



**Tioga County Industrial Development Agency
February 12, 2018 •4:30pm•
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Agenda**

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey
 - a. Absent:
 - b. Excused: R. Kelsey, K. Gillette
 2. Guests:
 - a. B. Myers, C. Haskell, J. Meagher, L. Tinney
- 3. Privilege of the Floor – M. Tinney**
- 4. Project Updates**
 - A. Crown Cork & Seal USA, Inc.
 1. Update:
 2. ESD – Nichols
 - B. Tioga Downs Racetrack, LLC Phase 3
 1. Update
 - C. Tioga Downs Racetrack, LLC Phase 4
 1. Update
 - D. Gateway Project
 1. Update
 - E. Project Freehold
 1. Update
 - F. Upstate Shredding
 1. Update
 - G. Owego Gardens
 1. Update
 - a. Belva Lockwood Lane
 - I. Owego Gardens 2
 1. Update
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. 2017 Audit – Ongoing



2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 - a. None
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Community Bank – eBanking – signed up
 - B. Housing Study
 1. Update
 - C. Strategic Plan –
 - D. ED&P Update –
 - E. Monkey Run –
6. **PILOT Updates** – B. Myers
- A. 2018 Town County and Fire bills
 - B. Library Tax OACSD – J. Meagher
 - C. SUN 8 – B. Myers/J. Meagher
7. **New Business** – B. Myers
- A. IDA/EDP/LDC – Joint Marketing Campaign –
 - B. 2018 IEDC Conferences –
 1. 2018 Costs
 2. Free webinar 2/14
 - C. Hess Property – Insurance for Building
 - D. Reaffirm – Email Vote – Tioga State Bank Subordination Request – 1/25
8. **Approval of Minutes** –
- A. January 3, 2018 Annual Meeting Minutes
 - B. January 3, 2018 Regular Meeting Minutes
 - C. January 24, 2018 Loan 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. WTC – Pass Through Grant
 - c. 2018 Railroad Leases – Sent
 - B. Loan Program
 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. Elston
 - b. Wakeup Waffles
11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
12. **Next Meeting – March 7, 2018**
13. **Adjourned**

Tioga County Industrial Development Agency
January 3, 2018 • 4:00 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Annual Meeting Minutes

DRAFT

- I. **Call to Order and Introductions** – Chairperson R. Kelsey called the meeting to order at 4:02 p.m.

- II. **Attendance**
 - A. IDA Board Members: A. Gowan, R. Kelsey, K. Dougherty, T. Monell, K. Gillette, M. Sauerbrey, J. Ceccherelli
 - B. Absent: T. Monell, K. Dougherty
 - C. Guests: B. Myers, M. Freeze

- III. **New Business**
 - A. Monthly Meeting Designation
 - 1. Date- first Wednesday of each month
 - 2. Time- 4:30 p.m.
 - 3. Location- Ronald E. Dougherty County Office Building, 56 Main Street, Owego, Legislative Conference Room, 1st Floor

Motion to set the regular monthly meetings for the first Wednesday of each month at 4:30 p.m. to be held in the County Office Building, Legislative Conference Room, 56 Main Street, Owego, NY. (J. Ceccherelli, M. Sauerbrey)

Aye – 5 Abstain - 0
No – 0 Carried

- B. Media Designation
 - 1. Press & Sun Bulletin
 - 2. News Radio WEBO

Motion to designate the Press and Sun Bulletin and News Radio WEBO as the official media sources for the purposes of publishing all notices and other matters as required by law (J. Ceccherelli, M. Sauerbrey)

Aye – 5 Abstain – 0
No – 0 Carried

C. Governance Committee Recommendations

1. Slate of Officers 2018 Proposed List of TCIDA Committee Members
 - a. Chair- R. Kelsey
 - b. Vice Chair- K. Dougherty
 - c. Secretary- M. Sauerbrey
 - d. Treasurer- A. Gowan
2. Committee Appointments
 - a. Governance- J. Ceccherelli, A. Gowan, R. Kelsey
 - b. Audit- K. Dougherty, R. Kelsey, A. Gowan
 - c. Railroad- T. Monell, K. Gillette, M. Sauerbrey
 - d. Finance- R. Kelsey, A. Gowan, K. Gillette
 - e. Loan- A. Gowan, R. Kelsey, K. Dougherty, S. Thomas, D. Barton
3. Other Appointments
 - a. Designee (per Employee Handbook) – L. Tinney
 - b. Compliance Officer- B. Myers
 - c. Contracting Officer- B. Myers
 - d. Freedom of Information Officer- B. Myers
 - e. Code of Ethics Officer- J. Meagher
 - f. Internal Controls Officer- J. Nolis
4. Annual Policy Review
 - a. Mission Statement
 - b. By-Laws
 - c. Code of Ethics
 - d. Assessment of Internal Controls
 - e. Procurement Policy
 - f. Property Disposition Policy
 - g. Whistle Blowers Policy
 - h. Employee Handbook
 - i. Governance Committee Charter
 - j. Procedure Manual
5. Other Annual Review
 - a. Compensation and Benefits of Executive Director
 - b. Report on Conflict of Interest Incidents
 - c. Self-Evaluation of Performance 2017 Governance Committee Self-Evaluation Report

Motion to approve:

- 1) **2018 Slate of Officers Appointments as recommended by the Governance Committee**
- 2) **Committee Appointments as recommended by the Governance Committee**
- 3) **Other Appointments as recommended by the Governance Committee**
- 4) **Reviewed policies as recommended by the Governance Committee**
- 5) **Acceptance of no conflict of interest incidents noted for 2017 and Self-Evaluation of Performance 2017 Governance Committee Report (J. Ceccherelli, K. Gillette)**

Aye – 5 Abstain – 0
No – 0 Carried

D. Audit Committee Recommendations

1. Appointments
 - a. Audit Firm – Piaker & Lyons
 - b. Financial Expert – J. Nolis
2. Annual Policy Review

- a. Audit Committee Charter TCIDA Audit Committee Charter
- b. Self-Evaluation of Performance 2017 Audit Committee Self-Evaluation Report

Motion to approve:

- 1) **Audit Firm and Financial Expert Appointments as recommended by the Audit Committee**
- 2) **Reviewed policies and Self-Evaluation of Performance 2017 Audit Committee Report as recommended by the Audit Committee (M. Sauerbrey, J. Ceccherelli)**

