



**Tioga County Industrial Development Agency
October 5, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827**

Agenda

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette K. Dougherty, J. Nolis, M. Sauerbrey
 - a. Absent:
 - b. Excused: M. Sauerbrey, K. Gillette
 2. Guests:
 - B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher
- 3. Privilege of the Floor-**
 - A. None
- 4. Approval of Minutes –**
 - A. September 5, 2016 Regular Meeting Minutes
 - B. September 5, 2016 Finance Committee Meeting Minutes
- 5. Motion to affirm email vote for:**
 - A. OASD Sewer Easement 9/21
 - B. Village of Owego Planning Board Lead Agency for SEQR 9/26
- 6. Financial Report – B. Myers**
 - A. Reports
 1. Balance Sheet – Funds transferred from GF to GC for WWTP Project
 2. Profit & Loss
 3. Transaction Detail
- 7. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis/J. Meagher
 1. Update
 2. Costs Spreadsheet
 3. Larson Design Group – J. Bellis
 - a. WWTP Update
 - b. Water Update
 - B. Tioga Downs Racetrack, LLC Phase 2 & 3 – B. Myers
 1. Update
 2. Request for Sales Tax Exemption Extension

- C. Owego Gardens Project Update - B. Myers
 - 1. Update
- D. FedEx Project – B. Myers
 - 1. Update
- E. Gateway Project Update – B. Myers
 - 1. Local Approvals Issued
 - 2. Negative Declaration Issued
 - 3. Restore NY Application Submitted
 - 4. Anticipated PILOT Application

- 8. PILOT Updates - B. Myers**
 - A. Tioga Downs Racetrack, LLC: Phase 4 Golf Course
 - 1. PILOT Application Received
 - 2. Inducement Resolution – J. Meagher
 - 3. Set Public Hearing – November 9th, 6:00p.m., Nichols, NY
 - B. Tioga Downs Racetrack, LLC: Phase 2 & 3
 - 1. Closing
 - 2. Agency Fee Invoice Sent 9/29/2016
 - B. All School/Library PILOT Bills Sent 9/12/2016
 - C. WCSD PILOT Payment to be mailed 10/6/2016

- 9. New Business – B. Myers**
 - A. Chamber Business Show – Split cost with ED&P - \$75.00
 - B. Business Show Advertisement – Split Costs w/ ED&P \$187.50
 - C. Finger Lakes Technologies Easement Request
 - 1. OHRY approved the easement

- 10. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. PARIS Report – Will file as soon as budget is approved
 - 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. None
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Draw Note – Chemung Canal – Closed 10/5/2016
 - b. 2017-2020 Budget
 - B. Tioga Commons Study – New Drawings
 - 1. Concept 4
 - 2. Concept 5
 - C. Wetland Delineation E-Site – Update
 - D. E-Site Master Plan Update – Discussion
 - E. United Water (SUEZ)
 - 1. Congressman Reed Assistance
 - 2. PSC Process
 - 3. SRBC – Well drilling on E-Site

- 11. Reports**
 - A. Railroads
 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - B. Loan Program – B. Myers
 - a. Lenders Roundtable Event – Promoted new loan program
- 12. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 13. Next Meeting – Wednesday, November 2, 2016**
- 14. Adjourned**

Attachments:

Sept. Reg. Meeting Minutes - Draft

Sept. Finance Committee Minutes -Draft

Financial Reports as of 9/30/2016

WWTP Cost Tracking Sheet

Tioga Downs Sales Tax Exemption Request

Railroad Income to Date

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**Industrial Development Agency
Finance Committee
Legislative Conference Room
September 7, 2016 4:00pm**

Minutes

I. Call to Order and Introductions

Chairperson, R. Kelsey, called the meeting to order at 4:05pm.

II. Attendance

Committee Members: R. Kelsey, A. Gowan, K. Gillette

Guest – B. Myers

III. New Business

2017-2020 Budget

The finance committee reviewed the budget. R. Kelsey noted a typo on the column indicating the adopted 2016 budget. B. Myers agreed that the typo needs to be fixed. The finance committee recommends the 2017-2020 budget to the full board for approval contingent on the typo being fixed.

