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## Tioga County Industrial Development Agency

June 7, 2017 • 4:30pm •

Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

### Agenda

1. **Call to Order and Introductions**
2. **Attendance**
  - A. IDA Board Members
    1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette K. Dougherty, M. Sauerbrey, J. Ceccherelli
      - a. Absent:
      - b. Excused:
    2. Guests:
      - a. B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher, E. Jardine
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. Larson Design Group – J. Bellis
      - a. WWTP Update
      - b. Water Update
  - B. Tioga Downs Racetrack, LLC Phase 2 & 3– B. Myers
    1. Update
  - C. Tioga Downs Racetrack, LLC Phase IV
    1. Update
      - a. Building Plan Change
  - E. Gateway Project
    1. Update
  - F. Project Freehold
    1. Update
  - G. DePaul Project
    1. Update
  - H. Minka Village – Tioga Opportunities Project
    1. Update
  - I. Upstate Shredding
    1. Update
  - J. Owego Gardens –
    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. Solar Project Policy
3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
  - a. None

B. Swartwood Lease – 44 Railroad Ave., Berkshire, NY

1. Reaffirm Email Vote

C. E-Site

1. Update
  - a. Master Plan Update – E. Jardine
    - i. Full EAF
  - b. Wetland Delineation Update
  - c. Owego Gardens II
  - d. VIP Structures

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

1. Update
  - a. Demolition RFP

E. Lounsberry – 19.8 Acres in the Town of Nichols

1. Update
  - a. Letter of Intent
  - b. Purchase Contract

F. Davis/Bodle Hill Property

1. Update

**6. PILOT Updates – B. Myers**

A. Gateway PILOT

1. Name Change

**7. New Business – B. Myers**

A. E-Site CFA for Road Construction

**8. Approval of Minutes –**

A. May 3, 2017 Regular 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. Loan Program
    1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
      - a. Tioga Downs RLF SOW
- 11. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. Next Meeting – July 5, 2017**
- 13. Adjourned**



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## Tioga County Industrial Development Agency

May 3, 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, J. Bellis, D. Chase, G. Conde, J. Meagher, M. Freeze, and N. Ruiz

*M. Sauerbrey arrived at 4:32 p.m.*

#### 3. Privilege of the Floor:

##### J. Bellis – Larson Design Group

J. Bellis reported the following regarding **Project Freehold**:

**a. Rendering:** The base image would be put on to a concrete deck.

**b. Base Flood Elevation:** The 100-year flood elevation is approximately 3 ft. above street level for a total base flood elevation of 817.6 ft.

**c. Geotech:** Finished borings on 5/1/17. Ground water around 4ft. It is possible that we could tie into the village system.

**d. Request for Proposals:** LDG - The opinion of construction costs will be derived from the RFP.

##### D. Chase – Clark Patterson Lee

D. Chase presented the E-site Master Plan Update. The Plan includes a 2<sup>nd</sup> housing facility consisting of 62-units. D. Chase reported he explained the letter to SUEZ which illustrates demand and how we will handle it. Waiting for SUEZ to respond. D. Chase reported the anticipated gallons per day is 30,000, therefore, will need a 250,000-gallon tank. D. Chase presented the following options for the water tower:

1. 100 ft. water tower within the Village of Owego limits - \$1.3 million dollars.
2. 24 ft. water tower outside the Village of Owego limits - \$450,000 dollars (\$400,000 for the tank and \$50,000 for the pipe).

*K. Gillette arrived at 5:18 p.m.*

It is unknown as to whether the tank can be located outside the village limits. D. Chase reported the overall infrastructure (roads, water, utilities) is over \$5 million dollars with the elevated tank whereas the alternative option is under \$4 million dollars. Question was raised as to whether the IDA could annex the property over to the Village of Owego to accommodate staying within the village limits. L. Tinney reported there is a \$350,000 commitment from the State for the extension of water at this site. L. Tinney further reported she has shared this information with Congressman Reed's office as they were instrumental with this issue and the meetings with SUEZ.

#### **G. Conde – DePaul**

Ms. Conde attended today's meeting to provide a presentation on DePaul and their interest in constructing a 60-unit supported housing complex in Tioga County. Ms. Conde highlighted the following:

- DePaul is focusing on smaller communities. The intent of the project is to keep people who reside in this community to stay in the community.
- DePaul is similar to Home Leasing, LLC but on a smaller scale. DePaul is a not-for-profit for special needs housing, however, in the past ten years has expanded their housing to serve the general public. For this project, DePaul would be partnering with Home Leasing, LLC.
- Tioga County model consists of 60 units; 56 one-bedroom apartments and 4 two-bedroom apartments. 50% of these units would serve individuals with broad range disabilities. Units would be available at mid-market with 50% of the units meeting ADA standards with 4-6 units enhanced for individuals with audio and visual impairments.
- Security consists of a 24/7 front desk person, security cameras installed on the complex, and aggressive background checks for prospective tenants.
- Staffing will consist of the front desk person, as well as three housing specialists who will link tenants to services already established in the community. NYS will pay for these housing specialists via a 10-year grant and DePaul has secured a 30-year commitment. DePaul will hire staffing from the community.
- This is not public housing and is not Section 8 housing, however, will take these housing vouchers after proceeding with the aggressive vetting process. The lease agreements are the same for all tenants.

The following questions were raised in regards to the proposed project:

- **Was a study done regarding the need for this type of housing and where would the residents come from?** Ms. Conde reported a study was not done, however, she spoke with Lori Morgan, Tioga County Director of Community Services, who expressed a need as well as excitement for this type of concept in Tioga County.
- **Is DePaul aware of the fact that Tioga County does not have a public transportation system?** Ms. Conde reported DePaul is aware of this and there will be a van on-site to assist tenants with transportation, as well as assisting them in making their own transportation arrangements.
- **Why are there only four 2-bedroom apartments?** Ms. Conde reported this is to minimize the number of families with children, as more families with children would require additional amenities such as playground, etc.
- **Vetting process for sexual offenders?** Ms. Conde reported sexual offenders are not a protected class, therefore, can discriminate and DePaul does.

***G. Conde departed the meeting at 5:35 p.m.***

***D. Chase departed the meeting at 5:35 p.m.***

#### 4. Project Updates

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

1. **Ribbon Cutting** - B. Myers reported the ribbon cutting event is scheduled for 5/9/17 from 1:00 – 3:00 p.m.

2. **Update** – B. Myers reported final invoices and before/after photos are required for the grant reimbursement through ESD. J. Bellis reported Vacri Construction is able to prepare and send the final invoices, however, some of the contractual items are still outstanding. One of the outstanding items is sludge testing and at this time there is not enough sludge to test. It is anticipated that this may not occur until mid-summer. The Board had no issue with Vacri submitting the final bills and allowing the IDA to move forward with the grant reimbursement process, as the contractor has a contractual obligation to complete the outstanding items. J. Bellis will request final pay requisition from Vacri for the IDA June meeting. J. Bellis reported this project went well and was in the hands of a good contractor which resulted in the project coming in \$93,000 under budget. B. Myers reported he will provide the required before/after photos.

