



DRAFT

**Tioga County Industrial Development Agency
October 3, 2018 • 4:30pm•
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Agenda**

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, M. Sauerbrey, K. Dougherty, J. Ceccherelli, T. Monell, K. Gillette
 - a. Absent:
 - b. Excused:
 2. Guests:
 - a. B. Myers, C. Haskell, J. Meagher, L. Tinney, Z. Baker
- 3. Privilege of the Floor - None**
- 4. Project Updates**
 - A. Gateway Project
 1. Update
 - B. Owego Gardens 2
 1. Update
 - C. Spencer –Tioga Solar, LLC
 1. Update
 - D. Project Steel
 1. Water/Sewer
 2. NYSEG
 3. 9/27 Meeting with company
 4. Public Hearing Recap
 5. Approve/Deny Application
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, A. Gowan, K. Dougherty)
 - a. None
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 - a. 2019 ABO PARIS Budget Report - Complete
 3. Finance Committee Report (R. Kelsey, K. Gillette, A. Gowan)
 - a. None



- B. Lounsberry Property
 - 1. Hess Property
- C. ED&P Update
 - 1. ED&P Update – L. Tinney
 - 2. Ag Update – Z. Baker
- 6. PILOT Updates – B. Myers**
 - 1. School PILOT Bills
- 7. New Business – B. Myers**
 - A. Email Vote Affirmations:
 - 1. Loan Committee: Collateral Assignment – The LOOM
 - B. Easement Request – First Light
- 8. Approval of Minutes**
 - A. [September 4, 2018 Governance Committee Minutes](#)
 - B. [September 4, 2018 Loan Committee Minutes](#)
 - C. [September 4, 2018 Finance Committee Minutes](#)
 - D. [September 5, 2018 Regular Meeting Minutes](#)
 - E. [September 27, 2018 Public Hearing Minutes](#)
- 9. Financial Reports – B. Myers**
 - A. Reports
 - 1. [Balance Sheet](#)
 - 2. [Profit & Loss](#)
 - 3. [Transaction Detail](#)
 - 4. [Quarterly Report](#)
- 10. Reports**
 - A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
 - a. [Income to Date](#)
 - B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, S. Thomas, D. Barton)
 - a. The LOOM
 - b. Wake Up Waffles
 - c. EMVC
- 11. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. Next Meeting – November 7, 2018**
- 13. Adjournment**

DRAFT

**Tioga County IDA
Governance Committee Meeting
September 4, 2018 • 3:30 pm•
ED&P Conference Room**

Members: J. Ceccherelli, R. Kelsey & A. Gowan

Guests: B. Myers

1. Call to order J. Ceccherelli called the meeting to order at 3:30pm

2. New Business:

a. Tinney Stipend

The committee discussed the stipend request prepared by L. Tinney.

Motion was made by J. Ceccherelli, A. Gowan to recommend the full board increase L. Tinney's stipend with the IDA to \$25,500.00 per year, to be review annually.

Aye – 3

Abstain – 0

No – 0

Carried

3. Old Business

a. Modify Project Policy Manual – Agency Fee Change

Motion was made by J. Ceccherelli, A. Gowan to recommend the full board adopt the agency fee change and revise the project policy manual.

Aye – 3

Abstain – 0

No – 0

Carried

4. Adjourned

J. Ceccherelli adjourned the meeting at 4:00pm

DRAFT**Tioga County IDA****Loan Committee Meeting****September 4, 2018 • 3:00 pm•****ED&P Conference Room****Members: A. Gowan, S. Thomas, D. Barton, K. Dougherty & R. Kelsey****Guests: B. Myers****1. Call to order****The meeting was called to order by chair S. Thomas at 3:00pm****2. New Business:**

- a. **Loan Application – McKee, DDS**

The loan committee reviewed the application and denied the request due to insufficient cash flow.**(D. Barton, S. Thomas)****Aye – 5 Abstain – 0****No – 0 Carried****3. Adjourned**

DRAFT

**Tioga County IDA
Finance Committee Meeting
September 4, 2018 • 4:00 pm•
ED&P Conference Room**

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

Guests: B. Myers

1. Call to order

The meeting was called to order at 4:01 per R. Kelsey

2. New Business:

a. 2019 Budget

B. Myers presented the budget. The committee discussed the budget and suggested a few changes be made. B. Myers said he would revise the budget and circulate it prior to the September 5th meeting.

Motion was made by (A. Gowan, K. Gillette) to recommend the budget for approval to the full board of directors.

Aye – 3 Abstain – 0

No – 0 Carried

b. Agency Fee

B. Myers shared that the Governance Committee approved raising the agency fee to 1% of the total project cost for the Agency's PILOT program. The fee is a more streamlined approach to calculating the fee and puts the Agency in alignment with nearby IDAs.

3. Adjourned

R. Kelsey adjourned the meeting at 4:28pm



Tioga County Industrial Development Agency
September 5, 2018. 4:30pm.
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Minutes

DRAFT

1.	<p>Call to Order and Introductions The meeting was called to order by Chairperson R. Kelsey at 4:33 p.m.</p>
2.	<p>Attendance</p> <p>A. IDA Board Members</p> <p>1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty (<i>arrived @ 4:36 p.m.</i>), T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey</p> <p>a. Absent: None</p> <p>b. Excused: None</p> <p>2. Guests:</p> <p>a. B. Myers, C. Haskell, J. Meagher, L. Tinney, Z. Baker, M. Freeze, K. Millar</p>
3.	<p>Privilege of the Floor – None</p>
4.	<p>Project Updates – B. Myers</p> <p>A. Gateway Project</p> <p>1. Update: Earlier today, IDA Board members toured the Gateway Building to see progress to date.</p> <p>B. Owego Gardens 2</p> <p>1. Update: B. Myers reported the sub-division public hearing is scheduled for 9/25/18 and the area variance and special use permit public hearing is scheduled for 9/26/18. B. Myers reported the company anticipates submitting a HFA grant application by end of year.</p> <p>C. Spencer-Tioga Solar, LLC</p> <p>1. Update – B. Myers reported the project is moving forward. B. Myers met with Town of Spencer Supervisor Thayer to discuss the project and PILOT.</p>



D. Project Steel

1. Update – B. Myers introduced the project by presenting the CBA. B. Myers reported a conference call with NYSEG is scheduled on 9/6/18. B. Myers reported the PSC would be kept apprised. B. Myers reported the project application has been accepted and information has been sent for resolution. Public Hearing is scheduled for 9/27/18 at 5:30 p.m. in the Hubbard Auditorium. B. Myers reported a water/sewer meeting with County Department of Public Works Commissioner Hammond is scheduled on 9/7/18. B. Myers reported the well head permit is scheduled to be discussed at the Town of Owego meeting this evening.

Motion to accept the PILOT application and schedule the Public Hearing for 9/27/18 at 5:30 p.m. in the Hubbard Auditorium. (A. Gowan, M. Sauerbrey)

Aye – 7 Abstain – 0
No – 0 Carried

5. Old Business – B. Myers

A. Public Authority Accountability Act

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

a. Nothing new to report.