Cash Projections for 2016-2017

The finance committee reviewed the cash projections after the conclusion of ongoing projects. The committee agreed that the full board needs to be aware of the cash situation and start developing a plan for the monies once they are received.

IV. Adjourned

Chairperson, R. Kelsey, adjourned the meeting at 4:29pm.



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Tioga County Industrial Development Agency
September 7, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

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Minutes

1. Call to Order and Introductions

Chairperson, R. Kelsey, called the meeting to order at 4:33pm.

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette, K. Dougherty, J. Nolis, M. Sauerbrey
 - a. Absent:
 - b. Excused: K. Dougherty

2. Guests:

B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher

3. Privilege of the Floor-

A. None

4. Approval of Minutes –

A. August 3, 2016 Regular Meeting Minutes

B. August 3, 2016 Governance Committee Meeting Minutes

Motion to approve the August 3, 2016 Regular Meeting Minutes (M. Sauerbrey, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

Motion to approve the August 3, 2016 Governance Committee Meeting Minutes (M. Sauerbrey, T. Monell)

Aye – 6 Abstain – 0

No – 0 Carried

5. Motion to affirm email vote for:

A. Waverly Trade Center Phase 1 Extension Request 8/19

B. Loan Committee's Decision to deny Josh Cassidy's loan application 9/1

Motion to affirm the email votes (M. Sauerbrey, K. Gillette)

Aye – 5 Abstain – 1 (R. Kelsey)

No – 0 Carried

6. Financial Report – B. Myers

A. Reports

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

B. Myers indicated that two more CD's reached maturity in August and were closed and moved to the General Fund based on the Board's decision to internally finance the Nichols WWTP. Myers also noted that we received the final grant disbursement from STREDC in the amount of \$25,000.00 for the Commercial Façade Loan Program.

Motion to acknowledge the financial statements (T. Monell, J. Nolis)

Aye – 6 Abstain – 0

No – 0 Carried

7. Project Updates

A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis

1. Update - B. Myers indicated that the project is moving along well.
2. Costs Spreadsheet – B. Myers shared the WWTP cost spreadsheet with the entire board and informed them that the escrow funds for the account will be used entirely, and the account will close in September.
3. Larson Design Group – J. Bellis
 - a. WWTP Update – J. Bellis shared with the full board that the tanks for the project have been placed. The testing of the tanks will be conducted on September 8, 2016. The project is on schedule. R. Kelsey asked J. Bellis if he believes we will be on budget with this project. J. Bellis confirmed that we are on budget so far and that there is a 2% contingency worked into the project budget. J. Bellis continued to inform the board that the control panel associated with this project has a long lead time, but after negotiations J. Bellis was able to get the company to promise a delivery date of October 14, 2016, or sooner.
 - b. Water Update – J. Bellis informed the board of a meter issue on the site. They are replacing the meter. Other than that the project is moving along and the electrical contractor installed the control panels in 2 days and the pumps have been installed as well.

B. Tioga Downs Racetrack, LLC – B. Myers

1. Update – Casino License Awarded 8/30
2. Groundbreaking Ceremony for Hotel/Amenities Building 9/6 – R. Kelsey was pleased to discover that the IDA had a presence at the groundbreaking. T. Monell and M. Sauerbrey were both in attendance.

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- C. Owego Gardens Project Update - B. Myers
 - 1. Update - The project is on schedule.

- D. FedEx Project – B. Myers
 - 1. Update - Project is moving along. Nichols Cross Dock is awaiting a water easement with the Army Training Center.

8. PILOT Updates- B. Myers

- A. Village of Owego PILOT Payment Sent 8/9
- B. Preparing School PILOT Bills
- C. Tioga Downs PILOT Closing – J. Meagher
- J. Meagher assumes that the PILOT will close soon, the IDA is ready for the closing.

