



tel: 607 687 8259

fax: 607 223 7125

info@developtioga.com

## Tioga County Industrial Development Agency

January 3, 2017

### • Immediately following annual meeting • Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

#### Agenda

1. **Call to Order and Introductions**
2. **Attendance**
  - A. IDA Board Members
    1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey
      - a. Absent:
      - b. Excused:
    2. Guests:
      - a. B. Myers, C. Haskell, J. Meagher, L. Tinney
3. **Privilege of the Floor – S. Payne & L. Corveleyn**
4. **Project Updates**
  - A. Crown Cork & Seal USA, Inc.
    1. Update:
    2. ESD – Nichols
  - B. Tioga Downs Racetrack, LLC Phase 3
    1. Update
  - C. Tioga Downs Racetrack, LLC Phase 4
    1. Update
  - D. Gateway Project
    1. Update
  - E. Project Freehold
    1. Update
  - F. Upstate Shredding
    1. Update
  - G. Owego Gardens
    1. Update
      - a. Belva Lockwood Lane
  - H. Distributed Sun
    1. Update
  - I. Owego Gardens 2
    1. Update
5. **Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
      - a. 2017 Piaker & Lyons Engagement Letter
    2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
      - a. None

- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
        - a. Community Bank – eBanking – signed up
    - B. Housing Study
      - 1. Update
        - a. Stakeholders Presentation – January 8, 2018 @ 6:00 p.m.  
Tioga Opportunities, Inc. Community Center, Sheldon Guile Blvd., Owego, NY
    - C. Strategic Plan – Draft Complete – Meeting w/ board members in January
    - D. ED&P Update –
6. **PILOT Updates – B. Myers**
  - A. 2018 Town County and Fire bills
7. **New Business – B. Myers**
  - A. IDA/EDP/LDC – Joint Marketing Campaign
  - B. 2018 IEDC Conferences –
    - 1. 2018 Costs
    - 2. Free webinar 2/14
  - C. FOIL Request – H. McName
    - 1. OACSD PILOT Information – Completed
  - D. IDA Wetland Properties
8. **Approval of Minutes –**
  - A. December 13, 2017 Regular Meeting Minutes
  - B. December 27, 2017 Governance Committee Minutes
9. **Financial Reports – B. Myers**
  - A. Reports
    - 1. Balance Sheet
    - 2. Profit & Loss
    - 3. Transaction Detail
10. **Reports**
  - A. Railroad
    - 1. Committee Report (T. Monell, K. Gillette)
      - a. Income to Date
      - b. OHRY Update
      - c. Newark Valley High School – Banner Request
  - B. Loan Program
    - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
      - a. Elston
      - b. Waterman’s Distillery
11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
12. **Next Meeting – February 7, 2018**
13. **Adjourned**



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## Tioga County Industrial Development Agency

December 13, 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:

2. Guests:

a. B. Myers, C. Haskell, J. Meagher, M. Freeze, M. Bauer (LDG)

*K. Dougherty arrived at 4:32 p.m.*

#### 3. Privilege of the Floor – None

#### 4. Project Updates

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

1. **ESD - Nichols** – B. Myers reported Part 1 of the Grant Disbursement Agreement (GDA) will be completed this week. B. Myers has been working with Town of Nichols Supervisor Engelbert to gather all the materials the town needs to provide.

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

1. **Update** – B. Myers reported the hotel ribbon cutting was held on Friday, 12/1/17, and thanked board members who were in attendance.

##### C. Tioga Downs Racetrack, LLC Phase 4 – B. Myers

1. **Update** – B. Myers reported the building is up and weather tight.

##### D. Gateway Project – B. Myers

1. **Update** – B. Myers reported this project is progressing. Mr. Nelson is hosting an open house on 12/15/17 from 5:00 – 7:00 p.m.

##### E. Project Freehold – B. Myers

1. **Update** – B. Myers reported he has a meeting scheduled with J. Bellis and is in the process of coordinating a meeting with the Village of Owego.

##### F. Upstate Shredding – B. Myers

1. **Update** – B. Myers reported he did a site visit on 11/21/17 and the company anticipates opening by 12/31/17.

##### G. Owego Gardens – B. Myers

1. **Update** – B. Myers reported Home Leasing is responsible for snowplowing until the Village of Owego acquires ownership.

