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Tioga County Industrial Development Agency

May 3, 2017 • 4:30pm •

Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

Agenda

1. **Call to Order and Introductions**
2. **Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette K. Dougherty, M. Sauerbrey, J. Ceccherelli
 - a. Absent:
 - b. Excused:
 2. Guests:
 - a. B. Myers, L. Tinney, C. Haskell, J. Bellis, D. Chase, J. Meagher
3. **Privilege of the Floor-**
 - J. Bellis – Larson Design Group**
 - D. Chase – Clark Patterson Lee**
 - G. Conde – DePaul**
4. **Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
 1. Update: Ribbon Cutting – 5/9/2017 1pm
 - B. Tioga Downs Racetrack, LLC Phase 2 & 3– B. Myers
 1. Update
 - C. Tioga Downs Racetrack, LLC Phase IV
 1. Update
 - D. FedEx Project – B. Myers
 1. Ribbon Cutting Event – 4/18/2017
 - E. Gateway Project
 1. Update
 - F. Project Freehold
 1. Update
 - a. Base Flood Elevation
 - b. Geotech
 - c. Request for Proposals – LDG
 - G. DePaul Project
 1. Update
 - a. Intent to Purchase
 - H. Minka Village – Tioga Opportunities Project
 1. Update
 - I. Upstate Shredding
 - J. Owego Gardens – Ribbon Cutting 5/3/2017

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. Solar Project Policy
3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. None

B. E-Site

1. Update
 - a. Master Plan Update
 - b. Wetland Delineation Update
 - c. Owego Gardens II
 - d. VIP Structures

C. Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY

1. Update
 - a. Asbestos Abatement
 - b. Demolition

6. PILOT Updates – B. Myers

A. SUN8 PDC LLC – Discussion

1. Motion to accept or deny PILOT request
 - a. Discussion
 - b. Owego Gardens PILOT Modification Request

7. Approval of Minutes –

- A. **April 5, 2017 Regular Meeting Minutes**
- B. **April 5, 2017 Loan Committee Minutes**
- C. **April 27, 2017 Public Hearing Minutes**

8. Financial Report – B. Myers

A. Reports

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

9. New Business – B. Myers

- A. DOL Public Work Enforcement Fund – J. Meagher
- B. Easement Request – Tioga County Information Technology

10. Reports

A. Railroads

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

a. Income to Date

B. Loan Program

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

a. Income to Date

i. LINC Report – Completed 4/21/2017

ii. R&C Auto - \$40,000.00 closed 4/19

iii. Granite Works - \$100,000.00 closed 4/26

iv. Tioga Gardens - \$20,000.00 closed 4/26

v. Stiletto Hair and Nails - \$23,500.00 Closed 5/3

vi. Tioga Downs RLF SOW

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

12. 105 Next Meeting – June 7, 2017

13. Adjourned



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Tioga County Industrial Development Agency

April 5, 2017

Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

Minutes

DRAFT

1. Call to Order and Introductions

The meeting was called to order by Chairperson R. Kelsey at 4:31 p.m.

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette, K. Dougherty, M. Sauerbrey, J. Ceccherelli
 - a. Absent: J. Ceccherelli
 - b. Excused:
2. Guests:
 - a. B. Myers, L. Tinney, C. Haskell, J. Bellis, M. Freeze

3. Privilege of the Floor- J. Bellis

Crown Cork and Seal: Town of Nichols operations: Line 1 is fully operational with 40,000 gallons of water per day; Line 2 is not expected to be fully operational until September 2017; and Line 3 is expected sometime soon. J. Bellis reported there is a lot of pre-treatment with little to no sludge. SRBC is monitoring. J. Bellis reported some improvements are needed to the vault. A. Gowan inquired as to why the vault is leaking. J. Bellis reported this is due to coming up through the sump in the bottom of the vault.

T. Monell arrived at 4:35 p.m.

Freehold: J. Bellis reported there is no visual due to technical difficulty. This project is 5 feet above street and 817.6 feet above sea level at fire station. SJB Services in Cortland, NY will provide the geo-tech services. J. Bellis reported visual is forthcoming.

4. Reaffirm Email Votes

1. ***Stiletto Hair and Nails Loan Application Acceptance –***

Motion to reaffirm the email vote to approve the loan request for Stiletto Hair and Nails in the amount of \$23,500, as recommended by the Loan Committee, with the following terms/conditions: (K. Dougherty, K. Gillette)

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

- Maximum of \$23,500 at 2.5% fixed interest for five years (\$417.06/month).
- Collateral to include a shared second position security interest with VEDA on the real property offered by Roberta's father located at 103 Volunteer Way, Athens, PA 18810. Parcel numbers: 07-020.15-133-000-000 & 07-020.18-004. A shared second security interest with VEDA to the Tioga County IDA's existing loan on all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned, or hereafter acquired and all sales contracts, leases, and any other agreements relating to the premises.
- Roberta Coleman will provide her unconditional personal guarantee.
- Loan funds will be used for leasehold improvements and the purchase of machinery and equipment.
- Key person life insurance on Robert Coleman at least in the amount of the outstanding debt and assigned to the Tioga County IDA and VEDA 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 to equal to the amount of the declining loan balance.
- All applicable local, state, and federal requirements to apply.
- Landlord Waiver
- Roberta Coleman must sign at least a five (5) year lease with the new landlord.
- Roberta Coleman will meet at least semi-annually with an accountant to review her finances and financial statements.

2. ***Atlantic Environmental Consulting, LLC – Asbestos Study – 540 Stanton Hill Road***

a. Maximum Cost: \$2,020.00

Motion to reaffirm the email vote to approve the asbestos study for 540 Stanton Hill Road with Atlantic Environmental Consulting, LLC for a cost not to exceed \$2,020.00. (K. Dougherty, K. Gillette)

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

3. ***Loan Committee – Increase to inter-creditor agreement for Double Aught Lumber, permission to execute contingent on J. Meagher's opinion.***

Motion to approve an increase to the inter-creditor agreement for Double Aught Lumber, permission to execute contingent on J. Meagher's opinion.

(K. Dougherty, M. Sauerbrey)

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

5. Project Updates

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

1. **Update** - B. Myers reported the ribbon cutting event is scheduled for 5/9/17 from 1-3 p.m. B. Myers will send out an email notification to all Board members with formal invitations to follow. B. Myers reported working on getting grant reimbursements started.