9. New Business – B. Myers

- A. Crown Escrow Termination Document– J. Meagher
- J. Meagher is fine with the agreement.

10. Old Business – B. Myers

- A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Single Audit Submitted 9/1

A. Gallo, of Piaker and Lyons, contacted B. Myers and shared that the revised 2015 Audited Financials had been prepared and submitted to the Federal Clearing House.

- b. Change to Language in 2015 Audit per Piaker & Lyons

A. Gallo also informed B. Myers that he had made changes to the 2015 Audited Financials to incorporate language that was unavailable at the time of the audit. A. Gallo also confirmed that no numbers were changed in the audit.

- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Revisions to New Policies – J. Meagher confirmed that the new policies are acceptable.

Motion to approve the revised Project Agreement, Assessment of Outstanding Polices, Policy for Termination of Modification Recapture of Agency Benefits, Policy for Uniform Criteria – Selection of Projects for Financial Assistance (M. Sauerbrey, J. Nolis)

Aye – 6 Abstain – 0
No – 0 Carried

- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. 2017-2020 Budget

The Finance Committee recommended the proposed 2017-2020 Budget to the full board for consideration. B. Myers will send out the budget to all members and the full

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Board will vote on the budget at the October meeting.

B. E-Site – Incentive Proposal for the \$350,000.00 awarded in 2015

Motion to execute the incentive proposal for the E-Site CFA (A. Gowan, T. Monell)

Aye – 6 Abstain – 0

No – 0 Carried

C. Suez – E-Site Water Development

Suez provided the IDA with documentation which illustrates that Suez will not cover the costs associated with water extension of the E-Site. The Board will explore its options in regards to Suez's decision.

D. 2016 DOH EFC Grant Submission for E-Site

B. Myers informed the board that the grant application submitted to EFC in June 2016 was denied due to the water source being owned by a private entity.

11. Reports

A. Railroads

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

a. Income to Date - B. Myers informed the committee that we have made \$20,000.00 more in 2016 than 2015 so far.

b. OASD Sewer Easement - B. Myers shared that there will be a sewer easement provided to the Board for consideration soon.

c. WTC Phase II Bid Opening

i. Lowest Bidder: Frank Tartaglia - \$518,842.70 work to be completed by 4/30/2017 if chosen

B. Loan Program – B. Myers

a. USDA Accepted our Consolidation Proposal 9/1

b. Commitment letter sent to R&C Auto for the loan approved in July

c. Upstate Fire and Safety Loan P.I.F.

R. Kelsey asked for a motion to move into executive session to discuss the acquisition of properties.

Motion to move into executive session 5:14 p.m. (M. Sauerbrey, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

The Board came out of executive session 6:01 p.m.

Motion to research the costs associated with the acquisition of properties 1.2. (T. Monell, K. Gillette)

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Aye – 6 Abstain – 0
No – 0 Carried

Motion to approve Fagan Engineer’s proposal for the full delineation of the 30.11 acre portion of the E-Site (T. Monell, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

Motion to adjourn the meeting (M. Sauerbrey, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

Meeting Adjourned 6:04 p.m.

