



INDUSTRIAL

DEVELOPMENT

AGENCY

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Tioga County Industrial Development Agency

September 13, 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, M. Sauerbrey, T. Monell, J. Ceccherelli
 - a. Absent:
 - b. Excused: M. Sauerbrey, R. Kelsey
 2. Guests:
 - a. B. Myers, C. Haskell, J. Bellis, J. Meagher
- 3. Privilege of the Floor-**
J. Bellis – Larson Design Group
- 4. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
 1. Update:
 2. Nichols WWTP/ESD – ESD agenda 9/19
 - B. Tioga Downs Racetrack, LLC Phase 3– B. Myers
 1. Update
 - C. Tioga Downs Racetrack, LLC Phase 4 – B. Myers
 1. Update
 - D. Gateway Project
 1. Update
 - a. Groundbreaking 9/22, 3PM, Onsite
 - b. PILOT Closed 8/18
 - E. Project Freehold
 1. Update
 - F. Upstate Shredding
 1. Update
 - G. Owego Gardens –
 1. Update
 - a. Belva Lockwood Lane
 - H. Distributed Sun –
 1. Update
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. None
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 - a. Procurement Policy Update

- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. 2018-2021 Budget
 - B. Housing Study
 - 1. Update
 - C. E-Site
 - 1. Update
 - D. Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY
 - 1. Update
 - a. Demolished 8/24
 - E. Lounsberry – 19.8 Acres in the Town of Nichols
 - 1. Update
 - a. Due-Diligence
 - i. Wetland Delineation – Map
 - ii. Archeological Report – No Impact letter SHPO
 - F. NYS DOT Eminent Domain – Harford
 - G. Strategic Plan – Draft Complete – Reviewing with Chairperson
 - H. ED&P Update –
- 6. **PILOT Updates** – B. Myers
 - A. New Reports for Taxing Authorities
 - 1. Ameresco – Conference call 9/25
 - 2. School PILOT Bills sent 9/6
 - 3. Payments for lump sum PILOT Pymts Disbursed
- 7. **New Business** – B. Myers
 - A. Reaffirm Email Vote for:
 - 1. Wetland Delineation – Fagan, not to exceed \$6,500.00
 - 2. Agency Fee Gateway – Two Payments
 - B. Expired Leases
 - 1. Locations – Rates
 - C. Minka Tour – 9/8
- 8. **Approval of Minutes** –
 - A. August 2, 2017 Regular Meeting Minutes
 - B. August 2, 2017 Loan Committee Meeting Minutes
- 9. **Financial Report** – B. Myers
 - A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail
- 10. **Reports**
 - A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - b. NYS Dec Bridge Inspection – Waiver forthcoming
 - B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. Elson – Update
 - b. Ford – Update
- 11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. **Next Meeting – October 4, 2017**
- 13. **Adjourned**



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Tioga County Industrial Development Agency

August 2, 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 4:30 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:
 - b. Excused: K. Dougherty

2. Guests:

- a. B. Myers, L. Tinney, C. Haskell, R. Curry, M. Freeze

3. Introduction: B. Myers introduced Riley Curry, as the IDA summer intern.

3. Privilege of the Floor:

J. Bellis – Freehold - J. Bellis reported the costs are unknown, therefore, the budget is slightly inflated. J. Bellis reported the contingency is high for the clearances needed, therefore, engineering costs will be higher. M. Sauerbrey inquired about the process and flood plain. J. Bellis reported it is important to get buy-in from local municipalities. J. Bellis reported there would be best practices used to find a way to do the most with this project. J. Bellis suggested finding out whether the village is interested in this project. L. Tinney reported she reached out to Jeff Soules, Village of Owego Public Works, and Steve May, Village of Owego Mayor, however, discussion has not occurred as of yet. R. Kelsey suggested L. Tinney continue discussions with the Village of Owego.

4. Project Updates

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

1. **Nichols WWTP/ESD – ESD agenda topic for September** – B. Myers reported he worked with Sabina, Larson Design Group, and Town of Nichols to gather last minute documentation for the presentation. B. Myers will keep the IDA Board apprised on ESD's approval. J. Bellis reported a low percentage of flow from Crown Cork & Seal. J. Bellis reported the 2nd line is anticipated for September with 3rd line to follow.

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

1. **Update** – B. Myers reported the hotel is anticipated to open on 11/3/17 with the conference center opening on 12/2/17.

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

1. Update –

- a. **Update** – B. Myers reported the site is prepped for the foundation work and all underground utilities have been installed.

- D. **Gateway Project – B. Myers**
 - 1. **Update** – B. Myers reported the following:
 - a. ST Documents were sent out on 8/1/17.
 - b. Construction is tentatively scheduled for September 2017.
 - c. Agency Fee in the amount of \$28,786.39 is expected to be received.
- E. **Upstate Shredding**
 - 1. **Update** – B. Myers reported the MWBE Plan has been submitted. Site work and foundation preparation is expected to occur this week.
- F. **Owego Gardens**
 - 2. **Update** – B. Myers reported updated maps have been supplied reflecting the wetland. B. Myers reported a conference call will be scheduled with Edgemere, Home Leasing, and Fagan Engineers.
- G. **Distributed Sun –**
 - 1. **Update** – B. Myers reported he is still waiting to hear the Public Service Commission’s response regarding the NYSEG tariff. This project is on hold.
- 5. **Old Business – B. Myers**
 - A. **Public Authority Accountability Act**
 - 1. **Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan) –**
 - a. Quarterly Review – B Myers reported Jan Nolis reviewed 2017 2nd quarter transactions and found no issues or concerns. B. Myers reported J. Nolis is predicting an easy 2017 audit.
 - 2. **Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli) –**
 - a. **Procurement Policy Update** - B. Myers reported J. Meagher reviewed the policy update and they are working through the Governance Committee’s recommendations. B. Myers will email final update to IDA Board and this topic will be added to the September agenda.
 - 3. **Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)**
 - a. **2018-2022 Operating Budget – August/September** - B. Myers reported a budget meeting will be scheduled for next month.
 - 4. **Swartwood – Berkshire** – B. Myers presented pictures of the Berkshire property that the IDA is currently leasing to Swartwood.