B. Tioga Downs Racetrack, LLC Phase 2 & 3 – B. Myers

1. **Update** - B. Myers reported construction is progressing and currently working on the 6th floor of the hotel. In addition, the convention center is also progressing and Tioga Downs is hoping to have the convention center and golf course completed simultaneously.

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

1. **Update** - B. Myers reported the PILOT closed on 3/22/17. B. Myers reported the asbestos study and tree removal is moving forward.

D. FedEx Project - B. Myers

1. **Update** – B. Myers reported the ribbon cutting event is scheduled for 4/18/17 from 10 a.m. – 12 p.m.

E. Gateway Project – B. Myers

1. **Update** – B. Myers reported this project is moving along and closing on financing is anticipated to occur in the next 4-6 weeks.

F. Owego Gardens

1. **Update** - B. Myers reported the ribbon cutting event is scheduled for 5/3/17 from 11 a.m. - 1:30 p.m. B. Myers will send out email notification to all Board members with formal invitations to follow.

6. Old Business – B. Myers

A. Public Authority Accountability Act

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

Nothing new to report.

2. **Governance Committee Report (R. Kelsey, K. Dougherty, A. Gowan)**

Nothing new to report.

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

Nothing new to report.

B. E-Site Phase IB Archeological Study –

- a. **SHPO – No Impact Letter Issued** - B. Myers reported the archeological study is good and SHPO issued a no impact letter.
- b. **Master Plan** - B. Myers reported Clark Patterson Lee will present at the May Board.

C. E-Site Wetland Delineation –

- a. **Update** - B. Myers reported the US Army Corp of Engineers is hoping to be on-site in May.

D. NYSEG – PSC Case – B. Myers reported Otsego County has filed.

E. Building the Southern Tier Magazine Article – B. Myers thanked B. Woodburn and the ED&P staff for their assistance in putting the article together. B. Myers also gave special thanks to B. Woodburn for the article in the Owego Pennysaver.

PILOT Updates – B. Myers

7. **A. 2016 Annual, Investment, Audit, and Procurement Reports** – B. Myers reported all reports have been submitted.

B. PILOT Application Received by SUN8 PDC, LLC on behalf of Distributed Sun

- a. **Project Discussion** - B. Myers reported the IDA has received a completed application, as well as the PILOT application agency fee. B. Myers reported the proposed project is for a 16 megawatt system in the Town of Spencer on a 110-acre parcel. B. Myers reported he is currently working out assessed value of project to determine PILOT impact. B. Myers reported they are currently working with the Town of Spencer and school district to negotiate the best deal for all parties. Ms. Tinney requested the Board accept the application, issue an inducement resolution and set a public hearing date as this will acknowledge the application has been received and will begin the process. L. Tinney and B. Myers will work on preparing the Cost Benefit Analysis for the Board 's review. The tentative public hearing date has been scheduled for Monday, April 24th, at 6:00 p.m. in Spencer, NY. Exact location to be determined and announced. Ms. Sauerbrey reported she will be out-of-town the week of April 24th, therefore, unable to attend the public hearing.

Motion to accept the PILOT application received from SUN8 PDC, LLC, issue an inducement resolution, and set a public hearing date for Monday, April 24th at 6:00 p.m. with location to be determined and announced. (T. Monell, M. Sauerbrey)

Aye – 6 Abstain – 0
No – 0 Carried

8. **Approval of Minutes –**

A. March 1, 2017 Regular Meeting Minutes

Motion to approve the March 1, 2017 Regular Board Meeting minutes (T. Monell, A. Gowan)

Aye – 6 Abstain – 0
No – 0 Carried

B. March 1, 2017 Audit Committee Meeting Minutes

Motion to approve the March 1, 2017 Audit Committee Meeting minutes (T. Monell, A. Gowan)

Aye – 6 Abstain - 0
No – 0 Carried

9. **Financial Reports –**

A. Reports

1. Balance Sheet – Checks are cut and ready for loan closings. Balance sheet reflects decrease in USDA funds.
2. Profit & Loss
3. Transaction Detail – Crown Cork and Seal and Owego Gardens have been moved to the correct accounts that were recently established.
4. Operating Income vs. Operating Expense – 1st Quarter 2017 – This report reflects the IDA is in-line with last year for Q1 2016.

Motion to acknowledge financial statements (M. Sauerbrey, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

10. New Business – B. Myers

A. DOT Eminent Domain –

B. Myers reported the IDA received a letter dated 3/9/17 from NYS DOT regarding two parcels owned by the IDA located in Harford, NY (Cortland County) they plan to acquire via eminent domain. B. Myers reported appraisal is forthcoming. The purpose of acquiring the properties is in association with a bridge relocation project which is anticipated to start in September 2017. B. Myers reported Steve May was notified and requested the opportunity to remove the track on these parcels prior to NYS DOT taking ownership, which they were agreeable.

B. FOIL Request – IBEW

B. Myers reported IBEW submitted a FOIL request regarding Diekow Electric and the Nichols Waste Water Treatment Plant (WWTP). B. Myers worked with J. Bellis and a letter of response was sent out on March 24th. B. Myers acknowledged he was thanked for the information provided, therefore, believes the information provided was sufficient.

C. Leadership Tioga Presentation: State Line Auto – 4/11 – B. Myers and L. Tinney will be making a presentation to Leadership Tioga in regards to the IDA mission, incentive programs, projects, and the loan program.

D. Manufacturers Resource Session: Binghamton University – 4/12 – B. Myers will be attending the Manufacturers Resource Session to provide information on loan programs, incentive programs, etc.

E. Tioga County IDA Representative on Regional Council – L. Tinney reported Tioga County has not had voting representation on the Regional Council since the representative from Lockheed Martin resigned several years ago. L. Tinney stated the importance of having a voting member representing Tioga County, therefore, submitted IDA Chair Kelsey's name for consideration. However, the Regional Council suggested L. Tinney serve as the Tioga County IDA representative.

Motion to authorize L. Tinney to serve as the IDA representative on the Regional Council (T. Monell, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

11. Reports

A. Railroads – B. Myers

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

a. Income to Date – B. Myers reported the 2017 railroad income received to date is \$22,886.