Next Meeting October 5, 2016

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
As of September 30, 2016

	Sep 30, 16	Sep 30, 15
ASSETS		
Current Assets		
Checking/Savings		
Restricted Cash Accounts		
Community- Facade Improvement	104,940.83	191,445.16
CCTC- Industrial Park	12,000.37	12,010.37
USDA Funds		
CCTC- Loan Loss Reserve	40,377.60	40,364.04
TSB- IRP 2	0.00	92,185.77
TSB- IRP 3	0.00	178,758.39
TSB- IRP 4	411,024.22	147,599.78
TSB- RBEG	205,433.04	205,375.53
TSB- marketing	1,496.40	2,235.97
Total USDA Funds	658,331.26	666,519.48
Total Restricted Cash Accounts	775,272.46	869,975.01
CCTC- CDs		
Infrastructure (391)	0.00	127,226.88
Site Development (383)	0.00	128,527.56
Site Development (878)	0.00	252,995.52
Infrastructure (877)	0.00	93,278.77
Land Acquisition (879)	516,424.15	513,506.34
Capital Improvement (284)	303,652.79	303,366.05
Total CCTC- CDs	820,076.94	1,418,901.12
Temporarily Restricted Cash Acc		
Crown Cork Seal	247,265.10	0.00
Community- Lounsberry	296,730.01	470,118.68
Total Temporarily Restricted Cash Acc	543,995.11	470,118.68
Unrestricted Cash Accounts		
TSB- checking	1,499,458.54	2,726,472.99
TSB- general fund	125,000.00	905,253.91
Total Unrestricted Cash Accounts	1,624,458.54	3,631,726.90
Total Checking/Savings	3,763,803.05	6,390,721.71
Other Current Assets		
NYS OEM Grant Revenue	5,457.18	0.00
Accounts Receivable 1300.01	512,376.45	0.00
Allowance for Doubtful Accounts	-35,000.00	-75,000.00
New York State OEM Funds Receiv	0.00	943.38
FEMA Funds Receivable	8,185.81	2,830.14
Commercial Facade Loan Program		
Loan Rec - 2016-03-A	19,690.20	0.00
Loan Rec - 2016-02-A	47,916.68	0.00
Loan Rec - 2016-01-A	10,241.86	0.00
Loan Rec - 2015-06-A	23,414.98	0.00
Loan Rec - 2014-01-A	7,968.18	10,002.66
Loan Rec - 2015-01-A	14,573.68	18,055.54
Loan Rec - 2015-02-A	3,712.67	5,346.28
Loan Rec - 2015-04-A	950.00	2,250.00
Loan Rec - 2015-05-A	18,861.69	0.00
Total Commercial Facade Loan Program	147,329.94	35,654.48
IRP 4		
Loan Rec 2016-01-A	38,278.02	0.00
Loan Rec 2015-03-A	11,676.93	14,040.46
Loan Rec 2013-02-A	6,222.00	8,674.64
Loan Rec 2010-01-A	9,730.92	25,767.44
Loan Rec 2009-03-A	0.00	7,803.82
Loan Rec 2009-02-A	55,851.58	58,251.58
Total IRP 4	121,759.45	114,537.94

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
As of September 30, 2016

	Sep 30, 16	Sep 30, 15
IRP 3		
Loan Rec 2013-01-A	9,694.96	13,559.67
Loan Rec 2007-08-A	42,659.24	48,061.84
Total IRP 3	52,354.20	61,621.51
IRP 2		
Loan Rec 2012-08-A	23,188.10	27,898.58
Loan Rec 2011-03-A	60,224.82	70,013.04
Loan Rec 2011-01-A	0.00	12,736.24
Total IRP 2	83,412.92	110,647.86
Total Other Current Assets	895,875.95	251,235.31
Total Current Assets	4,659,679.00	6,641,957.02
Fixed Assets		
Asset WWTP	686,934.45	0.00
Lounsberry South FA	0.00	201,129.16
Land- Mitchell	58,453.51	58,453.51
Equipment		
2012 computer upgrade	1,436.88	1,436.88
2007 computer upgrade	0.00	2,019.49
Equipment - Other	264.00	264.00
Total Equipment	1,700.88	3,720.37
Land- Cavataio	2,500.00	2,500.00
Land-general	200,757.60	200,757.60
Land-Louns	0.00	18,805.00
Land 434	371,800.36	414,701.18
Railroad Improvements	1,976,668.74	1,976,668.74
Z Accumulated Depreciation	-1,111,513.55	-1,090,227.73
Total Fixed Assets	2,187,301.99	1,786,507.83
Other Assets		
HUD Loan Program		
L/R 2014-01-A	130,637.89	152,190.08
L/R 2012-06-A	63,545.07	71,510.58
L/R 2009-04-A	69,895.07	88,958.96
Total HUD Loan Program	264,078.03	312,659.62
Total Other Assets	264,078.03	312,659.62
TOTAL ASSETS	7,111,059.02	8,741,124.47
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	12,532.75	0.00
Total Accounts Payable	12,532.75	0.00
Other Current Liabilities		
Deferred Revenue	258,179.50	0.00
Interest Payable		
L/P 2014-01-A Interest	-24.27	0.00
L/P 2012-06-A Interest	1.98	0.00
L/P 2009-04-A Interest	-17.08	0.00
Total Interest Payable	-39.37	0.00
2100 · Payroll Liabilities	1,073.80	549.11
PILOT Payments		
Owego Gardens		
Library	28.05	0.00
School	3,802.07	0.00
Total Owego Gardens	3,830.12	0.00