B. Housing Study

1. Update – B. Myers reported he received three (3) quotes: Danter Associates - \$39,500; Feasibility Research Group (FRG) - \$29,750; and Susan Payne - \$25,000. B. Myers reported this would be a comprehensive housing study with an economic development component. B. Myers secured participation and funding from the following:

- Tioga Opportunities, Inc. - \$2,500
- Tioga Co. Economic Development - \$3,500
- Tioga Co. Planning - \$6,500
- Tioga Co. IDA - \$12,500

It is anticipated that the housing study would commence in September and be completed by year-end.

Motion to accept the housing study quote from Susan Payne in the amount of \$25,000 (A. Gowan, M. Sauerbrey)

Aye – 6 Abstain – 0

No – 0 Carried

2. Webinar – Affordable Housing Strategies – B. Myers reported an IEDC sponsored webinar regarding affordable housing strategies will be held on 8/17/17 at 2:30 p.m. in the ED&P large conference room and all Board members are welcome to attend.

ACTION: B. Myers will send out a meeting notification inviting the IDA Board members to attend.

C. E-Site -

1. Update – B. Myers reported Fagan Engineers has supplied the IDA with the wetland maps. L. Tinney met with Amanda Spellicy, Regional Representative for Senator Schumer, regarding the challenges with the wetland issue. L. Tinney reported Ms. Spellicy will inquire as to whether the Senator can offer any assistance.

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

1. Update -

a. Demolition – B. Myers reported LCP Group anticipates demolition to commence in the next 1-2 weeks, as they are awaiting final approval from NYSEG.

E. Lounsberry 19.8 Acres – Town of Nichols, NY

1. Update -

a. Due-Diligence – The due diligence period is 90 days, therefore, expiring on 10/11/17.

i. Wetland Survey – Tioga County Soil and Water – B. Myers reported Wendy Walsh, Tioga County Soil & Water, has recommended a full delineation. B. Myers requested a quote from Fagan Engineers, however, has not received it. B. Myers anticipates the cost to be approximately \$7,500. Once quote is received, B. Myers will email to IDA Board.

ii. Archeological Study – B. Myers reported this is on-going.

iii. Bridge – B. Myers reported a bridge issue was discovered during the archeological study. B. Myers presented pictures of the bridge and requested a quote from LDG for repair, as well as replacement.

F. NYS DOT Eminent Domain – Harford

1. Execute Contract - B. Myers reported NYS DOT has made an offer of \$3,000 for the parcel located in Harford. B. Myers reviewed the contract.

Motion to accept NYS DOT’s offer of \$3,000 for the parcel located in Harford and authorize Executive Director or IDA President to sign contract.

(K. Gillette, M. Sauerbrey)

Aye – 6

Abstain – 0

No – 0

Carried

G. NY Grown and Certified CFA –

1. Update – B. Myers reported the joint application with Delaware County was submitted on 7/28/17. This grant is for \$500,000 over the course of 5 years to assist farmers with capital purchases to become AEM and GAP certified. L. Tinney reported this CFA is competitive across 8 counties with only 1 grant award. L. Tinney reported she is aware of only one other entity; Broome County CCE who submitted an application. L. Tinney reported she believes our joint application with Delaware County is competitive in that it shows a regional approach and partnership.

a. Tioga Downs - B. Myers reported Tioga Downs has offered to commit the 10% grant match in the amount of \$10,000 per year over the course of the 5 year grant for a total contribution of \$50,000.

6. **PILOT Updates – B. Myers**

- A. **Gateway Closing** – B. Myers reported closing is scheduled for 8/18/17 at 10:00 a.m. in J. Meagher’s office.
- B. **Ameresco Solar** – B. Myers reported this is a 20 megawatt facility located on 4 parcels on the Southside of Owego. B. Myers reported Ameresco is currently gathering all of their approvals and is in contact with the Town of Owego, as they will require a special use permit. They are currently in the due diligence process and this could be an IDA project.
- C. **Village PILOT Bills** – B. Myers reported PILOT bill has been sent to 231 Main LLC. B. Myers reported the Owego Gardens payment will be made once school payment information is known.

7. **New Business – B. Myers**

- A. **Reaffirm Email Vote for Archeological Study –**
Motion to reaffirm email vote on archeological study (T. Monell, M. Sauerbrey)
Aye – 6 Abstain – 0
No – 0 Carried
- B. **TCIDA Strategic Plan** – B. Myers reported this is ongoing
- C. **Town of Richford Walking Path** – B. Myers reported there is no update as of yet other than they are working on the construction drawings.
- D. **IEDC Class** – B. Myers reported there is a Real Estate Development & Re-Use class being held in San Diego, CA on 11/30/17 and 12/1/17. B. Myers reported this is a core class for IEDC certification. B. Myers reported total cost to attend is \$1300.00, which includes flight and hotel.
Motion to approve B. Myers’ attendance at the IEDC Real Estate Development & Re-Use Class in San Diego, CA on 11/30/17 and 12/1/17 at a cost not to exceed \$1,300. (J. Ceccherelli, K. Gillette)
Aye – 6 Abstain – 0
No – 0 Carried
- E. **Industrial Hemp** – L. Tinney reported ED&P is actively seeking manufacturing opportunities with industrial hemp, as part of the Governor’s recent legislation. L. Tinney reported she sent educational materials to the IDA Board regarding what industrial hemp is and how it can be used.
- F. **Shredding of Old Documents** – B. Myers reported he received a quote in the amount of \$300.00 for shredding of old documents. R. Kelsey approved this expenditure on 7/31/17.

8. Approval of Minutes –

A. July 12, 2017 Regular Meeting Minutes

Motion to approve the July 12, 2017 Regular Board Meeting minutes

(J. Ceccherelli, T. Monell)

Aye – 6 Abstain – 0

No – 0 Carried

B. July 12, 2017 Governance Committee Meeting Minutes

Motion to approve the July 12, 2017 Governance Committee Meeting minutes

(J. Ceccherelli, T. Monell)

Aye – 6 Abstain – 0

No – 0 Carried

10. Financial Reports – B. Myers presented the financial reports and noted the final payment to LDG and Vacri for the WWTP.

A. Reports

1. Balance Sheet –

2. Profit & Loss –

3. Transaction Detail –

Motion to acknowledge financial statements (A. Gowan, T. Monell)

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 income to date is \$3,000 over last year.

b. NYS DOT Invoice – OHRY – B. Myers reported Steve May will be paying this invoice.