Aye – 5 Abstain – 0
No – 0 Carried

E. Finance Committee Recommendations

- 1. Official Depositories
 - a. Chemung Canal Trust
 - b. Community Bank
 - c. Tioga State Bank
- 2. Annual Policy Review
 - a. Investment Policy
 - b. Finance Committee Charter
 - c. Investment Annual Report
 - d. Self-Evaluation of Performance 2017 Finance Committee Self-Evaluation Report
- 3. Annual Designation of Signors on Bank Accounts
 - a. K. Dougherty, A. Gowan, M. Sauerbrey, B. Myers

Motion to accept Chemung Canal Trust Company, Community Bank, and Tioga State Bank as official depositories as recommended by the Finance Committee (M. Sauerbrey, J. Ceccherelli)

Aye – 4 Abstain – 1 (R. Kelsey)
No – 0 Carried

Motion to accept the reviewed policies and Self-Evaluation of Performance 2017 Finance Committee Report, as recommended by the Finance Committee (J. Ceccherelli, A. Gowan)

Aye – 5 Abstain – 0
No – 0 Carried

Motion to accept M. Sauerbrey, K. Dougherty, A. Gowan, and B. Myers as the designated signors on the IDA bank accounts. (J. Ceccherelli, A. Gowan)

Aye – 5 Abstain – 0
No – 0 Carried

- F. Annual Certifications
 - 1. Internal Controls Certification
 - 2. Annual Evaluation of Board Performance
 - 3. Fiduciary Responsibilities Certification
 - 4. 2017 TCIDA Operations and Accomplishments

Motion to authorize annual internal controls certification and fiduciary responsibilities certification (A. Gowan, M. Sauerbrey)

Aye – 5 Abstain – 0
No – 0 Carried

G. Miscellaneous

1. Contract Information 2017 TCIDA Board of Directors & Staff
2. Listing of IDA properties – 2017

IV. Adjournment

K. Gillette motioned to adjourn the meeting at 4:12 p.m.

**Tioga County Industrial Development Agency
January 3, 2018 • Immediately Following Annual Meeting •
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 4:16 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: T. Monell (*arrived @ 4:25 p.m.*), K. Dougherty (*arrived @ 4:48 p.m.*)
- b. Excused:

2. Guests:

- a. B. Myers, M. Freeze, J. Spencer, T. Gosart, J. Meagher (*arrived @ 4:26 p.m.*)
L. Tinney (*arrived @ 4:45 p.m.*), C. Haskell

3. Privilege of the Floor- John Spencer

John Spencer expressed his interest in developing an indoor skating rink and farmer's market on the property located on North Avenue in Owego, NY. Mr. Spencer indicated the Owego Rotary Club would be interested in fundraising for this project. Mr. Spencer inquired as to whether the IDA Board would be interested in pursuing this community project.

4. Project Updates

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

- 1. ESD – Nichols – B. Myers reported the Town of Nichols is slated to vote on the Grant Disbursement Agreement (GDA) on 1/9/18.

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

- 1. Update – B. Myers reported the hotel restaurant, PJ Clark's, is open for business.

- C. Tioga Downs Racetrack, LLC Phase 4
 - 1. Update- B. Myers reported there are no new updates at this time.

- D. Gateway Project
 - 1. Update – B. Myers reported there are no new updates at this time.

T. Monell arrived at 4:25 p.m.

J. Meagher arrived at 4:26 p.m.

- E. Project Freehold
 - 1. Update – B. Myers reported a meeting is scheduled on 1/12/18 with Village of Owego Mayor May, Village of Owego Trustee Hartman, Village of Owego Public Works Supervisor Soules, Village of Owego Code Enforcement Officer Mead, ED&P staff, and Larson Design Group to discuss site development and infill plan.

- F. Upstate Shredding
 - 1. Update – B. Myers reported the company was scheduled to be operational by 12/31/17, which T. Monell reported he received confirmation they were operational as scheduled. B. Myers reported he is waiting for a response from Delta Engineers regarding a site visit.

- G. Owego Gardens Project Update - B. Myers
 - 1. Update
 - a. Belva Lockwood Lane – B. Myers reported J. Meagher is waiting for proposal from Home Leasing’s counsel. J. Meagher reported Owego Gardens owns the easement, however, Home Leasing counsel is recommending termination of said easement.

- H. Distributed Sun
 - 1. Update – B. Myers reported J. Meagher sent resolutions and PILOT closing date is forthcoming.

- I. Owego Gardens 2
 - 1. Update – B. Myers reported work continues with Fagan Engineers and Home Leasing regarding site plans, road, water, etc.

5. Old Business – B. Myers

- A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty)
 - a. 2017 Piaker & Lyons Engagement Letter –
Motion to accept the terms of the 2017 Piaker & Lyons Engagement Letter (T. Monell, J. Ceccherelli)

Aye – 6 Abstain – 0
No – 0 Carried

- 2. Governance Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. None
- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Community Bank – eBanking – B. Myers reported the IDA is set up for paperless statements/eBanking at Community Bank.

L. Tinney arrived at 4:45 p.m.

- B. Housing Study –
 - 1. Update – Discussion ensued regarding the revisions that are needed and the roll out of the plan. K. Gillette reported he believed the scope of work has been met. A. Gowan reported the plan does not identify Candor.
- C. Strategic Plan – B. Myers reported the draft plan is completed and a meeting with the Board members will be scheduled this month.
- D. ED&P Update – L. Tinney reported a Workforce Development Training Program is being planned to work with specific employers. L. Tinney reported she is continuing to work on possible partnerships for the Ag Development Specialist position.

6. PILOT Updates – B. Myers

A. 2018 Town County and Fire Bills – B. Myers reported this is ongoing, as he just received the bills on 12/29/17.

7. New Business – B. Myers

A. IDA/EDP/LDC – Joint Marketing Campaign – B. Myers reported intern, Madison Tinney, will attend the February meeting.

B. 2018 IEDC Conferences

1. 2018 Costs – B. Myers will provide the Board with costs in the upcoming week, however, is estimating \$5-6,000 total for all four classes.

2. Free Webinar – 2/14 – B. Myers reported he will participate in this webinar, as it is required to take the certification examination.