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
As of September 30, 2016

	Sep 30, 16	Sep 30, 15
School - 231 Main Street	2,408.43	0.00
Tioga Downs Racetrack		
Library - Tioga Downs	0.00	62.88
School - Tioga Downs	0.00	2,772.75
Total Tioga Downs Racetrack	0.00	2,835.63
Library - 231 Main Street	88.85	73.84
Library - Lockheed	0.00	4,527.66
CNYOG		
Library Tax - CNYOG	0.00	19,190.97
School- CNYOG	0.00	2,672,149.67
CNYOG - Other	-0.01	0.00
Total CNYOG	-0.01	2,691,340.64
Best Buy PP	296,630.42	470,072.58
Hadco		
School- Hadco	-0.01	0.00
Total Hadco	-0.01	0.00
Rynone		
School- Rynone	11,539.42	11,285.06
Town- Rynone	-0.01	0.00
Total Rynone	11,539.41	11,285.06
Total PILOT Payments	314,497.21	3,180,135.41
Total Other Current Liabilities	573,711.14	3,180,684.52
Total Current Liabilities	586,243.89	3,180,684.52
Long Term Liabilities		
Loan Pay- IRP 4	252,361.72	262,079.92
Loan Pay- IRP 3	222,668.43	232,680.61
Loan Pay- IRP 2	156,091.00	166,762.37
Loan Pay- IRP 1	84,023.99	91,369.44
Tioga County HUD prog		
2014-01-A	130,662.16	152,190.08
2012-06-A	63,543.09	71,510.58
2009-04-A	69,912.15	88,958.96
Total Tioga County HUD prog	264,117.40	312,659.62
Total Long Term Liabilities	979,262.54	1,065,551.96
Total Liabilities	1,565,506.43	4,246,236.48
Equity		
Board Designated Funds	1,406,302.63	1,406,302.63
3000 · Opening Bal Equity	304,104.67	304,104.67
1110 · Retained Earnings	3,265,337.29	2,830,320.81
Net Income	569,808.00	-45,840.12
Total Equity	5,545,552.59	4,494,887.99
TOTAL LIABILITIES & EQUITY	7,111,059.02	8,741,124.47

