	3/12/2018	6007	VOID: WC An...	0.00	-282,927.46
Check	3/12/2018	6008	February Profe...	-100.00	-283,027.46
Check	3/12/2018	6009	Administrative ...	-775.00	-283,802.46
General Journal	3/12/2018	JN_...	For CHK 6007 ...	-330.00	-284,132.46
Deposit	3/13/2018		RR Lease Pmt	220.99	-283,911.47
Deposit	3/13/2018		WTC Pass Thru	21,195.00	-262,716.47
Check	3/15/2018	X	March 2017	-1,107.90	-263,824.37
Deposit	3/16/2018		RR Income	22,923.50	-240,900.87
Check	3/19/2018	6010	WTC Phase 2 ...	-21,195.00	-262,095.87
Check	3/19/2018	6011	credit reports	-17.35	-262,113.22
Check	3/20/2018	6012	March HUD Pa...	-4,243.54	-266,356.76
General Journal	3/20/2018	JN_...	Reverse of GJ...	330.00	-266,026.76
Check	3/23/2018	6013	Jan-March 201...	-259.97	-266,286.73
Check	3/23/2018	6014	VOID: 2017 Yr...	0.00	-266,286.73
General Journal	3/23/2018	JN_...	For CHK 6014 ...	-787.75	-267,074.48
General Journal	3/23/2018	JN_...	Reverse of GJ...	787.75	-266,286.73
Check	3/23/2018	6015	Yr-End 2017/...	-783.75	-267,070.48
Deposit	3/27/2018		Deposit	333.00	-266,737.48
Check	3/27/2018	6016	3/28/2018	-1,640.58	-268,378.06
Check	3/27/2018	6017	Special Multi-P...	-3,221.24	-271,599.30
Check	3/27/2018	6018	Distributed Su...	-305.00	-271,904.30
Check	3/27/2018	6019	Bryant R. Myer...	-904.68	-272,808.98
Check	3/27/2018	6020	March Phone	-40.01	-272,848.99
Total TSB- checking				-272,848.99	-272,848.99
Total Unrestricted Cash Accounts				-272,848.99	-272,848.99
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2017-03-C</b>					

## Tioga County Industrial Development Agency Transaction Detail by Account March 2 - 31, 2018

Type	Date	Num	Memo	Amount	Balance
Deposit	3/12/2018	X	February 2018...	-250.00	-250.00
Deposit	3/12/2018	X	March 2018 Pmt	-250.00	-500.00
Total Loan Rec - 2017-03-C				-500.00	-500.00
<b>Loan Rec - 2016-03-C</b>					
Deposit	3/27/2018	6724	April 2018 Fac...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
<b>Loan Rec - 2016-02-C</b>					
Deposit	3/27/2018	8495...	April 2018 Fac...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
<b>Loan Rec - 2016-01-C</b>					
Deposit	3/13/2018	762	March 2018 Pmt	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	3/13/2018	70016	March 2018 Pmt	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-01-C</b>					
Deposit	3/2/2018	1113	March/April Pa...	-555.56	-555.56
Total Loan Rec - 2015-01-C				-555.56	-555.56
Total Commercial Facade Loan Program				-2,345.88	-2,345.88
<b>IRP 4</b>					
<b>Loan Rec 2018-01-A</b>					
Deposit	3/16/2018	1062	March 2018 Pr...	-274.57	-274.57
Total Loan Rec 2018-01-A				-274.57	-274.57
<b>Loan Rec 2017-05-A</b>					
Deposit	3/7/2018	2272...	March 2018 Pr...	-378.04	-378.04
Total Loan Rec 2017-05-A				-378.04	-378.04
<b>Loan Rec 2017-04-A</b>					
Deposit	3/7/2018	X	March 2018 Pr...	-161.12	-161.12
Total Loan Rec 2017-04-A				-161.12	-161.12
<b>Loan Rec 2017-03-A</b>					
Deposit	3/2/2018	19696	March Prin.	-149.64	-149.64
Total Loan Rec 2017-03-A				-149.64	-149.64
<b>Loan Rec 2017-02-A</b>					
Deposit	3/2/2018	9485	March Prin.	-1,313.08	-1,313.08
Total Loan Rec 2017-02-A				-1,313.08	-1,313.08
<b>Loan Rec 2016-01-A</b>					
Deposit	3/2/2018	9484	March Prin.	-638.96	-638.96
Total Loan Rec 2016-01-A				-638.96	-638.96
<b>Loan Rec 2013-02-A</b>					
Deposit	3/13/2018	2102	March 2018 Pr...	-225.34	-225.34
Deposit	3/13/2018	2102	April 2018 Prin...	-226.28	-451.62
Total Loan Rec 2013-02-A				-451.62	-451.62
<b>Loan Rec 2009-02-A</b>					
Deposit	3/27/2018	5821	January 2018 ...	-200.00	-200.00
Deposit	3/27/2018	5821	February 2018...	-200.00	-400.00
Total Loan Rec 2009-02-A				-400.00	-400.00
Total IRP 4				-3,767.03	-3,767.03
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	3/7/2018	2272...	March 2018 Pr...	-385.81	-385.81
Total Loan Rec 2013-01-A				-385.81	-385.81