C. Foil Requests – H. McNamee

1. OACSD PILOT Information – B. Myers reported this request is completed.

D. IDA Wetland Properties – B. Myers reported he is working through possibilities of combining parcels.

E. Hess Property Taxes – B. Myers reported the IDA received a tax bill in the amount of \$2,197 for the 2018 town and county taxes. B. Myers reported the IDA is responsible for the taxes due to the timing of when the roll was prepared and purchase of property. B. Myers reported the school taxes will be on the proper roll and will not be an IDA expense.

8. Approval of Minutes –

A. December 13, 2017 Regular Meeting Minutes

Motion to approve the December 13, 2017 Regular Board Meeting minutes

(A. Gowan, J. Ceccherelli)

Aye – 6 Abstain – 0

No – 0 Carried

B. December 27, 2017 Loan Committee Meeting Minutes

Motion to approve the December 27, 2017 Loan Committee minutes

(A. Gowan, J. Ceccherelli)

Aye – 6 Abstain – 0

No – 0 Carried

9. Financial Reports – B. Myers

A. Reports – B. Myers reported the 2017 net income is \$7,548. B. Myers reported the IDA continues to wait on grant reimbursement. B. Myers reported Distributed Sun PILOT closing will add approximately \$246,000.

1. Balance Sheet
2. Profit & Loss
3. Transaction Detail
4. Operating Revenue/Expenses

Motion to acknowledge the financial reports (A. Gowan, J. Ceccherelli)

Aye – 6 Abstain – 0
No – 0 Carried

K. Dougherty arrived at 4:48 p.m.

10. Reports

A. Railroads

1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date – B. Myers reported income was higher in October 2017 vs. October 2016
 - b. OHRY Update – B. Myers reported no new updates at this time.
 - c. Newark Valley High School Banner Request – B. Myers reported OHRY is fine with proceeding with this request.

B. Loan Program – B. Myers

1. Committee Report
 - a. Elston – B. Myers reported he is waiting on proof of life insurance.
 - b. Waterman’s Distillery – B. Myers reported the request is for \$4,000 for purpose of driveway and roof updates.
 - c. Wakeup Waffles – B. Myers reported loan application is forthcoming and the business is currently operational at the Nichols location.

11. Motion to move into Executive Session at 5:05 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties.

(A. Gowan, T. Monell)

Aye – 7 Abstain – 0
No – 0 Carried

Executive Session Adjourned at 5:29 p.m.

Motion to proceed with Town of Nichols property sale contract at \$26,000 per acre with acknowledgement of clause to share any profits above this amount.

(A. Gowan, T. Monell)

Aye – 7 Abstain – 0
No – 0 Carried

Motion to affirm renewal of L. Tinney’s annual contract for 2018. (T. Monell, M. Sauerbrey)

Aye – 7 Abstain – 0
No – 0 Carried

Motion to affirm continuance of C. Haskell’s rolling contract for 2018.

(M. Sauerbrey, J. Ceccherelli)

Aye – 7 Abstain – 0
No – 0 Carried

12. **Next Meeting: February 7, 2018 at 4:30 p.m. in the Legislative Conference Room.**

13. **Adjournment –**

Motion to adjourn the meeting at 5:32 p.m. (M. Sauerbrey, J. Ceccherelli)

Aye – 7 Abstain – 0

No – 0 Carried

DRAFT

Loan Committee

January 24, 2018 3pm

Economic Development Conference Room

Minutes

Attendees: R. Kelsey, K. Dougherty, A. Gowan, S. Thomas, D. Barton

Guests: B. Myers, T. Saraceno

S. Thomas called the meeting to order at 3:05pm

1. Paint Program – T. Saraceno

T. Saraceno presented the paint program to the IDA Loan Committee. The program is intended for businesses in Tioga County's Downtowns who are looking to revamp the exterior of their business. The program will use \$5,000.00 of revolved commercial façade dollars for this program. The paint is offered on a first come first served basis.

Motion to recommend the paint program to the IDA Board of Directors (S. Thomas, D. Barton)

Aye – 3 Abstain – 1 (A. Gowan)

No – 0

2. Waterman's Distillery – Loan Application – B. Myers

B. Myers presented the Waterman's Distillery loan application. The loan committee reviewed the application and requests more information: personal financial statements from all LLC members, a copy of the business plan, projected financials.

R. Kelsey arrived 3:30pm

Motion to table the loan application until further information is reviewed (K. Dougherty, A. Gowan)

Aye – 4 Abstain – 0

No – 0

3. Parkview Restaurant – Subordination Request (TSB) – B. Myers

B. Myers shared that Tioga State Bank is requesting a subordination agreement in order to issue permanent financing to The Owego Parkview Restaurant. The loan committee reviewed the request.

Motion to approve the subordination request and recommend the request to the IDA Board of Directors (S. Thomas, D. Barton)

Aye – 3 Abstain – 1 R. Kelsey

No – 0

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

	Jan 31, 18	Jan 31, 17	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	90,135.78	114,954.76	-24,818.98
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,404.45	40,386.06	18.39
TSB- IRP 2016 (Formerly IRP 4)	199,224.25	451,081.66	-251,857.41
TSB- RBEG	205,516.43	205,459.24	57.19
TSB- marketing	1,497.00	1,496.59	0.41
Total USDA Funds	446,642.13	698,423.55	-251,781.42
Total Restricted Cash Accounts	548,778.28	825,378.68	-276,600.40
CCTC- CDs			
Land Acquisition (879)	522,405.10	522,405.10	0.00
Capital Improvement (284)	308,059.91	308,059.91	0.00
Total CCTC- CDs	830,465.01	830,465.01	0.00
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	22,188.35	0.00	22,188.35
TSB-Crown Cork and Seal	154.21	0.00	154.21
Community- BestBuy PILOT Acct.	600,067.66	600,062.78	4.88
Total Temporarily Restricted Cash Acc	622,410.22	600,062.78	22,347.44
Unrestricted Cash Accounts			
TSB- checking	2,270,136.37	2,762,757.46	-492,621.09
TSB- general fund	125,217.36	125,125.73	91.63
Total Unrestricted Cash Accounts	2,395,353.73	2,887,883.19	-492,529.46
Total Checking/Savings	4,397,007.24	5,143,789.66	-746,782.42
Other Current Assets			
Accounts Receivable 1300.01	387,648.60	378,317.60	9,331.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2018-01-C	9,450.00	0.00	9,450.00
Loan Rec - 2017-03-C	12,820.00	0.00	12,820.00
Loan Rec - 2017-02-C	33,992.64	0.00	33,992.64
Loan Rec - 2016-03-C	15,314.52	18,596.28	-3,281.76
Loan Rec - 2016-02-C	36,111.20	45,138.92	-9,027.72
Loan Rec - 2016-01-C	7,796.10	9,630.42	-1,834.32
Loan Rec - 2015-06-C	17,195.36	21,951.54	-4,756.18
Loan Rec - 2014-01-C	5,255.54	7,290.02	-2,034.48
Loan Rec - 2015-01-C	9,999.93	13,611.07	-3,611.14
Loan Rec - 2015-02-C	1,188.00	2,970.12	-1,782.12