Tioga County Industrial Development Agency

Profit & Loss

September 2016

	Sep 16	Sep 15	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
IRP 2			
2012-08-A	198.23	117.84	80.39
2011-03-A	254.41	295.03	-40.62
2011-01-A	0.00	117.94	-117.94
Total IRP 2	452.64	530.81	-78.17
IRP 3			
2013-01-A	0.00	107.76	-107.76
2007-08-A	0.00	508.07	-508.07
Total IRP 3	0.00	615.83	-615.83
IRP 4			
2016-01-A	161.96	0.00	161.96
2015-03-A	0.00	69.14	-69.14
2010-01-A	46.24	230.96	-184.72
2009-03-A	0.00	35.31	-35.31
Total IRP 4	208.20	335.41	-127.21
Total Loan Interest Income	660.84	1,482.05	-821.21
Loan Program Fee			
Facade	0.00	100.00	-100.00
IRP 4	550.00	0.00	550.00
Total Loan Program Fee	550.00	100.00	450.00
Loan Late Fee			
2015-03 - 2015-03-A	49.57	0.00	49.57
2012-08	15.00	0.00	15.00
Total Loan Late Fee	64.57	0.00	64.57
Loan Administrative Fee			
IRP 2	0.00	284.28	-284.28
IRP 3	0.00	158.02	-158.02
IRP 4	0.00	149.41	-149.41
Total Loan Administrative Fee	0.00	591.71	-591.71
Interest Income-			
Community- Facade Improvement	0.00	16.78	-16.78
CCTC Loan Loss Reserve Account	0.00	1.66	-1.66
CCTD CD Capital Improvement(284)	0.00	1,249.70	-1,249.70
Community- Lounsberry	0.00	7.85	-7.85
TSB- checking	0.00	45.73	-45.73
TSB-general fund	0.00	111.60	-111.60
TSB- IRP 2	57.09	2.27	54.82
TSB- IRP 3	0.00	4.45	-4.45
TSB- IRP 4	0.00	3.64	-3.64
TSB- RBEG	0.00	5.13	-5.13
TSB- marketing	0.00	0.05	-0.05
Total Interest Income-	57.09	1,448.86	-1,391.77
OHRy			
freight	14,954.90	12,139.45	2,815.45
Total OHRy	14,954.90	12,139.45	2,815.45
Total Income	16,287.40	15,762.07	525.33
Expense			
WWTP Crown Cork and Seal	344,007.48	0.00	344,007.48
Education			
Fiato	0.00	299.00	-299.00
Total Education	0.00	299.00	-299.00

Tioga County Industrial Development Agency

Profit & Loss

September 2016

	Sep 16	Sep 15	\$ Change
Loan Admin Fee			
IRP 2	0.00	284.28	-284.28
IRP 3	0.00	158.02	-158.02
IRP 4	0.00	149.41	-149.41
Total Loan Admin Fee	0.00	591.71	-591.71
Loan Program Expense	16.30	0.00	16.30
Copies	0.00	17.10	-17.10
E=mt3			
site preparation	850.00	0.00	850.00
E=mt3 - Other	250.00	0.00	250.00
Total E=mt3	1,100.00	0.00	1,100.00
Employee benefit			
IRA Company Match	109.62	0.00	109.62
IRA	109.62	126.04	-16.42
Total Employee benefit	219.24	126.04	93.20
6180 · Insurance			
D & O (Philadelphia Ins. Co)	-273.00	0.00	-273.00
Employee Health (SSA)	0.00	806.15	-806.15
Total 6180 · Insurance	-273.00	806.15	-1,079.15
Lounsberry land	0.00	10,000.00	-10,000.00
6560 · Payroll Expenses	4,721.37	7,137.51	-2,416.14
6270 · Professional Fees			
Administrative Services			
Fiato	112.50	0.00	112.50
Haskell	628.00	610.00	18.00
Total Administrative Services	740.50	610.00	130.50
6280 · Legal Fees			
Loan Program Fees	683.00	560.00	123.00
Monthly Fees	472.50	2,730.00	-2,257.50
Total 6280 · Legal Fees	1,155.50	3,290.00	-2,134.50
6270 · Professional Fees - Other	325.00	0.00	325.00
Total 6270 · Professional Fees	2,221.00	3,900.00	-1,679.00
6670 · Program Expense			
Façade Improvement Loan Program	0.00	87.85	-87.85
Total 6670 · Program Expense	0.00	87.85	-87.85
Recording fees	80.00	0.00	80.00
6340 · Telephone	0.00	6.40	-6.40
Total Expense	352,092.39	22,971.76	329,120.63
Net Ordinary Income	-335,804.99	-7,209.69	-328,595.30
Net Income	-335,804.99	-7,209.69	-328,595.30

Tioga County Industrial Development Agency
Transaction Detail by Account
September 2016