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

a. Agency Fee – The Governance Committee is recommending a 1% total project cost agency fee change. Based on this change, the IDA Policy Manual will be updated.

Motion to accept the Governance Committee’s recommendation for a 1% total project cost agency fee change.

(J. Ceccherelli, A. Gowan)

Aye – 7 Abstain – 0
No – 0 Carried

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

a. 2019 Budget – B. Myers presented the 2019 budget.

Motion to accept the Finance Committee’s recommendation for approval of the 2019 budget.

(M. Sauerbrey, T. Monell)

Aye – 7 Abstain – 0
No – 0 Carried

B. Lounsberry Property Purchases -

- 1. JAME Enterprises – B. Myers reported property closing occurred last month.
- 2. Hess Property – B. Myers reported the RFP is prepared and anticipates posting it on the County’s website this week.

C. ED&P Update –

1. DRI Video – The video submitted as part of the Village of Owego DRI application was presented to the IDA Board.
2. ED&P Update – L. Tinney provided the following update:
 - ✓ REAP – Awarded two (2) USDA grants: \$51,500 to take the housing study to the next level and \$96,040 for the Lovelass/Pellicano Brewery equipment purchase.
 - ✓ Restore NY – Awaiting SHPO approval on the Awad/Beer Belly’s building in the Village of Owego and Twigg building in the Village of Waverly.
 - ✓ Workforce Development – Six (6) participants graduated from the Accelerated Apprenticeship Program. Hoping to offer this program again in the near future. Reaching out to the local school districts to discuss how to prepare students for the workplace with the goal of achieving a joint effort with all the school districts.
 - ✓ Noblietti/Cerretani Property – Property owners are seeking a zoning change from the Village of Owego Planning Board from R2 to R3 on their 19-acre parcel for the purpose of a future housing project. Public Hearing is schedule for 10/1/18. NYS Homes and Community Renewal (HCR) and IDA assistance may be required for pursuit of the 40-unit low- to-moderate income housing units. L. Tinney anticipates a PILOT application in the near future. As of now, there is no developer involvement.
 - ✓ Team Tioga continues to attend municipal meetings and attendance is well received.
 - ✓ Attended Senator Akshar’s MWBE forum, along with Kate Whittemore and Bruce Nelson, to express concerns and request changes to the program to accommodate community availability in regards to the current MWBE requirements.
 - ✓ Village of Owego Downtown Revitalization Initiative (DRI) award announced by Governor Cuomo on 8/23/18. This has resulted in a significant amount of media coverage. Progress updates will be posted on Team Tioga’s FaceBook page. The next step is the establishment of a local planning committee with Village of Owego Mayor Baratta and ED&P Director Tinney as co-chairs, as well as community members. The State appointed team will be here on 9/7/18 to start the process.
 - ✓ Attended Regional Economic Development Council (REDC) Executive Committee for purpose of CFA scoring. Full Board approval expected on 9/6/18 with award announcements to follow in December 2018.
 - ✓ Received zero State leads for August 2018.
 - ✓ Assisted with solar project in the Town of Tioga. No IDA involvement at this time.
 - ✓ Tioga County Property Development Corporation (Land Bank) submitted their first funding application for \$900,000 for purpose of demolition, rehabilitation, and new construction. Award announcements anticipated in October 2018.
 - ✓ Attended municipal planning meetings in the Villages of Waverly, Owego, and Nichols.
 - ✓ 239 Planning reviews for Owego Gardens 2 and Applied Technology in the Village of Owego. Special meeting conducted to vote on site plan review for Owego Gardens 2, as the first meeting lacked a quorum. Planning Board issued a recommendation in favor of the request.

3. Ag Update – Z. Baker provided the following update:

- ✓ Conducted four (4) farm visits.
- ✓ Continued social media outreach via Team Tioga’s Facebook page.
- ✓ Article written for CCE newsletter.
- ✓ Conducted an interview with the Tioga County Courier.
- ✓ Met with Small Business Assistance (SBA) representative to discuss funding sources.
- ✓ Attended Senator Schumer’s 2018 Hemp Farming Act presentation regarding industrial hemp.
- ✓ Process of developing a farm business directory.
- ✓ Met with farming businesses.

6. PILOT Updates –

1. Village PILOT Bills – B. Myers reported the Village PILOT bills have been mailed.
2. School PILOT Bills – Will be mailed shortly.

7. New Business –

A. Email Vote Affirmations:

1. Reaffirm email vote for \$300,000 water and sewer grant -

Motion to reaffirm the email vote to authorize \$300,000 water and sewer CAP grant.

(M. Sauerbrey, T. Monell)

Aye – 7 Abstain – 0

No – 0 Carried

3. Reaffirm easement vote for Plexicomm

Motion to reaffirm the email vote to authorize an easement for Plexicomm.

(T. Monell, J. Ceccherelli)

Aye – 7 Abstain – 0

No – 0 Carried

B. Newark Valley Depot Request – B. Myers reported he received a written request from the Newark Valley Depot for a one-time IDA purchase for fire extinguishers to replace outdated ones for a cost not to exceed \$200.00, as well as the on-going annual payment not to exceed \$106.00 for fire extinguisher inspections. The IDA Board was in favor of the one-time fire extinguisher purchase, however, not for the on-going annual inspection cost.

Motion to approve the Newark Valley Depot’s request for a one-time purchase of fire extinguishers not to exceed \$200.00.

(T. Monell, J. Ceccherelli)

Aye – 7 Abstain – 0

No – 0 Carried

8. Approval of Minutes –

- A. August 1 2018 Regular Meeting Minutes
- B. August 1, 2018 Loan Committee Meeting Minutes

Motion to approve the August 1, 2018 Regular Meeting and Loan Committee Meeting minutes, as written. (K. Gillette, T. Monell)

Aye – 7 Abstain – 0

No – 0 Carried

9. Financial Reports – B. Myers

A. Reports –

1. Balance Sheet – B. Myers noted the balance sheet reflects the Lopke/Jame Enterprises closing and the account transfer from the ICS to General Fund.
2. Profit & Loss –
4. Transaction Detail –

Motion to acknowledge financial reports, as presented. (A. Gowan, T. Monell)

**Aye – 7 Abstain –
No – 0 Carried**

10. Reports

A. Railroad

1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
 - a. Income to Date – B. Myers reported payments received through June 2018. Income is up from June 2017 to June 2018.

B. Loan Program

1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, S. Thomas, D. Barton)
 - a. The LOOM – B. Myers reported the HVAC project is near completion and waiting on final invoice and cleared check.
 - b. McKee – Loan Committee met to review this application. The Loan Committee denied the application due to collateral reasons.
 - c. Wake Up Waffles – Loan application for equipment purchase submitted today. B. Myers will review application and present to the Loan Committee in October.
 - d. EMVC – Expansion project is underway.

11. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:35 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties. (K. Gillette, T. Monell)

**Aye – 7 Abstain
No – 0 Carried**

Executive Session adjourned at 6:25 p.m.

