



**DRAFT**

**Tioga County Industrial Development Agency  
June 6, 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, M. Sauerbrey, K. Dougherty, J. Ceccherelli, T. Monell, K. Gillette
      - a. Absent:
      - b. Excused:
    2. Guests:
      - a. B. Myers, C. Haskell, J. Meagher, L. Tinney, J. Bellis
- 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 1
    1. Belva Lockwood Lane
  - G. Owego Gardens 2
    1. Update
  - H. Spencer –Tioga Solar, LLC
    1. Update
- 5. Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
      - a. None



2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
      - a. Semi-Annual Progress Review – B. Myers
    3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
      - a. 6/6 Meeting Recap
  - B. Lounsberry Property Purchases
    1. Jame Enterprises
    2. Town of Nichols
  - C. ED&P Update –
    1. Hire of Ag. Development Specialist
6. **PILOT Updates** – B. Myers
  1. Village of Nichols – Tioga Downs Phase IV
7. **New Business** – B. Myers
  - A. E-Site Master Plan Update
  - B. Village of Owego DRI Application
8. **Approval of Minutes** –
  - A. May 2, 2018 Regular Meeting Minutes
  - B. May 2, 2018 Finance Committee 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. Paint Program
      - b. LINC Report – Done
      - c. Façade Program – Owen
11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
12. **Next Meeting – July 11, 2018**
13. **Adjourned**



**Tioga County Industrial Development Agency  
May 2, 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 4:32 p.m.

**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: T. Monell
- b. Excused: K. Dougherty

2. Guests:

a. B. Myers, C. Haskell, J. Bellis, J. Meagher, L. Tinney, S. May, M. Freeze

**3. Privilege of the Floor** –J. Bellis reported Applied Technology is applying for CFA funding to fill in basement and to build up and expand out. CFA funding to be used for purchase material in the first phase. J. Bellis reported there was some misinterpretation between NYS DEC and the Village of Owego. Eligible to fill up to the height of the existing floor with existing businesses. Looking into whether this can be done in phases or if NYS DEC will require a whole phase approach.

**4. Project Updates – B. Myers**

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

- 1. Update:
- 2. ESD – Nichols: B. Myers reported the amended GDA was executed and returned to NYS Empire State Development.

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

- 1. Update – B. Myers reported Phase 4 is completed and the golf course/club house is now operational.

**C. Gateway Project**

- 1. Update – B. Myers reported façade and interior work are underway. B. Myers reported 75% of the business area has been committed.

**D. Project Freehold (Infill)**

- 1. Update – J. Bellis addressed the project’s update under Privilege of the Floor.



**E. Upstate Shredding**

1. Update – B. Myers reported the grant award would most likely be reduced to \$970,000 based on job numbers. Upstate Shredding has been advised and NYS Empire State Development will be in contact.

**F. Owego Gardens 1**

1. Belva Lockwood Lane – B. Myers reported the deed has been signed, waiting on the Village to execute & record.

**G. Owego Gardens 2**

1. Update - B. Myers reported a meeting was held this week with Home Leasing, SUEZ Water, and Fagan Engineers. B. Myers reported Fagan Engineers is requesting a decrease in the water tank size, as well as moving the location further down the hill. L. Tinney reported a reduction in numbers could result in a reduction in the \$350,000 State grant award, as this award was based on a \$1.284 project. The water system has to be at least this amount to avoid possible award reduction. L. Tinney reported a budget breakdown on this project is included in tonight's meeting packet. L. Tinney reported there is a gap of \$758,000 for the water system. Question raised as to the balance of funds required for this project. L. Tinney reported the overall funding gap is unknown at this time and will be determined by what Edgemere anticipates including in their financial package and the amount the IDA is interested in partnering on this project. In regards to the water tank, discussion ensued whether the IDA is interested in a land lease or if SUEZ is interested in purchasing the land. Municipality owned avoids the 40% tax that a private business would endure. L. Tinney reported the only guarantees on this project at this time is the \$350,000 State grant award and the SUEZ credit part of the CFA for road and sewer extension in the amount of \$190,000. L. Tinney reported the CFA window opened on 5/1/18 and closes as of 7/27/18 with award announcement anticipated for December 2018.

**5. Old Business – B. Myers**

**A. Public Authority Accountability Act**

- 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)**
  - a. Nothing new to report.
- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)**
  - a. Nothing new to report.
- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) –**
  - a. 5/2 Meeting Recap – B. Myers reported the Finance Committee met just prior to this meeting to discuss ICS Programs for grant funds. Received information from Community Bank and looking at other banks.



**B. Lounsberry Property Purchases – B. Myers**

1. Jame Enterprises – Waiting on the wetland delineation for the Lopke property. There were no significant findings on the archeological study. SHPO will be issuing a no impact letter.
2. Town of Nichols – Survey and due-diligence on this property is completed. The wetland delineation is completed and SHPO will be issuing a no impact letter. L. Tinney reported Kevin Engelbert’s son is interested in planting corn on this property. The IDA Board was in favor of this request providing an agreement and compensation are in place. L. Tinney will contact Mr. Engelbert regarding price per acre for planting purposes.

**C. ED&P Update - L. Tinney**

- **REAP** – ED&P is assisting REAP with re-visioning concept. Two USDA applications are being submitted: Housing Study Implementation in the amount of \$51,500 and New Business Equipment for Lovelass/Pelicano Brewery Project for \$96,040. Award notification anticipated for August 2018. Still working on ABO compliance issues and possible restructuring fee schedule for towns. If determined REAP is subject to ABO compliance, \$10,000 will be needed for auditing purposes.
- **Ag Economic Development Specialist Position** – IDA agreed to partner with the County on the hire of a full-time position with contributing up to \$5,000 in 2018 and up to \$10,000 in 2019. These numbers were based on individual insurance coverage and in the event the candidate requires family insurance coverage, the County inquired as to whether the IDA would be willing to contribute additional funds. The impact for the additional funds will not exceed \$10,400 for 2018 and \$26,700 for 2019. The IDA Board was in favor of the supporting the additional funding, if needed. The IDA Board requested this employee provide updates at the monthly IDA meetings.