- H. **Distributed Sun – B. Myers**
    - 1. **Update** – B. Myers reported the PILOT is expected to close before March 1, 2018. J. Meagher to determine whether a new resolution is required.
  - I. **Owego Gardens 2 – B. Myers**
    - 1. **Update** – B. Myers reported a meeting with Home Leasing and Village of Owego is scheduled for 12/15/17 to discuss plans. There is the possibility of having to amend the resolution and cost benefit analysis.
5. **Old Business – B. Myers**
- A. **Public Authority Accountability Act**
    - 1. **Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan) –**
      - a. **2017 Year-End Prep Underway** – B. Myers reported process is underway.
    - 2. **Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli) –**
      - a. **Committee Member & Chair Appointments** – New appointments will occur at the Annual IDA Meeting on 1/3/18.
    - 3. **Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) –**
      - a. **Paperless Statements** – B. Myers reported he received notification from Community Bank regarding the new cost of \$2.00 per month to receive paper statements. Board members agreed to go with paperless statements and B. Myers will notify bank.
  - B. **Housing Study**
    - 1. **Update –**
      - a. **Conference Call Presentation** – B. Myers reported the conference call is scheduled for 1/3/18 during the regular IDA Board Meeting.
      - b. **Stakeholders Presentation** - B. Myers reported the Stakeholders Presentation is scheduled for 1/8/18 at 6:00 p.m. at Tioga Opportunities, Inc. Community Center.
  - C. **E-Site -**
    - 1. **E-Site Cleanup** – B. Myers reported this work has been completed.
  - D. **Lounsberry 19.8 Acres – Town of Nichols, NY**
    - 1. **Update** - B. Myers reported the property closed and is currently working on the survey.
  - E. **Strategic Plan** – B. Myers reported the draft is completed and was emailed to all board members earlier this week. B. Myers reported he does not foresee taking action on the Plan until the February meeting to allow members time to review and provide input. B. Myers will set up a meeting with board members to review Plan. Members recommended describing the relationship between IDA and ED&P in the Plan and possibly establishing a MOU.
  - F. **ED&P Update** – Ms. Tinney was not in attendance, however, provided a monthly report that was included in tonight’s meeting packet.
6. **PILOT Updates – B. Myers**
- A. **2018-2019 School/Library PILOT Payment Estimates** – B. Myers reported the PILOT payment estimates have been sent out.
  - B. **2+4 Construction** – B. Myers reported 2+4 Construction did not receive all the necessary funding, therefore, decided to not move forward with this project. However, the company indicated they will consider Tioga County for future projects.
  - C. **Sanmina** – B. Myers reported Sanmina recently announced the closing of their facility as of 3/7/18. B. Myers reported Sanmina has a PILOT that is close to 100% and J. Meagher recommended collapsing the PILOT by 3/1/18. M. Sauerbrey reported a job fair was held today for Sanmina employees with 33 employers in attendance all with available openings. M. Sauerbrey reported the job fair was well attended.

**7. New Business – B. Myers**

**A. IDA/EDP/LDC – Joint Marketing Campaign** – B. Myers reviewed the PowerPoint presentation of the various marketing materials and business stationary currently in draft form under the marketing c of **TEAM TIOGA**:

**TEAM: Tioga Economic Advancement Members**

**TIOGA: Teamwork, Innovation, Opportunity, Growth, Achievement**

In addition to this marketing campaign, the intern is also working on a joint social marketing concept.

**B. 2018 IEDC Conferences** – B. Myers provided the Board with the following upcoming 2018 conference dates: March 22nd – 23rd, August 16-17th, December 6-7<sup>th</sup>, as well as one in June in Buffalo, NY. B. Myers will provide a spreadsheet detailing costs and locations at the January meeting. B. Myers reported attendance at these conferences will keep him on track for the exam in 2019. B. Myers provided an update from his most recent conference on Real Estate and Re-Use in San Diego highlighting topics of redevelopment of brownfields and TIF (taxable increment financing) Program which would require further exploration as to how or if this would be a good economic development incentive in NY.

*M. Bauer departed meeting at 5:18 p.m.*

*M. Freeze departed meeting at 5:18 p.m.*

**C. FOIL Request – H. McNamee**

**1. CROWN PILOT Information** – B. Myers reported this request was completed on 12/11/17.

**2. OACSD PILOT Information** – B. Myers reported this request was received yesterday and a letter approving the request with a 30—day grace period to provide information has been sent to Mr. McNamee.

**D. IDA Wetland Properties** – B. Myers provided a tour of the E-site, Lounsberry, and Hess property wetlands to Marty Borko, Carantouan Greenway, on 12/6/17, per his request. M. Borko expressed possible future interest in the E-site and Lounsberry wetlands for educational and tourism purposes.

**E. PSC Meeting** – B. Myers reported he attended a meeting in Albany, NY with R. Kelsey and L. Tinney on 11/28/17 regarding utility issues with NYSEG and Suez. The PSC provided the assurance that they would work with Tioga County and assist with utility companies providing information in a timely manner for future projects. The PSC further recommended copying them on all correspondence with these two utility companies.

**F. CFA Announcement** – B. Myers reported the CFA award announcement was made today and the IDA was not awarded the Grow & Certify joint grant with Delaware County. This award went to Broome County and will be administered by Broome County CCE. However, the Southern Tier was awarded \$64.4 million. Of this amount, M. Sauerbrey reported Tioga County received \$1.6 million, in addition to, Soil & Water receiving \$314,000 to administer for various counties. B. Myers will provide board members with Tioga Co. award information.