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

1. **Update** - B. Myers reported all levels of the hotel have been constructed and work is currently being done on the inside/outside of the hotel. B. Myers reported progress is being made on the convention center and anticipated completion is slated for Fall 2017.

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

1. **Update** - B. Myers reported Phase IV consists of the golf clubhouse and course. B. Myers reported the old existing clubhouse has been demolished and site work is continuing. Anticipated completion for new construction is slated for Fall 2017.

##### D. FedEx Project - B. Myers

1. **Update** – B. Myers reported the ribbon cutting event was held on 4/18/17 and noted this was well attended. B. Myers thanked M. Sauerbrey and J. Ceccherelli for attending. B. Myers reported Congressman Reed was in attendance, as well as representatives from Senator Akshar’s office and Assemblyman Friend’s office.

##### E. Gateway Project – B. Myers

1. **Update** – B. Myers reported the underwriting of the project’s financial phase is currently underway. B. Woodburn, ED&P, has been working with the fund administrators.

##### F. Project Freehold

**a. Request for Proposals – LDG** – Question was raised as to whether LDG is eligible to submit a bid in the event they are awarded the opportunity to prepare the RFP. J. Meagher reported preparing the RFP does not prohibit LDG from submitting a bid.

**Motion to authorize Larson Design Group (LDG) to prepare the Request for Proposal (RFP) on Project Freehold. (M. Sauerbrey, K. Gillette)**

**Aye – 6     Abstain – 0**

**No – 0     Carried**

##### G. DePaul Project

1. **Update** – B. Myers reported he drafted a letter of intent regarding the site and ordered the appraisal on 5/1/17 under the approval of the IDA Chairman, R. Kelsey. L. Tinney reported this project would be part of the 120-acre parcel located on Davis Hill Road. Further discussion was tabled for Executive Session.

## H. Minka Village – Tioga Opportunities Project

**1. Update** – B. Myers reported the original site is located on Stanton Hill Road in the Town of Nichols, however, Tioga County Soil & Water did a site review and noted a strong possibility of a wetland issue which could pose a problem. L. Tinney reported an alternate site was pursued and they are moving forward with the alternate site, however, this site does not have infrastructure. Tioga Opportunities would need to do well and septic. L. Tinney reported ED&P is assisting Tioga Opportunities, Inc. with an application and there is no IDA involvement at this time. The project consists of 2 and 3-bedroom family type houses for a total of 12 units.

**I. Upstate Shredding** – B. Myers reported LeChase was awarded the construction contract for the media separation plant located at Upstate Shredding’s current facility. Construction is anticipated to begin soon.

**J. Owego Gardens** – B. Myers reported the ribbon cutting was held earlier today and thanked R. Kelsey, M. Sauerbrey, and L. Tinney for attending the event. B. Myers reported the facility will be at 100% occupancy with a current waiting list of 145 people as of 6/1/17. B. Myers reported there is a high demand for the Owego Gardens II project.

## 6. Old Business – B. Myers

### A. Public Authority Accountability Act

**1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)** –  
Nothing new to report.

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

- a. **Solar Project Policy** - B. Myers reported he will prepare and distribute a solar project policy similar to the guidelines used for Distributed Sun for the Governance Committee’s review. Possibility of calling a Governance Committee meeting prior to the June monthly meeting.

**4. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)**  
Nothing new to report.

### B. E-Site Phase IB Archeological Study –

#### 1. Update -

- a. **Master Plan Update** – J. Meagher reviewed the Master Plan Update and determined a Full Environmental Assessment Form (Parts 1,2, & 3) will need to be done.

**Motion to approve the Full EAF (Parts 1, 2 & 3) and recommend the Board issue a Negative Declaration indicating the project will have no significant adverse impacts on the environment. (A. Gowan, T. Monell)**

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

- b. **Wetland Delineation Update** – B. Myers reported he spoke with Fagan Engineers and the USACE will be on-site 5/31/17.
- c. **VIP Structures** – B. Myers reported Charlie Wallace expressed possible interest in another project in Tioga County for either professional office space or extended stay facility.

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

**1. Update**

- a. **Asbestos Abatement** – B. Myers reported asbestos has been found in tiles and boards, therefore, will need to be included in the RFP for demolition of the building.
- b. **Demolition** - B. Myers reported he will draft a Scope of Work and is working on language for the RFP for J. Meagher’s review. B. Myers anticipates presenting this information at the June Board meeting.

**7. PILOT Updates – B. Myers**

- A. **Sun8 PDC LLC Discussion** – B. Myers reported the public hearing was held last week in the Town of Spencer. B. Myers reported the IDA received letters of support from the Town of Spencer, County of Tioga, and Spencer-VanEtten School District all expressing they were in favor of this project. B. Myers reported there is only a 10% real property tax benefit.

**Motion to approve the PILOT application as received from SUN8 PDC, LLC  
(A. Gowan, M. Sauerbrey)**

<b>Aye – 5</b>	<b>Abstain – 1 (R. Kelsey)</b>
<b>No – 0</b>	<b>Carried</b>

- B. **Owego Gardens PILOT Modification Request** – L. Tinney reported Home Leasing made a request to the Village of Owego to consider changing the classification to Senior Housing Facility, which is what was originally proposed from start of project. L. Tinney reported Owego Gardens is being charged double what was initially anticipated, therefore, creating a shortfall and hardship to make payment for the sanitary sewer and real property taxes. Changing the classification will aid with this shortfall, however, does not satisfy the \$3,200 gap in what Owego Gardens planned and can provide. L. Tinney reported she contacted all the entities involved with the PILOT (Town of Owego, County of Tioga, O-A School District, and Village of Owego) to request consideration for a payment disbursement modification in the amount of the \$3,200 shortfall. L. Tinney reported the Town of Owego and County of Tioga were agreeable to this request, however, the O-A School Board did not take any action and the Village of Owego is pending decision based on the re-classification review of Senior Facility Housing from Mixed Use. R. Kelsey reported this is a 3-year commitment, as the Village of Owego is expected to do upgrades to their wastewater treatment facility over the course of the next three years. Question was raised as to whether all entities need to be in agreement in order to proceed with the modification request. J. Meagher reported the IDA is entitled to modify the PILOT and can deviate from our Uniform Tax Exemption Policy without approval from other municipalities, however, this may not be the best course of action.



R. Kelsey reported Owego Gardens II or other potential projects would add users to the wastewater treatment facility that would hopefully result in lower rates. N. Ruiz, Village of Owego trustee, inquired as to how the classification was initially Senior Housing Facility, but ultimately ended up as Mixed Use and why this was not brought to the attention of the Village of Owego Board sooner. L. Tinney reported it was always the intent to have this project classified as Senior Housing Facility and Home Leasing was not aware that the classification was incorrect until they received their first invoice.