- **Motion to authorize contract with Fagan Engineers not to exceed \$180,000 and authorize the Executive Director or IDA Officer to execute all pertinent documents. (T. Monell, K. Dougherty)**

**Aye – 7 Abstain
No – 0 Carried**
- **Motion to authorize appraisal on Minoia property not to exceed \$200.00 and authorize the Executive Director or IDA Officer to execute all pertinent documents. (M. Sauerbrey, K. Gillette)**

**Aye – 7 Abstain
No – 0 Carried**
- **Motion to accept Governance Committee recommendation to increase annual stipend for L. Tinney to \$25,500 effective January 1, 2019 and subject to annual review. (A. Gowan, T. Monell)**

**Aye – 7 Abstain
No – 0 Carried**

12. Next Meeting – October 3, 2018 at 4:30 p.m. in the Legislative Conference Room.

13. Adjournment – T. Monell motioned to adjourn the meeting at 6:32 p.m.

DRAFT

Public Hearing Minutes

RE: TDB HD, LLC

DATE: Thursday, September 27, 2018

IDA Board of Directors present:

A. Gowan and R. Kelsey

Guests: B. Myers

Public: L. Tinney, B. Messler, D. Castellucci, D. Woods, D. Morgan

Tioga County Industrial Development Agency Chairperson, Ralph Kelsey, opened the hearing at 5:30 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 TBD HD, LLC.

R. Kelsey asked B. Myers to give a brief explanation of the proposal.

R. Kelsey then opened the floor for discussion.

Public Speakers:

L. Tinney, D. Castellucci

R. Kelsey recessed the meeting at 5:43pm

R. Kelsey resumed the meeting at 6:00pm

There were no additional comments at this time.

R. Kelsey then adjourned the hearing at 6:01pm

Tioga County Industrial Development Agency

Balance Sheet

09/28/18

As of September 28, 2018

Accrual Basis

	Sep 28, 18	Sep 28, 17	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	54,460.49	99,395.19	-44,934.70
CCTC- Industrial Park	11,995.37	12,000.37	-5.00
USDA Funds			
CCTC- Loan Loss Reserve	40,418.03	40,397.81	20.22
TSB- IRP 2016 (Formerly IRP 4)	197,155.26	244,974.23	-47,818.97
TSB- RBEG	205,538.05	205,495.54	42.51
TSB- marketing	1,477.29	1,496.85	-19.56
Total USDA Funds	<u>444,588.63</u>	<u>492,364.43</u>	<u>-47,775.80</u>
Total Restricted Cash Accounts	511,044.49	603,759.99	-92,715.50
CCTC- CDs			
Land Acquisition (879)	528,439.10	522,405.10	6,034.00
Capital Improvement (284)	310,716.91	308,059.91	2,657.00
Total CCTC- CDs	<u>839,156.01</u>	<u>830,465.01</u>	<u>8,691.00</u>
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	22,168.35	4,560.70	17,607.65
TSB-Crown Cork and Seal	300,134.21	190,845.58	109,288.63
Community- BestBuy PILOT Acct.	570,144.21	394,256.46	175,887.75
Total Temporarily Restricted Cash Acc	<u>892,446.77</u>	<u>589,662.74</u>	<u>302,784.03</u>
Unrestricted Cash Accounts			
TSB ICS	2,123,937.10	0.00	2,123,937.10
TSB- checking	3,101,226.34	991,961.90	2,109,264.44
TSB- general fund	125,485.37	125,183.88	301.49
Total Unrestricted Cash Accounts	<u>5,350,648.81</u>	<u>1,117,145.78</u>	<u>4,233,503.03</u>
Total Checking/Savings	<u>7,593,296.08</u>	<u>3,141,033.52</u>	<u>4,452,262.56</u>
Other Current Assets			
Commercial Facade Late Fee	-8.91	0.00	-8.91
Accounts Receivable 1300.01	329,158.69	373,317.60	-44,158.91
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	43,750.00	0.00	43,750.00
Loan Rec - 2018-03-C	20,937.50	0.00	20,937.50
Loan Rec - 2018-02-C	3,221.25	0.00	3,221.25
Loan Rec - 2018-01-C	8,561.25	0.00	8,561.25
Loan Rec - 2017-03-C	10,635.00	0.00	10,635.00
Loan Rec - 2017-02-C	29,666.80	36,155.56	-6,488.76
Loan Rec - 2016-03-C	13,126.68	16,408.44	-3,281.76
Loan Rec - 2016-02-C	31,250.12	39,583.40	-8,333.28
Loan Rec - 2016-01-C	6,420.26	8,407.54	-1,987.28
Loan Rec - 2015-06-C	14,268.48	18,658.80	-4,390.32
Loan Rec - 2014-01-C	3,899.22	5,933.70	-2,034.48
Loan Rec - 2015-01-C	0.00	11,111.05	-11,111.05
Loan Rec - 2015-02-C	-0.08	1,782.04	-1,782.12
Loan Rec - 2015-05-C	11,678.25	15,269.97	-3,591.72
Total Commercial Facade Loan Program	<u>197,414.73</u>	<u>153,310.50</u>	<u>44,104.23</u>

Tioga County Industrial Development Agency

Balance Sheet

09/28/18

As of September 28, 2018

Accrual Basis

	Sep 28, 18	Sep 28, 17	\$ Change
IRP 4			
Loan Rec 2018-02-A	9,750.00	0.00	9,750.00
Loan Rec 2018-01-A	69,931.91	0.00	69,931.91
Loan Rec 2017-05-A	17,479.29	22,013.39	-4,534.10
Loan Rec 2017-04-A	37,495.38	39,432.55	-1,937.17
Loan Rec 2017-03-A	17,618.61	19,416.20	-1,797.59
Loan Rec 2017-02-A	79,082.73	94,856.44	-15,773.71
Loan Rec 2017-01-A	21,763.23	24,059.66	-2,296.43
Loan Rec 2016-01-A	23,283.36	30,967.69	-7,684.33
Loan Rec 2015-03-A	6,129.34	9,202.89	-3,073.55
Loan Rec 2013-02-A	926.74	3,643.86	-2,717.12
Loan Rec 2009-02-A	52,051.58	53,251.58	-1,200.00
Total IRP 4	335,512.17	296,844.26	38,667.91
IRP 3			
Loan Rec 2013-01-A	675.45	5,315.33	-4,639.88
Loan Rec 2007-08-A	29,743.34	36,402.50	-6,659.16
Total IRP 3	30,418.79	41,717.83	-11,299.04
IRP 2			
Loan Rec 2011-03-A	39,120.45	49,935.84	-10,815.39
Total IRP 2	39,120.45	49,935.84	-10,815.39
Total Other Current Assets	896,615.92	880,126.03	16,489.89
Total Current Assets	8,489,912.00	4,021,159.55	4,468,752.45
Fixed Assets			
Asset WWTP	0.00	2,899,623.29	-2,899,623.29
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	584,257.05	200,757.60	383,499.45
Land-Louns			
Lopke	5,668.52	0.00	5,668.52
Town of Nichols	20,000.00	0.00	20,000.00
Berry	0.00	18,222.00	-18,222.00
Hess	259,561.43	27,096.31	232,465.12
Land-Louns - Other	142,937.04	121,390.53	21,546.51
Total Land-Louns	428,166.99	166,708.84	261,458.15
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,154,503.43	-1,134,818.86	-19,684.57
Total Fixed Assets	2,276,705.86	4,551,056.12	-2,274,350.26
Other Assets			
HUD Loan Program			
L/R 2014-01-A	0.00	104,467.84	-104,467.84
L/R 2009-04-A	0.00	46,746.47	-46,746.47
Total HUD Loan Program	0.00	151,214.31	-151,214.31
Total Other Assets	0.00	151,214.31	-151,214.31
TOTAL ASSETS	10,766,617.86	8,723,429.98	2,043,187.88