B. Loan Program – B. Myers

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

a. Ford – Commercial Façade Loan Application – B. Myers reported the Loan Committee met just prior to this meeting to review a facade loan application request for 97-99 Central Avenue, Owego, NY. B. Myers reported the Façade Loan request is for \$18,288 at 0% for 6 years. B. Myers reported the funding will be used for a replacement roof, replacement of front siding and windows. B. Myers reported the Loan Committee recommended approval for this loan with the following terms/conditions:

- \$18,288.00 loan at 0% fixed interest for six (6) years (\$254.00/month)
- Glenda Ford shall provide unconditional personal guarantees.
- Loan funds will be used to reimburse up to \$18,288.00 for 90% of total project cost of \$20,358.00 for exterior renovations of 97-99 Central Avenue, Owego
- Key person Life Insurance on Glenda Ford 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 1st security interest on the real property located at 97-99 Central Avenue, Owego, NY.
- All applicable local, state and federal requirements to apply.

Motion to accept Glenda Ford’s façade loan application in the amount of \$18,288 for the property located at 97-99 Central Ave., Owego, NY, as recommended by the Loan Committee (T. Monell, M. Sauerbrey)

Aye – 6 Abstain – 0
No – 0 Carried

b. Loan Updates –

- i. **Elston** – Interior demolition is completed and renovation is scheduled to start 8/11/17.
- ii. **Stiletto’s** – Work is completed and they are moved into their new location. B. Myers is doing a site visit on 8/15 at 10:00 a.m. and will take pictures to present at a future IDA meeting.

c. Admin Fee – B. Myers reported he reviewed the financial projections for next year and based on the growth of the loan program is proposing a 1% administrative fee of the monthly payments upon USDA approval. J. Meagher is reviewing the language.

R. Curry exited the meeting at 5:34 p.m.

12. Executive Session –

Motion to move into Executive Session at 5:34 p.m. pursuant to Public Officers Law Section 105 to discuss financial, property acquisitions, and individual personnel matters. (T. Monell, J. Ceccherelli,)

Aye – 6 Abstain – 0
No – 0 Carried

Motion to exit Executive Session at 5:54 p.m. (J. Ceccherelli, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

13. Next Meeting – Wednesday, September 6, 2017

14. Adjournment –

Motion to adjourn at 5:54 p.m. (J. Ceccherelli, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

**Industrial Development Agency
Loan Committee
August 2, 2017
Minutes**

DRAFT

I. Call to Order and Introductions

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

II. Attendance

R. Kelsey, A. Gowan, S. Thomas, B. Woodburn, B. Myers

III. New Business

1. Ford Façade Loan

The Loan Committee recommended approval for this loan with the following terms/conditions:

- \$18,288.00 loan at 0% fixed interest for six (6) years (\$254.00/month)
- Glenda Ford shall provide unconditional personal guarantees.
- Loan funds will be used to reimburse up to \$18,288.00 for 90% of total project cost of \$20,358.00 for exterior renovations of 97-99 Central Avenue, Owego
- Key person Life Insurance on Glenda Ford 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 1st security interest on the real property located at 97-99 Central Avenue, Owego, NY.
- All applicable local, state and federal requirements to apply.

Motion (A. Gowan, R. Kelsey)

Aye – 3 Abstain – 0

No – 0 Carried

2. Loan Program Report

B. Myers shared the semi-annual IRP loan fund report. The committee will meet in October to finalize the 2018 loan program budget.

IV. Adjourned 3:58pm

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2017

09/07/17

Accrual Basis

	Aug 31, 17	Aug 31, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	97,729.38	124,140.12	-26,410.74
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,396.09	40,377.60	18.49
TSB- IRP 2	0.00	98,441.65	-98,441.65
TSB- IRP 3	0.00	177,615.40	-177,615.40
TSB- IRP 2016 (Formerly IRP 4)	239,436.83	127,450.82	111,986.01
TSB- RBEG	205,490.23	205,433.04	57.19
TSB- marketing	1,496.81	1,496.40	0.41
Total USDA Funds	486,819.96	650,814.91	-163,994.95
Total Restricted Cash Accounts	596,549.71	786,955.40	-190,405.69
CCTC- CDs			
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	820,076.94	10,388.07
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	21,703.25	0.00	21,703.25
TSB-Crown Cork and Seal	300,069.50	0.00	300,069.50
Crown Cork Seal	0.00	247,265.10	-247,265.10
Community- BestBuy PILOT Acct.	620,122.27	470,103.49	150,018.78
Total Temporarily Restricted Cash Acc	941,895.02	717,368.59	224,526.43
Unrestricted Cash Accounts			
TSB- checking	884,491.85	404,423.42	480,068.43
TSB- general fund	125,175.38	1,540,708.43	-1,415,533.05
Total Unrestricted Cash Accounts	1,009,667.23	1,945,131.85	-935,464.62
Total Checking/Savings	3,378,576.97	4,269,532.78	-890,955.81
Other Current Assets			
Accounts Receivable 1300.01	433,976.40	443,717.65	-9,741.25
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-02-C	36,155.56	0.00	36,155.56
Loan Rec - 2016-03-C	16,681.92	0.00	16,681.92
Loan Rec - 2016-02-C	39,583.40	47,916.68	-8,333.28
Loan Rec - 2016-01-C	8,560.40	10,394.72	-1,834.32
Loan Rec - 2015-06-C	19,024.66	23,414.98	-4,390.32
Loan Rec - 2014-01-C	6,103.24	8,137.72	-2,034.48
Loan Rec - 2015-01-C	11,666.61	14,722.19	-3,055.58
Loan Rec - 2015-02-C	1,930.55	3,712.67	-1,782.12
Loan Rec - 2015-04-C	0.00	1,050.00	-1,050.00
Loan Rec - 2015-05-C	15,269.97	18,861.69	-3,591.72
Total Commercial Facade Loan Program	154,976.31	128,210.65	26,765.66
IRP 4			
Loan Rec 2017-05-A	22,386.74	0.00	22,386.74
Loan Rec 2017-04-A	39,590.09	0.00	39,590.09
Loan Rec 2017-03-A	19,563.98	0.00	19,563.98
Loan Rec 2017-02-A	96,153.22	0.00	96,153.22
Loan Rec 2017-01-A	24,249.10	0.00	24,249.10
Loan Rec 2016-01-A	31,590.91	38,870.91	-7,280.00
Loan Rec 2015-03-A	9,202.89	11,896.28	-2,693.39
Loan Rec 2013-02-A	3,863.65	6,222.00	-2,358.35
Loan Rec 2010-01-A	0.00	11,098.07	-11,098.07
Loan Rec 2009-02-A	53,651.58	56,051.58	-2,400.00
Total IRP 4	300,252.16	124,138.84	176,113.32
IRP 3			