B. Loan Program – B. Myers

- a. **USDA Site Visit 3/9/17** – B. Myers reported the USDA site visit went well with the exception of the issue of bank collateral statements, as it was noted that the USDA accounts are not separated on the statements. B. Myers reported all USDA accounts are 100% collateralized, which was accepted for 2017.
- b. **LINC Report** – B. Myers reported the USDA LINC Report will be filed by end of week.
- c. **Owego Parkview – Façade Loan Application** - B. Myers reported the Loan Committee met just prior to this meeting and approved the \$35,000 façade loan request for windows and other façade improvements at 0% interest for 6 years (\$490.00/mo.)
Motion to approve the façade loan application for Owego Parkview in the amount of \$35,000 at 0% interest for 6 years, as recommended by the Loan Committee.
(A. Gowan, K. Dougherty)
Aye – 5 Abstain – 1 (R. Kelsey)
No – 0 Carried
- d. **Raymond-Hadley** – B. Myers reported the IDA received a request from Raymond-Hadley to cash in the life insurance policy on the existing HUD loan. The Loan Committee reviewed and approved the request providing Raymond-Hadley pays off the existing HUD loan in full.
Motion to approve the Loan Committee’s recommendation to allow Raymond-Hadley to cash in the life insurance on the existing HUD loan once the loan is fully satisfied. (A. Gowan, T. Monell)
Aye – 5 Abstain – 1 (R. Kelsey)
No – 0 Carried
- e. **Gigglebox Playhouse** – B. Myers reported the loan closed on 3/30/17

12. Executive Session –

Motion to move into Executive Session at 5:25 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisitions.

(A. Gowan, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

K. Dougherty exited the meeting at 6:05 p.m.

Motion to exit Executive Session at 6:23 p.m. (T. Monell, K. Gillette)

Aye – 5 Abstain – 0
No – 0 Carried

Motion to authorize contract with LDG for testing and initial study work on Project Freehold.
(T. Monell, K. Gillette)

Aye – 5 Abstain – 0
No – 0 Carried

Motion to authorize B. Myers to make an offer on the property in Lounsberry not to exceed \$200,000 (T. Monell, A. Gowan)

Aye – 5 Abstain – 0
No – 0 Carried

13. Next Meeting – Wednesday, May 3, 2017

14. Adjournment –

Motion to adjourn at 6:25 p.m. (K. Gillette, R. Kelsey)

Aye – 5 Abstain – 0
No – 0 Carried

DRAFT

April 5, 2017
Tioga County IDA Loan Committee
Legislative Conference Room
4:00pm
Minutes

1. Roll Call: S. Thomas, R. Kelsey, A. Gowan, K. Dougherty, and D. Barton

Absent:

Excused:

Guests: B. Myers, T. Saraceno

2. New Business

A) Parkview: T. Saraceno presented the Commercial Façade loan application. The committee voted to accept the application contingent on OHPC approval.

Terms and Conditions:

- \$50,000.00 loan at 0% fixed interest for 10 years (\$416.67/month)

- Beth and Mark Johnson shall provide their unconditional personal guarantees.

- Loan funds will be used to reimburse for 90% of \$56,000 cost for exterior renovations of 145 Front St, Owego

- Key person Life Insurance on Beth and Mark Johnson at least in 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 2nd position interest on the real property located at 145 Front Street, Owego, NY TSB Loan will be in first position on property at 145 Front St. with two loans.

- A copy of "after renovation" appraisal to be completed and must be received by TCIDA showing TCIDA's collateral position is secured.

- All applicable local, state and federal requirements to apply.

Motion to recommend the Parkview's application to the full board (K. Dougherty, D. Barton)

Aye: 4 Abstain: 1 (R. Kelsey)

No: 0

B) Raymond Hadley

Motion to recommend Raymond Hadley's request to cash in their life insurance policy and pay off their TC IDA HUD loan (K. Dougherty, A. Gowan)

Aye: 4 Abstain: 1 (R. Kelsey)

No: 0

C) Tioga Downs RLF

The Loan Committee is open to discuss administering the Tioga Downs Revolving Loan Fund. B. Myers will look into options and report back to the committee.

3. Adjourned – 4:29pm.

DRAFT

Public Hearing Minutes

RE: SUN8 PDC LLC

DATE: Thursday, April 27, 2017

IDA Board of Directors present:

A. Gowan and R. Kelsey

Guests: L. Tinney, B. Myers

Public: Chet Feildman, Donna Mistler, Arne Pasto, Ray Bunce, Matt Freese, John Whitcomb, and Al Fulkerson

Tioga County Industrial Development Agency Chairperson, Ralph E. Kelsey, opened the hearing at 6:00 p.m. and read a speech outlining the public hearing process as it relates to the application for financial assistance submitted to the IDA by SUN8 PDC LLC, Mr. Kelsey asked Ms. Tinney to give a brief explanation of the proposal.

Mr. Kelsey then opened the floor for discussion.

Public Speakers:

Chet Feildman, Donna Mistler, and John Whitcomb

Mr. Kelsey recessed the hearing at 6:18 p.m.
Mr. Kelsey re-opened the hearing at 6:30 p.m.

There were no additional comments at this time.

Mr. Kelsey then adjourned the hearing at 6:30 p.m.