8. **Approval of Minutes –**

**A. November 1, 2017 Regular Meeting Minutes**

**Motion to approve the November 1, 2017 Regular Board Meeting minutes**

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

**Aye – 7          Abstain – 0**

**No – 0          Carried**

**B. November 1, 2017 Loan Committee Meeting Minutes**

**Motion to approve the November 1, 2017 Loan Committee Meeting minutes**

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

**Aye – 7          Abstain – 0**

**No – 0          Carried**

**C. November 1, 2017 Governance Committee Meeting Minutes**

**Motion to approve the November 1, 2017 Governance Committee Meeting minutes**

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

**Aye – 7          Abstain – 0**

**No – 0          Carried**

9. **Financial Reports –**

**A. Reports –**

1. **Balance Sheet –**

2. **Profit & Loss –**

3. **Transaction Detail –** B. Myers acknowledged the following expenses listed on the Transaction Detail for November: Hess property closing - \$222,106; Housing Study Contribution from ED&P - \$10,000; and Project Freehold survey - \$2,000.

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

**Aye – 7          Abstain – 0**

**No –          Carried**

10. **Reports**

**A. Railroads – B. Myers**

1. **Committee Report (T. Monell, K. Gillette)**

**a. Income to Date –** B. Myers reported income to date is down \$35,000 from last year.

**b. OHRY Update –**

**1. Newark Valley High School Banner Request –** B. Myers reported he received an email from S. May with a request from the Newark Valley High School to hang a weather-proof banner displaying anti-bullying positive messages from the bridge that is parallel to Route 38. S. May indicated he has no issue with this request and stated his willingness to monitor and ensure the safety of the students during the banner installation. T. Monell expressed liability concerns with students on or near the railroad tracks. J. Meagher reported S. May is first in line in regards to liability issues.

**Motion to approve the Newark Valley High School banner request subject to J. Meagher's review (A. Gowan, K. Gillette)**

**Aye – 6          Abstain – 0**

**No – 1          Carried**

**B. Loan Program – B. Myers**

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

**a. Ford Loan –** B. Myers reported the Ford façade loan closed for \$13,320, which is less than originally anticipated.

**11. Executive Session –**

**Motion to move into Executive Session at 5:26 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisitions (T. Monell, K. Gillette)**

**Aye – 7      Abstain – 0  
No – 0      Carried**

**Motion to exit Executive Session at 5:52 p.m. (K. Gillette, T. Monell)**

**Aye – 7      Abstain – 0  
No – 0      Carried**

**Motion to make an offer on the Lopke property at \$25,000 per acre divided between two contracts with a non-refundable deposit of \$5,000 with the IDA retaining the mineral rights and granted a 180 day due-diligent grace period. (K. Gillette, T. Monell)**

**Aye – 7      Abstain – 0  
No – 0      Carried**

**12. Next Meeting – Wednesday, January 3, 2018 – Annual Meeting will commence at 4:00 p.m. followed by Regular Meeting.**

**13. Adjournment –**

**Motion to adjourn at 5:55 p.m. (J. Ceccherelli)**

**Aye –7      Abstain – 0  
No – 0      Carried**

**Industrial Development Agency  
Governance Committee  
December 27, 2017  
10:30am – Economic Dev. Conference Room  
Minutes**

**DRAFT**

**I. Call to Order and Introductions**

R. Kelsey, J. Ceccherelli, A. Gowan

**II. Attendance**

R. Kelsey, J. Ceccherelli, A. Gowan, B. Myers

J. Ceccherelli called the meeting to order at 10:40

**III. New Business**

Policy review:

1. Project Procedure Manual/PILOT Application – Local labor clause

J. Ceccherelli, and A. Gowan recommended that we add language to encourage companies to use local labor for their projects.

2. Governance Committee Charter Update – Language for annual performance review

The committee discussed the language and also recommended that C. Haskell be included in the annual review of the Agency Executive Director.

(R. Kelsey Arrived 10:55)

3. Title and Name Changes: whistle blower, property disposition, employee handbook, by-laws

A. Gowan indicated that the property disposition policy needs further revisions, specifically the email address provided on the policy.



The Governance Committee agreed to recommend the policies to the IDA Board of Directors at the annual meeting subject to the revisions that were recommended. B. Myers confirmed that he would make the revisions and send the revised policies out to the committee prior to the annual meeting.

#### **IV. Old Business**

##### 1. Contract recommendations

B. Myers presented to the committee that all contracts should be acknowledged at the annual meeting. B. Myers will contact C. Haskell and L. Tinney to discuss their contracts.