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2017

09/07/17

Accrual Basis

	Aug 31, 17	Aug 31, 16	\$ Change
Loan Rec 2013-01-A	5,691.64	9,729.39	-4,037.75
Loan Rec 2007-08-A	36,402.50	42,659.24	-6,256.74
Total IRP 3	42,094.14	52,388.63	-10,294.49
IRP 2			
Loan Rec 2012-08-A	0.00	23,988.26	-23,988.26
Loan Rec 2011-03-A	50,813.00	61,059.29	-10,246.29
Total IRP 2	50,813.00	85,047.55	-34,234.55
Total Other Current Assets	947,112.01	798,503.32	148,608.69
Total Current Assets	4,325,688.98	5,068,036.10	-742,347.12
Fixed Assets			
Asset WWTP	2,899,623.29	709,968.67	2,189,654.62
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			
Berry	18,017.52	507.52	17,510.00
Hess	26,177.82	0.00	26,177.82
Land-Louns - Other	120,883.01	0.00	120,883.01
Total Land-Louns	165,078.35	507.52	164,570.83
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,979,330.50	1,976,668.74	2,661.76
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
Total Fixed Assets	4,544,425.63	2,210,843.73	2,333,581.90
Other Assets			
HUD Loan Program			
L/R 2014-01-A	106,237.41	130,672.05	-24,434.64
L/R 2012-06-A	0.00	62,746.40	-62,746.40
L/R 2009-04-A	48,556.29	69,925.29	-21,369.00
Total HUD Loan Program	154,793.70	263,343.74	-108,550.04
Total Other Assets	154,793.70	263,343.74	-108,550.04
TOTAL ASSETS	9,024,908.31	7,542,223.57	1,482,684.74
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	60,658.80	258,179.50	-197,520.70
Interest Payable			
L/P 2014-01-A Interest	-5.09	0.00	-5.09
L/P 2009-04-A Interest	125.90	0.00	125.90
Total Interest Payable	120.81	0.00	120.81
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
231 Main Village	3,349.84	0.00	3,349.84
Tioga Downs Racetrack	-0.01	0.00	-0.01
CNYOG	-0.02	-0.01	-0.01

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2017

09/07/17

Accrual Basis

	Aug 31, 17	Aug 31, 16	\$ Change
Best Buy PP	620,000.00	470,003.90	149,996.10
Hadco			
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	945,049.80	470,003.87	475,045.93
Total Other Current Liabilities	1,007,215.11	729,257.17	277,957.94
Total Current Liabilities	1,007,215.11	732,792.17	274,422.94
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
Loan Pay- IRP 1	76,605.09	84,023.99	-7,418.90
Tioga County HUD prog			
2014-01-A	108,554.83	130,672.05	-22,117.22
2012-06-A	0.00	62,746.40	-62,746.40
2009-04-A	50,361.60	69,925.29	-19,563.69
Total Tioga County HUD prog	158,916.43	263,343.74	-104,427.31
Total Long Term Liabilities	835,936.88	978,488.88	-142,552.00
Total Liabilities	1,843,151.99	1,711,281.05	131,870.94
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	5,752,793.32	3,262,608.70	2,490,184.62
Net Income	22,660.37	857,926.52	-835,266.15
Total Equity	7,181,756.32	5,830,942.52	1,350,813.80
TOTAL LIABILITIES & EQUITY	9,024,908.31	7,542,223.57	1,482,684.74

Tioga County Industrial Development Agency

Profit & Loss

August 2016 through August 2017

	Aug '16 - Aug 17	Aug '15 - Aug 16	\$ Change
Ordinary Income/Expense			
Income			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	445.00	2,088.42	-1,643.42
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
WWTP			
Income thru Trust WWTP	671,126.21	686,934.45	-15,808.24
WWTP - Other	430.15	0.00	430.15
Total WWTP	671,556.36	686,934.45	-15,378.09
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	483.01	1,326.94	-843.93
2011-03-A	3,078.15	3,328.88	-250.73
2011-01-A	0.00	516.52	-516.52
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	3,561.16	5,460.73	-1,899.57
IRP 3			
2013-01-A	447.75	671.46	-223.71
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,713.79	3,411.68	-697.89
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,161.54	4,099.46	-937.92
IRP 4			
2017-04-A	508.09	0.00	508.09
2017-03-A	129.60	0.00	129.60
2017-05-A	143.80	0.00	143.80
2017-01-A	209.10	0.00	209.10
2017-02-A	644.52	0.00	644.52
2016-01-A	1,942.62	380.61	1,562.01
2015-03-A	544.66	614.26	-69.60
2013-02-A	290.90	452.81	-161.91
2010-01-A	260.96	1,232.43	-971.47
2009-03-A	3.89	307.71	-303.82
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	4,678.14	2,954.74	1,723.40
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
Total Loan Interest Income	11,400.84	22,355.07	-10,954.23
Loan Program Fee			
Facade	944.40	1,851.40	-907.00
IRP 3	0.00	150.00	-150.00
IRP 4	2,182.88	150.00	2,032.88
Loan Program Fee - Other	1,435.00	0.00	1,435.00
Total Loan Program Fee	4,562.28	2,151.40	2,410.88
Loan Late Fee			
2015-03 - 2015-03-A	67.64	18.07	49.57
2012-08	15.00	0.00	15.00
Total Loan Late Fee	82.64	18.07	64.57
Loan Administrative Fee			
IRP 2	128.82	1,524.59	-1,395.77
IRP 3	133.93	1,909.64	-1,775.71
IRP 4	560.97	685.86	-124.89
Total Loan Administrative Fee	823.72	4,120.09	-3,296.37
Program Fees	1,000.00	0.00	1,000.00
4110 - Grants			
ESD Grant - E-Site	0.00	50,000.00	-50,000.00
Waverly Trade Center DOT Grant	313,082.54	92,287.46	220,795.08