Tioga County Industrial Development Agency

Balance Sheet

As of April 30, 2017

05/01/17

Accrual Basis

	Apr 30, 17	Apr 30, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	122,658.28	140,699.09	-18,040.81
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,389.33	40,375.74	13.59
TSB- IRP 2	0.00	107,832.07	-107,832.07
TSB- IRP 3	0.00	172,651.60	-172,651.60
TSB- IRP 2016 (Formerly IRP 4)	246,554.79	166,627.67	79,927.12
TSB- RBEG	205,469.34	205,411.99	57.35
TSB- marketing	1,496.66	1,496.25	0.41
Total USDA Funds	493,910.12	694,395.32	-200,485.20
Total Restricted Cash Accounts	628,568.77	847,094.78	-218,526.01
CCTC- CDs			
Infrastructure (391)	0.00	127,354.49	-127,354.49
Site Development (383)	0.00	128,656.37	-128,656.37
Site Development (878)	0.00	253,164.66	-253,164.66
Infrastructure (877)	0.00	93,341.13	-93,341.13
Land Acquisition (879)	522,405.10	516,424.15	5,980.95
Capital Improvement (284)	308,059.91	303,652.79	4,407.12
Total CCTC- CDs	830,465.01	1,422,593.59	-592,128.58
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	21,701.04	0.00	21,701.04
TSB-Crown Cork and Seal	300,008.49	0.00	300,008.49
Crown Cork Seal	0.00	934,199.55	-934,199.55
Community- BestBuy PILOT Acct.	570,081.67	470,087.69	99,993.98
Total Temporarily Restricted Cash Acc	891,791.20	1,404,287.24	-512,496.04
Unrestricted Cash Accounts			
TSB- checking	1,112,070.76	178,747.97	933,322.79
TSB- general fund	125,141.91	937,164.18	-812,022.27
Total Unrestricted Cash Accounts	1,237,212.67	1,115,912.15	121,300.52
Total Checking/Savings	3,588,037.65	4,789,887.76	-1,201,850.11
Other Current Assets			
Accounts Receivable 1300.01	754,970.14	493,717.65	261,252.49
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2016-03-C	17,775.84	0.00	17,775.84
Loan Rec - 2016-02-C	43,750.04	0.00	43,750.04
Loan Rec - 2016-01-C	9,171.84	11,006.16	-1,834.32
Loan Rec - 2015-06-C	20,488.10	25,244.28	-4,756.18
Loan Rec - 2014-01-C	6,781.40	8,815.88	-2,034.48
Loan Rec - 2015-01-C	12,499.95	15,833.31	-3,333.36
Loan Rec - 2015-02-C	2,524.59	4,306.71	-1,782.12
Loan Rec - 2015-04-C	0.00	1,450.00	-1,450.00
Loan Rec - 2015-05-C	16,467.21	20,358.24	-3,891.03
Total Commercial Facade Loan Program	129,458.97	87,014.58	42,444.39
IRP 4			
Loan Rec 2017-05-A	23,500.00	0.00	23,500.00
Loan Rec 2017-04-A	40,000.00	0.00	40,000.00
Loan Rec 2017-03-A	20,000.00	0.00	20,000.00
Loan Rec 2017-02-A	100,000.00	0.00	100,000.00
Loan Rec 2017-01-A	25,000.00	0.00	25,000.00
Loan Rec 2016-01-A	34,058.05	0.00	34,058.05
Loan Rec 2015-03-A	10,115.66	12,764.62	-2,648.96
Loan Rec 2013-02-A	4,733.74	7,053.18	-2,319.44
Loan Rec 2010-01-A	1,407.58	16,510.18	-15,102.60
Loan Rec 2009-03-A	0.00	3,025.13	-3,025.13

Tioga County Industrial Development Agency

Balance Sheet

As of April 30, 2017

	Apr 30, 17	Apr 30, 16	\$ Change
Loan Rec 2009-02-A	54,451.58	56,851.58	-2,400.00
Total IRP 4	313,266.61	96,204.69	217,061.92
IRP 3			
Loan Rec 2013-01-A	7,181.32	11,504.56	-4,323.24
Loan Rec 2007-08-A	38,531.56	45,153.27	-6,621.71
Total IRP 3	45,712.88	56,657.83	-10,944.95
IRP 2			
Loan Rec 2012-08-A	0.00	25,178.48	-25,178.48
Loan Rec 2011-03-A	54,285.39	64,362.67	-10,077.28
Loan Rec 2011-01-A	0.00	6,003.59	-6,003.59
Total IRP 2	54,285.39	95,544.74	-41,259.35
Total Other Current Assets	1,262,693.99	794,139.49	468,554.50
Total Current Assets	4,850,731.64	5,584,027.25	-733,295.61
Fixed Assets			
Asset WWTP	2,681,045.35	0.00	2,681,045.35
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	121,390.53	0.00	121,390.53
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
Total Fixed Assets	4,279,498.11	1,500,367.54	2,779,130.57
Other Assets			
HUD Loan Program			
L/R 2014-01-A	114,647.17	138,565.26	-23,918.09
L/R 2012-06-A	35,971.64	65,160.56	-29,188.92
L/R 2009-04-A	55,750.54	76,907.19	-21,156.65
Total HUD Loan Program	206,369.35	280,633.01	-74,263.66
Total Other Assets	206,369.35	280,633.01	-74,263.66
TOTAL ASSETS	9,336,599.10	7,365,027.80	1,971,571.30
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	0.00	3,535.00	-3,535.00
Total Accounts Payable	0.00	3,535.00	-3,535.00
Other Current Liabilities			
Deferred Revenue	0.00	945,113.95	-945,113.95
Interest Payable			
L/P 2012-06-A Interest	0.00	164.90	-164.90
Total Interest Payable	0.00	164.90	-164.90
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
Crown Cork and Seal	300,000.00	0.00	300,000.00
Owego Gardens	21,700.00	0.00	21,700.00
Tioga Downs Racetrack	-0.01	0.00	-0.01
CNYOG	-0.02	-0.01	-0.01
Best Buy PP	570,000.00	470,003.90	99,996.10
Hadco			

Tioga County Industrial Development Agency

Balance Sheet

As of April 30, 2017

05/01/17

Accrual Basis

	Apr 30, 17	Apr 30, 16	\$ Change
School- Hadco	0.00	-0.01	0.01
Total Hadco	0.00	-0.01	0.01
Rynone			
Recycle- Rynone	-0.01	0.00	-0.01
Town- Rynone	0.00	-0.01	0.01
Total Rynone	-0.01	-0.01	0.00
Total PILOT Payments	891,699.96	470,003.87	421,696.09
Total Other Current Liabilities	893,085.66	1,416,356.52	-523,270.86
Total Current Liabilities	893,085.66	1,419,891.52	-526,805.86
Long Term Liabilities			
Loan Pay- IRP 4	242,249.40	262,079.92	-19,830.52
Loan Pay- IRP 3	222,668.43	222,668.43	0.00
Loan Pay- IRP 2	156,091.00	166,762.38	-10,671.38
Loan Pay- IRP 1	84,023.99	91,369.44	-7,345.45
Tioga County HUD prog			
2014-01-A	114,647.17	138,565.26	-23,918.09
2012-06-A	35,971.64	65,961.27	-29,989.63
2009-04-A	55,750.54	76,907.19	-21,156.65
Total Tioga County HUD prog	206,369.35	281,433.72	-75,064.37
Total Long Term Liabilities	911,402.17	1,024,313.89	-112,911.72
Total Liabilities	1,804,487.83	2,444,205.41	-639,717.58
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 · Opening Bal Equity	0.00	304,104.67	-304,104.67
1110 · Retained Earnings	5,752,285.80	3,262,608.70	2,489,677.10
Net Income	373,522.84	-52,193.61	425,716.45
Total Equity	7,532,111.27	4,920,822.39	2,611,288.88
TOTAL LIABILITIES & EQUITY	9,336,599.10	7,365,027.80	1,971,571.30