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

	Jan 31, 18	Jan 31, 17	\$ Change
Loan Rec - 2015-04-C	0.00	550.00	-550.00
Loan Rec - 2015-05-C	13,773.42	17,365.14	-3,591.72
Total Commercial Facade Loan Program	162,896.71	137,103.51	25,793.20
IRP 4			
Loan Rec 2018-01-A	71,876.85	0.00	71,876.85
Loan Rec 2017-05-A	20,519.39	0.00	20,519.39
Loan Rec 2017-04-A	38,796.47	0.00	38,796.47
Loan Rec 2017-03-A	18,821.98	0.00	18,821.98
Loan Rec 2017-02-A	89,642.25	0.00	89,642.25
Loan Rec 2017-01-A	23,114.56	0.00	23,114.56
Loan Rec 2016-01-A	28,448.73	35,881.66	-7,432.93
Loan Rec 2015-03-A	8,040.38	10,790.34	-2,749.96
Loan Rec 2013-02-A	2,755.49	5,376.88	-2,621.39
Loan Rec 2010-01-A	0.00	5,595.21	-5,595.21
Loan Rec 2009-02-A	52,851.58	55,251.58	-2,400.00
Total IRP 4	354,867.68	112,895.67	241,972.01
IRP 3			
Loan Rec 2013-01-A	3,794.35	8,282.44	-4,488.09
Loan Rec 2007-08-A	33,678.20	40,099.58	-6,421.38
Total IRP 3	37,472.55	48,382.02	-10,909.47
IRP 2			
Loan Rec 2011-03-A	46,390.51	56,852.05	-10,461.54
Total IRP 2	46,390.51	56,852.05	-10,461.54
Total Other Current Assets	954,276.05	698,550.85	255,725.20
Total Current Assets	5,351,283.29	5,842,340.51	-491,057.22
Fixed Assets			
Asset WWTP	2,899,623.29	2,641,179.22	258,444.07
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	202,857.60	200,757.60	2,100.00
Land-Louns			
Lopke	5,000.00	0.00	5,000.00
Town of Nichols	20,000.00	0.00	20,000.00
Berry	0.00	115,883.01	-115,883.01
Hess	260,068.95	0.00	260,068.95
Land-Louns - Other	139,612.53	5,507.52	134,105.01

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

	Jan 31, 18	Jan 31, 17	\$ Change
Total Land-Louns	424,681.48	121,390.53	303,290.95
Land 434	376,800.36	371,800.36	5,000.00
Railroad Improvements	1,979,330.50	1,976,668.74	2,661.76
Z Accumulated Depreciation	-1,134,818.86	-1,134,818.86	0.00
Total Fixed Assets	4,811,128.76	4,239,631.98	571,496.78
Other Assets			
HUD Loan Program			
L/R 2014-01-A	97,996.84	120,694.04	-22,697.20
L/R 2012-06-A	0.00	38,585.61	-38,585.61
L/R 2009-04-A	39,461.83	61,099.28	-21,637.45
Total HUD Loan Program	137,458.67	220,378.93	-82,920.26
Total Other Assets	137,458.67	220,378.93	-82,920.26
TOTAL ASSETS	10,299,870.72	10,302,351.42	-2,480.70
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2100 - Payroll Liabilities	1,385.70	1,385.70	0.00
PILOT Payments			
Midwestern Pet Foods, Inc.	3,286.45	0.00	3,286.45
+ · 231 Main Town/County	2,310.18	1,143.86	1,166.32
Nichols Cross Dock	80.97	0.00	80.97
Owego Gardens	22,134.00	0.00	22,134.00
Tioga Downs Racetrack	0.00	5,681.83	-5,681.83
CNYOG	1,709,049.88	1,617,890.54	91,159.34
Best Buy PP	600,000.00	599,947.15	52.85
Rynone			
Recycle- Rynone	0.00	323.35	-323.35
County- Rynone	0.00	6,999.92	-6,999.92
Town- Rynone	0.00	1,491.86	-1,491.86
Total Rynone	0.00	8,815.13	-8,815.13
Total PILOT Payments	2,336,861.48	2,233,478.51	103,382.97
Total Other Current Liabilities	2,338,247.18	2,234,864.21	103,382.97
Total Current Liabilities	2,338,247.18	2,234,864.21	103,382.97
Long Term Liabilities			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
Loan Pay- IRP 3	212,556.11	222,668.43	-10,112.32
Loan Pay- IRP 2	145,312.91	156,091.00	-10,778.09

9:50 AM

02/02/18

Accrual Basis

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

	<u>Jan 31, 18</u>	<u>Jan 31, 17</u>	<u>\$ Change</u>
Loan Pay- IRP 1	76,605.09	84,023.99	-7,418.90
Tioga County HUD prog			
2014-01-A	98,001.93	120,694.04	-22,692.11
2012-06-A	0.00	38,585.61	-38,585.61
2009-04-A	39,461.83	61,099.28	-21,637.45
Total Tioga County HUD prog	<u>137,463.76</u>	<u>220,378.93</u>	<u>-82,915.17</u>
Total Long Term Liabilities	<u>814,484.21</u>	<u>935,524.07</u>	<u>-121,039.86</u>
Total Liabilities	3,152,731.39	3,170,388.28	-17,656.89
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	5,767,112.58	5,752,846.17	14,266.41
Net Income	-26,275.88	-27,185.66	909.78
Total Equity	<u>7,147,139.33</u>	<u>7,131,963.14</u>	<u>15,176.19</u>
TOTAL LIABILITIES & EQUITY	<u><u>10,299,870.72</u></u>	<u><u>10,302,351.42</u></u>	<u><u>-2,480.70</u></u>