Tioga County Industrial Development Agency

Balance Sheet

09/28/18

As of September 28, 2018

Accrual Basis

	Sep 28, 18	Sep 28, 17	\$ Change
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Interest Payable			
L/P 2014-01-A Interest	0.00	271.39	-271.39
Total Interest Payable	0.00	271.39	-271.39
2100 · Payroll Liabilities	1,646.82	1,385.70	261.12
PILOT Payments			
Midwestern Pet Foods, Inc.			
School	0.00	4,265.19	-4,265.19
Total Midwestern Pet Foods, Inc.	0.00	4,265.19	-4,265.19
Crown Cork and Seal	300,000.00	190,760.58	109,239.42
+ · 231 Main Town/County	2,121.92	0.00	2,121.92
Owego Gardens	22,134.00	4,556.89	17,577.11
School - 231 Main Street	0.00	4,946.74	-4,946.74
231 Main Village	5,106.53	0.00	5,106.53
231 · 231 Main			
School	7,413.19	0.00	7,413.19
Total 231 · 231 Main	7,413.19	0.00	7,413.19
Tioga Downs Racetrack	0.00	-0.01	0.01
Library - Lockheed	0.00	6,956.15	-6,956.15
CNYOG			
School- CNYOG	3,012,189.21	0.00	3,012,189.21
CNYOG - Other	30,113.46	-0.02	30,113.48
Total CNYOG	3,042,302.67	-0.02	3,042,302.69
Best Buy PP	570,000.00	394,070.81	175,929.19
Hadco	0.00	96,683.16	-96,683.16
Rynone			
Recycle- Rynone	0.00	-0.01	0.01
Rynone - Other	44.08	0.00	44.08
Total Rynone	44.08	-0.01	44.09
Total PILOT Payments	3,949,122.39	702,239.48	3,246,882.91
Total Other Current Liabilities	3,950,769.21	703,896.57	3,246,872.64
Total Current Liabilities	3,950,769.21	703,896.57	3,246,872.64
Long Term Liabilities			
Loan Pay- IRP 4	232,632.80	242,546.34	-9,913.54
Loan Pay- IRP 3	202,342.67	212,556.11	-10,213.44
Loan Pay- IRP 2	134,427.04	145,312.91	-10,885.87
Loan Pay- IRP 1	69,112.00	76,605.09	-7,493.09
Tioga County HUD prog			
2014-01-A	0.00	104,196.45	-104,196.45
2009-04-A	0.00	46,746.47	-46,746.47
Total Tioga County HUD prog	0.00	150,942.92	-150,942.92
Total Long Term Liabilities	638,514.51	827,963.37	-189,448.86
Total Liabilities	4,589,283.72	1,531,859.94	3,057,423.78

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Tioga County Industrial Development Agency

09/28/18

Balance Sheet

Accrual Basis

As of September 28, 2018

	<u>Sep 28, 18</u>	<u>Sep 28, 17</u>	<u>\$ Change</u>
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	5,771,758.35	5,752,846.17	18,912.18
Net Income	-1,000,726.84	32,421.24	-1,033,148.08
Total Equity	<u>6,177,334.14</u>	<u>7,191,570.04</u>	<u>-1,014,235.90</u>
TOTAL LIABILITIES & EQUITY	<u>10,766,617.86</u>	<u>8,723,429.98</u>	<u>2,043,187.88</u>

Tioga County Industrial Development Agency

Profit & Loss

09/28/18

September 1, 2017 through September 28, 2018

Accrual Basis

	Sep 1, '17 - ...	Sep 1, '16 - ...	\$ Change
Ordinary Income/Expense			
Income			
Interest Income- TSB ICS	3,937.10	0.00	3,937.10
Easement Pass-through	0.00	105.00	-105.00
Refund of Insurance	960.00	445.00	515.00
Gain/Loss on Sale of Asset	-178.36	0.00	-178.36
WWTP			
Income thru Trust WWTP	0.00	247,265.10	-247,265.10
WWTP - Other	0.00	430.15	-430.15
Total WWTP	0.00	247,695.25	-247,695.25
FEMA Income	0.00	8,500.00	-8,500.00
NYS OEM Funds Income	0.00	2,414.40	-2,414.40
Loan Interest Income			
IRP 2			
2012-08-A	0.00	483.01	-483.01
2011-03-A	2,462.89	3,031.99	-569.10
Total IRP 2	2,462.89	3,515.00	-1,052.11
IRP 3			
2013-01-A	183.81	385.94	-202.13
2007-08-A	2,086.56	2,488.98	-402.42
Total IRP 3	2,270.37	2,874.92	-604.55
IRP 4			
2018-01-A	1,968.62	0.00	1,968.62
2017-04-A	1,883.29	656.55	1,226.74
2017-03-A	505.65	170.36	335.29
2017-05-A	552.55	190.45	362.10
2017-01-A	634.13	259.66	374.47
2017-02-A	2,391.81	844.84	1,546.97
2016-01-A	1,505.50	1,909.83	-404.33
2015-03-A	432.02	484.08	-52.06
2013-02-A	127.13	252.54	-125.41
2010-01-A	0.00	209.05	-209.05
Total IRP 4	10,000.70	4,977.36	5,023.34
Total Loan Interest Income	14,733.96	11,367.28	3,366.68
Loan Program Fee			
Facade	565.50	747.50	-182.00
IRP 4	2,347.50	2,032.88	314.62
Loan Program Fee - Other	200.00	1,435.00	-1,235.00
Total Loan Program Fee	3,113.00	4,215.38	-1,102.38
Loan Late Fee			
2015-03 · 2015-03-A	40.00	77.74	-37.74
2012-08	0.00	15.00	-15.00
Loan Late Fee - Other	7.08	0.00	7.08
Total Loan Late Fee	47.08	92.74	-45.66
Loan Administrative Fee			
IRP 4	0.00	560.97	-560.97
Total Loan Administrative Fee	0.00	560.97	-560.97
Program Fees			
4030 · Contributions Income	-117.20	1,000.00	-1,117.20
4050 · Restricted	12,500.00	2,500.00	10,000.00
Total 4030 · Contributions Income	12,500.00	2,500.00	10,000.00