Tioga County Industrial Development Agency

Profit & Loss

August 2016 through August 2017

09/07/17

Accrual Basis

	Aug '16 - Aug 17	Aug '15 - Aug 16	\$ Change
STREDC Grant	25,000.00	25,000.00	0.00
Total 4110 · Grants	338,082.54	167,287.46	170,795.08
Interest Income-			
Community- Facade Improvement	53.87	97.92	-44.05
CCTC Loan Loss Reserve Account	20.32	21.93	-1.61
CCTC CD Infrastructure (877)	125.36	466.61	-341.25
CCTC CD Site Development (878)	340.02	1,265.58	-925.56
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	0.00	259.97	-259.97
CCTC CD Infrastructure (391)	0.00	258.13	-258.13
CCTD CD Capital Improvment(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	79.51	65.34	14.17
TSB- checking	953.85	442.71	511.14
TSB-general fund	263.33	1,194.76	-931.43
TSB- IRP 2	2.54	31.80	-29.26
TSB- IRP 3	4.57	58.86	-54.29
TSB- IRP 4	188.72	49.46	139.26
TSB- RBEG	62.49	67.95	-5.46
TSB- marketing	0.45	0.54	-0.09
Total Interest Income-	12,483.10	8,735.81	3,747.29
Leases/Licenses			
Swartwood	600.00	0.00	600.00
RR leases	10,214.94	11,137.62	-922.68
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,229.05	11,137.62	91.43
OHRy			
freight	156,854.25	176,369.40	-19,515.15
Total OHRy	156,854.25	176,369.40	-19,515.15
4170 · PILOT Program Fees			
Ameresco, Inc.	2,500.00	0.00	2,500.00
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	0.00	422,725.45	-422,725.45
Midwestern Pet Foods Inc.	0.00	16,050.23	-16,050.23
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Owego Garden - Home Leasing	0.00	40,000.00	-40,000.00
Tioga Downs	1,106,434.00	77,135.20	1,029,298.80
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
Total 4170 · PILOT Program Fees	1,111,433.95	699,327.77	412,106.18
Total Income	2,330,973.13	1,610,966.58	720,006.55
Expense			
Leases/Licenses Refund			
Berkshire Land	122.76	0.00	122.76
Total Leases/Licenses Refund	122.76	0.00	122.76
Bodle Hill Land	200.00	0.00	200.00
WWTP Crown Cork and Seal	-250.00	250.00	-500.00
Marketing	602.13	490.38	111.75
Waverly Trade Center DOT Grant	313,082.54	92,287.46	220,795.08
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	0.00	0.00
Fiato	0.00	299.00	-299.00
Total Education	0.00	299.00	-299.00
Loan Admin Fee			
IRP 2	128.82	1,672.64	-1,543.82

Tioga County Industrial Development Agency

Profit & Loss

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Accrual Basis

	Aug '16 - Aug 17	Aug '15 - Aug 16	\$ Change
IRP 3	133.93	1,761.59	-1,627.66
IRP 4	560.97	685.86	-124.89
Total Loan Admin Fee	823.72	4,120.09	-3,296.37
Loan Program Expense			
Marketing	0.00	1,502.50	-1,502.50
Loan Program Expense - Other	213.05	120.75	92.30
Total Loan Program Expense	213.05	1,623.25	-1,410.20
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	0.00	2,131.46	-2,131.46
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	205.25	260.87	-55.62
Total 6120 · Bank Service Charges	388.67	317.96	70.71
conference	1,720.00	750.00	970.00
Copies	175.10	138.06	37.04
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	285.00	210.00	75.00
E=mt3			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	26,297.75	-26,297.75
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	26,297.75	-13,197.75
Employee benefit			
IRA Company Match	1,628.10	109.62	1,518.48
IRA	1,299.24	739.82	559.42
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	2,927.34	849.44	2,077.90
6180 · Insurance			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	4,229.00	3,969.00	260.00
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	2,770.49	-2,770.49
6185 · Property & Liability (Dryden)	8,900.11	8,502.15	397.96
RR Liability (Steadfast)	19,456.88	20,766.38	-1,309.50
WC (Amtrust)	1,721.00	1,466.00	255.00
Total 6180 · Insurance	35,806.99	38,349.02	-2,542.03
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	0.00	913.69	-913.69
IRP 2	0.00	1,667.62	-1,667.62
IRP 3	0.00	2,326.81	-2,326.81
Total 6220 · Loan Interest	0.00	4,908.12	-4,908.12
6200 · Interest Expense - Other	7,151.45	12,460.94	-5,309.49
Total 6200 · Interest Expense	7,151.45	17,369.06	-10,217.61
Lounsberry land	0.00	0.00	0.00
6550 · Office Supplies			
other	204.64	282.07	-77.43
stationary	0.00	193.00	-193.00
ink cartridges	232.42	475.49	-243.07
6550 · Office Supplies - Other	90.54	323.76	-233.22

Tioga County Industrial Development Agency

Profit & Loss

August 2016 through August 2017

	Aug '16 - Aug 17	Aug '15 - Aug 16	\$ Change
Total 6550 · Office Supplies	527.60	1,274.32	-746.72
6560 · Payroll Expenses			
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	59,497.98	60,998.15	-1,500.17
Total 6560 · Payroll Expenses	60,806.88	60,998.15	-191.27
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Distributed Sun	244.00	0.00	244.00
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	227.68	5.82
PILOT Program Expenses - Other	0.00	233.53	-233.53
Total PILOT Program Expenses	706.00	461.21	244.79
6250 · Postage and Delivery	217.39	234.92	-17.53
6270 · Professional Fees			
Administrative Services			
Fiato	112.50	810.00	-697.50
Haskell	8,164.00	8,056.00	108.00
Tinney	12,000.00	0.00	12,000.00
Total Administrative Services	20,276.50	8,866.00	11,410.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis payroll	1,523.75	105.00	1,418.75
Total Jan Nolis	1,523.75	105.00	1,418.75
Total 6650 · Accounting	11,023.75	9,605.00	1,418.75
6655 · Consulting	0.00	300.00	-300.00
6280 · Legal Fees			
Loan Program Fees	2,013.00	3,622.50	-1,609.50
Monthly Fees	8,326.00	33,015.50	-24,689.50
6280 · Legal Fees - Other	12,060.00	-3,965.00	16,025.00
Total 6280 · Legal Fees	22,399.00	32,673.00	-10,274.00
6270 · Professional Fees - Other	2,152.96	1,501.46	651.50
Total 6270 · Professional Fees	55,852.21	52,945.46	2,906.75
6670 · Program Expense			
Façade Improvement Loan Program	0.00	579.60	-579.60
Total 6670 · Program Expense	0.00	579.60	-579.60
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	915.50	55.50	860.00
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
Total 6300 · Repairs	0.00	31.25	-31.25
6770 · Supplies			
6780 · Marketing	75.00	250.00	-175.00
6770 · Supplies - Other	259.32	0.00	259.32
Total 6770 · Supplies	334.32	250.00	84.32
6340 · Telephone	57.12	135.67	-78.55
6350 · Travel & Ent			