**8. Approval of Minutes –**

**A. April 5, 2017 Regular Meeting Minutes**

**Motion to approve the April 5, 2017 Regular Board Meeting minutes**

**(T. Monell, M. Sauerbrey)**

**Aye – 6            Abstain – 0**

**No – 0            Carried**

**B. April 5, 2017 Loan Committee Meeting Minutes**

**Motion to approve the April 5, 2017 Loan Committee Meeting minutes**

**(T. Monell, M. Sauerbrey)**

**Aye – 6            Abstain - 0**

**No – 0            Carried**

**C. April 27, 2017 Public Hearing Minutes**

**Motion to approve the April 27, 2017 Public Hearing minutes related to the application for financial assistance submitted to the IDA from Sun8 PDC, LLC**

**(T. Monell, M. Sauerbrey)**

**Aye – 6            Abstain - 0**

**No – 0            Carried**

**N. Ruiz departed the meeting at 6:17 p.m.**

**9. Financial Reports – B. Myers presented the financial reports.**

**A. Reports**

1. Balance Sheet – B. Myers noted the balance sheet reflects the recent loan closing activity.
2. Profit & Loss
3. Transaction Detail – Question was raised regarding the \$0.00 check. B. Myers explained a check was inadvertently cut to the wrong vendor, therefore, was VOIDED and re-issued accordingly.

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

**Aye – 6            Abstain – 0**

**No – 0            Carried**

**10. New Business – J. Meagher**

**A. DOL Public Work Enforcement Fund –** B. Myers reported the IDA received a letter from Department of Labor indicating a percentage payment is owed on each public works project the IDA engaged in. J. Meagher reported Brian McMahan, NYS EDC, is researching this, as no one has heard of this or paid such a fee. J. Meagher reported this would involve only the projects constructed on the IDA's behalf.

**B. Easement Request – Tioga County Information Technology** – B. Myers reported the Tioga County Information Technology Department is requesting an easement for the fiber extension on Glenmary Drive/Goodrich Settlement Road. B. Myers reported the railroad was agreeable and J. Meagher did not foresee an issue.

**Motion to approve easement request for Tioga County Information Technology for the fiber extension on Glenmary Drive/Goodrich Settlement Road (K. Gillette, 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 reviewed the income to date chart and indicated the IDA is ahead of where we were last year at this time.

**B. Loan Program – B. Myers**

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

**a. Income to Date:**

- i.** LINC Report – B. Myers reported the USDA LINC Report was completed on 4/21/17.
- ii.** R&C Auto – B. Myers reported the \$40,000 loan closed on 4/19/17.
- iii.** Granite Works – B. Myers reported the \$100,000 loan closed on 4/26/17.
- iv.** Tioga Gardens – B. Myers reported the \$20,000 loan closed on 4/26/17.
- v.** Stiletto’s Hair & Nails – B. Myers reported the \$23,500 loan closed on 5/3/17.
- vi.** Tioga Downs – Revolving Loan Fund Scope of Work – The establishment of a Revolving Loan Fund to be used regionally was part of the Tioga Downs gaming license application. B. Myers reported the Loan Committee met last month and is starting to work together on developing a Scope of Work for this \$500,000 Revolving Loan Fund.

**12. Executive Session –**

**Motion to move into Executive Session at 6:24 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisitions. (T. Monell, J. Ceccherelli)**

Aye – 6            Abstain – 0  
No – 0            Carried

**Motion to exit Executive Session at 6:34 p.m. (J. Ceccherelli, M. Sauerbrey)**

Aye – 6            Abstain – 0  
No – 0            Carried

**Motion to authorize purchase of 19.8 acres located in the Town of Nichols not to exceed \$238,900 (J. Ceccherelli, M. Sauerbrey)**

Aye – 6            Abstain – 0  
No – 0            Carried

**13. Next Meeting – Wednesday, June 7, 2017**

**14. Adjournment –**

**Motion to adjourn at 6:37 p.m. (K. Gillette, R. Kelsey)**

Aye – 6            Abstain – 0  
No – 0            Carried

## Tioga County Industrial Development Agency

## Balance Sheet

As of May 31, 2017

06/01/17

Accrual Basis

	May 31, 17	May 31, 16	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	125,914.71	92,516.07	33,398.64
CCTC- Industrial Park	12,000.37	12,000.37	0.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,390.88	40,372.51	18.37
TSB- IRP 2	0.00	89,684.82	-89,684.82
TSB- IRP 3	0.00	174,474.08	-174,474.08
TSB- IRP 2016 (Formerly IRP 4)	252,276.14	128,951.90	123,324.24
TSB- RBEG	205,474.48	205,417.29	57.19
TSB- marketing	1,496.70	1,496.29	0.41
<b>Total USDA Funds</b>	<b>499,638.20</b>	<b>640,396.89</b>	<b>-140,758.69</b>
<b>Total Restricted Cash Accounts</b>	<b>637,553.28</b>	<b>744,913.33</b>	<b>-107,360.05</b>
<b>CCTC- CDs</b>			
Infrastructure (391)	0.00	127,354.49	-127,354.49
Site Development (383)	0.00	128,656.37	-128,656.37
Site Development (878)	0.00	253,164.66	-253,164.66
Infrastructure (877)	0.00	93,341.13	-93,341.13
Land Acquisition (879)	522,405.10	516,424.15	5,980.95
Capital Improvement (284)	308,059.91	303,652.79	4,407.12
<b>Total CCTC- CDs</b>	<b>830,465.01</b>	<b>1,422,593.59</b>	<b>-592,128.58</b>
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	21,701.59	0.00	21,701.59
TSB-Crown Cork and Seal	300,023.49	0.00	300,023.49
Crown Cork Seal	0.00	829,647.85	-829,647.85
Community- BestBuy PILOT Acct.	620,091.04	470,091.68	149,999.36
<b>Total Temporarily Restricted Cash Acc</b>	<b>941,816.12</b>	<b>1,299,739.53</b>	<b>-357,923.41</b>
<b>Unrestricted Cash Accounts</b>			
TSB- checking	1,113,784.02	226,086.69	887,697.33
TSB- general fund	125,150.14	937,227.86	-812,077.72
<b>Total Unrestricted Cash Accounts</b>	<b>1,238,934.16</b>	<b>1,163,314.55</b>	<b>75,619.61</b>
<b>Total Checking/Savings</b>	<b>3,648,768.57</b>	<b>4,630,561.00</b>	<b>-981,792.43</b>
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	373,317.60	493,717.65	-120,400.05
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2016-03-C	17,502.36	0.00	17,502.36
Loan Rec - 2016-02-C	42,361.16	50,000.00	-7,638.84
Loan Rec - 2016-01-C	9,018.98	10,853.30	-1,834.32
Loan Rec - 2015-06-C	20,122.24	24,512.56	-4,390.32
Loan Rec - 2014-01-C	6,611.86	8,646.34	-2,034.48
Loan Rec - 2015-01-C	12,499.95	15,833.31	-3,333.36
Loan Rec - 2015-02-C	2,376.08	4,158.20	-1,782.12
Loan Rec - 2015-04-C	0.00	1,350.00	-1,350.00
Loan Rec - 2015-05-C	16,167.90	19,759.62	-3,591.72
<b>Total Commercial Facade Loan Program</b>	<b>126,660.53</b>	<b>135,113.33</b>	<b>-8,452.80</b>
<b>IRP 4</b>			
Loan Rec 2017-05-A	23,500.00	0.00	23,500.00
Loan Rec 2017-04-A	40,000.00	0.00	40,000.00
Loan Rec 2017-03-A	20,000.00	0.00	20,000.00
Loan Rec 2017-02-A	100,000.00	0.00	100,000.00
Loan Rec 2017-01-A	24,626.84	0.00	24,626.84
Loan Rec 2016-01-A	33,445.11	40,000.00	-6,554.89
Loan Rec 2015-03-A	9,888.89	12,764.62	-2,875.73
Loan Rec 2013-02-A	4,517.57	7,053.18	-2,535.61
Loan Rec 2010-01-A	0.00	15,165.58	-15,165.58
Loan Rec 2009-03-A	0.00	2,331.03	-2,331.03