**Motion to approve the additional funding for family insurance coverage, if needed, for amounts not to exceed \$10,400 in 2018 and \$26,700 in 2019. (J. Ceccherelli, K. Gillette)**

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

- **Yoder’s Farm STREDC Loan** – The Yoder’s secured a \$100,000 STREDC loan and paid it off in full prior to date of first payment.
- **Restore NY** – Secured \$875,000 grant for the Village of Owego and \$1,000,000 grant for the Village of Waverly.
- **Workforce Development Program** – Currently, there are 12 apprentices and five companies interested in participating in the Accelerated Apprentice Program; Granite Works, Wagner Lumber, Applied Technology, Crown Cork & Seal, and Crowley Manufacturing. SUNY Broome and O-A School District are also participating.



- **Southern Tier Network** – Unexpended funds from the initial phase have been approved for the extension from Turner’s Bridge to Corporate Drive in the Town of Owego. Another extension has been requested for the Route 38 corridor to Berkshire, NY.
- **Team Tioga Goal Setting (Wildly Important Goals – WIG)** – Team Tioga has identified two goals for 2018: Increase working age population and building municipal team relationships. In regards to building municipal relationships, staff is attending all municipal meetings from now until the end of the year.
- **2+4 Housing Project** – Company is again looking at a couple of sites in Tioga County.
- **MWBE Challenges** – Letter sent to Senator Akshar and Assemblyman Friend regarding the undue challenges on rural areas to meet the MWBE requirements related to construction businesses (15% women-owned and 15% minority-owned), therefore, resulting in having to go outside the county.

**6. PILOT Updates – B. Myers**

**A. Spencer-Tioga Solar, LLC (f/k/a SUN 8) – B. Myers/J. Meagher**

- 1. Update – B. Myers reported the company approached the IDA requesting consideration for re-adjustment of the PILOT schedule for the first year of operation and re-evaluation at the completion of the first year. J. Meagher reported accommodating this request would require starting the process from the beginning with a new cost benefit analysis and public hearing. IDA Board was not in favor of approving this request.

**7. New Business –**

- A. E-Site Master Plan Update** – B. Myers reported an updated Master Plan is required for the Owego Gardens 2 SEQRA for road infrastructure, town houses, apartments, and office building. B. Myers reported County Planning Director Jardine prepared the Master Plan and due to unforeseen circumstances was unable to attend tonight’s meeting as scheduled. J. Meagher reported a Supplemental Environmental Impact Statement is required due to the wetland. The project has been reduced in size, therefore, would not have a negative environmental impact. J. Meagher reported the impacts could be addressed in an Amended Findings.

**Motion to approve the Supplemental Environmental Impact Statement (M. Sauerbrey, K. Gillette)**

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

**8. Approval of Minutes**

- A. April 4, 2018 Regular Meeting Minutes -

**Motion to approve the April 4, 2018 Regular Meeting Minutes, as written. (J. Ceccherelli/M. Sauerbrey)**

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



**9. Financial Reports – B. Myers**

A. Reports –

1. Balance Sheet – B. Myers highlighted the following: Double Aught HUD loan payoff, archeological study for Lopke property, and surveys for the Town of Nichols, Berry property, and Lopke property.
2. Profit & Loss
3. Transaction Detail

**Motion to acknowledge the financial reports, as presented. (A. Gowan/K. Gillette)**

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

**10. Reports**

A. Railroad

1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
  - a. Income to Date – B. Myers reported the IDA is beyond where we were last year at this time.

B. Loan Program

1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
  - a. Paint Program – B. Myers reported two applications have been approved in the Village of Owego (Lovell – 249 Front Street) and Village of Candor (Fahey Funeral Home) for \$1,000 each. Currently, there is \$5,500 remaining in the paint program and promotion is continuing.
  - b. LINC Report – Report has been completed and submitted.
  - c. New Loan Inquiries – Received two new loan inquiries and in the process of obtaining applications. Loan Committee will be scheduled for June.

**11. Executive Session –**

**Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:53 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties.**

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

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

Executive Session adjourned at 6:43 p.m.

**Motion to approve survey and appraisal not to exceed \$2,500 and make purchase offer not to exceed \$575,000 on the Town of Owego property contingent upon the company’s commitment to proceed with the project. (M. Sauerbrey/J. Ceccherelli)**

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

**12. Next Meeting – June 6, 2018 at 4:30 p.m. – Legislative Conference Room**

**13. Adjournment – A. Gowan motioned to adjourn the meeting at 6:45 p.m.**

**Tioga County IDA  
Finance Committee  
5/2/2018; 4:00pm Leg. Conference Room  
Minutes**

**DRAFT**

1. Members: R. Kelsey, A. Gowan, Kevin G.

Guest: B. Myers

R. Kelsey called the meeting to order at 4:02pm.

2. CD Rates

B. Myers provided the finance committee with information from Chemung Canal regarding current CD rates. B. Myers also provided information regarding the ICS program. The Finance committee suggested that B. Myers contact other local banks to see if they offer the same program. B. Myers will check and schedule a meeting for June.