Tioga County Industrial Development Agency

Profit & Loss

09/07/17

August 2016 through August 2017

Accrual Basis

	<u>Aug '16 - Aug 17</u>	<u>Aug '15 - Aug 16</u>	<u>\$ Change</u>
6370 · Meals	133.97	70.35	63.62
6380 · Travel	2,015.55	465.08	1,550.47
Total 6350 · Travel & Ent	<u>2,149.52</u>	<u>535.43</u>	<u>1,614.09</u>
Total Expense	<u>521,424.82</u>	<u>276,573.58</u>	<u>244,851.24</u>
Net Ordinary Income	1,809,548.31	1,334,393.00	475,155.31
Other Income/Expense			
Other Income			
TSB- CCS	72.75	0.00	72.75
Total Other Income	<u>72.75</u>	<u>0.00</u>	<u>72.75</u>
Net Other Income	<u>72.75</u>	<u>0.00</u>	<u>72.75</u>
Net Income	<u><u>1,809,621.06</u></u>	<u><u>1,334,393.00</u></u>	<u><u>475,228.06</u></u>

Tioga County Industrial Development Agency
Transaction Detail by Account
August 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	8/2/2017		Facade Loan ...	993.75	993.75
Deposit	8/3/2017		Facade Loan ...	365.86	1,359.61
Deposit	8/11/2017		Loan Pmt	1,125.08	2,484.69
Deposit	8/15/2017		Loan Pmt	318.05	2,802.74
Check	8/23/2017	1035	2017 Parkview...	-36,155.56	-33,352.82
Check	8/23/2017	1036	Parkview Faca...	-80.00	-33,432.82
Deposit	8/29/2017		Facade Loan	1,633.09	-31,799.73
Deposit	8/31/2017		Interest	5.48	-31,794.25
Total Community- Facade Improvement				-31,794.25	-31,794.25
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	8/2/2017		Loan Pmt	3,875.30	3,875.30
Deposit	8/3/2017		Loan Pmt	1,564.77	5,440.07
Deposit	8/11/2017		Loan Pmt	1,088.92	6,528.99
Deposit	8/18/2017		Loan Commit...	182.88	6,711.87
Deposit	8/29/2017		Loan Pmt	728.81	7,440.68
Total TSB- IRP 2016 (Formerly IRP 4)				7,440.68	7,440.68
Total USDA Funds				7,440.68	7,440.68
Total Restricted Cash Accounts				-24,353.57	-24,353.57
Unrestricted Cash Accounts					
TSB- checking					
Check	8/2/2017	5870	L. Tinney Aug...	-1,500.00	-1,500.00
Check	8/2/2017	5871	Administrative ...	-628.00	-2,128.00
Check	8/2/2017	X	July 2017	-1,331.08	-3,459.08
Check	8/2/2017	X	July 2017	-206.78	-3,665.86
Check	8/2/2017	5872	Bryant R. Myer...	-258.48	-3,924.34
Check	8/2/2017	5873	07/16-07/29/20...	-530.16	-4,454.50
Check	8/2/2017	5874	07/16-07/29/20...	-1,485.07	-5,939.57
Check	8/2/2017	5875	Legal Fees Ju...	-1,927.50	-7,867.07
Deposit	8/3/2017		HUD Rec	4,243.54	-3,623.53
Deposit	8/11/2017		RR Income	10,270.00	6,646.47
Check	8/11/2017	5876	WC Annual Pr...	-864.00	5,782.47
Check	8/15/2017	5877	Personnel Cop...	-51.25	5,731.22
Check	8/15/2017	5878	credit reports	-8.50	5,722.72
Check	8/15/2017	5879	Legal Fees Jul...	-2,012.50	3,710.22
Check	8/15/2017	5880	7/29-8/11/2017	-515.11	3,195.11
Check	8/15/2017	5881	7/29-8/11/2017	-1,485.07	1,710.04
Deposit	8/15/2017		Deposit	3,349.84	5,059.88
Check	8/15/2017	5882	Mileage Reimb...	-49.92	5,009.96
Deposit	8/22/2017		Agency Fee	2,500.00	7,509.96
Check	8/29/2017	5883	Berry Demolition	-14,600.00	-7,090.04
Check	8/29/2017	5884	Hess Archeo S...	-5,777.82	-12,867.86
Check	8/29/2017	5885	Mileage Reimb...	-25.68	-12,893.54
Check	8/29/2017	5886	Bryant R. Myer...	-387.72	-13,281.26
Check	8/29/2017	5887	8/13-8/26/2017	-263.63	-13,544.89
Check	8/29/2017	5888	8/13-8/26/2017	-1,485.07	-15,029.96
Check	8/30/2017	X	Aug 2017	-341.25	-15,371.21
Total TSB- checking				-15,371.21	-15,371.21
Total Unrestricted Cash Accounts				-15,371.21	-15,371.21
Commercial Facade Loan Program					
Loan Rec - 2017-02-C					
Check	8/23/2017	1035	Parkview Faca...	36,155.56	36,155.56
Total Loan Rec - 2017-02-C				36,155.56	36,155.56
Loan Rec - 2016-03-C					
Deposit	8/29/2017	6649	September 20...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-02-C					
Deposit	8/2/2017	9414...	July 2017 Fac...	-694.44	-694.44

Tioga County Industrial Development Agency
Transaction Detail by Account
August 2017