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**March 2 - 31, 2018**

Type	Date	Num	Memo	Amount	Balance
Total IRP 3				-385.81	-385.81
<b>HUD Loan Program</b>					
<b>L/R 2014-01-A</b>					
Deposit	3/2/2018	63257	March Prin	-2,076.93	-2,076.93
Check	3/20/2018	6012	march - Princ.	2,076.93	0.00
Total L/R 2014-01-A				0.00	0.00
<b>L/R 2009-04-A</b>					
Deposit	3/2/2018	63256	march Prin	-1,837.14	-1,837.14
Check	3/20/2018	6012	March - Princ.	1,837.14	0.00
Total L/R 2009-04-A				0.00	0.00
Total HUD Loan Program				0.00	0.00
<b>Interest Payable</b>					
<b>L/P 2014-01-A Interest</b>					
Deposit	3/2/2018	63257	March Int	-235.40	-235.40
Check	3/20/2018	6012	march - Interest	235.40	0.00
Total L/P 2014-01-A Interest				0.00	0.00
<b>L/P 2009-04-A Interest</b>					
Deposit	3/2/2018	63256	March Interest	-94.07	-94.07
Check	3/20/2018	6012	March - Interest	94.07	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
<b>Refund of Insurance</b>					
Deposit	3/2/2018	13419	Refund of SM...	-498.20	-498.20
Deposit	3/27/2018	7580...	Insurance Ref...	-333.00	-831.20
Total Refund of Insurance				-831.20	-831.20
<b>Loan Interest Income</b>					
<b>IRP 3</b>					
<b>2013-01-A</b>					
Deposit	3/7/2018	2272...	March 2018 Int...	-14.19	-14.19
Total 2013-01-A				-14.19	-14.19
Total IRP 3				-14.19	-14.19
<b>IRP 4</b>					
<b>2018-01-A</b>					
Deposit	3/16/2018	1062	March 2018 Int...	-284.51	-284.51
Total 2018-01-A				-284.51	-284.51
<b>2017-04-A</b>					
Deposit	3/7/2018	X	March 2018 Int...	-144.88	-144.88
Total 2017-04-A				-144.88	-144.88
<b>2017-03-A</b>					
Deposit	3/2/2018	19696	March Int.	-38.90	-38.90
Total 2017-03-A				-38.90	-38.90
<b>2017-05-A</b>					
Deposit	3/7/2018	2272...	March 2018 Int...	-41.96	-41.96
Total 2017-05-A				-41.96	-41.96
<b>2017-02-A</b>					
Deposit	3/2/2018	9485	March Int.	-184.02	-184.02
Total 2017-02-A				-184.02	-184.02
<b>2016-01-A</b>					
Deposit	3/2/2018	9484	March Int.	-115.89	-115.89
Total 2016-01-A				-115.89	-115.89
<b>2015-03-A</b>					
Deposit	3/13/2018	2102	April 2018 Inte...	-9.61	-9.61