3. Land Purchases

B. Myers informed the finance committee that we would be closing on two properties very soon.

Lopke: Approx: \$132,500.00

Town of Nichols 10 Acres: \$225,400.00

On a motion by A. Gowan, the meeting was adjourned at 4:29

4. Adjourn



## Tioga County Industrial Development Agency

## Balance Sheet

As of May 31, 2018

06/01/18

Accrual Basis

	May 31, 18	May 31, 17	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	85,817.11	125,914.71	-40,097.60
CCTC- Industrial Park	11,995.37	12,000.37	-5.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,411.21	40,392.71	18.50
TSB- IRP 2016 (Formerly IRP 4)	213,097.69	231,686.81	-18,589.12
TSB- RBEG	205,516.98	205,479.78	37.20
TSB- marketing	1,477.15	1,496.74	-19.59
<b>Total USDA Funds</b>	460,503.03	479,056.04	-18,553.01
<b>Total Restricted Cash Accounts</b>	558,315.51	616,971.12	-58,655.61
<b>CCTC- CDs</b>			
Land Acquisition (879)	528,439.10	522,405.10	6,034.00
Capital Improvement (284)	310,716.91	308,059.91	2,657.00
<b>Total CCTC- CDs</b>	839,156.01	830,465.01	8,691.00
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	22,168.35	21,702.15	466.20
TSB-Crown Cork and Seal	300,134.21	300,038.99	95.22
Community- BestBuy PILOT Acct.	570,105.79	620,101.54	-49,995.75
<b>Total Temporarily Restricted Cash Acc</b>	892,408.35	941,842.68	-49,434.33
<b>Unrestricted Cash Accounts</b>			
TSB- checking	617,368.72	1,113,841.55	-496,472.83
TSB- general fund	1,821,366.29	125,158.64	1,696,207.65
<b>Total Unrestricted Cash Accounts</b>	2,438,735.01	1,239,000.19	1,199,734.82
<b>Total Checking/Savings</b>	4,728,614.88	3,628,279.00	1,100,335.88
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	329,158.69	373,317.60	-44,158.91
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2018-03-C	22,187.50	0.00	22,187.50
Loan Rec - 2018-02-C	3,884.25	0.00	3,884.25
Loan Rec - 2018-01-C	9,450.00	0.00	9,450.00
Loan Rec - 2017-03-C	11,635.00	0.00	11,635.00
Loan Rec - 2017-02-C	31,829.72	0.00	31,829.72
Loan Rec - 2016-03-C	14,220.60	17,502.36	-3,281.76
Loan Rec - 2016-02-C	33,333.44	42,361.16	-9,027.72
Loan Rec - 2016-01-C	7,031.80	9,018.98	-1,987.18
Loan Rec - 2015-06-C	15,731.92	20,122.24	-4,390.32
Loan Rec - 2014-01-C	4,577.38	6,611.86	-2,034.48
Loan Rec - 2015-01-C	0.00	12,499.95	-12,499.95
Loan Rec - 2015-02-C	593.96	2,376.08	-1,782.12
Loan Rec - 2015-05-C	12,875.49	16,167.90	-3,292.41
<b>Total Commercial Facade Loan Program</b>	167,351.06	126,660.53	40,690.53
<b>IRP 4</b>			
Loan Rec 2018-01-A	71,049.88	0.00	71,049.88
Loan Rec 2017-05-A	19,005.67	23,500.00	-4,494.33
Loan Rec 2017-04-A	38,150.79	40,000.00	-1,849.21
Loan Rec 2017-03-A	18,223.11	20,000.00	-1,776.89
Loan Rec 2017-02-A	84,384.46	100,000.00	-15,615.54
Loan Rec 2017-01-A	22,344.79	24,626.84	-2,282.05
Loan Rec 2016-01-A	25,887.53	33,445.11	-7,557.58
Loan Rec 2015-03-A	7,092.81	9,888.89	-2,796.08
Loan Rec 2013-02-A	1,624.06	4,517.57	-2,893.51
Loan Rec 2009-02-A	52,251.58	54,251.58	-2,000.00
<b>Total IRP 4</b>	340,014.68	310,229.99	29,784.69

## Tioga County Industrial Development Agency

## Balance Sheet

As of May 31, 2018

	May 31, 18	May 31, 17	\$ Change
<b>IRP 3</b>			
Loan Rec 2013-01-A	2,247.87	6,811.22	-4,563.35
Loan Rec 2007-08-A	32,009.34	38,003.44	-5,994.10
<b>Total IRP 3</b>	34,257.21	44,814.66	-10,557.45
<b>IRP 2</b>			
Loan Rec 2011-03-A	42,785.71	53,422.70	-10,636.99
<b>Total IRP 2</b>	42,785.71	53,422.70	-10,636.99
<b>Total Other Current Assets</b>	878,567.35	873,445.48	5,121.87
<b>Total Current Assets</b>	5,607,182.23	4,501,724.48	1,105,457.75
<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>	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	208,579.24	200,757.60	7,821.64
Land-Louns			
Lopke	5,668.52	0.00	5,668.52
Town of Nichols	20,000.00	0.00	20,000.00
Berry	0.00	2,910.00	-2,910.00
Hess	259,561.43	400.00	259,161.43
Land-Louns - Other	142,937.04	121,390.53	21,546.51
<b>Total Land-Louns</b>	428,166.99	124,700.53	303,466.46
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	-1,154,503.43	-1,134,818.86	-19,684.57
<b>Total Fixed Assets</b>	4,800,651.34	4,287,808.11	512,843.23
<b>Other Assets</b>			
HUD Loan Program			
L/R 2014-01-A	0.00	112,621.46	-112,621.46
L/R 2012-06-A	0.00	35,095.96	-35,095.96
L/R 2009-04-A	0.00	53,958.71	-53,958.71
<b>Total HUD Loan Program</b>	0.00	201,676.13	-201,676.13
<b>Total Other Assets</b>	0.00	201,676.13	-201,676.13
<b>TOTAL ASSETS</b>	<b>10,407,833.57</b>	<b>8,991,208.72</b>	<b>1,416,624.85</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2100 - Payroll Liabilities	1,646.82	1,385.70	261.12
PILOT Payments			
Crown Cork and Seal	300,000.00	300,000.00	0.00
+ - 231 Main Town/County	2,121.92	0.00	2,121.92
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	619,947.15	-49,947.15
Hadco	-55,444.15	0.00	-55,444.15

## Tioga County Industrial Development Agency

## Balance Sheet

As of May 31, 2018

06/01/18

Accrual Basis

	May 31, 18	May 31, 17	\$ Change
<b>Rynone</b>			
School- Rynone	-7,095.96	0.00	-7,095.96
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>	44.08	-0.01	44.09
<b>PILOT Payments - Other</b>	55,444.15	0.00	55,444.15
<b>Total PILOT Payments</b>	924,413.25	941,647.11	-17,233.86
<b>Total Other Current Liabilities</b>	926,060.07	943,032.81	-16,972.74
<b>Total Current Liabilities</b>	926,060.07	943,032.81	-16,972.74
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
Loan Pay- IRP 3	202,342.67	212,556.11	-10,213.44
Loan Pay- IRP 2	145,312.91	145,312.91	0.00
Loan Pay- IRP 1	76,605.09	76,605.09	0.00
Tioga County HUD prog			
2014-01-A	-0.39	112,621.46	-112,621.85
2012-06-A	0.00	35,095.96	-35,095.96
2009-04-A	0.00	53,958.71	-53,958.71
<b>Total Tioga County HUD prog</b>	-0.39	201,676.13	-201,676.52
<b>Total Long Term Liabilities</b>	666,806.62	888,511.96	-221,705.34
<b>Total Liabilities</b>	1,592,866.69	1,831,544.77	-238,678.08
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	5,771,758.35	5,752,846.17	18,912.18
Net Income	1,636,905.90	515.15	1,636,390.75
<b>Total Equity</b>	8,814,966.88	7,159,663.95	1,655,302.93
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>10,407,833.57</b>	<b>8,991,208.72</b>	<b>1,416,624.85</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