## Tioga County Industrial Development Agency

## Balance Sheet

As of May 31, 2017

06/01/17

Accrual Basis

	May 31, 17	May 31, 16	\$ Change
Loan Rec 2009-02-A	54,251.58	56,651.58	-2,400.00
<b>Total IRP 4</b>	<b>310,229.99</b>	<b>133,965.99</b>	<b>176,264.00</b>
<b>IRP 3</b>			
Loan Rec 2013-01-A	6,811.22	10,798.92	-3,987.70
Loan Rec 2007-08-A	38,003.44	44,163.42	-6,159.98
<b>Total IRP 3</b>	<b>44,814.66</b>	<b>54,962.34</b>	<b>-10,147.68</b>
<b>IRP 2</b>			
Loan Rec 2012-08-A	0.00	24,783.39	-24,783.39
Loan Rec 2011-03-A	53,422.70	63,541.97	-10,119.27
Loan Rec 2011-01-A	0.00	5,025.68	-5,025.68
<b>Total IRP 2</b>	<b>53,422.70</b>	<b>93,351.04</b>	<b>-39,928.34</b>
<b>Total Other Current Assets</b>	<b>873,445.48</b>	<b>876,110.35</b>	<b>-2,664.87</b>
<b>Total Current Assets</b>	<b>4,522,214.05</b>	<b>5,506,671.35</b>	<b>-984,457.30</b>
<b>Fixed Assets</b>			
Asset WWTP	2,681,045.35	104,551.70	2,576,493.65
Land- Mitchell	58,453.51	58,453.51	0.00
<b>Equipment</b>			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
<b>Total Equipment</b>	<b>1,700.88</b>	<b>1,700.88</b>	<b>0.00</b>
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	120,883.01	0.00	120,883.01
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
<b>Total Fixed Assets</b>	<b>4,278,990.59</b>	<b>1,604,919.24</b>	<b>2,674,071.35</b>
<b>Other Assets</b>			
<b>HUD Loan Program</b>			
L/R 2014-01-A	112,621.46	136,599.34	-23,977.88
L/R 2012-06-A	35,095.96	65,160.56	-30,064.60
L/R 2009-04-A	53,958.71	75,168.25	-21,209.54
<b>Total HUD Loan Program</b>	<b>201,676.13</b>	<b>276,928.15</b>	<b>-75,252.02</b>
<b>Total Other Assets</b>	<b>201,676.13</b>	<b>276,928.15</b>	<b>-75,252.02</b>
<b>TOTAL ASSETS</b>	<b>9,002,880.77</b>	<b>7,388,518.74</b>	<b>1,614,362.03</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
20000 · Accounts Payable	0.00	3,535.00	-3,535.00
<b>Total Accounts Payable</b>	<b>0.00</b>	<b>3,535.00</b>	<b>-3,535.00</b>
<b>Other Current Liabilities</b>			
Deferred Revenue	0.00	840,562.25	-840,562.25
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
<b>PILOT Payments</b>			
Crown Cork and Seal	300,000.00	0.00	300,000.00
Owego Gardens	21,700.00	0.00	21,700.00
Tioga Downs Racetrack	-0.01	0.00	-0.01
CNYOG	-0.02	-0.01	-0.01
Best Buy PP	620,000.00	470,003.90	149,996.10
<b>Hadco</b>			
School- Hadco	0.00	-0.01	0.01
<b>Total Hadco</b>	<b>0.00</b>	<b>-0.01</b>	<b>0.01</b>
<b>Rynone</b>			

## Tioga County Industrial Development Agency

## Balance Sheet

As of May 31, 2017

06/01/17

Accrual Basis

	May 31, 17	May 31, 16	\$ Change
Recycle- Rynone	-0.01	0.00	-0.01
Town- Rynone	0.00	-0.01	0.01
<b>Total Rynone</b>	<b>-0.01</b>	<b>-0.01</b>	<b>0.00</b>
<b>Total PILOT Payments</b>	<b>941,699.96</b>	<b>470,003.87</b>	<b>471,696.09</b>
<b>Total Other Current Liabilities</b>	<b>943,085.66</b>	<b>1,311,639.92</b>	<b>-368,554.26</b>
<b>Total Current Liabilities</b>	<b>943,085.66</b>	<b>1,315,174.92</b>	<b>-372,089.26</b>
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	242,249.40	262,079.92	-19,830.52
Loan Pay- IRP 3	222,668.43	222,668.43	0.00
Loan Pay- IRP 2	156,091.00	156,091.00	0.00
Loan Pay- IRP 1	84,023.99	84,023.99	0.00
Tioga County HUD prog			
2014-01-A	112,621.46	136,599.34	-23,977.88
2012-06-A	35,095.96	65,160.56	-30,064.60
2009-04-A	53,958.71	75,168.25	-21,209.54
<b>Total Tioga County HUD prog</b>	<b>201,676.13</b>	<b>276,928.15</b>	<b>-75,252.02</b>
<b>Total Long Term Liabilities</b>	<b>906,708.95</b>	<b>1,001,791.49</b>	<b>-95,082.54</b>
<b>Total Liabilities</b>	<b>1,849,794.61</b>	<b>2,316,966.41</b>	<b>-467,171.80</b>
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 · Opening Bal Equity	0.00	304,104.67	-304,104.67
1110 · Retained Earnings	5,752,285.80	3,262,608.70	2,489,677.10
Net Income	-5,502.27	98,536.33	-104,038.60
<b>Total Equity</b>	<b>7,153,086.16</b>	<b>5,071,552.33</b>	<b>2,081,533.83</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,002,880.77</b>	<b>7,388,518.74</b>	<b>1,614,362.03</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