Tioga County Industrial Development Agency

Profit & Loss

April 2016 through April 2017

	Apr '16 - Apr 17	Apr '15 - Apr 16	\$ Change
Ordinary Income/Expense			
Income			
Office supplies Reimbursement	185.00	0.00	185.00
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	457.36	2,088.42	-1,631.06
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
WWTP			
Income thru Trust WWTP	934,199.55	0.00	934,199.55
WWTP - Other	430.15	0.00	430.15
Total WWTP	934,629.70	0.00	934,629.70
Loan Late Fee 2015-03-A	10.10	0.00	10.10
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
Loan Interest Income			
IRP 2			
2012-08-A	899.34	1,510.57	-611.23
2011-03-A	3,260.86	3,502.69	-241.83
2011-01-A	108.13	768.71	-660.58
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	4,268.33	6,070.36	-1,802.03
IRP 3			
2013-01-A	478.22	745.72	-267.50
2008-02-A	47.91	0.00	47.91
2007-08-A	2,852.82	3,049.42	-196.60
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,378.95	3,763.55	-384.60
IRP 4			
2016-01-A	1,606.55	0.00	1,606.55
2015-03-A	582.59	406.92	175.67
2013-02-A	336.70	499.81	-163.11
2010-02-A	0.00	2,541.86	-2,541.86
2010-01-A	598.99	1,538.50	-939.51
2009-03-A	48.49	454.73	-406.24
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	3,173.32	5,408.74	-2,235.42
RBEG			
2007-01-A	0.00	766.30	-766.30
Total RBEG	0.00	766.30	-766.30
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
Total Loan Interest Income	10,820.60	25,849.09	-15,028.49
Loan Program Fee			
Facade	1,411.90	2,605.58	-1,193.68
IRP 3	150.00	0.00	150.00
IRP 4	850.00	292.50	557.50
RBEG	0.00	0.14	-0.14
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	1,285.00	0.00	1,285.00
Total Loan Program Fee	3,696.90	3,040.72	656.18
Loan Late Fee			
2015-03 - 2015-03-A	75.71	8.07	67.64
2012-08	15.00	0.00	15.00
Total Loan Late Fee	90.71	8.07	82.64
Loan Administrative Fee			
IRP 2	401.44	2,183.28	-1,781.84
IRP 3	841.19	2,016.12	-1,174.93
IRP 4	560.97	1,220.72	-659.75
RBEG	0.00	90.35	-90.35

Tioga County Industrial Development Agency

Profit & Loss

April 2016 through April 2017

	Apr '16 - Apr 17	Apr '15 - Apr 16	\$ Change
Total Loan Administrative Fee	1,803.60	5,510.47	-3,706.87
Program Fees	1,000.00	0.00	1,000.00
4110 · Grants			
ESD Grant - E-Site	0.00	63,220.00	-63,220.00
Waverly Trade Center DOT Grant	315,392.25	122,249.25	193,143.00
STREDC Grant	25,000.00	0.00	25,000.00
Total 4110 · Grants	340,392.25	185,469.25	154,923.00
Interest Income-			
Community- Facade Improvement	53.89	106.92	-53.03
CCTC Loan Loss Reserve Account	20.19	21.81	-1.62
CCTC CD Infrastructure (877)	125.36	341.25	-215.89
CCTC CD Site Development (878)	340.02	925.56	-585.54
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	131.16	416.82	-285.66
CCTC CD Infrastructure (391)	130.52	412.60	-282.08
CCTD CD Capital Improvment(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	59.34	64.99	-5.65
TSB- checking	711.57	381.36	330.21
TSB-general fund	504.07	1,351.60	-847.53
TSB- IRP 2	12.32	30.23	-17.91
TSB- IRP 3	22.26	58.64	-36.38
TSB- IRP 4	162.06	48.12	113.94
TSB- RBEG	62.49	67.10	-4.61
TSB- marketing	0.45	0.66	-0.21
Total Interest Income-	12,723.77	8,681.91	4,041.86
Leases/Licenses			
Lounsberry South - Engelbert	0.00	1,000.00	-1,000.00
RR leases	14,241.93	14,648.88	-406.95
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	14,656.04	15,648.88	-992.84
OHRy			
freight	185,375.55	151,670.00	33,705.55
Total OHRy	185,375.55	151,670.00	33,705.55
4170 · PILOT Program Fees			
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	42,000.00	422,725.45	-380,725.45
Midwestern Pet Foods Inc.	0.00	16,050.23	-16,050.23
Nichols Cross Dock LLC	112,173.94	2,500.00	109,673.94
Owego Garden - Home Leasing	0.00	42,500.00	-42,500.00
Tioga Downs	1,125,092.80	77,135.20	1,047,957.60
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
Total 4170 · PILOT Program Fees	1,281,766.69	592,153.83	689,612.86
Total Income	2,798,627.67	820,561.66	1,978,066.01
Expense			
WWTP Crown Cork and Seal	15,624.79	50,349.30	-34,724.51
Marketing	780.76	202.88	577.88
Waverly Trade Center DOT Grant	2,309.71	122,249.25	-119,939.54
Tioga Industrial Park Corporate Drive	0.00	10.00	-10.00
Total Tioga Industrial Park	0.00	10.00	-10.00
Education			
Myers	0.00	125.00	-125.00
Fiato	0.00	299.00	-299.00
Total Education	0.00	424.00	-424.00
Loan Admin Fee			
IRP 2	549.49	2,331.33	-1,781.84