Tioga County Industrial Development Agency

Profit & Loss

09/28/18

September 1, 2017 through September 28, 2018

Accrual Basis

	Sep 1, '17 - ...	Sep 1, '16 - ...	\$ Change
4110 - Grants			
Waverly Trade Center DOT Grant	536,980.57	470,482.50	66,498.07
4110 - Grants - Other	1,696,136.00	0.00	1,696,136.00
Total 4110 - Grants	2,233,116.57	470,482.50	1,762,634.07
Interest Income-			
cctc - Capitol Improvements (28	2,657.00	0.00	2,657.00
Community- Facade Improvement	45.05	45.42	-0.37
CCTC Loan Loss Reserve Account	20.22	20.21	0.01
CCTC CD Land Acquisition (879)	6,034.00	5,980.95	53.05
CCTD CD Capital Improvment(284)	0.00	4,407.12	-4,407.12
Community- Lounsberry	89.62	86.06	3.56
TSB- checking	661.86	973.31	-311.45
TSB-general fund	185.49	183.88	1.61
TSB- IRP 4	92.96	191.61	-98.65
TSB- RBEG	62.51	62.50	0.01
TSB- marketing	0.44	0.45	-0.01
Interest Income- - Other	5,179.41	0.00	5,179.41
Total Interest Income-	15,028.56	11,951.51	3,077.05
Leases/Licenses			
Lindhorst - Smith Creek Road	250.00	0.00	250.00
RR leases	450.60	10,214.94	-9,764.34
Leases/Licenses - Other	11,748.08	1,014.11	10,733.97
Total Leases/Licenses	12,448.68	11,229.05	1,219.63
4090 - Membership Dues	-750.00	0.00	-750.00
OHRy			
freight	147,527.75	146,415.20	1,112.55
Total OHRy	147,527.75	146,415.20	1,112.55
4170 - PILOT Program Fees			
Two Plus Four	2,500.00	0.00	2,500.00
Gateway	28,786.39	12,286.50	16,499.89
Ameresco, Inc.	0.00	2,500.00	-2,500.00
SUN8 PDC LLC	288,073.00	2,500.00	285,573.00
Tioga Downs	0.00	1,106,434.00	-1,106,434.00
CNYOG	0.00	-0.05	0.05
4170 - PILOT Program Fees - Other	2,500.00	0.00	2,500.00
Total 4170 - PILOT Program Fees	321,859.39	1,123,720.45	-801,861.06
Sale of Property	3,014.07	3,014.07	0.00
Total Income	2,767,240.60	2,045,708.80	721,531.80
Expense			
Transferred Assets	2,899,623.29	0.00	2,899,623.29
IDA Paint Program			
2018	1,523.47	0.00	1,523.47
Total IDA Paint Program	1,523.47	0.00	1,523.47
66900 - Reconciliation Discrepancies	-0.02	0.00	-0.02
Grant Expense	17,595.10	0.00	17,595.10
2017 - Housing Study	10,000.00	0.00	10,000.00
Leases/Licenses Refund			
Berkshire Land	0.00	122.76	-122.76
Total Leases/Licenses Refund	0.00	122.76	-122.76
Bodle Hill Land	0.00	200.00	-200.00
WWTP Crown Cork and Seal	0.00	-250.00	250.00
Marketing	710.38	602.13	108.25
Waverly Trade Center DOT Grant	536,980.57	470,482.50	66,498.07

Tioga County Industrial Development Agency

Profit & Loss

09/28/18

September 1, 2017 through September 28, 2018

Accrual Basis

	Sep 1, '17 - ...	Sep 1, '16 - ...	\$ Change
Tioga Industrial Park Corporate Drive	5.00	0.00	5.00
Total Tioga Industrial Park	5.00	0.00	5.00
Education	2,060.00	0.00	2,060.00
Loan Admin Fee IRP 4	0.00	560.97	-560.97
Total Loan Admin Fee	0.00	560.97	-560.97
Loan Program Expense	152.55	213.05	-60.50
6120 · Bank Service Charges	190.20	283.42	-93.22
conference	780.00	1,720.00	-940.00
Copies	205.06	175.10	29.96
6150 · Depreciation Expense	19,684.57	23,305.31	-3,620.74
6160 · Dues and Subscriptions	1,055.00	435.00	620.00
E=mt3			
Wetland Delineation site preparation	0.00	7,000.00	-7,000.00
E=mt3 - Other	200.00	850.00	-650.00
	0.00	250.00	-250.00
Total E=mt3	200.00	8,100.00	-7,900.00
Employee benefit IRA Company Match	1,637.60	1,518.48	119.12
IRA	1,786.43	1,189.62	596.81
Total Employee benefit	3,424.03	2,708.10	715.93
6180 · Insurance			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	3,287.00	4,229.00	-942.00
6190 · Disability (First Rehab Life)	256.88	125.00	131.88
Employee Dishonesty (Utica)	0.00	625.00	-625.00
Employee Health (SSA)	2,992.64	0.00	2,992.64
6185 · Property & Liability (Dryden)	12,679.00	8,900.11	3,778.89
RR Liability (Steadfast)	20,883.84	19,456.88	1,426.96
WC (Amtrust)	533.00	864.00	-331.00
Total 6180 · Insurance	41,382.36	34,949.99	6,432.37
6200 · Interest Expense			
6210 · Finance Charge	0.39	0.00	0.39
6220 · Loan Interest IRP 3	0.21	0.00	0.21
Total 6220 · Loan Interest	0.21	0.00	0.21
6200 · Interest Expense - Other	11,944.13	7,151.45	4,792.68
Total 6200 · Interest Expense	11,944.73	7,151.45	4,793.28
6550 · Office Supplies			
other	579.75	204.64	375.11
stationary	135.00	135.00	0.00
ink cartridges	0.00	232.42	-232.42
6550 · Office Supplies - Other	805.07	90.54	714.53
Total 6550 · Office Supplies	1,519.82	662.60	857.22