06/01/17

May 31, 2016 through May 31, 2017

Accrual Basis

	May 31, '16 - May 31, 17	May 31, '15 - May 31, 16	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Office supplies Reimbursement	185.00	0.00	185.00
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
<b>WWTP</b>			
Income thru Trust WWTP	829,647.85	104,551.70	725,096.15
WWTP - Other	430.15	0.00	430.15
<b>Total WWTP</b>	<b>830,078.00</b>	<b>104,551.70</b>	<b>725,526.30</b>
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	687.88	1,365.64	-677.76
2011-03-A	2,947.29	3,151.39	-204.10
2011-01-A	20.94	636.93	-615.99
IRP 2 - Other	0.00	288.39	-288.39
<b>Total IRP 2</b>	<b>3,656.11</b>	<b>5,442.35</b>	<b>-1,786.24</b>
<b>IRP 3</b>			
2013-01-A	458.75	665.10	-206.35
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,585.74	3,252.18	-666.44
IRP 3 - Other	0.00	-31.59	31.59
<b>Total IRP 3</b>	<b>3,044.49</b>	<b>3,933.60</b>	<b>-889.11</b>
<b>IRP 4</b>			
2017-01-A	106.84	0.00	106.84
2016-01-A	1,748.46	0.00	1,748.46
2015-03-A	580.76	406.92	173.84
2013-02-A	295.07	418.49	-123.42
2010-01-A	381.71	1,322.92	-941.21
2009-03-A	20.41	371.81	-351.40
IRP 4 - Other	0.00	-33.08	33.08
<b>Total IRP 4</b>	<b>3,133.25</b>	<b>2,487.06</b>	<b>646.19</b>
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
<b>Total Loan Interest Income</b>	<b>9,833.85</b>	<b>21,703.15</b>	<b>-11,869.30</b>
<b>Loan Program Fee</b>			
Facade	749.90	2,189.74	-1,439.84
IRP 3	150.00	0.00	150.00
IRP 4	850.00	292.50	557.50
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	1,435.00	0.00	1,435.00
<b>Total Loan Program Fee</b>	<b>3,184.90</b>	<b>2,624.74</b>	<b>560.16</b>
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	77.64	8.07	69.57
2012-08	15.00	0.00	15.00
<b>Total Loan Late Fee</b>	<b>92.64</b>	<b>8.07</b>	<b>84.57</b>
<b>Loan Administrative Fee</b>			
IRP 2	406.17	1,713.25	-1,307.08
IRP 3	408.57	1,826.93	-1,418.36
IRP 4	560.97	944.00	-383.03
<b>Total Loan Administrative Fee</b>	<b>1,375.71</b>	<b>4,484.18</b>	<b>-3,108.47</b>
<b>Program Fees</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>4110 - Grants</b>			
ESD Grant - E-Site	0.00	60,000.00	-60,000.00
Waverly Trade Center DOT Grant	315,392.25	105,264.25	210,128.00
STREDC Grant	25,000.00	0.00	25,000.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

06/01/17

May 31, 2016 through May 31, 2017

Accrual Basis

	May 31, '16 - May 31, 17	May 31, '15 - May 31, 16	\$ Change
<b>Total 4110 · Grants</b>	340,392.25	165,264.25	175,128.00
<b>Interest Income-</b>			
Community- Facade Improvement	52.67	96.90	-44.23
CCTC Loan Loss Reserve Account	18.37	20.32	-1.95
CCTC CD Infrastructure (877)	125.36	341.25	-215.89
CCTC CD Site Development (878)	340.02	925.56	-585.54
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	131.16	416.82	-285.66
CCTC CD Infrastructure (391)	130.52	412.60	-282.08
CCTD CD Capital Improvment(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	60.10	61.38	-1.28
TSB- checking	826.95	389.04	437.91
TSB-general fund	450.68	1,185.98	-735.30
TSB- IRP 2	7.24	28.40	-21.16
TSB- IRP 3	13.46	54.31	-40.85
TSB- IRP 4	174.42	47.96	126.46
TSB- RBEG	57.19	62.64	-5.45
TSB- marketing	0.41	0.56	-0.15
<b>Total Interest Income-</b>	12,776.62	8,497.97	4,278.65
<b>Leases/Licenses</b>			
Swartwood	600.00	0.00	600.00
Lounsberry South - Engelbert	0.00	1,000.00	-1,000.00
RR leases	10,214.94	11,137.62	-922.68
Leases/Licenses - Other	414.11	0.00	414.11
<b>Total Leases/Licenses</b>	11,229.05	12,137.62	-908.57
<b>OHRy</b>			
freight	160,728.65	153,063.90	7,664.75
<b>Total OHRy</b>	160,728.65	153,063.90	7,664.75
<b>4170 · PILOT Program Fees</b>			
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	112,173.94	2,500.00	109,673.94
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
<b>Total 4170 · PILOT Program Fees</b>	1,221,107.89	589,653.83	631,454.06
<b>Total Income</b>	2,603,448.96	894,518.85	1,708,930.11
<b>Expense</b>			
Bodle Hill Land	200.00	0.00	200.00
WWTP Crown Cork and Seal	15,374.79	250.00	15,124.79
Marketing	469.63	490.38	-20.75
Waverly Trade Center DOT Grant	315,392.25	105,264.25	210,128.00
Tioga Industrial Park			
Corporate Drive	0.00	10.00	-10.00
<b>Total Tioga Industrial Park</b>	0.00	10.00	-10.00
<b>Education</b>			
Myers	0.00	0.00	0.00
Fiato	0.00	299.00	-299.00
<b>Total Education</b>	0.00	299.00	-299.00
<b>Loan Admin Fee</b>			
IRP 2	406.17	1,861.30	-1,455.13
IRP 3	408.57	1,678.88	-1,270.31
IRP 4	560.97	944.00	-383.03
<b>Total Loan Admin Fee</b>	1,375.71	4,484.18	-3,108.47
<b>Loan Program Expense</b>			

## Tioga County Industrial Development Agency

## Profit &amp; Loss

May 31, 2016 through May 31, 2017

06/01/17

Accrual Basis

	May 31, '16 - May 31, 17	May 31, '15 - May 31, 16	\$ Change
IRP 4	0.00	20.55	-20.55
Marketing	0.00	1,652.50	-1,652.50
Loan Program Expense - Other	203.85	107.45	96.40
<b>Total Loan Program Expense</b>	<b>203.85</b>	<b>1,780.50</b>	<b>-1,576.65</b>
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	0.00	2,131.46	-2,131.46
<b>6120 · Bank Service Charges</b>			
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
<b>Total Check order</b>	<b>183.42</b>	<b>57.09</b>	<b>126.33</b>
<b>6120 · Bank Service Charges - Other</b>	<b>223.75</b>	<b>137.12</b>	<b>86.63</b>
<b>Total 6120 · Bank Service Charges</b>	<b>407.17</b>	<b>194.21</b>	<b>212.96</b>
conference	1,720.00	750.00	970.00
Copies	168.75	163.86	4.89
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	285.00	210.00	75.00
<b>E=mt3</b>			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	49,039.50	-49,039.50
site preparation	850.00	0.00	850.00
E=mt3 - Other	5,250.00	0.00	5,250.00
<b>Total E=mt3</b>	<b>13,100.00</b>	<b>49,039.50</b>	<b>-35,939.50</b>
<b>Employee benefit</b>			
IRA Company Match	1,067.31	0.00	1,067.31
IRA	738.45	882.28	-143.83
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	<b>1,805.76</b>	<b>882.28</b>	<b>923.48</b>
<b>6180 · Insurance</b>			
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	4,618.11	-4,618.11
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)	857.00	609.00	248.00
<b>Total 6180 · Insurance</b>	<b>34,942.99</b>	<b>39,339.64</b>	<b>-4,396.65</b>
<b>6200 · Interest Expense</b>			
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
IRP 4	0.00	2,717.02	-2,717.02
<b>Total 6220 · Loan Interest</b>	<b>0.00</b>	<b>7,625.14</b>	<b>-7,625.14</b>
<b>6200 · Interest Expense - Other</b>	<b>4,847.48</b>	<b>9,840.14</b>	<b>-4,992.66</b>
<b>Total 6200 · Interest Expense</b>	<b>4,847.48</b>	<b>17,465.28</b>	<b>-12,617.80</b>
<b>Lounsberry land</b>			
Hess	400.00	0.00	400.00
Berry	2,910.00	507.52	2,402.48
Lounsberry land - Other	0.00	0.00	0.00
<b>Total Lounsberry land</b>	<b>3,310.00</b>	<b>507.52</b>	<b>2,802.48</b>
<b>6550 · Office Supplies</b>			
other	204.64	302.07	-97.43
stationary	185.00	193.00	-8.00
ink cartridges	464.84	924.99	-460.15