Tioga County Industrial Development Agency
Profit & Loss
January 2018

	Jan 18	Jan 17	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
IRP 2			
2011-03-A	197.01	240.42	-43.41
Total IRP 2	197.01	240.42	-43.41
IRP 3			
2013-01-A	17.38	36.00	-18.62
2007-08-A	359.40	211.55	147.85
Total IRP 3	376.78	247.55	129.23
IRP 4			
2017-03-A	39.52	0.00	39.52
2017-05-A	50.69	0.00	50.69
2017-01-A	105.55	0.00	105.55
2017-02-A	189.48	0.00	189.48
2016-01-A	121.18	152.02	-30.84
2015-03-A	34.48	45.89	-11.41
2013-02-A	12.41	0.00	12.41
Total IRP 4	553.31	197.91	355.40
Total Loan Interest Income	1,127.10	685.88	441.22
Loan Program Fee	0.00	350.00	-350.00
4110 - Grants			
Waverly Trade Center DOT Grant	306,137.55	0.00	306,137.55
Total 4110 - Grants	306,137.55	0.00	306,137.55
Interest Income-			
Community- Facade Improvement	4.01	4.84	-0.83
CCTC Loan Loss Reserve Account	0.00	1.77	-1.77
Community- Lounsberry	0.00	9.21	-9.21
TSB- checking	0.00	74.10	-74.10
TSB-general fund	0.00	8.50	-8.50
TSB- IRP 4	0.00	22.35	-22.35
TSB- RBEG	0.00	5.31	-5.31
TSB- marketing	0.00	0.04	-0.04
Total Interest Income-	4.01	126.12	-122.11
Leases/Licenses	414.11	414.11	0.00
OHRy			
freight	7,331.00	0.00	7,331.00
Total OHRy	7,331.00	0.00	7,331.00
Total Income	315,013.77	1,576.11	313,437.66

Tioga County Industrial Development Agency
Profit & Loss
January 2018

	Jan 18	Jan 17	\$ Change
Expense			
WWTP Crown Cork and Seal	0.00	15,998.06	-15,998.06
Waverly Trade Center DOT Grant	306,137.55	0.00	306,137.55
6120 · Bank Service Charges	0.00	15.00	-15.00
conference	0.00	200.00	-200.00
Copies	0.00	16.40	-16.40
6160 · Dues and Subscriptions	0.00	75.00	-75.00
E=mt3			
site preparation	200.00	0.00	200.00
Total E=mt3	200.00	0.00	200.00
Employee benefit			
IRA Company Match	129.24	109.62	19.62
IRA	129.24	109.62	19.62
Total Employee benefit	258.48	219.24	39.24
6180 · Insurance			
6185 · Property & Liability (Dryden)	88.33	12.36	75.97
Total 6180 · Insurance	88.33	12.36	75.97
6550 · Office Supplies			
other	0.00	218.53	-218.53
6550 · Office Supplies - Other	184.13	0.00	184.13
Total 6550 · Office Supplies	184.13	218.53	-34.40
6560 · Payroll Expenses			
M. Tinney	1,086.90	0.00	1,086.90
6560 · Payroll Expenses - Other	6,304.35	6,380.04	-75.69
Total 6560 · Payroll Expenses	7,391.25	6,380.04	1,011.21
6250 · Postage and Delivery	23.19	42.49	-19.30
6270 · Professional Fees			
Administrative Services			
Haskell	628.00	628.00	0.00
Tinney	1,500.00	1,500.00	0.00
Total Administrative Services	2,128.00	2,128.00	0.00
6650 · Accounting			
Jan Nolis	441.25	0.00	441.25
Total 6650 · Accounting	441.25	0.00	441.25
6655 · Consulting	19,500.00	0.00	19,500.00
6280 · Legal Fees	2,117.50	2,405.00	-287.50
6270 · Professional Fees - Other	0.00	109.00	-109.00
Total 6270 · Professional Fees	24,186.75	4,642.00	19,544.75
Property Taxes			

Tioga County Industrial Development Agency
Profit & Loss
January 2018

	Jan 18	Jan 17	\$ Change
96 · Smith Creek Rd	2,197.55	0.00	2,197.55
540 · Stanton Hill	81.74	0.00	81.74
Spring St	0.22	0.00	0.22
Berry Road (47)	97.94	112.64	-14.70
Carmichael Road	3.74	3.41	0.33
Smith Creek Road	16.27	18.71	-2.44
Glenmary Drive	10.06	9.06	1.00
Metro Road	8.39	7.55	0.84
Total Property Taxes	2,415.91	151.37	2,264.54
Recording fees	160.00	485.00	-325.00
6770 · Supplies			
6790 · Office	244.06	0.00	244.06
Total 6770 · Supplies	244.06	0.00	244.06
6350 · Travel & Ent			
6380 · Travel	0.00	306.28	-306.28
Total 6350 · Travel & Ent	0.00	306.28	-306.28
Total Expense	341,289.65	28,761.77	312,527.88
Net Ordinary Income	-26,275.88	-27,185.66	909.78
Net Income	-26,275.88	-27,185.66	909.78

