



**Tioga County Industrial Development Agency
September 4, 2019 • 4:30pm•
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Agenda**

Call to Order and Introductions

Attendance

IDA Board Members

Roll Call: R. Kelsey, J. Ceccherelli T. Monell, A. Gowan, K. Gillette,
M. Sauerbrey, E. Knolles

Absent:

Excused:

Guests: C. Curtis, C. Haskell

Privilege of the Floor:

Approval of Minutes:

A. [August 7, 2019 Regular Meeting Minutes](#)

Financials

A. [Balance Sheet](#)

B. [Profit & Loss](#)

C. [Transaction Detail; Cash Accounts Only](#)

ED&P Update: L. Tinney

A. [DRI Projects](#)

B. Housing Study

C. Workforce Pipeline Study

Project Updates: C. Curtis

A. V&S – Construction in progress

1. Capital Assistance – waiting for official award from ESD

2. Bid Opening 9/3/2019

B. Owego Gardens II

1. Purchase & Sale Agreement executed

2. DRI – Owego Gardens II water tower

New Business: C. Curtis

A. Lease Payment Report

B. Governor signed bill requiring live streaming 8/27/2019



Old Business: C. Curtis

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: R. Kelsey, A. Gowan
 - a. NYS Comptroller Audit ongoing
 - 1. [Tioga Downs Letter of Intent to Recapture](#)
 - 2. Exemption analysis report and amended ST-340's submitted by Tioga Downs
 - 3. [Letter from Tioga Downs](#)
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, R. Kelsey
 - a. Sexual harassment training
 - b. E. Knolles completed Public Authorities Board Member Training Webinar 8/21/2019
 - 3. Finance Committee: R. Kelsey, A. Gowan, K. Gillette
 - a. Reviewing 2020 PARIS Budget
 - 4. Loan Committee
 - a. Patrick Elston
 - b. Manuel's Pallets & Crates

PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update: C. Curtis
 - 1. Best Buy – Sales Tax Agreement

Motion to move into Executive Session pursuant to Public Officers Law Section 105

Next Meeting: Wednesday October 2, 2019

Adjournment

Tioga County Industrial Development Agency

August 7, 2019 • 4:30 p.m. • Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

DRAFT

Regular Meeting Minutes

- I. **Call to Order and Introductions** – Chairman R. Kelsey called the meeting to order at 4:30 p.m.

- II. **Attendance**
IDA Board Members:
 - A. Roll Call: R. Kelsey, A. Gowan, J. Ceccherelli, K. Gillette, M. Sauerbrey, E. Knolles, T. Monell
 - B. Absent: None
 - C. Excused: None
 - D. Guests: C. Curtis, J. Meagher, M. Freeze, C. Haskell (*arrived @ 5:00 p.m.*), Susan Payne (*departed @ 5:18 p.m.*)

- III. **Privilege of the Floor** – Susan Payne presented the Fourth Wave Initiative for Economic Development Opportunities in Battery Technology and the Energy Storage Sector. Tioga County IDA are investors in this initiative, therefore, wanted to present information and preliminary deliverables to the Board.

- IV. **Approval of Minutes**
 - A. July 10, 2019 Regular Meeting Minutes
Motion to approve July 10, 2019 regular meeting minutes, as written.
(T. Monell, K. Gillette)

Aye – 7	Abstain – 0
No – 0	Carried

- V. **Financials** –
 - A. Balance Sheet
 - B. Profit & Loss
 - C. Transaction Detail; Cash Accounts Only

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

Aye – 7	Abstain – 0
No – 0	Carried

D. Lease Billings - C. Curtis reported she is in the process of tracking lease billings for railroad and other IDA-owned properties.

ACTION: C. Curtis will provide the IDA Board with a status report at the September meeting.

E. V&S Payments – C. Curtis reported V&S payments are currently being made out of the general checking account, however, would be more appropriate to utilize the Industrial Park account.

ACTION: C. Curtis will do the necessary adjustments to move the V&S payments from the general checking account to the Industrial Park account and going forward will process all remaining payments from the Industrial Park account.

F. Tioga State Bank Checking Account – C. Curtis reported the account is currently at \$356,000, which is higher than the standard \$150,000 allowance deemed by the IDA Board. C. Curtis recommended the IDA Board allow her to transfer the excess funds over \$150,000 from the Tioga State Bank checking account to ICS account.