J. Ceccherelli also stated that she would contact L. Tinney to discuss her contract.

**V. Adjourned – J. Ceccherelli adjourned the meeting at 11:25am**

## Tioga County Industrial Development Agency

## Balance Sheet

As of December 31, 2017

12/29/17

Accrual Basis

	Dec 31, 17	Dec 31, 16	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	95,662.17	112,834.00	-17,171.83
CCTC- Industrial Park	12,000.37	12,000.37	0.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,402.84	40,384.29	18.55
TSB- IRP 2016 (Formerly IRP 4)	263,563.72	425,496.58	-161,932.86
TSB- RBEG	205,511.12	205,453.93	57.19
TSB- marketing	1,496.96	1,496.55	0.41
<b>Total USDA Funds</b>	510,974.64	672,831.35	-161,856.71
<b>Total Restricted Cash Accounts</b>	618,637.18	797,665.72	-179,028.54
<b>CCTC- CDs</b>			
Land Acquisition (879)	522,405.10	522,405.10	0.00
Capital Improvement (284)	308,059.91	308,059.91	0.00
<b>Total CCTC- CDs</b>	830,465.01	830,465.01	0.00
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	29.35	0.00	29.35
TSB-Crown Cork and Seal	129.21	0.00	129.21
Community- BestBuy PILOT Acct.	600,067.66	53.57	600,014.09
<b>Total Temporarily Restricted Cash Acc</b>	600,226.22	53.57	600,172.65
<b>Unrestricted Cash Accounts</b>			
TSB- checking	607,703.25	1,322,799.53	-715,096.28
TSB- general fund	125,208.85	125,117.23	91.62
<b>Total Unrestricted Cash Accounts</b>	732,912.10	1,447,916.76	-715,004.66
<b>Total Checking/Savings</b>	2,782,240.51	3,076,101.06	-293,860.55
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	373,317.60	761,651.64	-388,334.04
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-03-C	13,320.00	0.00	13,320.00
Loan Rec - 2017-02-C	34,533.37	0.00	34,533.37
Loan Rec - 2016-03-C	15,588.00	18,869.76	-3,281.76
Loan Rec - 2016-02-C	36,805.64	45,833.36	-9,027.72
Loan Rec - 2016-01-C	7,948.96	9,783.28	-1,834.32
Loan Rec - 2015-06-C	17,561.22	21,951.54	-4,390.32
Loan Rec - 2014-01-C	5,425.08	7,459.56	-2,034.48
Loan Rec - 2015-01-C	10,555.49	13,888.85	-3,333.36
Loan Rec - 2015-02-C	1,336.51	3,118.63	-1,782.12
Loan Rec - 2015-04-C	0.00	650.00	-650.00
Loan Rec - 2015-05-C	14,372.04	17,664.45	-3,292.41
<b>Total Commercial Facade Loan Program</b>	157,446.31	139,219.43	18,226.88
<b>IRP 4</b>			
Loan Rec 2017-05-A	20,888.70	0.00	20,888.70
Loan Rec 2017-04-A	39,115.70	0.00	39,115.70
Loan Rec 2017-03-A	18,971.00	0.00	18,971.00
Loan Rec 2017-02-A	90,949.87	0.00	90,949.87
Loan Rec 2017-01-A	23,489.01	0.00	23,489.01
Loan Rec 2016-01-A	29,082.40	36,484.49	-7,402.09
Loan Rec 2015-03-A	8,274.82	11,013.37	-2,738.55
Loan Rec 2013-02-A	2,978.97	5,376.88	-2,397.91
Loan Rec 2010-01-A	0.00	5,595.21	-5,595.21
Loan Rec 2009-02-A	53,051.58	55,251.58	-2,200.00
<b>Total IRP 4</b>	286,802.05	113,721.53	173,080.52
<b>IRP 3</b>			
Loan Rec 2013-01-A	4,176.97	8,646.44	-4,469.47
Loan Rec 2007-08-A	34,776.42	40,616.84	-5,840.42