May 2017 through May 2018

06/01/18

Accrual Basis

	May '17 - May 18	May '16 - May 17	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Easement Pass-through	0.00	105.00	-105.00
Refund of Insurance	0.00	445.00	-445.00
Gain/Loss on Sale of Asset	-178.36	0.00	-178.36
<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	792.79	-792.79
2011-03-A	2,655.76	3,215.47	-559.71
2011-01-A	0.00	45.95	-45.95
<b>Total IRP 2</b>	<b>2,655.76</b>	<b>4,054.21</b>	<b>-1,398.45</b>
<b>IRP 3</b>			
2013-01-A	266.55	458.75	-192.20
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,223.50	3,053.51	-830.01
<b>Total IRP 3</b>	<b>2,490.05</b>	<b>3,560.17</b>	<b>-1,070.12</b>
<b>IRP 4</b>			
2018-01-A	850.27	0.00	850.27
2017-04-A	1,822.79	0.00	1,822.79
2017-03-A	485.59	0.00	485.59
2017-05-A	542.73	0.00	542.73
2017-01-A	704.79	106.84	597.95
2017-02-A	2,349.66	0.00	2,349.66
2016-01-A	1,642.53	1,748.46	-105.93
2015-03-A	482.72	570.66	-87.94
2013-02-A	183.17	295.07	-111.90
2010-01-A	5.81	450.50	-444.69
2009-03-A	0.00	33.01	-33.01
<b>Total IRP 4</b>	<b>9,070.06</b>	<b>3,204.54</b>	<b>5,865.52</b>
<b>Total Loan Interest Income</b>	<b>14,215.87</b>	<b>10,818.92</b>	<b>3,396.95</b>
<b>Loan Program Fee</b>			
Facade	1,113.00	1,414.90	-301.90
IRP 3	0.00	150.00	-150.00
IRP 4	1,332.88	850.00	482.88
Loan Program Fee - Other	350.00	1,435.00	-1,085.00
<b>Total Loan Program Fee</b>	<b>2,795.88</b>	<b>3,849.90</b>	<b>-1,054.02</b>
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	50.00	87.74	-37.74
2012-08	0.00	15.00	-15.00
Loan Late Fee - Other	7.08	0.00	7.08
<b>Total Loan Late Fee</b>	<b>57.08</b>	<b>102.74</b>	<b>-45.66</b>
<b>Loan Administrative Fee</b>			
IRP 2	0.00	549.49	-549.49
IRP 3	0.00	550.70	-550.70
IRP 4	0.00	560.97	-560.97
<b>Total Loan Administrative Fee</b>	<b>0.00</b>	<b>1,661.16</b>	<b>-1,661.16</b>
<b>Program Fees</b>	<b>-117.20</b>	<b>1,000.00</b>	<b>-1,117.20</b>
4030 - Contributions Income			
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>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

May 2017 through May 2018

06/01/18

Accrual Basis

	May '17 - May 18	May '16 - May 17	\$ Change
<b>4110 · Grants</b>			
Waverly Trade Center DOT Grant	484,732.51	315,392.25	169,340.26
STREDC Grant	0.00	25,000.00	-25,000.00
4110 · Grants - Other	1,696,136.00	0.00	1,696,136.00
<b>Total 4110 · Grants</b>	<b>2,180,868.51</b>	<b>340,392.25</b>	<b>1,840,476.26</b>
<b>Interest Income-</b>			
cctc - Capitol Improvements (28)	2,657.00	0.00	2,657.00
Community- Facade Improvement	57.92	52.67	5.25
CCTC Loan Loss Reserve Account	20.33	21.97	-1.64
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)	6,034.00	5,980.95	53.05
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	70.60	22.36
TSB- checking	793.49	884.48	-90.99
TSB-general fund	100.15	459.18	-359.03
TSB- IRP 2	0.00	9.65	-9.65
TSB- IRP 3	0.00	17.95	-17.95
TSB- IRP 4	99.65	187.37	-87.72
TSB- RBEG	62.50	67.79	-5.29
TSB- marketing	0.45	0.49	-0.04
Interest Income- - Other	5,179.41	0.00	5,179.41
<b>Total Interest Income-</b>	<b>15,097.86</b>	<b>12,887.28</b>	<b>2,210.58</b>
<b>Leases/Licenses</b>			
RR leases	450.60	10,214.94	-9,764.34
Leases/Licenses - Other	11,898.08	1,014.11	10,883.97
<b>Total Leases/Licenses</b>	<b>12,348.68</b>	<b>11,229.05</b>	<b>1,119.63</b>
<b>4090 · Membership Dues</b>	<b>-750.00</b>	<b>0.00</b>	<b>-750.00</b>
<b>OHRy</b>			
freight	156,900.95	175,648.45	-18,747.50
<b>Total OHRy</b>	<b>156,900.95</b>	<b>175,648.45</b>	<b>-18,747.50</b>
<b>4170 · PILOT Program Fees</b>			
Two Plus Four	2,500.00	0.00	2,500.00
Gateway	28,786.39	0.00	28,786.39
Ameresco, Inc.	2,500.00	0.00	2,500.00
SUN8 PDC LLC	0.00	2,500.00	-2,500.00
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	0.00	1,106,434.00	-1,106,434.00
CNYOG	0.00	-0.05	0.05
<b>Total 4170 · PILOT Program Fees</b>	<b>33,786.39</b>	<b>1,221,107.89</b>	<b>-1,187,321.50</b>
<b>Sale of Property</b>	<b>3,014.07</b>	<b>0.00</b>	<b>3,014.07</b>
<b>Total Income</b>	<b>2,430,539.73</b>	<b>2,724,791.74</b>	<b>-294,252.01</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
Leases/Licenses Refund			
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>
Bodle Hill Land	200.00	200.00	0.00
WWTP Crown Cork and Seal	-15,624.79	-34,724.51	19,099.72
Marketing	822.13	757.13	65.00
Waverly Trade Center DOT Grant	484,732.51	315,392.25	169,340.26
Tioga Industrial Park			
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>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