Type	Date	Num	Memo	Amount	Balance
Deposit	8/11/2017	1267...	August 2017 L...	-694.44	-1,388.88
Deposit	8/29/2017	1817...	September 20...	-694.44	-2,083.32
Total Loan Rec - 2016-02-C				-2,083.32	-2,083.32
Loan Rec - 2016-01-C					
Deposit	8/11/2017	712	August 2017 L...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
Loan Rec - 2015-06-C					
Deposit	8/3/2017	314	August Facad...	-365.86	-365.86
Deposit	8/29/2017	322	September 20...	-365.86	-731.72
Total Loan Rec - 2015-06-C				-731.72	-731.72
Loan Rec - 2014-01-C					
Deposit	8/15/2017	70003	August 2017 F...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-01-C					
Deposit	8/11/2017	1081	August 2017 L...	-277.78	-277.78
Total Loan Rec - 2015-01-C				-277.78	-277.78
Loan Rec - 2015-02-C					
Deposit	8/15/2017	1389...	August 2017 F...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Loan Rec - 2015-05-C					
Deposit	8/2/2017	7204	August 2017 F...	-299.31	-299.31
Deposit	8/29/2017	7262	September 20...	-299.31	-598.62
Total Loan Rec - 2015-05-C				-598.62	-598.62
Total Commercial Facade Loan Program				31,719.73	31,719.73
IRP 4					
Loan Rec 2017-05-A					
Deposit	8/11/2017	1189	August 2017 L...	-372.58	-372.58
Total Loan Rec 2017-05-A				-372.58	-372.58
Loan Rec 2017-04-A					
Deposit	8/2/2017	X	August Loan P...	-156.95	-156.95
Total Loan Rec 2017-04-A				-156.95	-156.95
Loan Rec 2017-03-A					
Deposit	8/2/2017	19379	August Loan P...	-147.47	-147.47
Total Loan Rec 2017-03-A				-147.47	-147.47
Loan Rec 2017-02-A					
Deposit	8/2/2017	9296	August Loan P...	-1,294.08	-1,294.08
Total Loan Rec 2017-02-A				-1,294.08	-1,294.08
Loan Rec 2017-01-A					
Deposit	8/3/2017	587	August 2017 P...	-189.06	-189.06
Total Loan Rec 2017-01-A				-189.06	-189.06
Loan Rec 2016-01-A					
Deposit	8/2/2017	9295	August Loan P...	-620.64	-620.64
Total Loan Rec 2016-01-A				-620.64	-620.64
Loan Rec 2015-03-A					
Deposit	8/11/2017	1077	August 2017 L...	-229.62	-229.62
Total Loan Rec 2015-03-A				-229.62	-229.62
Loan Rec 2013-02-A					
Deposit	8/3/2017	2082	August 2017 P...	-218.88	-218.88
Total Loan Rec 2013-02-A				-218.88	-218.88
Loan Rec 2009-02-A					
Deposit	8/11/2017	5762	July 2017 Loa...	-200.00	-200.00
Deposit	8/11/2017	5762	August 2017 L...	-200.00	-400.00

Tioga County Industrial Development Agency
Transaction Detail by Account
August 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Rec 2009-02-A				-400.00	-400.00
Total IRP 4				-3,629.28	-3,629.28
IRP 3					
Loan Rec 2013-01-A					
Deposit	8/2/2017	2032...	August Loan P...	-374.75	-374.75
Total Loan Rec 2013-01-A				-374.75	-374.75
Loan Rec 2007-08-A					
Deposit	8/2/2017	7203	August Loan P...	-533.64	-533.64
Deposit	8/29/2017	7261	September 20...	-536.42	-1,070.06
Total Loan Rec 2007-08-A				-1,070.06	-1,070.06
Total IRP 3				-1,444.81	-1,444.81
IRP 2					
Loan Rec 2011-03-A					
Deposit	8/3/2017	3262	August 2017 P...	-873.52	-873.52
Total Loan Rec 2011-03-A				-873.52	-873.52
Total IRP 2				-873.52	-873.52
Land-Louns					
Berry					
Check	8/29/2017	5883	Berry House D...	14,600.00	14,600.00
Total Berry				14,600.00	14,600.00
Hess					
Check	8/29/2017	5884	Hess Archeo S...	5,777.82	5,777.82
Total Hess				5,777.82	5,777.82
Total Land-Louns				20,377.82	20,377.82
HUD Loan Program					
L/R 2014-01-A					
Deposit	8/3/2017	61811	August 2017 P...	-2,040.94	-2,040.94
Total L/R 2014-01-A				-2,040.94	-2,040.94
L/R 2009-04-A					
Deposit	8/3/2017	61810	August 2017 P...	-1,805.31	-1,805.31
Total L/R 2009-04-A				-1,805.31	-1,805.31
Total HUD Loan Program				-3,846.25	-3,846.25
Interest Payable					
L/P 2014-01-A Interest					
Deposit	8/3/2017	61811	August 2017 I...	-271.39	-271.39
Total L/P 2014-01-A Interest				-271.39	-271.39
L/P 2009-04-A Interest					
Deposit	8/3/2017	61810	August 2017 I...	-125.90	-125.90
Total L/P 2009-04-A Interest				-125.90	-125.90
Total Interest Payable				-397.29	-397.29
PILOT Payments					
231 Main Village					
Deposit	8/15/2017	0045...	231 Main 2017...	-3,349.84	-3,349.84
Total 231 Main Village				-3,349.84	-3,349.84
Total PILOT Payments				-3,349.84	-3,349.84
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	8/3/2017	3262	August 2017 I...	-215.36	-215.36

Tioga County Industrial Development Agency
Transaction Detail by Account
August 2017

Type	Date	Num	Memo	Amount	Balance
Total 2011-03-A				-215.36	-215.36
Total IRP 2				-215.36	-215.36
IRP 3					
2013-01-A					
Deposit	8/2/2017	2032...	August Loan I...	-25.25	-25.25
Total 2013-01-A				-25.25	-25.25
2007-08-A					
Deposit	8/2/2017	7203	August Loan I...	-195.17	-195.17
Deposit	8/29/2017	7261	September 20...	-192.39	-387.56
Total 2007-08-A				-387.56	-387.56
Total IRP 3				-412.81	-412.81
IRP 4					
2017-04-A					
Deposit	8/2/2017	X	August Loan I...	-149.05	-149.05
Total 2017-04-A				-149.05	-149.05
2017-03-A					
Deposit	8/2/2017	19379	August Loan I...	-41.07	-41.07
Total 2017-03-A				-41.07	-41.07
2017-05-A					
Deposit	8/11/2017	1189	August 2017 L...	-47.42	-47.42
Total 2017-05-A				-47.42	-47.42
2017-01-A					
Deposit	8/3/2017	587	August 2017 I...	-50.94	-50.94
Total 2017-01-A				-50.94	-50.94
2017-02-A					
Deposit	8/2/2017	9296	August Loan I...	-203.02	-203.02
Total 2017-02-A				-203.02	-203.02
2016-01-A					
Deposit	8/2/2017	9295	August Loan I...	-134.21	-134.21
Total 2016-01-A				-134.21	-134.21
2015-03-A					
Deposit	8/11/2017	1077	August 2017 L...	-39.30	-39.30
Total 2015-03-A				-39.30	-39.30
2013-02-A					
Deposit	8/3/2017	2082	August 2017 I...	-17.01	-17.01
Total 2013-02-A				-17.01	-17.01
Total IRP 4				-682.02	-682.02
Total Loan Interest Income				-1,310.19	-1,310.19
Loan Program Fee					
IRP 4					
Deposit	8/18/2017	2161	Loan Commit...	-182.88	-182.88
Total IRP 4				-182.88	-182.88
Total Loan Program Fee				-182.88	-182.88
Interest Income-					
Community- Facade Improvement					
Deposit	8/31/2017		Interest	-5.48	-5.48
Total Community- Facade Improvement				-5.48	-5.48
Total Interest Income-				-5.48	-5.48