Tioga County Industrial Development Agency

Profit & Loss

09/28/18

September 1, 2017 through September 28, 2018

Accrual Basis

	Sep 1, '17 - ...	Sep 1, '16 - ...	\$ Change
6560 · Payroll Expenses			
M. Tinney	2,498.24	0.00	2,498.24
Curry	0.00	1,308.90	-1,308.90
6560 · Payroll Expenses - Other	66,217.21	60,272.30	5,944.91
Total 6560 · Payroll Expenses	68,715.45	61,581.20	7,134.25
PILOT Best Buy	-52.85	0.00	-52.85
PILOT Program Expenses			
Distributed Sun	305.00	244.00	61.00
Gateway	0.00	228.50	-228.50
Tioga Downs	0.00	233.50	-233.50
231 Main	2,121.93	0.00	2,121.93
PILOT Program Expenses - Other	-80.97	0.00	-80.97
Total PILOT Program Expenses	2,345.96	706.00	1,639.96
6250 · Postage and Delivery	142.64	217.39	-74.75
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	112.50	-112.50
Haskell	9,340.00	8,164.00	1,176.00
Tinney	19,500.00	13,500.00	6,000.00
Total Administrative Services	28,840.00	21,776.50	7,063.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis	2,530.00	1,523.75	1,006.25
Total 6650 · Accounting	12,030.00	11,023.75	1,006.25
6655 · Consulting	19,500.00	0.00	19,500.00
6280 · Legal Fees			
Loan Program Fees	1,369.25	1,505.50	-136.25
Monthly Fees	0.00	6,918.50	-6,918.50
Special Project Fees	467.50	0.00	467.50
6280 · Legal Fees - Other	46,176.50	15,388.50	30,788.00
Total 6280 · Legal Fees	48,013.25	23,812.50	24,200.75
6270 · Professional Fees - Other	38,984.50	11,039.50	27,945.00
Total 6270 · Professional Fees	147,367.75	67,652.25	79,715.50
Property Taxes			
96 · Smith Creek Rd	2,197.55	0.00	2,197.55
540 · Stanton Hill	81.74	0.00	81.74
Spring St	0.22	0.00	0.22
Berry Road (47)	97.94	112.64	-14.70
Carmichael Road	3.74	3.41	0.33
Smith Creek Road	16.27	18.71	-2.44
Glenmary Drive	10.06	9.06	1.00
Metro Road	8.39	7.55	0.84
Total Property Taxes	2,415.91	151.37	2,264.54
Recording fees	1,295.00	915.50	379.50
6770 · Supplies			
6780 · Marketing	0.00	75.00	-75.00
6790 · Office	518.49	0.00	518.49
6770 · Supplies - Other	0.00	259.32	-259.32
Total 6770 · Supplies	518.49	334.32	184.17
6340 · Telephone	463.55	0.00	463.55

Tioga County Industrial Development Agency

Profit & Loss

09/28/18

September 1, 2017 through September 28, 2018

Accrual Basis

	<u>Sep 1, '17 - ...</u>	<u>Sep 1, '16 - ...</u>	<u>\$ Change</u>
6350 · Travel & Ent			
6370 · Meals	558.08	133.97	424.11
6380 · Travel	2,489.66	2,055.71	433.95
6350 · Travel & Ent - Other	1,441.80	0.00	1,441.80
Total 6350 · Travel & Ent	<u>4,489.54</u>	<u>2,189.68</u>	<u>2,299.86</u>
Total Expense	<u>3,776,737.55</u>	<u>685,170.09</u>	<u>3,091,567.46</u>
Net Ordinary Income	-1,009,496.95	1,360,538.71	-2,370,035.66
Other Income/Expense			
Other Income			
TSB- CCS	19.77	88.81	-69.04
Total Other Income	<u>19.77</u>	<u>88.81</u>	<u>-69.04</u>
Net Other Income	<u>19.77</u>	<u>88.81</u>	<u>-69.04</u>
Net Income	<u><u>-1,009,477.18</u></u>	<u><u>1,360,627.52</u></u>	<u><u>-2,370,104.70</u></u>

Tioga County Industrial Development Agency

09/28/18

Transaction Detail by Account

Accrual Basis

September 1 - 28, 2018

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	09/06/2018		Facade Loan Pmt	232.50	232.50
Deposit	09/06/2018		Facade Loan Pmt	185.00	417.50
Deposit	09/06/2018		Facade Loan Pmt	625.00	1,042.50
Deposit	09/11/2018		Facade Loan Pmt	540.73	1,583.23
Deposit	09/11/2018		Loan App Fee	100.00	1,683.23
Deposit	09/14/2018		Facade Loan Pmt	169.54	1,852.77
Deposit	09/17/2018		Loan Pymy	152.96	2,005.73
Check	09/19/2018	1050	Paint Program 2018	-523.47	1,482.26
Deposit	09/21/2018		Deposit	1,117.59	2,599.85
Total Community- Facade Improvement				2,599.85	2,599.85
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	09/06/2018		Loan Pmt	3,071.95	3,071.95
Check	09/06/2018	1070	Legal Fees - Loan Program	-576.25	2,495.70
Deposit	09/11/2018		Loan Pmt	1,324.77	3,820.47
Check	09/11/2018	1071	Credit Report: Invoice #4...	-27.65	3,792.82
Deposit	09/14/2018		Loan Pmt	200.00	3,992.82
Check	09/20/2018	1072	The LOOM Loan - Bridge...	-9,750.00	-5,757.18
Deposit	09/21/2018		Loan Pymt	268.92	-5,488.26
Deposit	09/25/2018		Commitment Fee	97.50	-5,390.76
Total TSB- IRP 2016 (Formerly IRP 4)				-5,390.76	-5,390.76
Total USDA Funds				-5,390.76	-5,390.76
Total Restricted Cash Accounts				-2,790.91	-2,790.91
Unrestricted Cash Accounts					
TSB- checking					
Check	09/06/2018	6108	L. Tinney September 2018	-1,500.00	-1,500.00
Check	09/06/2018	6109	June-July Professional S...	-200.00	-1,700.00
Check	09/06/2018	6110	Administrative Assistanc...	-775.00	-2,475.00
Check	09/06/2018	6111	August 2018	-4,275.00	-6,750.00
Check	09/10/2018	6112	8/26-9/8/2018	-1,486.26	-8,236.26
Check	09/10/2018	6113	July- September 10, 201...	-288.85	-8,525.11
Check	09/10/2018	6114	Special Multi-Peril Policy ...	-143.17	-8,668.28
Deposit	09/11/2018		Village PILOT Pmt	5,106.53	-3,561.75
General Journal	09/11/2018	JN_E...	Reverse of GJE JN_EOY...	1,496.32	-2,065.43
Check	09/11/2018	6115	2018 Health Insurance - ...	-1,496.32	-3,561.75
Check	09/14/2018	X	August 2018	-1,537.62	-5,099.37
Deposit	09/14/2018		RR Income	6,654.30	1,554.93
Check	09/19/2018	6116	Prof. Svcs. E-Site Water ...	-21,014.50	-19,459.57
Check	09/19/2018	6117	Phone/Copier Bills	-86.57	-19,546.14
Check	09/24/2018	6118	Bryant R. Myers/Tioga C...	-387.70	-19,933.84
Check	09/24/2018	6119	Payroll 09-09 09-22-2018	-1,486.25	-21,420.09
Check	09/24/2018	6120	2018 Health Insurance - ...	-1,496.32	-22,916.41
Deposit	09/25/2018		PILOT Pymts	3,019,602.40	2,996,685.99
Check	09/26/2018	X	September 2018	-932.82	2,995,753.17
Total TSB- checking				2,995,753.17	2,995,753.17
Total Unrestricted Cash Accounts				2,995,753.17	2,995,753.17
Commercial Facade Loan Program					
Loan Rec - 2017-01-C					
Deposit	09/06/2018	X	September 2018 Facade ...	-625.00	-625.00
Total Loan Rec - 2017-01-C				-625.00	-625.00
Loan Rec - 2018-03-C					
Deposit	09/21/2018	228	Oct. Pymt	-312.50	-312.50
Total Loan Rec - 2018-03-C				-312.50	-312.50