Motion to approve Christine Curtis to transfer the excess funds over \$150,000 from the Tioga State Bank checking account to the ICS account. (A. Gowan, T. Monell)

Aye – 7 Abstain – 0

No - 0 Carried

ACTION: Finance Committee will draft a policy for IDA Board approval regarding the transference of funds in excess of \$150,000 in the Tioga State Bank checking account to the ICS account.

VI. Project Updates:

A. Best Buy Sales Tax Agreement – C. Curtis reported this sales tax agreement authorizes \$352,517.68 in sales tax exemption. The agreement is currently awaiting Best Buy’s signature for full execution.

B. V&S Construction – C. Curtis reported construction is in progress.

C. Owego Gardens II Purchase and Sales Agreement – C. Curtis reported the purchase and sales agreement has been issued and is awaiting Owego Gardens II signature for full execution.

VII. New Business: C. Curtis

A. New York State Economic Development Council Membership – C. Curtis requested IDA Board consideration and approval to continue the annual membership of \$750.00.

L. Tinney reported the NYS Economic Development Council provides specific IDA training that she found beneficial, therefore, encouraged the IDA to consider maintaining this membership and for C. Curtis to attend the appropriate trainings.

Motion to approve C. Curtis to pay the annual membership dues of \$750.00 to the NYS Economic Development Council (K. Gillette, A. Gowan).

Aye – 7 Abstain – 0

No - 0 Carried

- B. Hess Site Development Considerations for Housing/Manufacturing – L. Tinney reported there is potential development for housing versus manufacturing on one parcel located in the Town of Nichols. L. Tinney reported she met with Town of Nichols Supervisor Engelbert who expressed disfavor of housing development and would like to maintain this parcel for industrial use. L. Tinney reported the discussion for housing on this parcel is currently on hold and Mr. Engelbert suggested other potential properties for housing development. L. Tinney reported the process will start to change zoning for three properties in this vicinity for future housing development prospects and Mr. Engelbert is in support of this endeavor. This proactive approach will eliminate potential delays in the event a prospective housing developer is interested in the properties.
- C. FOIL Request from Melvin & Melvin, PLLC – C. Curtis reported Melvin & Melvin, PLLC officially submitted a FOIL request on 7/19/19 regarding Upstate Shredding and their two parcels. C. Curtis drafted the initial response indicating the IDA will provide a final response by 9/2/19 ensuring compliance within the 45-day timeframe.
- D. V&S Sales Tax Exemption Extension Request – C. Curtis reported she received a letter of request for an extension on their current sales tax exemption that is set to expire on 8/21/19. The extension request is for 12/31/19.

Motion to approve V&S sales tax exemption extension request from the original date of expiration of 8/21/19 to 12/31/19. (A. Gowan, K. Gillette)

Aye – 7

Abstain – 0

No - 0

Carried

Old Business: C. Curtis

- E. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: R. Kelsey, A. Gowan, E. Knolles
 - a. NYS Comptroller Audit – C. Curtis reported this audit is still ongoing with the latest request to supply sales tax exemption information for six companies. To date, C. Curtis has submitted information for three of the six companies with information for the remaining three companies to be sent on 8/8/19. C. Curtis anticipates the State Comptroller’s Office to issue a final report following this latest request.
 - b. Audit RFP – C. Curtis distributed the audit RFP on 6/26/19. To date, C. Curtis reported proposals have been received from The Bonadio Group and Insero & Co. with one remaining proposal still anticipated.
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, R. Kelsey
 - a. Oath of Office – C. Curtis reported all IDA Board members are required to complete an oath of office to have on file with the County Clerk’s office. Oaths were issued and notarized on this date by all Board members for filing with the County Clerk.
 - b. Sexual Harassment Training – J. Ceccherelli reported she, R. Kelsey, and C. Curtis will be attending the required training through the Chamber of Commerce. L. Tinney reported there has been conflicting information as to whether training from outside entities will be accepted. C. Curtis requested the County Attorney’s opinion in writing on this subject and, to date, has not

received a response. L. Tinney reported the training facilitator for the Chamber of Commerce is available to do the required training for the IDA for \$100.00.

Finance Committee: R. Kelsey, A. Gowan, and K. Gillette

c. Nothing to report.

VIII. PILOT Updates: C. Curtis

A. Potential PILOT Collapse for Nichols Distribution/Best Buy 2002 PILOT – C. Curtis reported Best Buy recently filed a tax grievance and was successful in reducing their assessment from \$14 million to \$4 million, therefore, is possibly interested in collapsing their IDA PILOT that is scheduled to expire in 2023. The new tax bill at 100% would be equal or less than their current PILOT payment.