May 2017 through May 2018

06/01/18

Accrual Basis

	May '17 - May 18	May '16 - May 17	\$ Change
<b>Education</b>			
Myers	0.00	-125.00	125.00
Education - Other	2,060.00	0.00	2,060.00
<b>Total Education</b>	<b>2,060.00</b>	<b>-125.00</b>	<b>2,185.00</b>
<b>Loan Admin Fee</b>			
IRP 2	0.00	549.49	-549.49
IRP 3	0.00	550.70	-550.70
IRP 4	0.00	560.97	-560.97
<b>Total Loan Admin Fee</b>	<b>0.00</b>	<b>1,661.16</b>	<b>-1,661.16</b>
<b>Loan Program Expense</b>	<b>130.05</b>	<b>203.85</b>	<b>-73.80</b>
6120 · Bank Service Charges	200.20	412.17	-211.97
conference	780.00	1,720.00	-940.00
Copies	152.10	168.75	-16.65
6150 · Depreciation Expense	19,684.57	23,305.31	-3,620.74
6160 · Dues and Subscriptions	435.00	285.00	150.00
<b>E=mt3</b>			
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
<b>Total E=mt3</b>	<b>200.00</b>	<b>8,100.00</b>	<b>-7,900.00</b>
<b>Employee benefit</b>			
IRA Company Match	1,774.74	1,067.31	707.43
IRA	1,794.36	738.45	1,055.91
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	<b>3,569.10</b>	<b>1,805.76</b>	<b>1,763.34</b>
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	1,500.00	750.00	750.00
D & O (Philadelphia Ins. Co)	3,287.00	4,229.00	-942.00
6190 · Disability (First Rehab Life)	256.88	125.00	131.88
Employee Dishonesty (Utica)	0.00	625.00	-625.00
6185 · Property & Liability (Dryden)	-409.87	8,900.11	-9,309.98
RR Liability (Steadfast)	0.00	19,456.88	-19,456.88
WC (Amtrust)	531.00	857.00	-326.00
6180 · Insurance - Other	33,829.54	0.00	33,829.54
<b>Total 6180 · Insurance</b>	<b>38,994.55</b>	<b>34,942.99</b>	<b>4,051.56</b>
<b>6200 · Interest Expense</b>			
6220 · Loan Interest			
IRP 1	0.00	913.69	-913.69
IRP 2	0.00	1,667.62	-1,667.62
<b>Total 6220 · Loan Interest</b>	<b>0.00</b>	<b>2,581.31</b>	<b>-2,581.31</b>
6200 · Interest Expense - Other	12,224.26	7,248.63	4,975.63
<b>Total 6200 · Interest Expense</b>	<b>12,224.26</b>	<b>9,829.94</b>	<b>2,394.32</b>
<b>6550 · Office Supplies</b>			
other	403.02	204.64	198.38
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
<b>Total 6550 · Office Supplies</b>	<b>761.42</b>	<b>760.02</b>	<b>1.40</b>
<b>6560 · Payroll Expenses</b>			
M. Tinney	2,498.24	0.00	2,498.24
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	64,087.35	56,407.71	7,679.64
<b>Total 6560 · Payroll Expenses</b>	<b>67,894.49</b>	<b>56,407.71</b>	<b>11,486.78</b>
<b>PILOT Best Buy</b>	<b>-52.85</b>	<b>0.00</b>	<b>-52.85</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

May 2017 through May 2018

06/01/18

Accrual Basis

	May '17 - May 18	May '16 - May 17	\$ Change
<b>PILOT Program Expenses</b>			
Distributed Sun	549.00	244.00	305.00
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
PILOT Program Expenses - Other	-80.97	0.00	-80.97
<b>Total PILOT Program Expenses</b>	<b>2,589.96</b>	<b>706.00</b>	<b>1,883.96</b>
6250 · Postage and Delivery	251.84	128.68	123.16
<b>6270 · Professional Fees</b>			
Administrative Services			
Fiato	0.00	112.50	-112.50
Haskell	9,527.00	8,164.00	1,363.00
Tinney	21,000.00	7,500.00	13,500.00
<b>Total Administrative Services</b>	<b>30,527.00</b>	<b>15,776.50</b>	<b>14,750.50</b>
6650 · Accounting			
Piaker & Lyons	9,500.00	19,000.00	-9,500.00
Jan Nolis	3,066.25	1,177.50	1,888.75
<b>Total 6650 · Accounting</b>	<b>12,566.25</b>	<b>20,177.50</b>	<b>-7,611.25</b>
6655 · Consulting	19,500.00	0.00	19,500.00
<b>6280 · Legal Fees</b>			
Loan Program Fees	0.00	3,115.50	-3,115.50
Monthly Fees	0.00	15,158.50	-15,158.50
Special Project Fees	467.50	0.00	467.50
6280 · Legal Fees - Other	41,004.00	4,182.50	36,821.50
<b>Total 6280 · Legal Fees</b>	<b>41,471.50</b>	<b>22,456.50</b>	<b>19,015.00</b>
6270 · Professional Fees - Other	11,850.00	2,615.96	9,234.04
<b>Total 6270 · Professional Fees</b>	<b>115,914.75</b>	<b>61,026.46</b>	<b>54,888.29</b>
6670 · Program Expense			
Façade Improvement Loan Program	0.00	90.00	-90.00
<b>Total 6670 · Program Expense</b>	<b>0.00</b>	<b>90.00</b>	<b>-90.00</b>
<b>Property Taxes</b>			
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
<b>Total Property Taxes</b>	<b>2,415.91</b>	<b>151.37</b>	<b>2,264.54</b>
Recording fees	430.00	781.00	-351.00
<b>6770 · Supplies</b>			
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
<b>Total 6770 · Supplies</b>	<b>777.81</b>	<b>325.00</b>	<b>452.81</b>
6340 · Telephone	343.52	57.12	286.40
<b>6350 · Travel &amp; Ent</b>			
6370 · Meals	232.15	133.97	98.18
6380 · Travel	2,195.13	1,996.71	198.42
6350 · Travel & Ent - Other	1,441.80	0.00	1,441.80
<b>Total 6350 · Travel &amp; Ent</b>	<b>3,869.08</b>	<b>2,130.68</b>	<b>1,738.40</b>
<b>Total Expense</b>	<b>771,478.46</b>	<b>486,498.84</b>	<b>284,979.62</b>
<b>Net Ordinary Income</b>	<b>1,659,061.27</b>	<b>2,238,292.90</b>	<b>-579,231.63</b>