## Tioga County Industrial Development Agency

## Profit &amp; Loss

May 31, 2016 through May 31, 2017

06/01/17

Accrual Basis

	May 31, '16 - May 31, 17	May 31, '15 - May 31, 16	\$ Change
6550 · Office Supplies - Other	90.54	323.76	-233.22
<b>Total 6550 · Office Supplies</b>	<b>945.02</b>	<b>1,743.82</b>	<b>-798.80</b>
6560 · Payroll Expenses	52,643.91	57,875.31	-5,231.40
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	706.97	-706.97
<b>Total PILOT Program Expenses</b>	<b>706.00</b>	<b>934.65</b>	<b>-228.65</b>
6250 · Postage and Delivery	128.68	269.01	-140.33
6270 · Professional Fees			
Administrative Services			
Fiato	112.50	810.00	-697.50
Haskell	7,536.00	8,020.00	-484.00
Tinney	7,500.00	0.00	7,500.00
<b>Total Administrative Services</b>	<b>15,148.50</b>	<b>8,830.00</b>	<b>6,318.50</b>
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis			
internal control services	0.00	190.00	-190.00
payroll	1,177.50	105.00	1,072.50
<b>Total Jan Nolis</b>	<b>1,177.50</b>	<b>295.00</b>	<b>882.50</b>
<b>Total 6650 · Accounting</b>	<b>10,677.50</b>	<b>9,795.00</b>	<b>882.50</b>
6655 · Consulting	0.00	300.00	-300.00
6280 · Legal Fees			
Loan Program Fees	2,153.00	4,502.50	-2,349.50
Monthly Fees	15,236.00	30,807.50	-15,571.50
6280 · Legal Fees - Other	1,777.50	-3,965.00	5,742.50
<b>Total 6280 · Legal Fees</b>	<b>19,166.50</b>	<b>31,345.00</b>	<b>-12,178.50</b>
6270 · Professional Fees - Other	2,615.96	75.00	2,540.96
<b>Total 6270 · Professional Fees</b>	<b>47,608.46</b>	<b>50,345.00</b>	<b>-2,736.54</b>
6670 · Program Expense			
Façade Improvement Loan Program	0.00	579.60	-579.60
<b>Total 6670 · Program Expense</b>	<b>0.00</b>	<b>579.60</b>	<b>-579.60</b>
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
<b>Total Property Taxes</b>	<b>151.37</b>	<b>273.83</b>	<b>-122.46</b>
Recording fees	781.00	0.00	781.00
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
<b>Total 6300 · Repairs</b>	<b>0.00</b>	<b>31.25</b>	<b>-31.25</b>
6770 · Supplies			
6780 · Marketing	325.00	791.20	-466.20
<b>Total 6770 · Supplies</b>	<b>325.00</b>	<b>791.20</b>	<b>-466.20</b>
6340 · Telephone	57.12	89.13	-32.01
6350 · Travel & Ent			
6370 · Meals	133.97	70.35	63.62
6380 · Travel	1,996.71	231.80	1,764.91

## Tioga County Industrial Development Agency

## Profit &amp; Loss

06/01/17

Accrual Basis

May 31, 2016 through May 31, 2017

	<u>May 31, '16 - May 31, 17</u>	<u>May 31, '15 - May 31, 16</u>	<u>\$ Change</u>
Total 6350 - Travel & Ent	2,130.68	302.15	1,828.53
Total Expense	<u>522,438.78</u>	<u>309,802.32</u>	<u>212,636.46</u>
Net Ordinary Income	2,081,010.18	584,716.53	1,496,293.65
Other Income/Expense			
Other Income			
TSB- CCS	25.08	0.00	25.08
Total Other Income	<u>25.08</u>	<u>0.00</u>	<u>25.08</u>
Net Other Income	25.08	0.00	25.08
Net Income	<u><u>2,081,035.26</u></u>	<u><u>584,716.53</u></u>	<u><u>1,496,318.73</u></u>

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**May 2017**

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	5/1/2017		Facade Loan ...	694.44	694.44
Deposit	5/3/2017		Loan Pmt	148.51	842.95
Deposit	5/9/2017		Facade Loan ...	152.86	995.81
Deposit	5/12/2017		Facade Loan ...	353.00	1,348.81
Deposit	5/18/2017		Facade Loan ...	169.54	1,518.35
Deposit	5/24/2017		Loan Applicati...	100.00	1,618.35
Deposit	5/31/2017		Loan Pmt	1,633.09	3,251.44
Deposit	5/31/2017		Interest	4.99	3,256.43
Total Community- Facade Improvement				3,256.43	3,256.43
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	5/1/2017		Loan Pmt	1,413.39	1,413.39
Deposit	5/1/2017		Loan Pmt	240.00	1,653.39
Deposit	5/3/2017		Loan Pmt	1,154.85	2,808.24
Check	5/4/2017	1062	Granite Works...	-100,000.00	-97,191.76
Check	5/4/2017	1063	Check Reissue	-23,500.00	-120,691.76
Check	5/4/2017	X		-30.00	-120,721.76
Deposit	5/5/2017		Loan Pmt	235.89	-120,485.87
Deposit	5/9/2017		Loan Pmt	1,088.88	-119,396.99
Deposit	5/18/2017		Loan Pmt	278.92	-119,118.07
Deposit	5/24/2017		Loan Applicati...	150.00	-118,968.07
Deposit	5/24/2017		Loan Pmt	200.00	-118,768.07
Deposit	5/31/2017		Loan Pmt	968.81	-117,799.26
Total TSB- IRP 2016 (Formerly IRP 4)				-117,799.26	-117,799.26
Total USDA Funds				-117,799.26	-117,799.26
Total Restricted Cash Accounts				-114,542.83	-114,542.83
<b>Temporarily Restricted Cash Acc</b>					
<b>Community- BestBuy PILOT Acct.</b>					
Deposit	5/1/2017		PILOT Reimbu...	50,000.00	50,000.00
Total Community- BestBuy PILOT Acct.				50,000.00	50,000.00
Total Temporarily Restricted Cash Acc				50,000.00	50,000.00
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	5/2/2017	5824	Bryant R. Myer...	-230.76	-230.76
Check	5/2/2017	5825	Administrative ...	-628.00	-858.76
Check	5/2/2017	5826	L. Tinney May ...	-1,500.00	-2,358.76
Check	5/2/2017	5827	April 2017 Mile...	-103.04	-2,461.80
Deposit	5/3/2017		HUD Rec	5,209.15	2,747.35
Check	5/8/2017	5828	4/23-5/6/17	-1,349.32	1,398.03
Check	5/9/2017	5829	May 2017 HU...	-5,209.15	-3,811.12
Check	5/9/2017	5830	Professional S...	-180.00	-3,991.12
Check	5/9/2017	5831	Distributed Su...	-244.00	-4,235.12
Check	5/9/2017	5832	Pre-Demolition...	-2,910.00	-7,145.12
Check	5/15/2017	X	April 2017	-1,148.46	-8,293.58
Check	5/15/2017	5833	Professional S...	-190.00	-8,483.58
Check	5/15/2017	5834	Legal Fees Fe...	-1,777.50	-10,261.08
Check	5/15/2017	5835	Morning Times...	-179.25	-10,440.33
Check	5/15/2017	5836	20171003fee	-200.00	-10,640.33
Check	5/15/2017	5837	2016-2017 Tra...	-750.00	-11,390.33
Deposit	5/18/2017		RR Deposit	13,910.00	2,519.67
Check	5/22/2017	5838	5/6-5/19/2017	-1,349.32	1,170.35
Deposit	5/24/2017		Lease Payment	600.00	1,770.35
Total TSB- checking				1,770.35	1,770.35
Total Unrestricted Cash Accounts				1,770.35	1,770.35
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2016-03-C</b>					
Deposit	5/31/2017	6614	June 2017 Fac...	-273.48	-273.48