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	9/6/2016			Deposit	148.51
Deposit	9/7/2016			Loan Pmt	322.40
Deposit	9/9/2016			Loan Pmt	100.00
Check	9/16/2016	1031	Ronald and J...	Commercial Fa...	-19,690.20
Check	9/16/2016	1032	Tioga County...	Towne Diner, LL...	-80.00
Total Community- Facade Improvement					-19,199.29
USDA Funds					
TSB- IRP 2					
Deposit	9/2/2016			Loan Pmt	1,088.88
Check	9/7/2016	1054	Thomas, Coll...	Legal- August	-683.00
Deposit	9/7/2016			Loan Pmt	1,015.00
Transfer	9/14/2016			Funds Transfer	-99,862.53
Deposit	9/23/2016			Deposit	57.09
Total TSB- IRP 2					-98,384.56
TSB- IRP 3					
Transfer	9/14/2016			Funds Transfer	-177,615.40
Total TSB- IRP 3					-177,615.40
TSB- IRP 4					
Deposit	9/6/2016			Loan Pmt	268.92
Deposit	9/7/2016			Loan Pmt	754.85
Deposit	9/13/2016			Loan Pmt	200.00
Transfer	9/14/2016			Funds Transfer	177,615.40
Transfer	9/14/2016			Funds Transfer	99,862.53
Deposit	9/22/2016			Deposit	150.00
Deposit	9/26/2016			Deposit	400.00
Deposit	9/26/2016			Deposit	2,770.28
Deposit	9/28/2016			Loan Pmt	1,413.39
Total TSB- IRP 4					283,435.37
Total USDA Funds					7,435.41
Total Restricted Cash Accounts					-11,763.88
Unrestricted Cash Accounts					
TSB- checking					
Deposit	9/1/2016			Hud Loan Pmt	965.61
Deposit	9/2/2016			Hud Pmt	4,243.54
Check	9/6/2016	5664	Cathy Haskell	Administrative A...	-628.00
Check	9/6/2016	5665	Williams & E...	E-Site Bondary ...	-850.00
Check	9/6/2016	5666	Ruth Fiato	Consulting Fees...	-112.50
Check	9/7/2016	5667	Thomas, Coll...	Recording Fees ...	-472.50
Check	9/7/2016	5669	Tioga County...	August 2016 HU...	-5,209.15
Check	9/9/2016	5670	Empire State...	E-Site Grant Ap...	-250.00
Check	9/12/2016	5671	Martin Kane ...	2016390fee	-325.00
Deposit	9/13/2016			RR Income	14,954.90
Check	9/13/2016	5672	Bryant R. My...	08/27/2016-09/0...	-1,273.83
Check	9/13/2016	X	NYS Tax De...	Qtr. 3 Taxes 2016	-519.12
Check	9/14/2016	5673	CBC Innovis	credit reports	-16.30
Check	9/15/2016	X	EFTPS	Aug 2016	-1,654.58
Check	9/28/2016	5674	Bryant R. My...	09/10/2016-09/2...	-1,273.84
Check	9/28/2016	5675	Franklin Tem...	Bryant R. Myers...	-219.24
Deposit	9/28/2016			PILOT Pmt	11,539.42
Deposit	9/28/2016			PILOT Pmt	3,830.12
Transfer	9/28/2016			Funds Transfer ...	1,415,708.43
Check	9/28/2016	5678	VACRI Const...	Vacri Payment ...	-336,739.98
Check	9/28/2016	5679	Diekow Elect...	Diekow Paymen...	-7,267.50
Total TSB- checking					1,094,430.48

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09/29/16
Accrual Basis

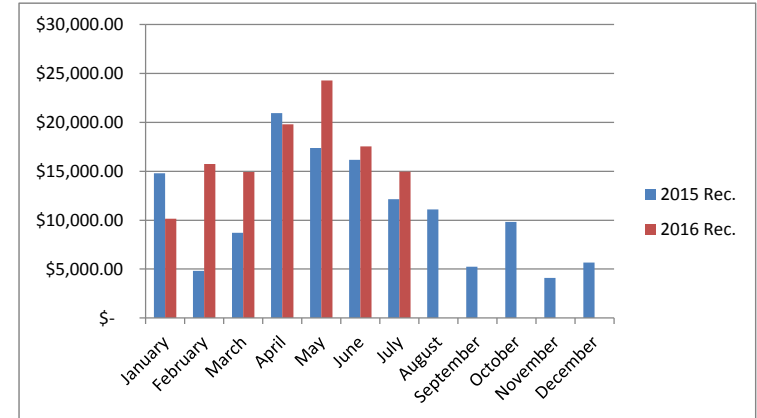
Tioga County Industrial Development Agency
Transaction Detail by Account
September 2016