B. Sales Tax Exemption Update

1. V&S New York Galvanizing – C. Curtis reported V&S was authorized for \$691,280 and only used \$135,185.72.
2. Spencer-Tioga Solar – C. Curtis reported Spencer-Tioga Solar was authorized for \$1,345,972.72 and only used \$342,188.98.
3. Gateway – C. Curtis reported this project is completed using only \$60,568.55 of their authorized \$110,907.00.

C. Curtis will be providing monthly procurement reports for the IDA Board to review.

R. Kelsey reported he is interested in seeing a comparison of acreage and megawatts for all solar projects in Tioga County.

IX. ED&P Update: L. Tinney

- ✓ Regional Economic Development Council – Currently, L. Tinney is the only Tioga County member with voting rights, therefore, recently submitted four individuals for Council consideration for an additional board member.
- ✓ V&S – Construction is progressing and a groundbreaking event is anticipated for September. L. Tinney reported IDA received verbal commitment for the \$300,000 CAP funds for the water and sewer extension and approval to go out to bid, but waiting for written commitment from the State Department of Budget. L. Tinney reported Fagan Engineers is assisting with the bid package that is anticipated to go out on 8/12/19 with a due date of 9/3/19. L. Tinney reported the engineering expenses would be covered by the CAP funds. L. Tinney is continuing to work on the MWBE requirements.
- ✓ Hemp Project – L. Tinney reported this is a privately funded project at the Waverly warehouse.
- ✓ Cabinets by Marciano – L. Tinney reported this business is currently located in the former Stakemore facility on Elm Street, Owego. L. Tinney reported they are possibly interested in applying for IDA assistance for roof and other repairs.
- ✓ Consolidated Funding Applications (CFA) – L. Tinney reported thirteen applications were submitted in comparison to last year's six. The Regional Economic Development Council Executive Board will rate the applications on 8/12/19.
- ✓ Land Bank – To date, L. Tinney reported three houses in Owego and two houses in

Waverly have been demolished. Four additional home demolitions are expected to occur in Waverly with all demolitions expected to be completed by mid-August.

- ✓ Restore NY (Owego and Waverly) – currently underway and going well.
- ✓ DRI Announcement is tomorrow at 1:00 p.m. where Lt. Governor will announce the funded projects. Invitations were extended to the IDA Board members and those wishing to attend need to RSVP.
- ✓ 2020 Census Complete Count Committee – L. Tinney reported Planning Director Jardine is spearheading the effort that is currently underway.
- ✓ Chamber of Commerce Economic Forum is scheduled for 10/16/19 and L. Tinney will be one of the presenters. As the date gets closer, additional information will be available.

X. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:52 p.m. to discuss financial matters. (T. Monell, K. Gillette)