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**May 2017**

Type	Date	Num	Memo	Amount	Balance
Total Loan Rec - 2016-03-C				-273.48	-273.48
<b>Loan Rec - 2016-02-C</b>					
Deposit	5/1/2017	8255...	April 2017 Loa...	-694.44	-694.44
Deposit	5/31/2017	9101...	May 2017 Fac...	-694.44	-1,388.88
Total Loan Rec - 2016-02-C				-1,388.88	-1,388.88
<b>Loan Rec - 2016-01-C</b>					
Deposit	5/9/2017	693	May 2017 Fac...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
<b>Loan Rec - 2015-06-C</b>					
Deposit	5/31/2017	227	June 2017 Fac...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	5/18/2017	70000	May 2017 Loa...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-02-C</b>					
Deposit	5/3/2017	1356...	May 2017 Loa...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
<b>Loan Rec - 2015-05-C</b>					
Deposit	5/31/2017	7108	June 2017 Fac...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				-2,798.44	-2,798.44
<b>IRP 4</b>					
<b>Loan Rec 2017-05-A</b>					
Check	5/4/2017	1063	IRP 4 Loan Cl...	23,500.00	23,500.00
Total Loan Rec 2017-05-A				23,500.00	23,500.00
<b>Loan Rec 2017-02-A</b>					
Check	5/4/2017	1062	IRP 4 Loan	100,000.00	100,000.00
Total Loan Rec 2017-02-A				100,000.00	100,000.00
<b>Loan Rec 2017-01-A</b>					
Deposit	5/1/2017	5555...	May Principle	-184.48	-184.48
Deposit	5/31/2017	581	June 2017 Pri...	-188.68	-373.16
Total Loan Rec 2017-01-A				-373.16	-373.16
<b>Loan Rec 2016-01-A</b>					
Deposit	5/3/2017	9221	May 2017 Prin...	-612.94	-612.94
Total Loan Rec 2016-01-A				-612.94	-612.94
<b>Loan Rec 2015-03-A</b>					
Deposit	5/18/2017	1070	May 2017 Prin...	-226.77	-226.77
Total Loan Rec 2015-03-A				-226.77	-226.77
<b>Loan Rec 2013-02-A</b>					
Deposit	5/5/2017	2087	May 2017 Prin...	-216.17	-216.17
Total Loan Rec 2013-02-A				-216.17	-216.17
<b>Loan Rec 2010-01-A</b>					
Deposit	5/1/2017	9219	May 2017 Prin...	-1,407.58	-1,407.58
Total Loan Rec 2010-01-A				-1,407.58	-1,407.58
<b>Loan Rec 2009-02-A</b>					
Deposit	5/24/2017	5711	May 2017 Loa...	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				120,463.38	120,463.38
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	5/3/2017	1927...	May 2017 Prin...	-370.10	-370.10

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
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Type	Date	Num	Memo	Amount	Balance
Total Loan Rec 2013-01-A				-370.10	-370.10
<b>Loan Rec 2007-08-A</b>					
Deposit	5/31/2017	7107	June 2017 Pri...	-528.12	-528.12
Total Loan Rec 2007-08-A				-528.12	-528.12
Total IRP 3				-898.22	-898.22
<b>IRP 2</b>					
<b>Loan Rec 2011-03-A</b>					
Deposit	5/9/2017	3139	May 2017 Prin...	-862.69	-862.69
Total Loan Rec 2011-03-A				-862.69	-862.69
Total IRP 2				-862.69	-862.69
<b>HUD Loan Program</b>					
<b>L/R 2014-01-A</b>					
Deposit	5/3/2017	61162	May 2017 Prin...	-2,025.71	-2,025.71
Total L/R 2014-01-A				-2,025.71	-2,025.71
<b>L/R 2012-06-A</b>					
Deposit	5/3/2017	x	May 2017 Prin...	-875.68	-875.68
Total L/R 2012-06-A				-875.68	-875.68
<b>L/R 2009-04-A</b>					
Deposit	5/3/2017	61161	May 2017 Prin...	-1,791.83	-1,791.83
Total L/R 2009-04-A				-1,791.83	-1,791.83
Total HUD Loan Program				-4,693.22	-4,693.22
<b>Interest Payable</b>					
<b>L/P 2014-01-A Interest</b>					
Deposit	5/3/2017	61162	May 2017 Inter...	-286.62	-286.62
Check	5/9/2017	5829	May Int	286.62	0.00
Total L/P 2014-01-A Interest				0.00	0.00
<b>L/P 2012-06-A Interest</b>					
Deposit	5/3/2017	x	May 2017 Inter...	-89.93	-89.93
Check	5/9/2017	5829	May Int	89.93	0.00
Total L/P 2012-06-A Interest				0.00	0.00
<b>L/P 2009-04-A Interest</b>					
Deposit	5/3/2017	61161	May 2017 Inter...	-139.38	-139.38
Check	5/9/2017	5829	May Int	139.38	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
<b>PILOT Payments</b>					
<b>Best Buy PP</b>					
Deposit	5/1/2017	9818	PILOT Payme...	-50,000.00	-50,000.00
Total Best Buy PP				-50,000.00	-50,000.00
Total PILOT Payments				-50,000.00	-50,000.00
<b>Tioga County HUD prog</b>					
<b>2014-01-A</b>					
Check	5/9/2017	5829	May Princ	2,025.71	2,025.71
Total 2014-01-A				2,025.71	2,025.71
<b>2012-06-A</b>					
Check	5/9/2017	5829	May Princ	875.68	875.68
Total 2012-06-A				875.68	875.68
<b>2009-04-A</b>					
Check	5/9/2017	5829	May Princ	1,791.83	1,791.83
Total 2009-04-A				1,791.83	1,791.83