Tioga County Industrial Development Agency

Profit & Loss

April 2016 through April 2017

05/01/17

Accrual Basis

	Apr '16 - Apr 17	Apr '15 - Apr 16	\$ Change
IRP 3	693.14	1,868.07	-1,174.93
IRP 4	560.97	1,220.72	-659.75
RBEg	0.00	90.35	-90.35
Total Loan Admin Fee	1,803.60	5,510.47	-3,706.87
Loan Program Expense			
IRP 4	0.00	20.55	-20.55
RBEg	0.00	72.70	-72.70
Marketing	0.00	2,167.88	-2,167.88
Loan Program Expense - Other	298.60	107.45	191.15
Total Loan Program Expense	298.60	2,368.58	-2,069.98
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	2,131.46	2,131.46	0.00
6120 · Bank Service Charges			
Check order			
Crown	91.71	0.00	91.71
Owego Gardens	91.71	0.00	91.71
TSB IRP 3	0.00	57.09	-57.09
Total Check order	183.42	57.09	126.33
6120 · Bank Service Charges - Other	198.75	132.12	66.63
Total 6120 · Bank Service Charges	382.17	189.21	192.96
conference	1,720.00	750.00	970.00
Copies	168.75	184.91	-16.16
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	495.00	420.00	75.00
E=mt3			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	80,463.00	-80,463.00
site preparation	850.00	0.00	850.00
E=mt3 - Other	5,250.00	0.00	5,250.00
Total E=mt3	13,100.00	80,463.00	-67,363.00
Employee benefit			
IRA Company Match	951.93	0.00	951.93
IRA	623.07	1,197.38	-574.31
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	1,575.00	1,197.38	377.62
6180 · Insurance			
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	8,198.00	6,903.00	1,295.00
6190 · Disability (First Rehab Life)	125.00	125.00	0.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
Employee Health (SSA)	0.00	6,697.89	-6,697.89
6185 · Property & Liability (Dryden)	8,912.47	8,502.15	410.32
RR Liability (Steadfast)	20,213.26	20,766.38	-553.12
WC (Amtrust)	857.00	609.00	248.00
Total 6180 · Insurance	38,930.73	44,353.42	-5,422.69
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	913.69	986.42	-72.73
IRP 2	1,667.62	1,773.28	-105.66
IRP 3	0.00	2,326.81	-2,326.81
IRP 4	0.00	2,717.02	-2,717.02
Total 6220 · Loan Interest	2,581.31	7,803.53	-5,222.22
6200 · Interest Expense - Other	4,847.48	9,840.22	-4,992.74
Total 6200 · Interest Expense	7,428.79	17,643.75	-10,214.96
Lounsberry land			
Hess	400.00	0.00	400.00
Berry	-507.52	507.52	-1,015.04

Tioga County Industrial Development Agency

Profit & Loss

April 2016 through April 2017

05/01/17

Accrual Basis

	Apr '16 - Apr 17	Apr '15 - Apr 16	\$ Change
Lounsberry land - Other	0.00	0.00	0.00
Total Lounsberry land	-107.52	507.52	-615.04
6550 · Office Supplies			
other	404.42	1,051.22	-646.80
stationary	185.00	193.00	-8.00
ink cartridges	464.84	924.99	-460.15
6550 · Office Supplies - Other	90.54	323.76	-233.22
Total 6550 · Office Supplies	1,144.80	2,492.97	-1,348.17
6560 · Payroll Expenses	57,234.00	66,007.36	-8,773.36
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	227.68	5.82
PILOT Program Expenses - Other	0.00	790.99	-790.99
Total PILOT Program Expenses	462.00	1,018.67	-556.67
6250 · Postage and Delivery	167.70	478.42	-310.72
6270 · Professional Fees			
Administrative Services			
Fiato	112.50	810.00	-697.50
Haskell	8,164.00	7,374.00	790.00
Tinney	6,000.00	0.00	6,000.00
Total Administrative Services	14,276.50	8,184.00	6,092.50
6650 · Accounting			
Piaker & Lyons	19,000.00	13,200.00	5,800.00
Jan Nolis			
internal control services	0.00	403.75	-403.75
payroll	807.50	210.00	597.50
Total Jan Nolis	807.50	613.75	193.75
Total 6650 · Accounting	19,807.50	13,813.75	5,993.75
6655 · Consulting	0.00	300.00	-300.00
6280 · Legal Fees			
Loan Program Fees	3,448.00	4,028.00	-580.00
Monthly Fees	18,386.00	32,020.00	-13,634.00
6280 · Legal Fees - Other	0.00	-3,965.00	3,965.00
Total 6280 · Legal Fees	21,834.00	32,083.00	-10,249.00
6270 · Professional Fees - Other	2,615.96	75.00	2,540.96
Total 6270 · Professional Fees	58,533.96	54,455.75	4,078.21
6670 · Program Expense			
Façade Improvement Loan Program	90.00	556.10	-466.10
Total 6670 · Program Expense	90.00	556.10	-466.10
Property Taxes			
Newark Valley Property	0.00	160.87	-160.87
Berry Road (47)	112.64	82.91	29.73
Carmichael Road	3.41	3.07	0.34
Smith Creek Road	18.71	13.78	4.93
Glenmary Drive	9.06	7.20	1.86
Metro Road	7.55	6.00	1.55
Total Property Taxes	151.37	273.83	-122.46
Recording fees	781.00	0.00	781.00
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
Total 6300 · Repairs	0.00	31.25	-31.25
6770 · Supplies			
6780 · Marketing	325.00	791.20	-466.20

Tioga County Industrial Development Agency

Profit & Loss

05/01/17

April 2016 through April 2017

Accrual Basis

	Apr '16 - Apr 17	Apr '15 - Apr 16	\$ Change
Total 6770 · Supplies	325.00	791.20	-466.20
6340 · Telephone	94.06	111.83	-17.77
6350 · Travel & Ent			
6360 · Entertainment	0.00	111.68	-111.68
6370 · Meals	133.97	70.35	63.62
6380 · Travel	1,893.67	412.88	1,480.79
Total 6350 · Travel & Ent	2,027.64	594.91	1,432.73
Total Expense	231,011.53	429,072.73	-198,061.20
Net Ordinary Income	2,567,616.14	391,488.93	2,176,127.21
Other Income/Expense			
Other Income			
TSB- CCS	9.53	0.00	9.53
Total Other Income	9.53	0.00	9.53
Net Other Income	9.53	0.00	9.53
Net Income	2,567,625.67	391,488.93	2,176,136.74