Aye – 7

Abstain – 0

No – 0

Carried

T. Monell motioned to adjourn Executive Session adjourned at 5:56 p.m.

XI. Next Meeting: Wednesday, September 4, 2019 at 4:30 p.m. in the Legislative Conference Room.

XII. Adjournment – T. Monell motioned to adjourn the meeting at 5:56p.m.

Respectfully submitted,

Cathy Haskell

IDA Executive Assistant

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2019

	Aug 31, 19	Aug 31, 18	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	92,431.28	51,862.74	40,568.54
CCTC- Industrial Park	11,995.37	11,995.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,436.54	40,418.03	18.51
TSB- IRP 2016 (Formerly IRP 4)	124,343.26	202,546.02	-78,202.76
TSB- RBEG	127,153.56	205,538.05	-78,384.49
TSB- marketing	1,477.70	1,477.29	0.41
Total USDA Funds	293,411.06	449,979.39	-156,568.33
Total Restricted Cash Accounts	397,837.71	513,837.50	-115,999.79
CCTC- CDs			
Land Acquisition (879)	534,542.01	528,439.10	6,102.91
Capital Improvement (284)	315,216.99	310,716.91	4,500.08
Total CCTC- CDs	849,759.00	839,156.01	10,602.99
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	22,661.35	22,168.35	493.00
TSB-Crown Cork and Seal	300,105.67	300,134.21	-28.54
Community- BestBuy PILOT Acct.	570,234.51	570,144.21	90.30
Total Temporarily Restricted Cash Acc	893,001.53	892,446.77	554.76
Unrestricted Cash Accounts			
TSB ICS	2,346,365.01	2,123,937.10	222,427.91
TSB- checking	142,838.23	105,698.10	37,140.13
TSB- general fund	125,577.27	125,485.37	91.90
Total Unrestricted Cash Accounts	2,614,780.51	2,355,120.57	259,659.94
Total Checking/Savings	4,755,378.75	4,600,560.85	154,817.90
Other Current Assets			
Accounts Receivable 1300.01	730,888.89	329,158.69	401,730.20
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-01-C	36,875.00	44,375.00	-7,500.00
Loan Rec - 2018-03-C	17,812.50	21,250.00	-3,437.50
Loan Rec - 2018-02-C	1,563.75	3,387.00	-1,823.25
Loan Rec - 2018-01-C	6,870.02	8,793.75	-1,923.73
Loan Rec - 2017-03-C	8,070.00	10,820.00	-2,750.00
Loan Rec - 2017-02-C	26,495.99	30,207.53	-3,711.54
Loan Rec - 2016-03-C	10,118.40	13,400.16	-3,281.76
Loan Rec - 2016-02-C	22,916.84	31,250.12	-8,333.28
Loan Rec - 2016-01-C	4,738.80	6,573.22	-1,834.42
Loan Rec - 2015-06-C	10,609.88	14,634.34	-4,024.46
Loan Rec - 2014-01-C	2,034.28	4,068.76	-2,034.48
Loan Rec - 2015-02-C	0.00	-0.08	0.08
Loan Rec - 2015-05-C	8,385.84	11,678.25	-3,292.41
Total Commercial Facade Loan Program	156,491.30	200,438.05	-43,946.75
RBEG			
Loan Rec - RBEG 2019 -06	78,911.61	0.00	78,911.61
Total RBEG	78,911.61	0.00	78,911.61
IRP 4			
Loan Rec - 2019 - 06A	98,639.50	0.00	98,639.50
Loan Rec 2018-02-A	8,531.44	0.00	8,531.44
Loan Rec 2018-01-A	66,764.79	69,931.91	-3,167.12
Loan Rec 2017-05-A	13,095.03	17,862.08	-4,767.05
Loan Rec 2017-04-A	35,641.56	37,495.38	-1,853.82
Loan Rec 2017-03-A	15,930.93	17,618.61	-1,687.68
Loan Rec 2017-02-A	64,273.33	80,412.30	-16,138.97
Loan Rec 2017-01-A	19,599.51	21,763.23	-2,163.72
Loan Rec 2016-01-A	15,894.50	23,938.47	-8,043.97
Loan Rec 2015-03-A	3,649.40	6,371.71	-2,722.31
Loan Rec 2013-02-A	-14.16	1,157.78	-1,171.94
Loan Rec 2009-02-A	51,251.58	52,251.58	-1,000.00
Total IRP 4	393,257.41	328,803.05	64,454.36
IRP 3			
Loan Rec 2013-01-A	0.00	1,071.01	-1,071.01

Tioga County Industrial Development Agency

09/03/19

Balance Sheet

Accrual Basis

As of August 31, 2019

	Aug 31, 19	Aug 31, 18	\$ Change
Loan Rec 2007-08-A	23,263.46	29,743.34	-6,479.88
Total IRP 3	23,263.46	30,814.35	-7,550.89
IRP 2			
Loan Rec 2011-03-A	28,720.93	40,042.49	-11,321.56
Total IRP 2	28,720.93	40,042.49	-11,321.56
Total Other Current Assets	1,376,533.60	894,256.63	482,276.97
Total Current Assets	6,131,912.35	5,494,817.48	637,094.87
Fixed Assets			
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	601,257.05	584,257.05	17,000.00
Land-Louns			
Lopke	8,993.03	8,993.03	0.00
Town of Nichols	20,000.00	20,000.00	0.00
Hess	259,561.43	259,561.43	0.00
Land-Louns - Other	139,612.53	139,612.53	0.00
Total Land-Louns	428,166.99	428,166.99	0.00
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	-1,175,790.43	-1,154,503.43	-21,287.00
Total Fixed Assets	2,272,418.86	2,276,705.86	-4,287.00
TOTAL ASSETS	8,404,331.21	7,771,523.34	632,807.87
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	462,389.00	0.00	462,389.00
2100 - Payroll Liabilities	0.00	1,646.82	-1,646.82
PILOT Payments			
Gateway Owego, LLC	1,500.00	0.00	1,500.00
Crown Cork and Seal	299,971.46	300,000.00	-28.54
+ · 231 Main Town/County	-0.01	-0.01	0.00
Owego Gardens	22,627.00	22,134.00	493.00
School - 231 Main Street	0.01	0.00	0.01
CNYOG	274,971.49	30,113.46	244,858.03
Best Buy PP	570,000.00	570,000.00	0.00
Rynone	44.08	44.08	0.00
Total PILOT Payments	1,169,114.03	922,291.53	246,822.50
Total Other Current Liabilities	1,631,503.03	923,938.35	707,564.68
Total Current Liabilities	1,631,503.03	923,938.35	707,564.68
Long Term Liabilities			
Loan Pay- IRP 4	232,632.80	232,632.80	0.00
Loan Pay- IRP 3	192,027.10	202,342.67	-10,315.57
Loan Pay- IRP 2	123,432.31	134,427.04	-10,994.73
Loan Pay- IRP 1	51,531.31	69,112.00	-17,580.69
Total Long Term Liabilities	599,623.52	638,514.51	-38,890.99
Total Liabilities	2,231,126.55	1,562,452.86	668,673.69
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	4,770,357.55	5,771,758.35	-1,001,400.80
Net Income	-3,455.52	-968,990.50	965,534.98
Total Equity	6,173,204.66	6,209,070.48	-35,865.82