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	1/4/2018		Facade Loan	299.31	299.31
Deposit	1/8/2018		Facade Loan ...	1,096.29	1,395.60
Deposit	1/10/2018		Facade Loan ...	148.51	1,544.11
Deposit	1/12/2018		Facade Loan ...	152.86	1,696.97
Deposit	1/26/2018		Facade Loan ...	639.34	2,336.31
Check	1/30/2018	1041	Elston Enterpri...	-9,450.00	-7,113.69
Check	1/30/2018	1042	Ford Facade R...	-80.00	-7,193.69
Deposit	1/31/2018		Interest	4.01	-7,189.68
Deposit	1/31/2018		Facade Loan ...	1,163.29	-6,026.39
Total Community- Facade Improvement				-6,026.39	-6,026.39
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	1/3/2018		Loan Pmt	240.00	240.00
Deposit	1/4/2018		Loan Pmt	3,989.30	4,229.30
Deposit	1/8/2018		Loan Pmt	1,324.77	5,554.07
Deposit	1/10/2018		Loan Pmt	268.92	5,822.99
Deposit	1/24/2018		Loan Pmt	200.00	6,022.99
Check	1/30/2018	1064	Elston Enterpri...	-71,876.85	-65,853.86
Check	1/30/2018	1065	Elston Recordi...	-80.00	-65,933.86
Deposit	1/31/2018		Loan Pmt	968.81	-64,965.05
Total TSB- IRP 2016 (Formerly IRP 4)				-64,965.05	-64,965.05
Total USDA Funds				-64,965.05	-64,965.05
Total Restricted Cash Accounts				-70,991.44	-70,991.44
Temporarily Restricted Cash Acc					
TSB-Owego Gardens					
Deposit	1/31/2018		PILOT Pmt	22,134.00	22,134.00
Total TSB-Owego Gardens				22,134.00	22,134.00
Total Temporarily Restricted Cash Acc				22,134.00	22,134.00
Unrestricted Cash Accounts					
TSB- checking					
Deposit	1/3/2018		Lease Pmt	414.11	414.11
Check	1/3/2018	5955	Bryant R. Myer...	-258.48	155.63
Check	1/3/2018	5956	12/17-12/30/20...	-1,595.59	-1,439.96
Check	1/3/2018	5957	Intern 12/17-1...	-362.30	-1,802.26
Check	1/3/2018	5958	Administrative ...	-628.00	-2,430.26
Check	1/3/2018	5959	L. Tinney Janu...	-1,500.00	-3,930.26
Deposit	1/8/2018		HUD Rec	4,243.54	313.28
Check	1/8/2018	5960	Ink Order	-244.06	69.22
Check	1/8/2018	5961	Deposit: 10 Ac...	-20,000.00	-19,930.78
Check	1/8/2018	5962	January HUD ...	-4,243.54	-24,174.32

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
Check	1/8/2018	5963	2017 4th Quart...	-23.19	-24,197.51
Check	1/8/2018	5964	2018 Town/Co...	-2,415.91	-26,613.42
Check	1/8/2018	5965	Legal Descripti...	-200.00	-26,813.42
Check	1/9/2018	5966	Lopke Propert...	-5,000.00	-31,813.42
Deposit	1/12/2018		RR Income	7,331.00	-24,482.42
Check	1/16/2018	X	December 2017	-1,303.72	-25,786.14
Check	1/16/2018	X	Dec 2017	-213.86	-26,000.00
Check	1/16/2018	5967	12/31/2017-1-...	-1,595.59	-27,595.59
Check	1/16/2018	5968	Intern 12/31-1-...	-362.30	-27,957.89
Check	1/16/2018	5969	December 2017	-2,117.50	-30,075.39
Deposit	1/24/2018		PILOT Pmt	2,310.18	-27,765.21
Check	1/24/2018	5970	Phone/Internet...	-144.12	-27,909.33
Check	1/24/2018	5971	4th Quarter Fi...	-180.00	-28,089.33
Check	1/24/2018	5972	Housing Study	-15,000.00	-43,089.33
Check	1/24/2018	5973	Verizon 1/2018	-40.01	-43,129.34
Check	1/24/2018	5974	Property & Ge...	-88.33	-43,217.67
Check	1/24/2018	5975	Monkey Run M...	-4,500.00	-47,717.67
Check	1/26/2018	5976	4th Quarter tra...	-261.25	-47,978.92
Deposit	1/26/2018		WTC Pass Thr...	306,137.55	258,158.63
Check	1/26/2018	5977	WTC Grant Di...	-306,137.55	-47,978.92
Check	1/30/2018	5978	1/14-1/26/2018	-1,595.59	-49,574.51
Check	1/30/2018	5979	Intern 1/14-1/2...	-362.30	-49,936.81
Deposit	1/31/2018		PILOT Payme...	1,712,336.33	1,662,399.52
Total TSB- checking				1,662,399.52	1,662,399.52
Total Unrestricted Cash Accounts				1,662,399.52	1,662,399.52
Commercial Facade Loan Program					
Loan Rec - 2018-01-C					
Check	1/30/2018	1041	Elston Enterpri...	9,450.00	9,450.00
Total Loan Rec - 2018-01-C				9,450.00	9,450.00
Loan Rec - 2017-02-C					
Deposit	1/8/2018	3429	January 2018 ...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
Loan Rec - 2016-03-C					
Deposit	1/26/2018	6706	February 2018...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-02-C					
Deposit	1/31/2018	6806...	February 2018...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
Loan Rec - 2016-01-C					
Deposit	1/12/2018	747	January 2018 ...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
Loan Rec - 2015-06-C					

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
Deposit	1/26/2018	652	February 2018...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
Loan Rec - 2014-01-C					
Deposit	1/31/2018	70012	January 2018 ...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-01-C					
Deposit	1/8/2018	1103	January 2018 ...	-277.78	-277.78
Deposit	1/8/2018	1103	February 2018...	-277.78	-555.56
Total Loan Rec - 2015-01-C				-555.56	-555.56
Loan Rec - 2015-02-C					
Deposit	1/10/2018	1439...	January 2018 ...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Loan Rec - 2015-05-C					
Deposit	1/4/2018	7474	January 2018 ...	-299.31	-299.31
Deposit	1/31/2018	7521	February 2018...	-299.31	-598.62
Total Loan Rec - 2015-05-C				-598.62	-598.62
Total Commercial Facade Loan Program				5,950.40	5,950.40
IRP 4					
Loan Rec 2018-01-A					
Check	1/30/2018	1064	Elston Enterpri...	71,876.85	71,876.85
Total Loan Rec 2018-01-A				71,876.85	71,876.85
Loan Rec 2017-05-A					
Deposit	1/4/2018	2204...	January 2018 ...	-369.31	-369.31
Total Loan Rec 2017-05-A				-369.31	-369.31
Loan Rec 2017-03-A					
Deposit	1/4/2018	19646	January 2018 ...	-149.02	-149.02
Total Loan Rec 2017-03-A				-149.02	-149.02
Loan Rec 2017-02-A					
Deposit	1/4/2018	9426	January 2018 ...	-1,307.62	-1,307.62
Total Loan Rec 2017-02-A				-1,307.62	-1,307.62
Loan Rec 2017-01-A					
Deposit	1/3/2018	1016	January 2018 ...	-183.00	-183.00
Deposit	1/31/2018	1020	February 2018...	-191.45	-374.45
Total Loan Rec 2017-01-A				-374.45	-374.45
Loan Rec 2016-01-A					
Deposit	1/4/2018	9425	January 2018 ...	-633.67	-633.67