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
 May 2017 through May 2018

	<u>May '17 - May 18</u>	<u>May '16 - May 17</u>	<u>\$ Change</u>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>TSB- CCS</b>	83.50	41.14	42.36
<b>Total Other Income</b>	83.50	41.14	42.36
<b>Net Other Income</b>	83.50	41.14	42.36
<b>Net Income</b>	<u>1,659,144.77</u>	<u>2,238,334.04</u>	<u>-579,189.27</u>



## Tioga County Industrial Development Agency Transaction Detail by Account May 2018

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	5/3/2018		Facade Loan Pmt	1,915.17	1,915.17
Deposit	5/11/2018		Facade Loan Pmt	540.73	2,455.90
Deposit	5/11/2018		Facade Loan Pmt	185.00	2,640.90
Deposit	5/22/2018		Facade Loan Pmt	595.88	3,236.78
Deposit	5/23/2018		Loan Payoff	8,888.81	12,125.59
Deposit	5/30/2018		Loan Pymt	1,691.41	13,817.00
Deposit	5/31/2018		Interest	4.01	13,821.01
Total Community- Facade Improvement				13,821.01	13,821.01
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	5/3/2018		Loan Pmt	4,229.30	4,229.30
Check	5/7/2018	1066	Admin Fee Jan-April ...	-214.33	4,014.97
Deposit	5/9/2018		Loan Pmt	547.84	4,562.81
Deposit	5/11/2018		Loan Pmt	1,088.88	5,651.69
Deposit	5/11/2018		Loan Pmt	306.00	5,957.69
Deposit	5/11/2018		Loan Pmt	559.08	6,516.77
Deposit	5/30/2018		Deposit	718.86	7,235.63
Total TSB- IRP 2016 (Formerly IRP 4)				7,235.63	7,235.63
Total USDA Funds				7,235.63	7,235.63
Total Restricted Cash Accounts				21,056.64	21,056.64
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	5/7/2018	6047	4/22-	-1,640.59	-1,640.59
Check	5/7/2018	6048	Lopke Archeo Study ...	-3,324.51	-4,965.10
Check	5/7/2018	6049	L. Tinney May 2018	-1,500.00	-6,465.10
Check	5/7/2018	6050	Administrative Assist...	-775.00	-7,240.10
Deposit	5/11/2018		Loan Admin Fee	214.33	-7,025.77
Check	5/11/2018	6051	April Professional Se...	-200.00	-7,225.77
Check	5/11/2018	6052	April 2018	-3,557.50	-10,783.27
Check	5/14/2018	6053	2018 IEDC Courses	-3,501.80	-14,285.07
Check	5/14/2018	6054	Wetland: TON - 10A...	-1,500.00	-15,785.07
Check	5/15/2018	X	April 2018	-1,025.08	-16,810.15
Check	5/15/2018	X	April 2017	-201.74	-17,011.89
Deposit	5/22/2018		RR Income	13,626.60	-3,385.29
Check	5/22/2018	6055	5/6-5/19/2018	-1,640.59	-5,025.88
Check	5/22/2018	6056	Bryant R. Myers/Tiog...	-258.48	-5,284.36
Check	5/22/2018	6057	Marketing	-193.40	-5,477.76
Check	5/22/2018	6058	May Phone Charges	-40.01	-5,517.77
Check	5/23/2018	X	May 2017	-201.74	-5,719.51
Check	5/24/2018	6059	Administrative Assist...	-775.00	-6,494.51
Deposit	5/30/2018		Rail Lease Pymt	612.12	-5,882.39
Check	5/30/2018	6060	L. Tinney June 2018	-1,500.00	-7,382.39
Check	5/30/2018	6061	2 & 25 Acre Corporat...	-500.00	-7,882.39
Check	5/30/2018	6062	April Phone Charges	-40.01	-7,922.40
Check	5/30/2018	6063	Professional Services	-498.75	-8,421.15
Total TSB- checking				-8,421.15	-8,421.15
<b>TSB- general fund</b>					
Deposit	5/29/2018		WWTP Grant	1,696,136.00	1,696,136.00
Total TSB- general fund				1,696,136.00	1,696,136.00
Total Unrestricted Cash Accounts				1,687,714.85	1,687,714.85
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2018-03-C</b>					
Deposit	5/30/2018	145	June Pymt	-312.50	-312.50
Total Loan Rec - 2018-03-C				-312.50	-312.50
<b>Loan Rec - 2018-02-C</b>					
Deposit	5/30/2018	628	June Pymt	-165.75	-165.75
Total Loan Rec - 2018-02-C				-165.75	-165.75