11:19 AM

09/03/19

Accrual Basis

Tioga County Industrial Development Agency

Balance Sheet

As of August 31, 2019

	<u>Aug 31, 19</u>	<u>Aug 31, 18</u>	<u>\$ Change</u>
TOTAL LIABILITIES & EQUITY	<u>8,404,331.21</u>	<u>7,771,523.34</u>	<u>632,807.87</u>

Tioga County Industrial Development Agency

09/03/19

Profit & Loss Prev Yr. Comparison

Accrual Basis

January through August 2019

	Jan - Aug 19	Jan - Aug 18	\$ Change
Ordinary Income/Expense			
Income			
Loan Interest Income			
IRP 4 - 2019 - 06A	664.40	0.00	664.40
RBEG 2019 -06	531.54	0.00	531.54
IRP 2			
2011-03-A	1,100.75	1,471.15	-370.40
Total IRP 2	1,100.75	1,471.15	-370.40
IRP 3			
2013-01-A	0.00	94.04	-94.04
2007-08-A	1,081.28	1,526.21	-444.93
Total IRP 3	1,081.28	1,620.25	-538.97
IRP 4			
2018-02-A	242.24	0.00	242.24
2018-01-A	1,344.44	1,968.62	-624.18
2017-04-A	953.48	1,146.91	-193.43
2017-03-A	242.61	344.47	-101.86
2017-05-A	249.50	333.38	-83.88
2017-01-A	341.48	434.22	-92.74
2017-02-A	1,024.75	1,439.23	-414.48
2016-01-A	631.69	894.87	-263.18
2015-03-A	135.68	248.25	-112.57
2013-02-A	0.00	73.01	-73.01
2010-02-A	148.01	0.00	148.01
Total IRP 4	5,313.88	6,882.96	-1,569.08
Loan Interest Income - Other	572.27	0.00	572.27
Total Loan Interest Income	9,264.12	9,974.36	-710.24
Loan Program Fee			
IRP 4	1,800.00	2,250.00	-450.00
Loan Program Fee - Other	0.00	200.00	-200.00
Total Loan Program Fee	1,800.00	2,450.00	-650.00
Loan Late Fee			
2018-01-C	5.00	0.00	5.00
2015-03 - 2015-03-A	60.00	30.00	30.00
Loan Late Fee - Other	0.00	15.99	-15.99
Total Loan Late Fee	65.00	45.99	19.01
4110 - Grants			
Waverly Trade Center DOT Grant	10,880.00	73,443.06	-62,563.06
4110 - Grants - Other	465,000.00	1,696,136.00	-1,231,136.00
Total 4110 - Grants	475,880.00	1,769,579.06	-1,293,699.06
Interest Income-			
Interest Income- TSB ICS	12,413.05	3,937.10	8,475.95
Community- Facade Improvement	21.96	29.86	-7.90
CCTC Loan Loss Reserve Account	11.75	13.58	-1.83
Community- Lounsberry	71.27	76.55	-5.28
TSB- checking	243.59	317.00	-73.41
TSB-general fund	58.34	152.01	-93.67
TSB- IRP 4	34.42	49.78	-15.36
TSB- RBEG	31.99	41.62	-9.63
TSB- marketing	0.26	0.29	-0.03
Total Interest Income-	12,886.63	4,617.79	8,268.84
Leases/Licenses	11,307.00	11,998.08	-691.08
OHRy			