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**March 2 - 31, 2018**

Type	Date	Num	Memo	Amount	Balance
Total 2015-03-A				-9.61	-9.61
<b>2013-02-A</b>					
Deposit	3/13/2018	2102	March 2018 Int...	-10.55	-10.55
Total 2013-02-A				-10.55	-10.55
Total IRP 4				-830.32	-830.32
Total Loan Interest Income				-844.51	-844.51
<b>4110 · Grants</b>					
<b>Waverly Trade Center DOT Grant</b>					
Deposit	3/13/2018	3191	Pass Through ...	-21,195.00	-21,195.00
Total Waverly Trade Center DOT Grant				-21,195.00	-21,195.00
Total 4110 · Grants				-21,195.00	-21,195.00
<b>Interest Income-</b>					
<b>Community- Facade Improvement</b>					
Deposit	3/31/2018		Interest	-3.51	-3.51
Total Community- Facade Improvement				-3.51	-3.51
Total Interest Income-				-3.51	-3.51
<b>Leases/Licenses</b>					
Deposit	3/7/2018	72712	2018 RR Leas...	-172.44	-172.44
Deposit	3/7/2018	1232...	2018 RR Leas...	-747.15	-919.59
Deposit	3/13/2018	33897	2018 Annual R...	-220.99	-1,140.58
Total Leases/Licenses				-1,140.58	-1,140.58
<b>OHRy</b>					
Deposit	3/16/2018	17913	Trackage Righ...	-22,923.50	-22,923.50
Total OHRy				-22,923.50	-22,923.50
<b>4170 · PILOT Program Fees</b>					
Deposit	3/7/2018	2103...	Parking Garag...	-18,658.80	-18,658.80
Total 4170 · PILOT Program Fees				-18,658.80	-18,658.80
<b>Waverly Trade Center DOT Grant</b>					
Check	3/19/2018	6010	WTC Phase 2 ...	21,195.00	21,195.00
Total Waverly Trade Center DOT Grant				21,195.00	21,195.00
<b>Loan Program Expense</b>					
Check	3/19/2018	6011	Credit Report: ...	17.35	17.35
Total Loan Program Expense				17.35	17.35
<b>Employee benefit</b>					
<b>IRA Company Match</b>					
Check	3/27/2018	6019	Employer Cont...	452.34	452.34
Total IRA Company Match				452.34	452.34
<b>IRA</b>					
Check	3/27/2018	6019	Employee Con...	452.34	452.34
Total IRA				452.34	452.34
Total Employee benefit				904.68	904.68
<b>6180 · Insurance</b>					
<b>WC (Amtrust)</b>					
Check	3/12/2018	6007	policy # KWC1...	0.00	0.00
General Journal	3/12/2018	JN_...	For CHK 6007 ...	330.00	330.00
General Journal	3/20/2018	JN_...	Reverse of GJ...	-330.00	0.00
Total WC (Amtrust)				0.00	0.00
<b>6180 · Insurance - Other</b>					
Check	3/27/2018	6017	Special Multi-P...	3,221.24	3,221.24
Total 6180 · Insurance - Other				3,221.24	3,221.24

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**March 2 - 31, 2018**

Type	Date	Num	Memo	Amount	Balance
Total 6180 · Insurance				3,221.24	3,221.24
<b>6560 · Payroll Expenses</b>					
Check	3/12/2018	6004	2/25/2018-3/10...	1,640.59	1,640.59
Check	3/15/2018	X	December 2017	1,107.90	2,748.49
Check	3/27/2018	6016	3/28/2018	1,640.58	4,389.07
Total 6560 · Payroll Expenses				4,389.07	4,389.07
<b>PILOT Program Expenses</b>					
<b>Distributed Sun</b>					
Check	3/27/2018	6018	Distributed Su...	305.00	305.00
Total Distributed Sun				305.00	305.00
Total PILOT Program Expenses				305.00	305.00
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	3/12/2018	6009	2018-February	775.00	775.00
Total Haskell				775.00	775.00
<b>Tinney</b>					
Check	3/12/2018	6005	L. Tinney Marc...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,275.00	2,275.00
<b>6650 · Accounting</b>					
<b>Jan Nolis</b>					
Check	3/23/2018	6014	2017 Yr End A...	0.00	0.00
General Journal	3/23/2018	JN_...	For CHK 6014 ...	787.75	787.75
General Journal	3/23/2018	JN_...	Reverse of GJ...	-787.75	0.00
Check	3/23/2018	6015	Yr-End 2017/...	783.75	783.75
Total Jan Nolis				783.75	783.75
Total 6650 · Accounting				783.75	783.75
<b>6280 · Legal Fees</b>					
Check	3/12/2018	6006	Legal, february...	4,107.00	4,107.00
Total 6280 · Legal Fees				4,107.00	4,107.00
<b>6270 · Professional Fees - Other</b>					
Check	3/12/2018	6008	February Profe...	100.00	100.00
Total 6270 · Professional Fees - Other				100.00	100.00
Total 6270 · Professional Fees				7,265.75	7,265.75
<b>6340 · Telephone</b>					
Check	3/27/2018	6020	March Phone	40.01	40.01
Total 6340 · Telephone				40.01	40.01
<b>6350 · Travel &amp; Ent</b>					
<b>6380 · Travel</b>					
Check	3/23/2018	6013	Jan-March 2018	259.97	259.97
Total 6380 · Travel				259.97	259.97
Total 6350 · Travel & Ent				259.97	259.97
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>



## Tioga County Industrial Development Agency Quarterly Operating Income vs. Operating Expense January through March 2018