Tioga County Industrial Development Agency Transaction Detail by Account April 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	4/4/2017		Loan Pmt	950.68	950.68
Deposit	4/6/2017		Loan Pmt	555.56	1,506.24
Deposit	4/11/2017		Loan Pmt	169.54	1,675.78
Check	4/21/2017	1034	Good Sheppar...	-50.50	1,625.28
Deposit	4/26/2017		Facade Loan ...	273.48	1,898.76
Deposit	4/28/2017		Facade Loan ...	665.17	2,563.93
Deposit	4/30/2017		Interest	5.03	2,568.96
Total Community- Facade Improvement				2,568.96	2,568.96
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	4/4/2017		Loan Applicati...	150.00	150.00
Deposit	4/4/2017		Loan Pmt	1,883.66	2,033.66
Deposit	4/6/2017		Loan Pmt	1,088.88	3,122.54
Deposit	4/7/2017		Loan Pmt	268.92	3,391.46
Deposit	4/11/2017		Loan Pmt	200.00	3,591.46
Check	4/19/2017	1060		-40,000.00	-36,408.54
Check	4/24/2017	1061	Stiletto Loan ...	-23,500.00	-59,908.54
Deposit	4/28/2017		Loan Pmt	728.81	-59,179.73
Total TSB- IRP 2016 (Formerly IRP 4)				-59,179.73	-59,179.73
Total USDA Funds				-59,179.73	-59,179.73
Total Restricted Cash Accounts				-56,610.77	-56,610.77
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Transfer	4/11/2017		Funds Transfe...	91.71	91.71
Total TSB-Owego Gardens				91.71	91.71
TSB-Crown Cork and Seal					
Transfer	4/11/2017		Funds Transfe...	91.71	91.71
Total TSB-Crown Cork and Seal				91.71	91.71
Total Temporarily Restricted Cash Acc				183.42	183.42
Unrestricted Cash Accounts					
TSB- checking					
Deposit	4/4/2017		HUD Rec	4,243.54	4,243.54
Deposit	4/4/2017		Agency Fee	2,500.00	6,743.54
Check	4/5/2017	5807	L. Tinney April ...	-1,500.00	5,243.54
Check	4/5/2017	5808	Invoice #: 860...	-4,635.65	607.89
Check	4/5/2017	5809	Invoice #: 857...	-10,989.14	-10,381.25
Check	4/5/2017	5810	Bryant R. Myer...	-346.14	-10,727.39
Check	4/5/2017	5811	Administrative ...	-628.00	-11,355.39
Check	4/5/2017	5812	2017886fee	-400.00	-11,755.39
Deposit	4/6/2017		Deposit	3,000.00	-8,755.39
Check	4/10/2017	5813	3/25-4/7/2017	-1,349.31	-10,104.70
Check	4/10/2017	5814	Invoice 436	-185.00	-10,289.70
Transfer	4/11/2017		Funds Transfe...	-91.71	-10,381.41
Transfer	4/11/2017		Funds Transfe...	-91.71	-10,473.12
Check	4/13/2017	5815	VOID:	0.00	-10,473.12
Check	4/13/2017	5816	2017 1st Quart...	-49.66	-10,522.78
Check	4/13/2017	5817	2016 prep audi...	-9,500.00	-20,022.78
Check	4/13/2017	5818	Directors & Off...	-4,502.00	-24,524.78
Check	4/13/2017	5819	credit reports	-88.00	-24,612.78
Check	4/19/2017	5820	April 2017 HU...	-5,209.15	-29,821.93
Check	4/19/2017	5821	Pennysaver Ad	-102.88	-29,924.81
Check	4/19/2017	5822	2017-2018 Me...	-210.00	-30,134.81
Deposit	4/20/2017		Deposit	21,181.00	-8,953.81
Check	4/24/2017	5823	4/8-4/21/2017	-1,349.31	-10,303.12
Total TSB- checking				-10,303.12	-10,303.12
Total Unrestricted Cash Accounts				-10,303.12	-10,303.12
Commercial Facade Loan Program					

Tioga County Industrial Development Agency
Transaction Detail by Account
April 2017

Type	Date	Num	Memo	Amount	Balance
Loan Rec - 2016-03-C					
Deposit	4/26/2017	6601	May 2017 Loa...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-01-C					
Deposit	4/4/2017	684	April Loan Pay...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
Loan Rec - 2015-06-C					
Deposit	4/28/2017	251	May 2017 Loa...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
Loan Rec - 2014-01-C					
Deposit	4/11/2017	6000...	April Loan Pay...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-01-C					
Deposit	4/6/2017	1061	April 2017 Pay...	-277.78	-277.78
Deposit	4/6/2017	1061	May 2017 Pay...	-277.78	-555.56
Total Loan Rec - 2015-01-C				-555.56	-555.56
Loan Rec - 2015-02-C					
Deposit	4/4/2017	1346...	April Loan Pay...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Loan Rec - 2015-04-C					
Deposit	4/4/2017	4722	Loan Payoff	-350.00	-350.00
Total Loan Rec - 2015-04-C				-350.00	-350.00
Loan Rec - 2015-05-C					
Deposit	4/4/2017	7005	April Loan Pay...	-299.31	-299.31
Deposit	4/28/2017	7058	May 2017 Loa...	-299.31	-598.62
Total Loan Rec - 2015-05-C				-598.62	-598.62
Total Commercial Facade Loan Program				-2,614.43	-2,614.43
IRP 4					
Loan Rec 2017-05-A					
Check	4/24/2017	1061	Loan Closing 4...	23,500.00	23,500.00
Total Loan Rec 2017-05-A				23,500.00	23,500.00
Loan Rec 2017-04-A					
Check	4/19/2017	1060	R&C Auto Clo...	40,000.00	40,000.00
Total Loan Rec 2017-04-A				40,000.00	40,000.00
Loan Rec 2016-01-A					
Deposit	4/4/2017	9196	April Principal ...	-610.40	-610.40
Total Loan Rec 2016-01-A				-610.40	-610.40
Loan Rec 2015-03-A					
Deposit	4/7/2017	1066	April Principal	-225.83	-225.83
Total Loan Rec 2015-03-A				-225.83	-225.83
Loan Rec 2009-02-A					
Deposit	4/11/2017	5618	April Loan Pay...	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				62,463.77	62,463.77
IRP 3					
Loan Rec 2013-01-A					
Deposit	4/4/2017	1894...	April Principal ...	-368.57	-368.57
Total Loan Rec 2013-01-A				-368.57	-368.57
Loan Rec 2007-08-A					
Deposit	4/4/2017	7004	April Principal ...	-522.67	-522.67
Deposit	4/28/2017	7057	May 2017 Prin...	-525.39	-1,048.06