Tioga County Industrial Development Agency

09/03/19

Profit & Loss Prev Yr. Comparison

Accrual Basis

January through August 2019

	Jan - Aug 19	Jan - Aug 18	\$ Change
freight	68,461.70	102,147.30	-33,685.60
Total OHRy	68,461.70	102,147.30	-33,685.60
4170 · PILOT Program Fees			
V&S NY Galvanizing LLC	84,131.50	0.00	84,131.50
Gateway	16,416.39	0.00	16,416.39
SUN8 PDC LLC	0.00	288,073.00	-288,073.00
Owego Garden - Home Leasing	2,500.00	0.00	2,500.00
Best Buy	2,500.00	0.00	2,500.00
4170 · PILOT Program Fees - Other	0.00	2,500.00	-2,500.00
Total 4170 · PILOT Program Fees	105,547.89	290,573.00	-185,025.11
Total Income	685,212.34	2,191,385.58	-1,506,173.24
Expense			
IDA Paint Program			
2019 · 2019	1,000.00	0.00	1,000.00
2018	0.00	1,000.00	-1,000.00
Total IDA Paint Program	1,000.00	1,000.00	0.00
66900 · Reconciliation Discrepancies	0.00	-0.02	0.02
Grant Expense	465,000.00	17,595.10	447,404.90
WWTP Crown Cork and Seal	0.00	-18,633.74	18,633.74
Marketing	0.00	710.38	-710.38
Waverly Trade Center DOT Grant	10,880.00	73,443.06	-62,563.06
Tioga Industrial Park Corporate Drive	0.00	5.00	-5.00
Total Tioga Industrial Park	0.00	5.00	-5.00
Education			
Haskell	139.00	0.00	139.00
Curtis	139.00	0.00	139.00
Education - Other	25.00	3,501.80	-3,476.80
Total Education	303.00	3,501.80	-3,198.80
Loan Admin Fee			
IRP 4	0.00	0.00	0.00
Total Loan Admin Fee	0.00	0.00	0.00
Loan Program Expense	60.00	105.00	-45.00
6120 · Bank Service Charges			
Check order			
TSB IRP 4	57.30	0.00	57.30
TSB RBEG	57.30	0.00	57.30
Total Check order	114.60	0.00	114.60
6120 · Bank Service Charges - Other	60.00	175.20	-115.20
Total 6120 · Bank Service Charges	174.60	175.20	-0.60
Copies	489.40	345.80	143.60
6160 · Dues and Subscriptions	1,710.00	1,580.00	130.00
E=mt3			
site preparation	0.00	200.00	-200.00
Total E=mt3	0.00	200.00	-200.00
Employee benefit			
IRA Company Match	931.76	1,249.88	-318.12
IRA	0.00	1,249.87	-1,249.87
Total Employee benefit	931.76	2,499.75	-1,567.99
6180 · Insurance			

Tioga County Industrial Development Agency

09/03/19

Profit & Loss Prev Yr. Comparison

Accrual Basis

January through August 2019

	Jan - Aug 19	Jan - Aug 18	\$ Change
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	3,292.00	3,287.00	5.00
6190 · Disability (First Rehab Life)	157.04	0.00	157.04
Employee Health (SSA)	3,063.97	1,496.32	1,567.65
6185 · Property & Liability (Dryden)	9,803.08	11,575.83	-1,772.75
RR Liability (Steadfast)	19,923.84	20,883.84	-960.00
WC (Amtrust)	788.00	533.00	255.00
Total 6180 · Insurance	37,777.93	38,525.99	-748.06
6200 · Interest Expense			
6210 · Finance Charge	0.00	0.39	-0.39
6220 · Loan Interest			
IRP 3	0.00	0.21	-0.21
Total 6220 · Loan Interest	0.00	0.21	-0.21
6200 · Interest Expense - Other	6,385.15	6,770.20	-385.05
Total 6200 · Interest Expense	6,385.15	6,770.80	-385.65
6240 · Miscellaneous	602.66	0.00	602.66
6550 · Office Supplies			
other	0.00	176.73	-176.73
6550 · Office Supplies - Other	858.36	581.67	276.69
Total 6550 · Office Supplies	858.36	758.40	99.96
6560 · Payroll Expenses			
Payroll Expenses - HSA	900.00	0.00	900.00
M. Tinney	0.00	1,480.28	-1,480.28
6560 · Payroll Expenses - Other	27,832.98	41,118.43	-13,285.45
Total 6560 · Payroll Expenses	28,732.98	42,598.71	-13,865.73
PILOT Program Expenses			
Distributed Sun	0.00	305.00	-305.00
Total PILOT Program Expenses	0.00	305.00	-305.00
6250 · Postage and Delivery	110.04	88.44	21.60
6270 · Professional Fees			
Ag Ec Dev Specialist Position	4,131.00	0.00	4,131.00
Administrative Services			
Tinney, M	2,300.00	0.00	2,300.00
Haskell	5,425.00	6,053.00	-628.00
Tinney	14,875.00	12,000.00	2,875.00
Total Administrative Services	22,600.00	18,053.00	4,547.00
6650 · Accounting			
Piaker & Lyons	0.00	9,500.00	-9,500.00
Jan Nolis	3,116.25	2,183.75	932.50
6650 · Accounting - Other	12,500.00	0.00	12,500.00
Total 6650 · Accounting	15,616.25	11,683.75	3,932.50
6655 · Consulting	0.00	19,500.00	-19,500.00
6280 · Legal Fees			
Loan Program Fees	0.00	793.00	-793.00
Special Project Fees	18,000.00	0.00	18,000.00
6280 · Legal Fees - Other	30,868.50	26,044.50	4,824.00
Total 6280 · Legal Fees	48,868.50	26,837.50	22,031.00
6270 · Professional Fees - Other	8,744.94	7,920.00	824.94
Total 6270 · Professional Fees	99,960.69	83,994.25	15,966.44