## Tioga County Industrial Development Agency Transaction Detail by Account May 2018

Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec - 2017-03-C</b>					
Deposit	5/11/2018	X	May 2018 Facade Lo...	-185.00	-185.00
Total Loan Rec - 2017-03-C				-185.00	-185.00
<b>Loan Rec - 2017-02-C</b>					
Deposit	5/11/2018	3555	May 2018 Facade Lo...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
<b>Loan Rec - 2016-03-C</b>					
Deposit	5/22/2018	6751	June 2018 Facade L...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
<b>Loan Rec - 2016-02-C</b>					
Deposit	5/3/2018	9440...	May 2018 Facade Lo...	-694.44	-694.44
Deposit	5/30/2018	...505	June Pymt	-694.44	-1,388.88
Total Loan Rec - 2016-02-C				-1,388.88	-1,388.88
<b>Loan Rec - 2016-01-C</b>					
Deposit	5/22/2018	774	May 2018 Facade Lo...	-152.86	-152.86
Deposit	5/30/2018	777	June Pymt	-152.86	-305.72
Total Loan Rec - 2016-01-C				-305.72	-305.72
<b>Loan Rec - 2015-06-C</b>					
Deposit	5/3/2018	733	May 2018 Facade Lo...	-365.86	-365.86
Deposit	5/30/2018	742	June Pymt	-365.86	-731.72
Total Loan Rec - 2015-06-C				-731.72	-731.72
<b>Loan Rec - 2014-01-C</b>					
Deposit	5/22/2018	70022	May 2018 Facade Lo...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-01-C</b>					
Deposit	5/3/2018	1122	May 2018 Facade Lo...	-277.78	-277.78
Deposit	5/3/2018	1122	June 2018 Facade L...	-277.78	-555.56
Deposit	5/23/2018	7713	Loan Payoff	-8,888.81	-9,444.37
Total Loan Rec - 2015-01-C				-9,444.37	-9,444.37
<b>Loan Rec - 2015-05-C</b>					
Deposit	5/3/2018	7665	May 2018 Facade Lo...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				-13,817.00	-13,817.00
<b>IRP 4</b>					
<b>Loan Rec 2018-01-A</b>					
Deposit	5/11/2018	X	May 2018 Principal	-276.75	-276.75
Total Loan Rec 2018-01-A				-276.75	-276.75
<b>Loan Rec 2017-05-A</b>					
Deposit	5/3/2018	2338...	May 2018 Principal	-379.61	-379.61
Total Loan Rec 2017-05-A				-379.61	-379.61
<b>Loan Rec 2017-04-A</b>					
Deposit	5/11/2018	x	May 2018 Principal	-162.33	-162.33
Total Loan Rec 2017-04-A				-162.33	-162.33
<b>Loan Rec 2017-03-A</b>					
Deposit	5/3/2018	19776	May 2018 Principal	-149.95	-149.95
Total Loan Rec 2017-03-A				-149.95	-149.95
<b>Loan Rec 2017-02-A</b>					
Deposit	5/3/2018	9539	May 2018 Principal	-1,318.55	-1,318.55
Total Loan Rec 2017-02-A				-1,318.55	-1,318.55

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
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Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec 2017-01-A</b>					
Deposit	5/3/2018	1025	May 2018 Principal	-192.64	-192.64
Deposit	5/30/2018	1038	June Principal	-193.05	-385.69
Total Loan Rec 2017-01-A				-385.69	-385.69
<b>Loan Rec 2016-01-A</b>					
Deposit	5/3/2018	9540	May 2018 Principal	-644.30	-644.30
Total Loan Rec 2016-01-A				-644.30	-644.30
<b>Loan Rec 2015-03-A</b>					
Deposit	5/9/2018	1098	April 2018 Principal	-237.38	-237.38
Deposit	5/9/2018	1098	May 2018 Principal	-238.37	-475.75
Total Loan Rec 2015-03-A				-475.75	-475.75
<b>Loan Rec 2013-02-A</b>					
Deposit	5/30/2018	2105	May Principal	-227.23	-227.23
Deposit	5/30/2018	2105	June Principal	-228.17	-455.40
Total Loan Rec 2013-02-A				-455.40	-455.40
Total IRP 4				-4,248.33	-4,248.33
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	5/3/2018	2337...	May 2018 Principal	-389.04	-389.04
Total Loan Rec 2013-01-A				-389.04	-389.04
<b>Loan Rec 2007-08-A</b>					
Deposit	5/3/2018	7664	May 2018 Principal	-559.18	-559.18
Total Loan Rec 2007-08-A				-559.18	-559.18
Total IRP 3				-948.22	-948.22
<b>IRP 2</b>					
<b>Loan Rec 2011-03-A</b>					
Deposit	5/11/2018	3556	May 2018 Principal	-906.83	-906.83
Total Loan Rec 2011-03-A				-906.83	-906.83
Total IRP 2				-906.83	-906.83
<b>Land-general</b>					
Check	5/30/2018	6061	2 acre Corporate Drive	250.00	250.00
Check	5/30/2018	6061	25 Acre Corporate D...	250.00	500.00
Total Land-general				500.00	500.00
<b>Land-Louns</b>					
Check	5/7/2018	6048	Lopke Archeo Study ...	3,324.51	3,324.51
Total Land-Louns				3,324.51	3,324.51
<b>Loan Interest Income</b>					
<b>IRP 2</b>					
<b>2011-03-A</b>					
Deposit	5/11/2018	3556	May 2018 Interest	-182.05	-182.05
Total 2011-03-A				-182.05	-182.05
Total IRP 2				-182.05	-182.05
<b>IRP 3</b>					
<b>2013-01-A</b>					
Deposit	5/3/2018	2337...	May 2018 Interest	-10.96	-10.96
Total 2013-01-A				-10.96	-10.96
<b>2007-08-A</b>					
Deposit	5/3/2018	7664	May 2018 Interest	-169.63	-169.63
Total 2007-08-A				-169.63	-169.63
Total IRP 3				-180.59	-180.59