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**May 2017**

Type	Date	Num	Memo	Amount	Balance
Total Tioga County HUD prog				4,693.22	4,693.22
<b>Loan Interest Income</b>					
<b>IRP 2</b>					
<b>2011-03-A</b>					
Deposit	5/9/2017	3139	May 2017 Inter...	-226.19	-226.19
Total 2011-03-A				-226.19	-226.19
Total IRP 2				-226.19	-226.19
<b>IRP 3</b>					
<b>2013-01-A</b>					
Deposit	5/3/2017	1927...	May 2017 Inter...	-29.90	-29.90
Total 2013-01-A				-29.90	-29.90
<b>2007-08-A</b>					
Deposit	5/31/2017	7107	June 2017 Inte...	-200.69	-200.69
Total 2007-08-A				-200.69	-200.69
Total IRP 3				-230.59	-230.59
<b>IRP 4</b>					
<b>2017-01-A</b>					
Deposit	5/1/2017	5555...	May Interest	-55.52	-55.52
Deposit	5/31/2017	581	June 2017 Inte...	-51.32	-106.84
Total 2017-01-A				-106.84	-106.84
<b>2016-01-A</b>					
Deposit	5/3/2017	9221	May 2017 Inter...	-141.91	-141.91
Total 2016-01-A				-141.91	-141.91
<b>2015-03-A</b>					
Deposit	5/18/2017	1070	May 2017 Inter...	-42.15	-42.15
Total 2015-03-A				-42.15	-42.15
<b>2013-02-A</b>					
Deposit	5/5/2017	2087	May 2017 Inter...	-19.72	-19.72
Total 2013-02-A				-19.72	-19.72
<b>2010-01-A</b>					
Deposit	5/1/2017	9219	May 2017 Inter...	-5.81	-5.81
Total 2010-01-A				-5.81	-5.81
Total IRP 4				-316.43	-316.43
Total Loan Interest Income				-773.21	-773.21
<b>Loan Program Fee</b>					
<b>Facade</b>					
Deposit	5/12/2017	3156	Facade Loan ...	-353.00	-353.00
Deposit	5/24/2017	160	Facade Loan ...	-100.00	-453.00
Total Facade				-453.00	-453.00
<b>Loan Program Fee - Other</b>					
Deposit	5/24/2017	159	Loan Applicati...	-150.00	-150.00
Total Loan Program Fee - Other				-150.00	-150.00
Total Loan Program Fee				-603.00	-603.00
<b>Loan Late Fee</b>					
<b>2015-03 · 2015-03-A</b>					
Deposit	5/18/2017	1070	May 2017 Late...	-10.00	-10.00
Total 2015-03 · 2015-03-A				-10.00	-10.00
Total Loan Late Fee				-10.00	-10.00
<b>Interest Income- Community- Facade Improvement</b>					

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**May 2017**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Deposit	5/31/2017		Interest	-4.99	-4.99
Total Community- Facade Improvement				-4.99	-4.99
Total Interest Income-				-4.99	-4.99
<b>Leases/Licenses</b>					
<b>Swartwood</b>					
Deposit	5/24/2017	2083...	2017 annual p...	-600.00	-600.00
Total Swartwood				-600.00	-600.00
Total Leases/Licenses				-600.00	-600.00
<b>OHRy</b>					
<b>freight</b>					
Deposit	5/18/2017	17482	March 2017 Pmt	-13,910.00	-13,910.00
Total freight				-13,910.00	-13,910.00
Total OHRy				-13,910.00	-13,910.00
<b>Bodle Hill Land</b>					
Check	5/15/2017	5836	Bodle Hill Lan...	200.00	200.00
Total Bodle Hill Land				200.00	200.00
<b>Marketing</b>					
Check	5/15/2017	5835	Morning Times...	179.25	179.25
Total Marketing				179.25	179.25
<b>6120 · Bank Service Charges</b>					
Check	5/4/2017	X	Stop Payment ...	30.00	30.00
Total 6120 · Bank Service Charges				30.00	30.00
<b>Employee benefit</b>					
<b>IRA Company Match</b>					
Check	5/2/2017	5824	Employer Cont...	115.38	115.38
Total IRA Company Match				115.38	115.38
<b>IRA</b>					
Check	5/2/2017	5824	Employee Con...	115.38	115.38
Total IRA				115.38	115.38
Total Employee benefit				230.76	230.76
<b>6180 · Insurance</b>					
<b>Travel/Accident (Hartford)</b>					
Check	5/15/2017	5837	2016-2017 Tra...	750.00	750.00
Total Travel/Accident (Hartford)				750.00	750.00
Total 6180 · Insurance				750.00	750.00
<b>Lounsberry land</b>					
<b>Berry</b>					
Check	5/9/2017	5832	Pre-Demolition...	2,910.00	2,910.00
Total Berry				2,910.00	2,910.00
Total Lounsberry land				2,910.00	2,910.00
<b>6560 · Payroll Expenses</b>					
Check	5/8/2017	5828	4/23-5/6/17	1,349.32	1,349.32
Check	5/15/2017	X	April 2017	1,148.46	2,497.78
Check	5/22/2017	5838	5/6-5/19/2017	1,349.32	3,847.10
Total 6560 · Payroll Expenses				3,847.10	3,847.10
<b>PILOT Program Expenses</b>					
<b>Distributed Sun</b>					
Check	5/9/2017	5831	Distributed Su...	244.00	244.00
Total Distributed Sun				244.00	244.00

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**May 2017**

Type	Date	Num	Memo	Amount	Balance
Total PILOT Program Expenses				244.00	244.00
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	5/2/2017	5825	2017-April	628.00	628.00
Total Haskell				628.00	628.00
<b>Tinney</b>					
Check	5/2/2017	5826	L. Tinney May ...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
<b>6650 · Accounting</b>					
<b>Jan Nolis</b>					
<b>payroll</b>					
Check	5/9/2017	5830	Preparation of ...	180.00	180.00
Check	5/15/2017	5833	Review EOY 2...	190.00	370.00
Total payroll				370.00	370.00
Total Jan Nolis				370.00	370.00
Total 6650 · Accounting				370.00	370.00
<b>6280 · Legal Fees</b>					
Check	5/15/2017	5834	Legal Fees - F...	1,777.50	1,777.50
Total 6280 · Legal Fees				1,777.50	1,777.50
Total 6270 · Professional Fees				4,275.50	4,275.50
<b>6350 · Travel &amp; Ent</b>					
<b>6380 · Travel</b>					
Check	5/2/2017	5827	April 2017 Mile...	103.04	103.04
Total 6380 · Travel				103.04	103.04
Total 6350 · Travel & Ent				103.04	103.04
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>