## Tioga County Industrial Development Agency

## Balance Sheet

As of December 31, 2017

12/29/17

Accrual Basis

	Dec 31, 17	Dec 31, 16	\$ Change
Total IRP 3	38,953.39	49,263.28	-10,309.89
IRP 2			
Loan Rec 2012-08-A	0.00	21,971.27	-21,971.27
Loan Rec 2011-03-A	47,282.38	57,700.51	-10,418.13
Total IRP 2	47,282.38	79,671.78	-32,389.40
Total Other Current Assets	868,801.73	1,108,527.66	-239,725.93
Total Current Assets	3,651,042.24	4,184,628.72	-533,586.48
Fixed Assets			
Asset WWTP	2,899,623.29	2,636,914.22	262,709.07
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
iPad	310.03	0.00	310.03
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	2,010.91	1,700.88	310.03
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns			
Hess	260,068.95	0.00	260,068.95
Land-Louns - Other	139,612.53	5,507.52	134,105.01
Total Land-Louns	399,681.48	5,507.52	394,173.96
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	-1,134,818.86	0.00
Total Fixed Assets	4,779,338.79	4,119,483.97	659,854.82
Other Assets			
HUD Loan Program			
L/R 2014-01-A	100,063.42	122,699.62	-22,636.20
L/R 2012-06-A	0.00	39,499.28	-39,499.28
L/R 2009-04-A	41,289.82	62,873.31	-21,583.49
Total HUD Loan Program	141,353.24	225,072.21	-83,718.97
Total Other Assets	141,353.24	225,072.21	-83,718.97
<b>TOTAL ASSETS</b>	<b>8,571,734.27</b>	<b>8,529,184.90</b>	<b>42,549.37</b>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	0.00	428,485.90	-428,485.90
Total Accounts Payable	0.00	428,485.90	-428,485.90
Other Current Liabilities			
2100 · Payroll Liabilities	1,385.70	1,385.70	0.00
PILOT Payments			
Nichols Cross Dock	80.97	0.00	80.97
Best Buy PP	600,000.00	-52.85	600,052.85
Total PILOT Payments	600,080.97	-52.85	600,133.82
Total Other Current Liabilities	601,466.67	1,332.85	600,133.82
Total Current Liabilities	601,466.67	429,818.75	171,647.92
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

12:25 PM

# Tioga County Industrial Development Agency

12/29/17

## Balance Sheet

Accrual Basis

As of December 31, 2017

	<u>Dec 31, 17</u>	<u>Dec 31, 16</u>	<u>\$ Change</u>
Tioga County HUD prog			
2014-01-A	100,068.51	122,699.62	-22,631.11
2012-06-A	0.00	39,499.28	-39,499.28
2009-04-A	41,289.82	62,873.31	-21,583.49
<b>Total Tioga County HUD prog</b>	<u>141,358.33</u>	<u>225,072.21</u>	<u>-83,713.88</u>
<b>Total Long Term Liabilities</b>	<u>818,378.78</u>	<u>940,217.35</u>	<u>-121,838.57</u>
<b>Total Liabilities</b>	<u>1,419,845.45</u>	<u>1,370,036.10</u>	<u>49,809.35</u>
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	5,752,846.17	3,566,713.37	2,186,132.80
Net Income	-7,259.98	2,186,132.80	-2,193,392.78
<b>Total Equity</b>	<u>7,151,888.82</u>	<u>7,159,148.80</u>	<u>-7,259.98</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>8,571,734.27</u></u>	<u><u>8,529,184.90</u></u>	<u><u>42,549.37</u></u>

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
 December 2017

	Dec 17
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Loan Interest Income</b>	
<b>IRP 2</b>	
2011-03-A	200.71
<b>Total IRP 2</b>	200.71
<b>IRP 3</b>	
2013-01-A	18.97
2007-08-A	183.96
<b>Total IRP 3</b>	202.93
<b>IRP 4</b>	
2017-03-A	39.83
2017-05-A	44.33
2017-01-A	49.40
2017-02-A	192.20
2016-01-A	123.81
2015-03-A	35.45
2013-02-A	13.34
<b>Total IRP 4</b>	498.36
<b>Total Loan Interest Income</b>	902.00
<b>Interest Income-   Community- Facade Improvement</b>	3.73
<b>Total Interest Income-</b>	3.73
<b>OHRy   freight</b>	5,814.00
<b>Total OHRy</b>	5,814.00
<b>Total Income</b>	6,719.73
<b>Expense</b>	
2017 · Housing Study	10,000.00
WWTP Crown Cork and Seal	18,633.74
Copies	36.10
6180 · Insurance	
6190 · Disability (First Rehab Life)	256.88
<b>Total 6180 · Insurance</b>	256.88
6550 · Office Supplies	
other	92.99
<b>Total 6550 · Office Supplies</b>	92.99
6560 · Payroll Expenses	
M. Tinney	678.64
6560 · Payroll Expenses - Other	3,188.89
<b>Total 6560 · Payroll Expenses</b>	3,867.53
6270 · Professional Fees	
Administrative Services	
Haskell	628.00
Tinney	1,500.00
<b>Total Administrative Services</b>	2,128.00
6280 · Legal Fees	4,517.60
<b>Total 6270 · Professional Fees</b>	6,645.60
6340 · Telephone	223.49
6350 · Travel & Ent	
6370 · Meals	232.15
6380 · Travel	833.79
<b>Total 6350 · Travel &amp; Ent</b>	1,065.94

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
December 2017

	<u>Dec 17</u>
Total Expense	40,822.27
Net Ordinary Income	-34,102.54
Net Income	<u><u>-34,102.54</u></u>