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
Total Loan Rec 2016-01-A				-633.67	-633.67
Loan Rec 2015-03-A					
Deposit	1/10/2018	1091	January 2018 ...	-234.44	-234.44
Total Loan Rec 2015-03-A				-234.44	-234.44
Loan Rec 2013-02-A					
Deposit	1/8/2018	2100	January 2018 ...	-223.48	-223.48
Total Loan Rec 2013-02-A				-223.48	-223.48
Loan Rec 2009-02-A					
Deposit	1/24/2018	5865	December 201...	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				68,384.86	68,384.86
IRP 3					
Loan Rec 2013-01-A					
Deposit	1/4/2018	2204...	January 2018 ...	-382.62	-382.62
Total Loan Rec 2013-01-A				-382.62	-382.62
Loan Rec 2007-08-A					
Deposit	1/4/2018	7473	January 2018 ...	-547.68	-547.68
Deposit	1/31/2018	7520	February 2018...	-550.54	-1,098.22
Total Loan Rec 2007-08-A				-1,098.22	-1,098.22
Total IRP 3				-1,480.84	-1,480.84
IRP 2					
Loan Rec 2011-03-A					
Deposit	1/8/2018	3430	January 2018 ...	-891.87	-891.87
Total Loan Rec 2011-03-A				-891.87	-891.87
Total IRP 2				-891.87	-891.87
Land-Louns					
Lopke					
Check	1/9/2018	5966	Lopke Propert...	5,000.00	5,000.00
Total Lopke				5,000.00	5,000.00
Town of Nichols					
Check	1/8/2018	5961	Deposit: 10 Ac...	20,000.00	20,000.00
Total Town of Nichols				20,000.00	20,000.00
Total Land-Louns				25,000.00	25,000.00
HUD Loan Program					
L/R 2014-01-A					

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
Deposit	1/8/2018	62856	January 2018 ...	-2,066.58	-2,066.58
Total L/R 2014-01-A				-2,066.58	-2,066.58
L/R 2009-04-A					
Deposit	1/8/2018	62855	January 2018 ...	-1,827.99	-1,827.99
Total L/R 2009-04-A				-1,827.99	-1,827.99
Total HUD Loan Program				-3,894.57	-3,894.57
Interest Payable					
L/P 2014-01-A Interest					
Deposit	1/8/2018	62856	January 2018 I...	-245.75	-245.75
Check	1/8/2018	5962	Jan - Interest	245.75	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2009-04-A Interest					
Deposit	1/8/2018	62855	January 2018 I...	-103.22	-103.22
Check	1/8/2018	5962	Jan - Interest	103.22	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
PILOT Payments					
Midwestern Pet Foods, Inc.					
Deposit	1/31/2018	20598	2018 PILOT P...	-3,286.45	-3,286.45
Total Midwestern Pet Foods, Inc.				-3,286.45	-3,286.45
+ · 231 Main Town/County					
Deposit	1/24/2018	4608	2018 Town an...	-2,310.18	-2,310.18
Total + · 231 Main Town/County				-2,310.18	-2,310.18
Owego Gardens					
Deposit	1/31/2018	9103...	2018 Lump Su...	-22,134.00	-22,134.00
Total Owego Gardens				-22,134.00	-22,134.00
CNYOG					
Deposit	1/31/2018	1267...	2018 PILOT P...	-1,709,049.88	-1,709,049.88
Total CNYOG				-1,709,049.88	-1,709,049.88
Total PILOT Payments				-1,736,780.51	-1,736,780.51
Tioga County HUD prog					
2014-01-A					
Check	1/8/2018	5962	Jan - Princ.	2,066.58	2,066.58
Total 2014-01-A				2,066.58	2,066.58
2009-04-A					
Check	1/8/2018	5962	Jan - Princ.	1,827.99	1,827.99

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
Total 2009-04-A				1,827.99	1,827.99
Total Tioga County HUD prog				3,894.57	3,894.57
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	1/8/2018	3430	January 2018 I...	-197.01	-197.01
Total 2011-03-A				-197.01	-197.01
Total IRP 2				-197.01	-197.01
IRP 3					
2013-01-A					
Deposit	1/4/2018	2204...	January 2018 I...	-17.38	-17.38
Total 2013-01-A				-17.38	-17.38
2007-08-A					
Deposit	1/4/2018	7473	January 2018 I...	-181.13	-181.13
Deposit	1/31/2018	7520	February 2018...	-178.27	-359.40
Total 2007-08-A				-359.40	-359.40
Total IRP 3				-376.78	-376.78
IRP 4					
2017-03-A					
Deposit	1/4/2018	19646	January 2018 I...	-39.52	-39.52
Total 2017-03-A				-39.52	-39.52
2017-05-A					
Deposit	1/4/2018	2204...	January 2018 I...	-50.69	-50.69
Total 2017-05-A				-50.69	-50.69
2017-01-A					
Deposit	1/3/2018	1016	January 2018 I...	-57.00	-57.00
Deposit	1/31/2018	1020	February 2018...	-48.55	-105.55
Total 2017-01-A				-105.55	-105.55
2017-02-A					
Deposit	1/4/2018	9426	January 2018 I...	-189.48	-189.48
Total 2017-02-A				-189.48	-189.48
2016-01-A					
Deposit	1/4/2018	9425	January 2018 I...	-121.18	-121.18
Total 2016-01-A				-121.18	-121.18
2015-03-A					
Deposit	1/10/2018	1091	January 2018 I...	-34.48	-34.48

Tioga County Industrial Development Agency Transaction Detail by Account January 2018