Tioga County Industrial Development Agency
Transaction Detail by Account
April 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Rec 2007-08-A				-1,048.06	-1,048.06
Total IRP 3				-1,416.63	-1,416.63
IRP 2					
Loan Rec 2011-03-A					
Deposit	4/6/2017	3106	April Principal ...	-859.11	-859.11
Total Loan Rec 2011-03-A				-859.11	-859.11
Total IRP 2				-859.11	-859.11
HUD Loan Program					
L/R 2014-01-A					
Deposit	4/4/2017	60960	April Principal ...	-2,020.66	-2,020.66
Total L/R 2014-01-A				-2,020.66	-2,020.66
L/R 2009-04-A					
Deposit	4/4/2017	60959	April Principal ...	-1,787.37	-1,787.37
Total L/R 2009-04-A				-1,787.37	-1,787.37
Total HUD Loan Program				-3,808.03	-3,808.03
Interest Payable					
L/P 2014-01-A Interest					
Deposit	4/4/2017	60960	April Interest P...	-291.67	-291.67
Check	4/19/2017	5820	April Int	291.67	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2012-06-A Interest					
Check	4/19/2017	5820	April Int	92.11	92.11
Total L/P 2012-06-A Interest				92.11	92.11
L/P 2009-04-A Interest					
Deposit	4/4/2017	60959	April Interest P...	-143.84	-143.84
Check	4/19/2017	5820	April Int	143.84	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				92.11	92.11
Tioga County HUD prog					
2014-01-A					
Check	4/19/2017	5820	April Princ	2,020.66	2,020.66
Total 2014-01-A				2,020.66	2,020.66
2012-06-A					
Check	4/19/2017	5820	April Princ	873.50	873.50
Total 2012-06-A				873.50	873.50
2009-04-A					
Check	4/19/2017	5820	April Princ	1,787.37	1,787.37
Total 2009-04-A				1,787.37	1,787.37
Total Tioga County HUD prog				4,681.53	4,681.53
Office supplies Reimbursement					
Deposit	4/20/2017	0506...	ED&P Reimbu...	-185.00	-185.00
Total Office supplies Reimbursement				-185.00	-185.00
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	4/6/2017	3106	April Interest P...	-229.77	-229.77
Total 2011-03-A				-229.77	-229.77
Total IRP 2				-229.77	-229.77
IRP 3					
2013-01-A					

Tioga County Industrial Development Agency
Transaction Detail by Account
April 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Deposit	4/4/2017	1894...	April Interest P...	-31.43	-31.43
Total 2013-01-A				-31.43	-31.43
2007-08-A					
Deposit	4/4/2017	7004	April Interest P...	-206.14	-206.14
Deposit	4/28/2017	7057	May 2017 Inter...	-203.42	-409.56
Total 2007-08-A				-409.56	-409.56
Total IRP 3				-440.99	-440.99
IRP 4					
2016-01-A					
Deposit	4/4/2017	9196	April Interest P...	-144.45	-144.45
Total 2016-01-A				-144.45	-144.45
2015-03-A					
Deposit	4/7/2017	1066	April Interest	-43.09	-43.09
Total 2015-03-A				-43.09	-43.09
Total IRP 4				-187.54	-187.54
Total Loan Interest Income				-858.30	-858.30
Loan Program Fee					
Deposit	4/4/2017	10446	Loan Applicati...	-150.00	-150.00
Total Loan Program Fee				-150.00	-150.00
Interest Income-					
Community- Facade Improvement					
Deposit	4/30/2017		Interest	-5.03	-5.03
Total Community- Facade Improvement				-5.03	-5.03
Total Interest Income-				-5.03	-5.03
Leases/Licenses					
RR leases					
Deposit	4/6/2017	1375...	2017 Lease: 4/...	-3,000.00	-3,000.00
Total RR leases				-3,000.00	-3,000.00
Total Leases/Licenses				-3,000.00	-3,000.00
OHRy					
freight					
Deposit	4/20/2017	17444	Feb 2017 Pmt	-20,996.00	-20,996.00
Total freight				-20,996.00	-20,996.00
Total OHRy				-20,996.00	-20,996.00
4170 · PILOT Program Fees					
SUN8 PDC LLC					
Deposit	4/4/2017	1078	PILOT Agency...	-2,500.00	-2,500.00
Total SUN8 PDC LLC				-2,500.00	-2,500.00
Total 4170 · PILOT Program Fees				-2,500.00	-2,500.00
WWTP Crown Cork and Seal					
Check	4/5/2017	5808	Professional S...	4,635.65	4,635.65
Check	4/5/2017	5809	Professional S...	10,989.14	15,624.79
Total WWTP Crown Cork and Seal				15,624.79	15,624.79
Marketing					
Check	4/13/2017	5815	Pennysaver S...	0.00	0.00
Check	4/19/2017	5821	Pennysaver Ad	102.88	102.88
Total Marketing				102.88	102.88
Loan Program Expense					
Check	4/13/2017	5819	Annual Fees	88.00	88.00

Tioga County Industrial Development Agency
Transaction Detail by Account
April 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Program Expense				88.00	88.00
6160 · Dues and Subscriptions					
Check	4/19/2017	5822	2017-2018 Me...	210.00	210.00
Total 6160 · Dues and Subscriptions				210.00	210.00
Employee benefit					
IRA Company Match					
Check	4/5/2017	5810	Employer Cont...	173.07	173.07
Total IRA Company Match				173.07	173.07
IRA					
Check	4/5/2017	5810	Employee Con...	173.07	173.07
Total IRA				173.07	173.07
Total Employee benefit				346.14	346.14
6180 · Insurance					
D & O (Philadelphia Ins. Co)					
Check	4/13/2017	5818	Directors & Off...	4,502.00	4,502.00
Total D & O (Philadelphia Ins. Co)				4,502.00	4,502.00
Total 6180 · Insurance				4,502.00	4,502.00
Lounsberry land					
Hess					
Check	4/5/2017	5812	Hess Site Appr...	400.00	400.00
Total Hess				400.00	400.00
Total Lounsberry land				400.00	400.00
6550 · Office Supplies					
stationary					
Check	4/10/2017	5814	Business cards	185.00	185.00
Total stationary				185.00	185.00
Total 6550 · Office Supplies				185.00	185.00
6560 · Payroll Expenses					
Check	4/10/2017	5813	3/25-4/7/2017	1,349.31	1,349.31
Check	4/24/2017	5823	4/8-4/21/2017	1,349.31	2,698.62
Total 6560 · Payroll Expenses				2,698.62	2,698.62
6250 · Postage and Delivery					
Check	4/13/2017	5816	2017 1st Quart...	49.66	49.66
Total 6250 · Postage and Delivery				49.66	49.66
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	4/5/2017	5811	2017-March	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	4/5/2017	5807	L. Tinney April ...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6650 · Accounting					
Piaker & Lyons					
Check	4/13/2017	5817	2016 prep audi...	9,500.00	9,500.00
Total Piaker & Lyons				9,500.00	9,500.00
Total 6650 · Accounting				9,500.00	9,500.00
Total 6270 · Professional Fees				11,628.00	11,628.00

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Accrual Basis

Tioga County Industrial Development Agency
Transaction Detail by Account
April 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Recording fees					
Check	4/21/2017	1034	Good Sheppar...	50.50	50.50
Total Recording fees				50.50	50.50
TOTAL				0.00	0.00