	Jan - Mar 18	Jan - Mar 17	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Program Fee</b>			
Facade	0.00	100.00	-100.00
Loan Program Fee - Other	100.00	985.00	-885.00
<b>Total Loan Program Fee</b>	100.00	1,085.00	-985.00
<b>Interest Income-</b>			
Community- Facade Improvement	11.65	9.29	2.36
CCTC Loan Loss Reserve Account	3.38	5.04	-1.66
Community- Lounsberry	19.07	28.10	-9.03
TSB- checking	161.19	268.46	-107.27
TSB-general fund	16.19	24.68	-8.49
<b>Total Interest Income-</b>	211.48	335.57	-124.09
<b>Leases/Licenses</b>			
RR leases	0.00	7,014.94	-7,014.94
Leases/Licenses - Other	7,043.96	414.11	6,629.85
<b>Total Leases/Licenses</b>	7,043.96	7,429.05	-385.09
<b>OHRy</b>			
freight	7,331.00	24,568.00	-17,237.00
OHRy - Other	34,117.10	0.00	34,117.10
<b>Total OHRy</b>	41,448.10	24,568.00	16,880.10
<b>4170 · PILOT Program Fees</b>			
Crown, Cork & Seal	42,000.00	0.00	42,000.00
Tioga Downs	0.00	30,233.50	-30,233.50
4170 · PILOT Program Fees - Other	18,658.80	0.00	18,658.80
<b>Total 4170 · PILOT Program Fees</b>	60,658.80	30,233.50	30,425.30
<b>Total Income</b>	109,462.34	63,651.12	45,811.22
<b>Expense</b>			
conference	0.00	200.00	-200.00
Copies	0.00	37.35	-37.35
6160 · Dues and Subscriptions	0.00	75.00	-75.00
E=mt3			
site preparation	200.00	0.00	200.00
<b>Total E=mt3</b>	200.00	0.00	200.00
<b>Employee benefit</b>			
IRA	581.58	340.38	241.20
<b>Total Employee benefit</b>	581.58	340.38	241.20
<b>6180 · Insurance</b>			
Employee Dishonesty (Utica)	0.00	625.00	-625.00
6185 · Property & Liability (Dryden)	88.33	8,900.11	-8,811.78
RR Liability (Steadfast)	0.00	19,456.88	-19,456.88
WC (Amtrust)	0.00	0.00	0.00
6180 · Insurance - Other	33,829.54	0.00	33,829.54
<b>Total 6180 · Insurance</b>	33,917.87	28,981.99	4,935.88
<b>6550 · Office Supplies</b>			
other	0.00	218.53	-218.53
ink cartridges	0.00	232.42	-232.42
6550 · Office Supplies - Other	223.40	0.00	223.40
<b>Total 6550 · Office Supplies</b>	223.40	450.95	-227.55
<b>6560 · Payroll Expenses</b>			
M. Tinney	1,480.28	0.00	1,480.28
6560 · Payroll Expenses - Other	16,469.33	16,520.07	-50.74
<b>Total 6560 · Payroll Expenses</b>	17,949.61	16,520.07	1,429.54
6250 · Postage and Delivery	31.97	42.49	-10.52
6270 · Professional Fees			

**Tioga County Industrial Development Agency**  
**Quarterly Operating Income vs. Operating Expense**  
**January through March 2018**

	Jan - Mar 18	Jan - Mar 17	\$ Change
<b>Administrative Services</b>			
Haskell	2,178.00	1,884.00	294.00
Tinney	4,500.00	4,500.00	0.00
<b>Total Administrative Services</b>	6,678.00	6,384.00	294.00
<b>6650 · Accounting</b>			
Jan Nolis	1,325.00	807.50	517.50
<b>Total 6650 · Accounting</b>	1,325.00	807.50	517.50
<b>6280 · Legal Fees</b>	9,887.00	2,405.00	7,482.00
<b>6270 · Professional Fees - Other</b>	100.00	206.00	-106.00
<b>Total 6270 · Professional Fees</b>	17,990.00	9,802.50	8,187.50
<b>Property Taxes</b>			
Berry Road (47)	97.94	112.64	-14.70
Carmichael Road	3.74	3.41	0.33
Smith Creek Road	16.27	18.71	-2.44
Glenmary Drive	10.06	9.06	1.00
Metro Road	8.39	7.55	0.84
<b>Total Property Taxes</b>	136.40	151.37	-14.97
<b>6770 · Supplies</b>			
6790 · Office	518.49	0.00	518.49
<b>Total 6770 · Supplies</b>	518.49	0.00	518.49
<b>6340 · Telephone</b>	40.01	0.00	40.01
<b>6350 · Travel &amp; Ent</b>			
6370 · Meals	0.00	133.97	-133.97
6380 · Travel	259.97	1,001.33	-741.36
<b>Total 6350 · Travel &amp; Ent</b>	259.97	1,135.30	-875.33
<b>Total Expense</b>	71,849.30	57,737.40	14,111.90
<b>Net Ordinary Income</b>	37,613.04	5,913.72	31,699.32
<b>Net Income</b>	<b>37,613.04</b>	<b>5,913.72</b>	<b>31,699.32</b>