OHRy

Tioga County Industrial Development Agency
Transaction Detail by Account
August 2017

Type	Date	Num	Memo	Amount	Balance
freight					
Deposit	8/11/2017	17620	June 2017 RR ...	-10,270.00	-10,270.00
Total freight				-10,270.00	-10,270.00
Total OHRY				-10,270.00	-10,270.00
4170 · PILOT Program Fees					
Ameresco, Inc.					
Deposit	8/22/2017	1815...	PILOT Agency...	-2,500.00	-2,500.00
Total Ameresco, Inc.				-2,500.00	-2,500.00
Total 4170 · PILOT Program Fees				-2,500.00	-2,500.00
Loan Program Expense					
Check	8/15/2017	5878	Credit Report: ...	8.50	8.50
Total Loan Program Expense				8.50	8.50
Copies					
Check	8/15/2017	5877	Personnel Cop...	51.25	51.25
Total Copies				51.25	51.25
Employee benefit					
IRA Company Match					
Check	8/2/2017	5872	Employer Cont...	129.24	129.24
Check	8/29/2017	5886	Employer Cont...	193.86	323.10
Total IRA Company Match				323.10	323.10
IRA					
Check	8/2/2017	5872	Employee Con...	129.24	129.24
Check	8/29/2017	5886	Employee Con...	193.86	323.10
Total IRA				323.10	323.10
Total Employee benefit				646.20	646.20
6180 · Insurance					
WC (Amtrust)					
Check	8/11/2017	5876	policy # KWC1...	864.00	864.00
Total WC (Amtrust)				864.00	864.00
Total 6180 · Insurance				864.00	864.00
6560 · Payroll Expenses					
Curry					
Check	8/2/2017	5873	07/16-07/29/20...	530.16	530.16
Check	8/15/2017	5880	7/29-8/11/2017	515.11	1,045.27
Check	8/29/2017	5887	8/13-8/26/2017	263.63	1,308.90
Total Curry				1,308.90	1,308.90
6560 · Payroll Expenses - Other					
Check	8/2/2017	X	July 2017	1,331.08	1,331.08
Check	8/2/2017	X	July 2017	206.78	1,537.86
Check	8/2/2017	5874	07/16-07/29/20...	1,485.07	3,022.93
Check	8/15/2017	5881	7/29-8/11/2017	1,485.07	4,508.00
Check	8/29/2017	5888	8/13-8/26/2017	1,485.07	5,993.07
Check	8/30/2017	X	Aug 2017	341.25	6,334.32
Total 6560 · Payroll Expenses - Other				6,334.32	6,334.32
Total 6560 · Payroll Expenses				7,643.22	7,643.22
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	8/2/2017	5871	2017-July	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	8/2/2017	5870	L. Tinney Aug...	1,500.00	1,500.00

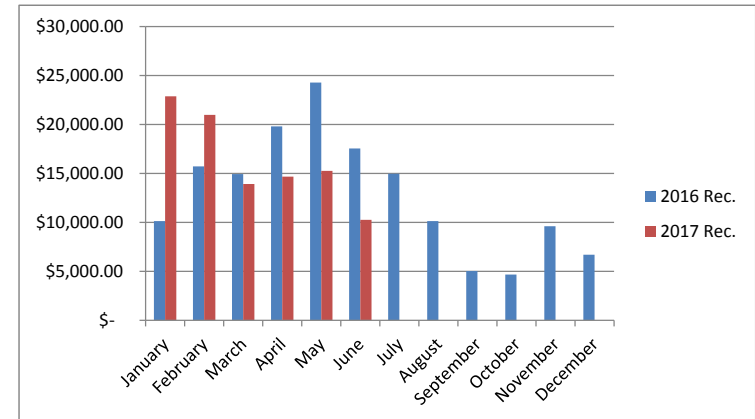
Tioga County Industrial Development Agency
Transaction Detail by Account
August 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6280 · Legal Fees					
Check	8/2/2017	5875	Legal Fees - J...	1,927.50	1,927.50
Check	8/15/2017	5879	Legal Fees - J...	2,012.50	3,940.00
Total 6280 · Legal Fees				3,940.00	3,940.00
Total 6270 · Professional Fees				6,068.00	6,068.00
Recording fees					
Check	8/23/2017	1036	Parkview Faca...	80.00	80.00
Total Recording fees				80.00	80.00
6350 · Travel & Ent					
6380 · Travel					
Check	8/15/2017	5882	Mileage Reimb...	49.92	49.92
Check	8/29/2017	5885	Mileage Reimb...	25.68	75.60
Total 6380 · Travel				75.60	75.60
Total 6350 · Travel & Ent				75.60	75.60
TOTAL				0.00	0.00

2017 Owego Harford Railway Income

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

	2016 Rec.	2017 OHRY Income	2017 Rec.	Date
January	\$ 10,136.10	\$ 228,865.00	\$ 22,886.50	3/8/2017
February	\$ 15,725.90	\$ 209,960.00	\$ 20,996.00	4/14/2017
March	\$ 14,919.80	\$ 139,100.00	\$ 13,910.00	5/15/2017
April	\$ 19,790.80	\$ 146,810.00	\$ 14,681.00	6/12/2017
May	\$ 24,289.30	\$ 152,547.00	\$ 15,254.70	7/10/2017
June	\$ 17,549.00	\$ 102,700.00	\$ 10,270.00	8/10/2017
July	\$ 14,954.90			
August	\$ 10,108.00			
September	\$ 5,033.50			
October	\$ 4,677.70			
November	\$ 9,592.70			
December	\$ 6,681.50			
	\$ 153,459.20	\$ 979,982.00	\$ 97,998.20	N/A



2017 OHRY Income Total \$ **979,982.00**

2017 Payment to IDA \$ **97,998.20**