Tioga County Industrial Development Agency

09/28/18

Transaction Detail by Account

Accrual Basis

September 1 - 28, 2018

Type	Date	Num	Memo	Amount	Balance
Loan Rec - 2018-02-C					
Deposit	09/21/2018	671	Oct. Pymt	-165.75	-165.75
Total Loan Rec - 2018-02-C				-165.75	-165.75
Loan Rec - 2018-01-C					
Deposit	09/06/2018	1122	August 2018 Facade Loa...	-131.25	-131.25
Deposit	09/06/2018	1122	September 2018 Facade ...	-101.25	-232.50
Total Loan Rec - 2018-01-C				-232.50	-232.50
Loan Rec - 2017-03-C					
Deposit	09/06/2018	X	September 2018 Principal	-185.00	-185.00
Total Loan Rec - 2017-03-C				-185.00	-185.00
Loan Rec - 2017-02-C					
Deposit	09/11/2018	3688	September 2018 Facade ...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
Loan Rec - 2016-03-C					
Deposit	09/21/2018	6803	Oct. Pymt	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-01-C					
Deposit	09/17/2018	804	October Pymt	-152.96	-152.96
Total Loan Rec - 2016-01-C				-152.96	-152.96
Loan Rec - 2015-06-C					
Deposit	09/21/2018	878	Oct . Pymt	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
Loan Rec - 2014-01-C					
Deposit	09/14/2018	70034	September 2018 Facade ...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Total Commercial Facade Loan Program				-3,023.32	-3,023.32
IRP 4					
Loan Rec 2018-02-A					
Check	09/20/2018	1072	The Loom Loan	9,750.00	9,750.00
Total Loan Rec 2018-02-A				9,750.00	9,750.00
Loan Rec 2017-05-A					
Deposit	09/06/2018	24733...	September 2018 Principal	-382.79	-382.79
Total Loan Rec 2017-05-A				-382.79	-382.79
Loan Rec 2017-02-A					
Deposit	09/06/2018	9677	September 2018 Principal	-1,329.57	-1,329.57
Total Loan Rec 2017-02-A				-1,329.57	-1,329.57
Loan Rec 2016-01-A					
Deposit	09/06/2018	9676	September 2018 Principal	-655.11	-655.11
Total Loan Rec 2016-01-A				-655.11	-655.11
Loan Rec 2015-03-A					
Deposit	09/21/2018	1108	Sept Prin.	-242.37	-242.37
Total Loan Rec 2015-03-A				-242.37	-242.37

Tioga County Industrial Development Agency

09/28/18

Transaction Detail by Account

Accrual Basis

September 1 - 28, 2018

Type	Date	Num	Memo	Amount	Balance
Loan Rec 2013-02-A					
Deposit	09/11/2018	2107	September 2018 Principal	-231.04	-231.04
Total Loan Rec 2013-02-A				-231.04	-231.04
Loan Rec 2009-02-A					
Deposit	09/14/2018	5997	April 2018 Loan Principal ...	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				6,709.12	6,709.12
IRP 3					
Loan Rec 2013-01-A					
Deposit	09/06/2018	24733...	September 2018 Principal	-395.56	-395.56
Total Loan Rec 2013-01-A				-395.56	-395.56
Total IRP 3				-395.56	-395.56
IRP 2					
Loan Rec 2011-03-A					
Deposit	09/11/2018	3687	September 2018 Principal	-922.04	-922.04
Total Loan Rec 2011-03-A				-922.04	-922.04
Total IRP 2				-922.04	-922.04
PILOT Payments					
231 Main Village					
Deposit	09/11/2018	4752	2018 Village Tax PILOT ...	-5,106.53	-5,106.53
Total 231 Main Village				-5,106.53	-5,106.53
231 · 231 Main School					
Deposit	09/25/2018	004768	231 Main (School)	-7,413.19	-7,413.19
Total School				-7,413.19	-7,413.19
Total 231 · 231 Main				-7,413.19	-7,413.19
CNYOG					
School- CNYOG					
Deposit	09/25/2018	127665	CNYOG PILOT 1 (School)	-2,714,055.63	-2,714,055.63
Deposit	09/25/2018	127665	CNYOG PILOT 2 (School)	-298,133.58	-3,012,189.21
Total School- CNYOG				-3,012,189.21	-3,012,189.21
Total CNYOG				-3,012,189.21	-3,012,189.21
Total PILOT Payments				-3,024,708.93	-3,024,708.93
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	09/11/2018	3687	September 2018 Interest	-166.84	-166.84
Total 2011-03-A				-166.84	-166.84
Total IRP 2				-166.84	-166.84
IRP 3					
2013-01-A					
Deposit	09/06/2018	24733...	September 2018 Interest	-4.44	-4.44
Total 2013-01-A				-4.44	-4.44
Total IRP 3				-4.44	-4.44

Tioga County Industrial Development Agency

09/28/18

Transaction Detail by Account

Accrual Basis

September 1 - 28, 2018

Type	Date	Num	Memo	Amount	Balance
IRP 4					
2017-05-A					
Deposit	09/06/2018	24733...	September 2018 Interest	-37.21	-37.21
Total 2017-05-A				-37.21	-37.21
2017-02-A					
Deposit	09/06/2018	9677	September 2018 Interest	-167.53	-167.53
Total 2017-02-A				-167.53	-167.53
2016-01-A					
Deposit	09/06/2018	9676	September 2018 Interest	-99.74	-99.74
Total 2016-01-A				-99.74	-99.74
2015-03-A					
Deposit	09/21/2018	1108	Sept Int.	-26.55	-26.55
Total 2015-03-A				-26.55	-26.55
2013-02-A					
Deposit	09/11/2018	2107	September 2018 Interest	-4.85	-4.85
Total 2013-02-A				-4.85	-4.85
Total IRP 4				-335.88	-335.88
Total Loan Interest Income				-507.16	-507.16
Loan Program Fee					
Facade					
Deposit	09/11/2018	6971	Loan Application Fee	-100.00	-100.00
Total Facade				-100.00	-100.00
IRP 4					
Deposit	09/25/2018	1500	Loan Commitment Fee	-97.50	-97.50
Total IRP 4				-97.50	-97.50
Total Loan Program Fee				-197.50	-197.50
OHRy freight					
Deposit	09/14/2018	18143	Trackage Rights - July 20...	-6,654.30	-6,654.30
Total freight				-6,654.30	-6,654.30
Total OHRy				-6,654.30	-6,654.30
IDA Paint Program 2018					
Check	09/19/2018	1050	Paint Program 2018	523.47	523.47
Total 2018				523.47	523.47
Total IDA Paint Program				523.47	523.47
Loan Program Expense					
Check	09/11/2018	1071	Credit Report: Invoice #4...	27.65	27.65
Total Loan Program Expense				27.65	27.65
Copies					
Check	09/19/2018	6117	September Phone Charges	40.01	40.01
Check	09/19/2018	6117	Copier July	6.25	46.26
Check	09/19/2018	6117	Copier August	0.30	46.56
Total Copies				46.56	46.56