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

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	12/1/2017		Facade Loan ...	152.86	152.86
Deposit	12/4/2017		Facade Loan ...	299.31	452.17
Deposit	12/6/2017		Facade Loan ...	148.51	600.68
Deposit	12/12/2017		Facade Loan ...	169.54	770.22
Deposit	12/13/2017		Facade Loan ...	555.56	1,325.78
Deposit	12/19/2017		Facade Loan ...	365.86	1,691.64
Deposit	12/21/2017		Loan Pymt	273.48	1,965.12
Deposit	12/28/2017		Facade Loan ...	694.44	2,659.56
Deposit	12/31/2017		Interest	3.73	2,663.29
Total Community- Facade Improvement				2,663.29	2,663.29
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	12/1/2017		Loan Pmt	1,088.88	1,088.88
Deposit	12/1/2017		Loan Pmt	240.00	1,328.88
Deposit	12/4/2017		Loan Pmt	917.35	2,246.23
Deposit	12/6/2017		Loan Pmt	3,071.95	5,318.18
Deposit	12/12/2017		Loan Pmt	235.89	5,554.07
Deposit	12/14/2017		Loan Pmt	268.92	5,822.99
Total TSB- IRP 2016 (Formerly IRP 4)				5,822.99	5,822.99
Total USDA Funds				5,822.99	5,822.99
Total Restricted Cash Accounts				8,486.28	8,486.28
<b>Temporarily Restricted Cash Acc</b>					
<b>Community- BestBuy PILOT Acct.</b>					
Deposit	12/29/2017		PILOT Payment	600,000.00	600,000.00
Total Community- BestBuy PILOT Acct.				600,000.00	600,000.00
Total Temporarily Restricted Cash Acc				600,000.00	600,000.00
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	12/5/2017	5935	Invoice #: KS...	-92.99	-92.99
Check	12/5/2017	5936	11/19/2017-12/...	-1,594.45	-1,687.44
Check	12/5/2017	5937	Intern 11/19/2...	-339.32	-2,026.76
Check	12/5/2017	5938	L. Tinney Dec...	-1,500.00	-3,526.76
Check	12/5/2017	5939	Administrative ...	-628.00	-4,154.76
Check	12/5/2017	5940	Travel/Meals R...	-902.23	-5,056.99
Check	12/6/2017	5941	Personnel Cop...	-36.10	-5,093.09
Check	12/6/2017	5942	December 201...	-4,243.54	-9,336.63
Deposit	12/7/2017		HUD Rec	4,243.54	-5,093.09
Check	12/12/2017	5943	2017 Telephon...	-148.84	-5,241.93
Check	12/12/2017	5944	Wetland Delin...	-6,500.00	-11,741.93
Check	12/13/2017	5945	Commitment F...	-18,633.74	-30,375.67
Check	12/13/2017	5946	November 2017	-4,517.60	-34,893.27
Check	12/13/2017	5947	Hess Boundar...	-2,900.00	-37,793.27
Deposit	12/14/2017		RR Income	5,814.00	-31,979.27
Check	12/18/2017	5948	Intern 12/03-1...	-339.32	-32,318.59
Check	12/18/2017	5949	12/03-12/16/20...	-1,594.44	-33,913.03
Check	12/18/2017	5950	Travel Reinbur...	-163.71	-34,076.74
Check	12/18/2017	5951	Preliminary W...	-890.51	-34,967.25
Check	12/26/2017	5952	2018 Disability...	-256.88	-35,224.13
Check	12/26/2017	5953	iPad Purchase...	-384.68	-35,608.81
Deposit	12/28/2017		PILOT Pmt	80.97	-35,527.84
Check	12/28/2017	5954	2017 Tioga Co...	-10,000.00	-45,527.84
Total TSB- checking				-45,527.84	-45,527.84
Total Unrestricted Cash Accounts				-45,527.84	-45,527.84
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2016-03-C</b>					
Deposit	12/21/2017	6694	December 201...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48

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

Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec - 2016-02-C</b>					
Deposit	12/28/2017	5886...	January 2018 ...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
<b>Loan Rec - 2016-01-C</b>					
Deposit	12/1/2017	742	December 201...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
<b>Loan Rec - 2015-06-C</b>					
Deposit	12/19/2017	793	January 2018 ...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	12/12/2017	70007	December 201...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-01-C</b>					
Deposit	12/13/2017	1099	November 201...	-277.78	-277.78
Deposit	12/13/2017	1099	December 201...	-277.78	-555.56
Total Loan Rec - 2015-01-C				-555.56	-555.56
<b>Loan Rec - 2015-02-C</b>					
Deposit	12/6/2017	1427...	December 201...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
<b>Loan Rec - 2015-05-C</b>					
Deposit	12/4/2017	7428	December 201...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				-2,659.56	-2,659.56
<b>IRP 4</b>					
<b>Loan Rec 2017-05-A</b>					
Deposit	12/6/2017	2171...	December 201...	-375.67	-375.67
Total Loan Rec 2017-05-A				-375.67	-375.67
<b>Loan Rec 2017-03-A</b>					
Deposit	12/4/2017	19584	December 201...	-148.71	-148.71
Total Loan Rec 2017-03-A				-148.71	-148.71
<b>Loan Rec 2017-02-A</b>					
Deposit	12/6/2017		December 201...	-1,304.90	-1,304.90
Total Loan Rec 2017-02-A				-1,304.90	-1,304.90
<b>Loan Rec 2017-01-A</b>					
Deposit	12/1/2017	1011	December 201...	-190.60	-190.60
Total Loan Rec 2017-01-A				-190.60	-190.60
<b>Loan Rec 2016-01-A</b>					
Deposit	12/6/2017	9387	December 201...	-631.04	-631.04
Total Loan Rec 2016-01-A				-631.04	-631.04
<b>Loan Rec 2015-03-A</b>					
Deposit	12/14/2017	1089	December 201...	-233.47	-233.47
Total Loan Rec 2015-03-A				-233.47	-233.47
<b>Loan Rec 2013-02-A</b>					
Deposit	12/12/2017	2098	December 201...	-222.55	-222.55
Total Loan Rec 2013-02-A				-222.55	-222.55
Total IRP 4				-3,106.94	-3,106.94
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	12/6/2017		December 201...	-381.03	-381.03
Total Loan Rec 2013-01-A				-381.03	-381.03
<b>Loan Rec 2007-08-A</b>					