Tioga County Industrial Development Agency

09/03/19

Profit & Loss Prev Yr. Comparison

Accrual Basis

January through August 2019

	Jan - Aug 19	Jan - Aug 18	\$ Change
6670 · Program Expense			
Water Tower	30,547.25	0.00	30,547.25
Total 6670 · Program Expense	30,547.25	0.00	30,547.25
Property Taxes			
96 · Smith Creek Rd	181.63	2,197.55	-2,015.92
540 · Stanton Hill	21.03	81.74	-60.71
Spring St	0.25	0.22	0.03
Berry Road (47)	106.32	97.94	8.38
Carmichael Road	3.95	3.74	0.21
Smith Creek Road	17.66	16.27	1.39
Glenmary Drive	11.03	10.06	0.97
Metro Road	9.19	8.39	0.80
Total Property Taxes	351.06	2,415.91	-2,064.85
Real Estate Taxes	2,357.00	0.00	2,357.00
Recording fees	0.00	1,215.00	-1,215.00
6770 · Supplies			
6790 · Office	0.00	518.49	-518.49
6770 · Supplies - Other	127.70	0.00	127.70
Total 6770 · Supplies	127.70	518.49	-390.79
6340 · Telephone	120.03	200.05	-80.02
6350 · Travel & Ent			
6370 · Meals	0.00	325.93	-325.93
6380 · Travel	188.25	508.49	-320.24
Total 6350 · Travel & Ent	188.25	834.42	-646.17
Total Expense	688,667.86	260,752.79	427,915.07
Net Ordinary Income	-3,455.52	1,930,632.79	-1,934,088.31
Other Income/Expense			
Other Expense			
Transferred Assets	0.00	2,899,623.29	-2,899,623.29
Total Other Expense	0.00	2,899,623.29	-2,899,623.29
Net Other Income	0.00	-2,899,623.29	2,899,623.29
Net Income	-3,455.52	-968,990.50	965,534.98