Tioga County Industrial Development Agency

09/28/18

Transaction Detail by Account

Accrual Basis

September 1 - 28, 2018

Type	Date	Num	Memo	Amount	Balance
Employee benefit					
IRA Company Match					
Check	09/24/2018	6118	Employer Contibution Se...	129.24	129.24
Total IRA Company Match				129.24	129.24
IRA					
Check	09/24/2018	6118	Employee Contibution Se...	258.46	258.46
Total IRA				258.46	258.46
Total Employee benefit				387.70	387.70
6180 · Insurance					
Employee Health (SSA)					
General Journal	09/11/2018	JN_E...	Reverse of GJE JN_EOY...	-1,496.32	-1,496.32
Check	09/11/2018	6115	2018 Health Insurance - ...	1,496.32	0.00
Check	09/24/2018	6120	2018 Health Insurance - ...	1,496.32	1,496.32
Total Employee Health (SSA)				1,496.32	1,496.32
6185 · Property & Liability (Dryden)					
Check	09/10/2018	6114	Special Multi-Peril Policy ...	143.17	143.17
Total 6185 · Property & Liability (Dryden)				143.17	143.17
Total 6180 · Insurance				1,639.49	1,639.49
6560 · Payroll Expenses					
Check	09/10/2018	6112	8/26-9/8/2018	1,486.26	1,486.26
Check	09/14/2018	X	August 2018	1,537.62	3,023.88
Check	09/24/2018	6119	09-09 09-22-2018	1,486.25	4,510.13
Check	09/26/2018	X	September 2018	932.82	5,442.95
Total 6560 · Payroll Expenses				5,442.95	5,442.95
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	09/06/2018	6110	2018-August	775.00	775.00
Total Haskell				775.00	775.00
Tinney					
Check	09/06/2018	6108	L. Tinney September 2018	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,275.00	2,275.00
6280 · Legal Fees					
Loan Program Fees					
Check	09/06/2018	1070	Legal Fees - Loan Program	576.25	576.25
Total Loan Program Fees				576.25	576.25
6280 · Legal Fees - Other					
Check	09/06/2018	6111	Legal, August 2018	4,275.00	4,275.00
Total 6280 · Legal Fees - Other				4,275.00	4,275.00
Total 6280 · Legal Fees				4,851.25	4,851.25
6270 · Professional Fees - Other					
Check	09/06/2018	6109	June July Professional S...	200.00	200.00
Check	09/19/2018	6116	Prof. Svcs. E-Site Water ...	21,014.50	21,214.50
Total 6270 · Professional Fees - Other				21,214.50	21,214.50
Total 6270 · Professional Fees				28,340.75	28,340.75

Tioga County Industrial Development Agency
Transaction Detail by Account
September 1 - 28, 2018

Type	Date	Num	Memo	Amount	Balance
6340 · Telephone					
Check	09/19/2018	6117	August Phone Charges	40.01	40.01
Total 6340 · Telephone				40.01	40.01
6350 · Travel & Ent					
6380 · Travel					
Check	09/10/2018	6113	July- September 10, 201...	288.85	288.85
Total 6380 · Travel				288.85	288.85
Total 6350 · Travel & Ent				288.85	288.85
TOTAL				0.00	0.00

Tioga County Industrial Development Agency
Quarterly Operating Income vs. Operating Expense
 July 1 through September 28, 2018

	Jul 1 - Sep 28, 18	Jul 1 - Sep 28, 17	\$ Change
Ordinary Income/Expense			
Income			
Loan Program Fee			
Facade	100.00	100.00	0.00
IRP 4	2,347.50	182.88	2,164.62
Total Loan Program Fee	2,447.50	282.88	2,164.62
Interest Income-			
Community- Facade Improvement	4.81	5.48	-0.67
CCTC Loan Loss Reserve Account	3.49	3.44	0.05
Community- Lounsberry	19.37	21.06	-1.69
TSB- checking	47.33	97.05	-49.72
TSB-general fund	21.94	17.01	4.93
Total Interest Income-	96.94	144.04	-47.10
Leases/Licenses	450.00	0.00	450.00
OHRy			
freight	30,552.60	32,634.65	-2,082.05
Total OHRy	30,552.60	32,634.65	-2,082.05
4170 · PILOT Program Fees			
Gateway	0.00	12,286.50	-12,286.50
Ameresco, Inc.	0.00	2,500.00	-2,500.00
SUN8 PDC LLC	288,073.00	0.00	288,073.00
4170 · PILOT Program Fees - Other	2,500.00	0.00	2,500.00
Total 4170 · PILOT Program Fees	290,573.00	14,786.50	275,786.50
Total Income	324,120.04	47,848.07	276,271.97
Expense			
Copies	104.21	51.25	52.96
6160 · Dues and Subscriptions	620.00	150.00	470.00
Employee benefit			
IRA	539.00	445.41	93.59
Total Employee benefit	539.00	445.41	93.59
6180 · Insurance			
Employee Health (SSA)	2,992.64	0.00	2,992.64
6185 · Property & Liability (Dryden)	143.17	0.00	143.17
WC (Amtrust)	866.00	864.00	2.00
Total 6180 · Insurance	4,001.81	864.00	3,137.81
6550 · Office Supplies			
other	176.73	0.00	176.73
stationary	0.00	135.00	-135.00
6550 · Office Supplies - Other	256.25	0.00	256.25
Total 6550 · Office Supplies	432.98	135.00	297.98
6560 · Payroll Expenses			
Curry	0.00	1,308.90	-1,308.90
6560 · Payroll Expenses - Other	16,200.39	16,107.16	93.23
Total 6560 · Payroll Expenses	16,200.39	17,416.06	-1,215.67
6250 · Postage and Delivery	16.04	22.40	-6.36
6270 · Professional Fees			
Administrative Services			
Haskell	1,550.00	1,884.00	-334.00
Tinney	3,000.00	4,500.00	-1,500.00
Total Administrative Services	4,550.00	6,384.00	-1,834.00

Tioga County Industrial Development Agency
Quarterly Operating Income vs. Operating Expense
 July 1 through September 28, 2018

	<u>Jul 1 - Sep 28, 18</u>	<u>Jul 1 - Sep 28, 17</u>	<u>\$ Change</u>
6650 · Accounting			
Jan Nolis	0.00	346.25	-346.25
Total 6650 · Accounting	0.00	346.25	-346.25
6280 · Legal Fees	10,845.00	8,756.00	2,089.00
6270 · Professional Fees - Other	26,684.50	9,850.00	16,834.50
Total 6270 · Professional Fees	42,079.50	25,336.25	16,743.25
6770 · Supplies	0.00	259.32	-259.32
6340 · Telephone	120.03	0.00	120.03
6350 · Travel & Ent			
6380 · Travel	288.85	228.08	60.77
Total 6350 · Travel & Ent	288.85	228.08	60.77
Total Expense	64,402.81	44,907.77	19,495.04
Net Ordinary Income	259,717.23	2,940.30	256,776.93
Net Income	259,717.23	2,940.30	256,776.93