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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Deposit	12/4/2017	7427	December 201...	-544.85	-544.85
Total Loan Rec 2007-08-A				-544.85	-544.85
Total IRP 3				-925.88	-925.88
<b>IRP 2</b>					
<b>Loan Rec 2011-03-A</b>					
Deposit	12/1/2017	3391	December 201...	-888.17	-888.17
Total Loan Rec 2011-03-A				-888.17	-888.17
Total IRP 2				-888.17	-888.17
<b>Equipment</b>					
<b>iPad</b>					
Check	12/26/2017	5953	iPad	310.03	310.03
Total iPad				310.03	310.03
Total Equipment				310.03	310.03
<b>Land-Louns</b>					
<b>Hess</b>					
Check	12/12/2017	5944	Wetland Delin...	6,500.00	6,500.00
Check	12/13/2017	5947	Hess Boundar...	2,900.00	9,400.00
Check	12/18/2017	5951	Preliminary W...	890.51	10,290.51
Total Hess				10,290.51	10,290.51
Total Land-Louns				10,290.51	10,290.51
<b>HUD Loan Program</b>					
<b>L/R 2014-01-A</b>					
Deposit	12/7/2017	62658	December 201...	-2,061.43	-2,061.43
Total L/R 2014-01-A				-2,061.43	-2,061.43
<b>L/R 2009-04-A</b>					
Deposit	12/7/2017	62657	December 201...	-1,823.43	-1,823.43
Total L/R 2009-04-A				-1,823.43	-1,823.43
Total HUD Loan Program				-3,884.86	-3,884.86
<b>Interest Payable</b>					
<b>L/P 2014-01-A Interest</b>					
Check	12/6/2017	5942	Interest Paym...	250.90	250.90
Deposit	12/7/2017	62658	December 201...	-250.90	0.00
Total L/P 2014-01-A Interest				0.00	0.00
<b>L/P 2009-04-A Interest</b>					
Check	12/6/2017	5942	Interest Paym...	107.78	107.78
Deposit	12/7/2017	62657	December 201...	-107.78	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>Nichols Cross Dock</b>					
Deposit	12/28/2017	1619...	2017-2018 PIL...	-80.97	-80.97
Total Nichols Cross Dock				-80.97	-80.97
<b>Best Buy PP</b>					
Deposit	12/29/2017	8156...	2018 Lump Su...	-600,000.00	-600,000.00
Total Best Buy PP				-600,000.00	-600,000.00
Total PILOT Payments				-600,080.97	-600,080.97
<b>Tioga County HUD prog</b>					
<b>2014-01-A</b>					
Check	12/6/2017	5942	Principal Paym...	2,061.43	2,061.43
Total 2014-01-A				2,061.43	2,061.43