Type	Date	Num	Memo	Amount	Balance
Total 2015-03-A				-34.48	-34.48
2013-02-A					
Deposit	1/8/2018	2100	January 2018 l...	-12.41	-12.41
Total 2013-02-A				-12.41	-12.41
Total IRP 4				-553.31	-553.31
Total Loan Interest Income				-1,127.10	-1,127.10
4110 · Grants					
Waverly Trade Center DOT Grant					
Deposit	1/26/2018	X	WTC Reimbur...	-187,796.55	-187,796.55
Deposit	1/26/2018	X	WTC Grant 2 ...	-118,341.00	-306,137.55
Total Waverly Trade Center DOT Grant				-306,137.55	-306,137.55
Total 4110 · Grants				-306,137.55	-306,137.55
Interest Income-					
Community- Facade Improvement					
Deposit	1/31/2018		Interest	-4.01	-4.01
Total Community- Facade Improvement				-4.01	-4.01
Total Interest Income-				-4.01	-4.01
Leases/Licenses					
Deposit	1/3/2018	1021...	2018 Lease P...	-414.11	-414.11
Total Leases/Licenses				-414.11	-414.11
OHRy					
freight					
Deposit	1/12/2018	17838	Trackage Righ...	-7,331.00	-7,331.00
Total freight				-7,331.00	-7,331.00
Total OHRy				-7,331.00	-7,331.00
Waverly Trade Center DOT Grant					
Check	1/26/2018	5977	WTC Grant Di...	306,137.55	306,137.55
Total Waverly Trade Center DOT Grant				306,137.55	306,137.55
E=mt3					
site preparation					
Check	1/8/2018	5965	Legal Descripti...	200.00	200.00
Total site preparation				200.00	200.00
Total E=mt3				200.00	200.00
Employee benefit					

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2018

Type	Date	Num	Memo	Amount	Balance
IRA Company Match					
Check	1/3/2018	5955	Employer Cont...	129.24	129.24
Total IRA Company Match				129.24	129.24
IRA					
Check	1/3/2018	5955	Employee Con...	129.24	129.24
Total IRA				129.24	129.24
Total Employee benefit				258.48	258.48
6180 · Insurance					
6185 · Property & Liability (Dryden)					
Check	1/24/2018	5974	Property & Ge...	88.33	88.33
Total 6185 · Property & Liability (Dryden)				88.33	88.33
Total 6180 · Insurance				88.33	88.33
6550 · Office Supplies					
Check	1/24/2018	5970	Phone/Internet...	144.12	144.12
Check	1/24/2018	5973	Verizon 1/2018	40.01	184.13
Total 6550 · Office Supplies				184.13	184.13
6560 · Payroll Expenses					
M. Tinney					
Check	1/3/2018	5957	Intern 12/17-1...	362.30	362.30
Check	1/16/2018	5968	Intern 12/31-1...	362.30	724.60
Check	1/30/2018	5979	Intern 1/14-1/2...	362.30	1,086.90
Total M. Tinney				1,086.90	1,086.90
6560 · Payroll Expenses - Other					
Check	1/3/2018	5956	12/17-12/30/20...	1,595.59	1,595.59
Check	1/16/2018	X	December 2017	1,303.72	2,899.31
Check	1/16/2018	X	Dec 2017	213.86	3,113.17
Check	1/16/2018	5967	12/31/2017-1...	1,595.59	4,708.76
Check	1/30/2018	5978	1/14-1/26/2018	1,595.59	6,304.35
Total 6560 · Payroll Expenses - Other				6,304.35	6,304.35
Total 6560 · Payroll Expenses				7,391.25	7,391.25
6250 · Postage and Delivery					
Check	1/8/2018	5963	2017 4th Quart...	23.19	23.19
Total 6250 · Postage and Delivery				23.19	23.19
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	1/3/2018	5958	2017-December	628.00	628.00

Tioga County Industrial Development Agency
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Type	Date	Num	Memo	Amount	Balance
Total Haskell				628.00	628.00
Tinney					
Check	1/3/2018	5959	L. Tinney Janu...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6650 · Accounting					
Jan Nolis					
Check	1/24/2018	5971	4th Quarter Fi...	180.00	180.00
Check	1/26/2018	5976	4th Quarter Tr...	261.25	441.25
Total Jan Nolis				441.25	441.25
Total 6650 · Accounting				441.25	441.25
6655 · Consulting					
Check	1/24/2018	5972	Housing Study	15,000.00	15,000.00
Check	1/24/2018	5975	Monkey Run M...	4,500.00	19,500.00
Total 6655 · Consulting				19,500.00	19,500.00
6280 · Legal Fees					
Check	1/16/2018	5969	Legal, Decem...	2,117.50	2,117.50
Total 6280 · Legal Fees				2,117.50	2,117.50
Total 6270 · Professional Fees				24,186.75	24,186.75
Property Taxes					
96 · Smith Creek Rd					
Check	1/8/2018	5964	Hess Property	2,197.55	2,197.55
Total 96 · Smith Creek Rd				2,197.55	2,197.55
540 · Stanton Hill					
Check	1/8/2018	5964	540 Stanton Hill	81.74	81.74
Total 540 · Stanton Hill				81.74	81.74
Spring St					
Check	1/8/2018	5964	Spring St	0.22	0.22
Total Spring St				0.22	0.22
Berry Road (47)					
Check	1/8/2018	5964	Barry Road (47)	97.94	97.94
Total Berry Road (47)				97.94	97.94
Carmichael Road					
Check	1/8/2018	5964	Charmichael R...	3.74	3.74
Total Carmichael Road				3.74	3.74

Tioga County Industrial Development Agency
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Type	Date	Num	Memo	Amount	Balance
Smith Creek Road					
Check	1/8/2018	5964	Smith Creek Rd.	16.27	16.27
Total Smith Creek Road				16.27	16.27
Glenmary Drive					
Check	1/8/2018	5964	Glenmary Drive	10.06	10.06
Total Glenmary Drive				10.06	10.06
Metro Road					
Check	1/8/2018	5964	Metro Road	8.39	8.39
Total Metro Road				8.39	8.39
Total Property Taxes				2,415.91	2,415.91
Recording fees					
Check	1/30/2018	1042	Ford Facade R...	80.00	80.00
Check	1/30/2018	1065	Elston Loan R...	80.00	160.00
Total Recording fees				160.00	160.00
6770 · Supplies					
6790 · Office					
Check	1/8/2018	5960	Ink Order	244.06	244.06
Total 6790 · Office				244.06	244.06
Total 6770 · Supplies				244.06	244.06
TOTAL				0.00	0.00