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
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Type	Date	Num	Memo	Amount	Balance
<b>IRP 4</b>					
<b>2018-01-A</b>					
Deposit	5/11/2018	X	May 2018 Interest	-282.33	-282.33
Total 2018-01-A				-282.33	-282.33
<b>2017-04-A</b>					
Deposit	5/11/2018	x	May 2018 Interest	-143.67	-143.67
Total 2017-04-A				-143.67	-143.67
<b>2017-03-A</b>					
Deposit	5/3/2018	19776	May 2018 Interest	-38.59	-38.59
Total 2017-03-A				-38.59	-38.59
<b>2017-05-A</b>					
Deposit	5/3/2018	2338...	May 2018 Interest	-40.39	-40.39
Total 2017-05-A				-40.39	-40.39
<b>2017-01-A</b>					
Deposit	5/3/2018	1025	May 2018 Interest	-47.36	-47.36
Deposit	5/30/2018	1038	June Interest	-46.95	-94.31
Total 2017-01-A				-94.31	-94.31
<b>2017-02-A</b>					
Deposit	5/3/2018	9539	May 2018 Interest	-178.55	-178.55
Total 2017-02-A				-178.55	-178.55
<b>2016-01-A</b>					
Deposit	5/3/2018	9540	May 2018 Interest	-110.55	-110.55
Total 2016-01-A				-110.55	-110.55
<b>2015-03-A</b>					
Deposit	5/9/2018	1098	April 2018 Interest	-31.54	-31.54
Deposit	5/9/2018	1098	May 2018 Interest	-30.55	-62.09
Total 2015-03-A				-62.09	-62.09
<b>2013-02-A</b>					
Deposit	5/30/2018	2105	May Interest	-8.66	-8.66
Deposit	5/30/2018	2105	June Interest	-7.72	-16.38
Total 2013-02-A				-16.38	-16.38
Total IRP 4				-966.86	-966.86
Total Loan Interest Income				-1,329.50	-1,329.50
<b>Loan Late Fee</b>					
<b>2015-03 · 2015-03-A</b>					
Deposit	5/9/2018	1098	April 2018 Loan Late...	-10.00	-10.00
Total 2015-03 · 2015-03-A				-10.00	-10.00
<b>Loan Late Fee - Other</b>					
Deposit	5/30/2018	2105	May Late Fee	-7.08	-7.08
Total Loan Late Fee - Other				-7.08	-7.08
Total Loan Late Fee				-17.08	-17.08
<b>4110 · Grants</b>					
Deposit	5/29/2018	10577	WWTP URI Grant	-1,696,136.00	-1,696,136.00
Total 4110 · Grants				-1,696,136.00	-1,696,136.00
<b>Interest Income-</b>					
<b>Community- Facade Improvement</b>					
Deposit	5/31/2018		Interest	-4.01	-4.01
Total Community- Facade Improvement				-4.01	-4.01
Total Interest Income-				-4.01	-4.01

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
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Type	Date	Num	Memo	Amount	Balance
<b>Leases/Licenses</b>					
Deposit	5/30/2018	1306	Swartwood 2018 Lea...	-612.12	-612.12
Total Leases/Licenses				-612.12	-612.12
<b>OHRy</b>					
<b>freight</b>					
Deposit	5/22/2018	18014	March 2018 Trackag...	-13,626.60	-13,626.60
Total freight				-13,626.60	-13,626.60
Total OHRy				-13,626.60	-13,626.60
<b>Marketing</b>					
Check	5/22/2018	6057	Marketing (Newspap...	187.50	187.50
Total Marketing				187.50	187.50
<b>Education</b>					
Check	5/14/2018	6053	Buffalo IEDC Course	780.00	780.00
Check	5/14/2018	6053	Toronto IEDC Course	640.00	1,420.00
Check	5/14/2018	6053	Baltimore IEDC Cour...	640.00	2,060.00
Total Education				2,060.00	2,060.00
<b>Loan Admin Fee</b>					
<b>IRP 4</b>					
Check	5/7/2018	1066	Loan Admin Fee	214.33	214.33
Deposit	5/11/2018	1066	January - April 2018	-214.33	0.00
Total IRP 4				0.00	0.00
Total Loan Admin Fee				0.00	0.00
<b>Employee benefit</b>					
<b>IRA Company Match</b>					
Check	5/22/2018	6056	Employer Contibutio...	129.24	129.24
Total IRA Company Match				129.24	129.24
<b>IRA</b>					
Check	5/22/2018	6056	Employee Contibutio...	129.24	129.24
Total IRA				129.24	129.24
Total Employee benefit				258.48	258.48
<b>6560 · Payroll Expenses</b>					
Check	5/7/2018	6047	4/8-5/5/2018	1,640.59	1,640.59
Check	5/15/2018	X	April 2018	1,025.08	2,665.67
Check	5/15/2018	X	April 2017	201.74	2,867.41
Check	5/22/2018	6055	5/6-5/19/2018	1,640.59	4,508.00
Check	5/23/2018	X	May 2017	201.74	4,709.74
Total 6560 · Payroll Expenses				4,709.74	4,709.74
<b>6250 · Postage and Delivery</b>					
Check	5/22/2018	6057	UPS	5.90	5.90
Total 6250 · Postage and Delivery				5.90	5.90
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	5/7/2018	6050	2018-April	775.00	775.00
Check	5/24/2018	6059	2018-May	775.00	1,550.00
Total Haskell				1,550.00	1,550.00
<b>Tinney</b>					
Check	5/7/2018	6049	L. Tinney May 2018	1,500.00	1,500.00
Check	5/30/2018	6060	L. Tinney June 2018	1,500.00	3,000.00
Total Tinney				3,000.00	3,000.00
Total Administrative Services				4,550.00	4,550.00

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
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Type	Date	Num	Memo	Amount	Balance
<b>6650 · Accounting</b>					
<b>Jan Nolis</b>					
Check	5/30/2018	6063	Professional Services	498.75	498.75
Total Jan Nolis				498.75	498.75
Total 6650 · Accounting				498.75	498.75
<b>6280 · Legal Fees</b>					
Check	5/11/2018	6052	Legal, April 2018	3,557.50	3,557.50
Total 6280 · Legal Fees				3,557.50	3,557.50
<b>6270 · Professional Fees - Other</b>					
Check	5/11/2018	6051	April Professional Se...	200.00	200.00
Check	5/14/2018	6054	Wetland: TON Inv.#9...	1,500.00	1,700.00
Total 6270 · Professional Fees - Other				1,700.00	1,700.00
Total 6270 · Professional Fees				10,306.25	10,306.25
<b>6340 · Telephone</b>					
Check	5/22/2018	6058	May Phone Charges	40.01	40.01
Check	5/30/2018	6062	April Phone Charges	40.01	80.02
Total 6340 · Telephone				80.02	80.02
<b>6350 · Travel &amp; Ent</b>					
Check	5/14/2018	6053	Buffalo IEDC Hotel R...	429.98	429.98
Check	5/14/2018	6053	Toronto IEDC Hotel ...	584.00	1,013.98
Check	5/14/2018	6053	Baltimore IEDC Hote...	427.82	1,441.80
Total 6350 · Travel & Ent				1,441.80	1,441.80
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>