Tioga County Industrial Development Agency

09/03/19

Transaction Detail by Account

Accrual Basis

August 2019

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	08/01/2019			Loan Payment	250.00
Deposit	08/05/2019			Loan Payment	625.00
Deposit	08/09/2019			Loan Payments	1,384.84
Deposit	08/09/2019			Loan Payment	169.54
Deposit	08/20/2019			Loan Payments	423.48
Deposit	08/28/2019			Loan Payments	847.30
Total Community- Facade Improvement					3,700.16
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	08/01/2019			Loan Payment	559.08
Deposit	08/01/2019			Loan Payment	306.00
Deposit	08/09/2019			Loan Payments	1,748.88
Deposit	08/09/2019			Loan Payments	2,440.49
Deposit	08/12/2019			Loan Payment	836.76
Deposit	08/20/2019			Loan Payment	152.54
Total TSB- IRP 2016 (Formerly IRP 4)					6,043.75
TSB- RBEG					
Check	08/01/2019	X	TSB	RBEG Deposit Slips	-57.30
Total TSB- RBEG					-57.30
Total USDA Funds					5,986.45
Total Restricted Cash Accounts					9,686.61
Unrestricted Cash Accounts					
TSB- checking					
Check	08/07/2019	6303	Christine E Curtis	Pay period: 7/21/2019 - 8/03/2019	-1,240.77
Check	08/07/2019	6304	Madison Tinney.	Invoice # 2019-15	-300.00
Check	08/07/2019	6305	Thomas, Colliso...	Services June 1, 2019 - June 30, 2019 + ...	-4,162.50
Check	08/07/2019	6306	Amtrust North A...	WC Annual Premium 9/8/2019-9/8/2020	-788.00
Check	08/07/2019	6307	Thomas, Colliso...	Services May 1, 2019 - May 31, 2019 + mi...	-2,137.50
Deposit	08/12/2019			Lease	360.35
Check	08/12/2019	6308	NYS Economic ...	2019 NYSEDC Dues	-750.00
Check	08/12/2019	6309	Christine Curtis	Reimburse Certified Mail Expense 8-9-19	-18.38
Check	08/13/2019	6310	LeeAnn Tinney	Prof Services: Aug 2019	-2,125.00
Check	08/13/2019	6311	Christine E Curtis	HSA Mar-Aug 2019 C. Curtis	-900.00
Deposit	08/20/2019			OHRy	7,955.00
Check	08/20/2019	6312	Franklin Temple...	Christine E Curtis; Simple IRA August 201...	-196.16
Check	08/20/2019	6313	Economic Devel...	Ad - 2019 Greater Valley Guide - IDA/ED&...	-140.00
Check	08/20/2019	6314	Tioga County	Aug Wireless Charges - IT Invoice #2721	-40.01
Check	08/21/2019	6315	Christine E Curtis	Pay Period: 08/04/2019 - 8/17/2019	-1,240.78
Check	08/21/2019	X	NYS Division of ...	Aug 2019 State Tax Deposit	-125.22
Check	08/28/2019	6316	Tioga County Tr...	Postage 4th QTR 2017 - DSS Invoice - 37 ...	-23.19
Check	08/28/2019	6317	Excellus Health ...	2019 Health Insurance - Sep - C.Curtis - In...	-437.71
Check	08/28/2019	6318	Thomas, Colliso...	VOID: Services July 1, 2019 - July 31, 201...	0.00
Transfer	08/29/2019			Funds Transfer - To Keep Checking Balan...	-202,904.23
Check	08/29/2019	6319	Thomas, Colliso...	Services July 1, 2019 - July 31, 2019 + mi...	-3,583.00
Check	08/30/2019	X	EFTPS	Aug 2019 Federal Tax Deposit	-732.54
Total TSB- checking					-213,529.64
Total Unrestricted Cash Accounts					-213,529.64
TOTAL					-203,843.03

Project				Award	Leveraged Funds	Total Project
DOS						
Enhance Waterfront				641,086	-	641,086
Marvin Park Improvements				1,433,778	360,000	1,793,778
North Ave. Art Park				1,172,621	-	1,172,621
Enhance Parking Options				441,480	-	441,480
Lake Street Infrastructure				294,338	-	294,338
Southside Lighting				101,374	-	101,374
Central Fire Station Restoration				198,874	201,126	400,000
Marketing/TAC Improvements				350,000	29,000	379,000
Coburn Library Improvements				300,000	674,500	974,500
HCR						
Key Façade Revitalization				475,771	464,749	940,520
	JJ Newberry	Mead	29,321			
	32-34 Lake Street	Skovira	34,900			
	194 Front Street	Noble	32,825			
	53-55 North Avenue	Smith	219,070			
	57-59 North Avenue	Smith	inc			
	62-64 North Avenue	Smith	inc			
	100-106 North Avenue	Seaver	14,217			
	132-134 North Avenue	Riegel	99,638			
	50 Lake Street	Swaney	23,144			
Support Business Development				1,273,990	1,228,071	2,502,061
	127 McMaster Street	Shaw	160,000			
	Ice Ccream Works	Franz	45,650			
	Home Central	Whittemore	336,250			
	171 Front/2 Court Streets	Baust/Snyder	158,500			
	The Cellar Restaurant	Layman	222,832			
	20 Church Street	Arbes	146,520			
	37-41 Lake Street	Arbes	113,572			
	Parkview Hotel	Johnson	30,000			
Ti-Ahwaga Arts Center Expansion				290,000	250,000	540,000
Tioga Historical Museum Expansion				673,023	673,023	1,346,046
ESD						
Mixed Use Brewery Creation				439,000	394,700	833,700
Complete Restoration Mixed Use				123,429	881,380	1,004,809
Applied Technology Renovation				491,236	1,079,206	1,570,442
Non-Profit Hub/Emergency Center				1,000,000	3,798,000	4,798,000
Total				9,700,000	10,033,755	19,733,755