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
TSB- general fund					
Transfer	9/28/2016			Funds Transfer ...	-1,415,708.43
Total TSB- general fund					-1,415,708.43
Total Unrestricted Cash Accounts					-321,277.95
TOTAL					-333,041.83

2016 Owego Harford Railway Income

10% up to \$1,000,000; 5% \$1,000,000 +

	2015 Rec.	2016 OHRY Income	2016 Rec.	Date
January	\$ 14,808.40	\$ 101,361.00	\$ 10,136.10	3/14/2016
February	\$ 4,806.30	\$ 157,259.00	\$ 15,725.90	4/14/2016
March	\$ 8,719.60	\$ 149,919.00	\$ 14,919.80	5/10/2016
April	\$ 20,952.90	\$ 197,908.00	\$ 19,790.80	6/8/2016
May	\$ 17,370.70	\$ 242,893.00	\$ 24,289.30	7/14/2016
June	\$ 16,166.90	\$ 196,615.00	\$ 17,549.00	8/10/2016
July	\$ 12,139.45	\$ 299,098.00	\$ 14,954.90	9/14/2016
August	\$ 11,108.20		\$ -	
September	\$ 5,232.15		\$ -	
October	\$ 9,829.30		\$ -	
November	\$ 4,083.90		\$ -	
December	\$ 5,657.35		\$ -	
	\$ 130,875.15	\$ 1,345,053.00	\$ 117,365.80	N/A



2016 OHRY Income Total \$ **1,345,053.00**

2016 Payment to IDA \$ **117,365.80**

WWTP Cost Tracking Sheet

Date Rec'd	Date Paid	Contractor	Invoice #	Amount Charged	Paid
2/11/2016	4/27/2016	LDG	77969	\$ 21,963.05	x
3/9/2016	4/27/2016	LDG	78782	\$ 28,386.25	x
4/28/2016	5/25/2016	LDG	79571	\$ 54,202.40	x
5/27/2016	5/31/2016	LDG	79980	\$ 17,937.79	x
6/29/2016	7/27/2016	Diekow	1	\$ 4,750.00	x
6/29/2016	7/27/2016	Vacri	1	\$ 135,833.85	x
7/22/2016	8/22/2016	LDG	81080	\$ 28,866.44	x
7/27/2016	8/22/2016	Diekow	2	\$ 7,790.00	x
7/24/2016	8/22/2016	Vacri	2	\$ 387,204.67	x
8/22/2016	8/31/2016	LDG	81861	\$ 23,034.22	x
8/26/2016	9/28/2016	Vacri	3	\$ 336,739.98	x
9/6/2016	9/28/2016	Diekow	3	\$ 7,267.50	x
9/28/2016	-	Sub-LDG	5706	\$ 55,474.74	

Total Budget

Budget:	\$ 3,103,450.00
<i>Expensed:</i>	<i>\$ 1,109,450.89</i>
Remaining:	\$ 1,993,999.11

Escrow Funds	\$ 934,199.55
Remaining:	\$ -

LDG Budget

Budget:	\$ 437,890.00
<i>Expensed:</i>	<i>\$ 174,390.15</i>
Remaining:	\$ 263,499.85

Diekow Budget

Budget:	\$ 154,850.00
<i>Expensed:</i>	<i>\$ 19,807.50</i>
Remaining:	\$ 135,042.50

Vacri Budget

Budget:	\$ 2,281,000.00
<i>Expensed:</i>	<i>\$ 859,778.50</i>
Remaining:	\$ 1,421,221.50