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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
<b>2009-04-A</b>					
Check	12/6/2017	5942	Principal Paym...	1,823.43	1,823.43
Total 2009-04-A				1,823.43	1,823.43
Total Tioga County HUD prog				3,884.86	3,884.86
<b>Loan Interest Income</b>					
<b>IRP 2</b>					
<b>2011-03-A</b>					
Deposit	12/1/2017	3391	December 201...	-200.71	-200.71
Total 2011-03-A				-200.71	-200.71
Total IRP 2				-200.71	-200.71
<b>IRP 3</b>					
<b>2013-01-A</b>					
Deposit	12/6/2017		December 201...	-18.97	-18.97
Total 2013-01-A				-18.97	-18.97
<b>2007-08-A</b>					
Deposit	12/4/2017	7427	December 201...	-183.96	-183.96
Total 2007-08-A				-183.96	-183.96
Total IRP 3				-202.93	-202.93
<b>IRP 4</b>					
<b>2017-03-A</b>					
Deposit	12/4/2017	19584	December 201...	-39.83	-39.83
Total 2017-03-A				-39.83	-39.83
<b>2017-05-A</b>					
Deposit	12/6/2017	2171...	December 201...	-44.33	-44.33
Total 2017-05-A				-44.33	-44.33
<b>2017-01-A</b>					
Deposit	12/1/2017	1011	December 201...	-49.40	-49.40
Total 2017-01-A				-49.40	-49.40
<b>2017-02-A</b>					
Deposit	12/6/2017		December 201...	-192.20	-192.20
Total 2017-02-A				-192.20	-192.20
<b>2016-01-A</b>					
Deposit	12/6/2017	9387	December 201...	-123.81	-123.81
Total 2016-01-A				-123.81	-123.81
<b>2015-03-A</b>					
Deposit	12/14/2017	1089	December 201...	-35.45	-35.45
Total 2015-03-A				-35.45	-35.45
<b>2013-02-A</b>					
Deposit	12/12/2017	2098	December 201...	-13.34	-13.34
Total 2013-02-A				-13.34	-13.34
Total IRP 4				-498.36	-498.36
Total Loan Interest Income				-902.00	-902.00
<b>Interest Income-</b>					
<b>Community- Facade Improvement</b>					
Deposit	12/31/2017		Interest	-3.73	-3.73
Total Community- Facade Improvement				-3.73	-3.73
Total Interest Income-				-3.73	-3.73
<b>OHRy</b>					
<b>freight</b>					
Deposit	12/14/2017	17796	Trackage Righ...	-5,814.00	-5,814.00

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

Type	Date	Num	Memo	Amount	Balance
Total freight				-5,814.00	-5,814.00
Total OHRY				-5,814.00	-5,814.00
<b>2017 · Housing Study</b>					
Check	12/28/2017	5954	2017 Tioga Co...	10,000.00	10,000.00
Total 2017 · Housing Study				10,000.00	10,000.00
<b>WWTP Crown Cork and Seal</b>					
Check	12/13/2017	5945	1% Grant Com...	18,000.00	18,000.00
Check	12/13/2017	5945	Public hearing ...	633.74	18,633.74
Total WWTP Crown Cork and Seal				18,633.74	18,633.74
<b>Copies</b>					
Check	12/6/2017	5941	Personnel Cop...	36.10	36.10
Total Copies				36.10	36.10
<b>6180 · Insurance</b>					
<b>6190 · Disability (First Rehab Life)</b>					
Check	12/26/2017	5952	2018 Disability...	256.88	256.88
Total 6190 · Disability (First Rehab Life)				256.88	256.88
Total 6180 · Insurance				256.88	256.88
<b>6550 · Office Supplies</b>					
<b>other</b>					
Check	12/5/2017	5935	HP Laser Print...	92.99	92.99
Total other				92.99	92.99
Total 6550 · Office Supplies				92.99	92.99
<b>6560 · Payroll Expenses</b>					
<b>M. Tinney</b>					
Check	12/5/2017	5937	Intern 11/19/2...	339.32	339.32
Check	12/18/2017	5948	Intern 12/03-1...	339.32	678.64
Total M. Tinney				678.64	678.64
<b>6560 · Payroll Expenses - Other</b>					
Check	12/5/2017	5936	11/19/2017-12/...	1,594.45	1,594.45
Check	12/18/2017	5949	12/03-12/16/20...	1,594.44	3,188.89
Total 6560 · Payroll Expenses - Other				3,188.89	3,188.89
Total 6560 · Payroll Expenses				3,867.53	3,867.53
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	12/5/2017	5939	2017-November	628.00	628.00
Total Haskell				628.00	628.00
<b>Tinney</b>					
Check	12/5/2017	5938	L. Tinney Dec...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
<b>6280 · Legal Fees</b>					
Check	12/13/2017	5946	Legal, Novem...	4,517.60	4,517.60
Total 6280 · Legal Fees				4,517.60	4,517.60
Total 6270 · Professional Fees				6,645.60	6,645.60
<b>6340 · Telephone</b>					
Check	12/12/2017	5943	2017 Telephon...	148.84	148.84
Check	12/26/2017	5953	November Acc...	74.65	223.49
Total 6340 · Telephone				223.49	223.49
<b>6350 · Travel &amp; Ent</b>					

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Accrual Basis

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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
<b>6370 · Meals</b>					
Check	12/5/2017	5940	Meals (IEDC C...	232.15	232.15
Total 6370 · Meals				232.15	232.15
<b>6380 · Travel</b>					
Check	12/5/2017	5940	Mileage, Tolls,...	670.08	670.08
Check	12/18/2017	5950	Travel Reinbur...	163.71	833.79
Total 6380 · Travel				833.79	833.79
Total 6350 · Travel & Ent				1,065.94	1,065.94
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>

**Tioga County Industrial Development Agency**  
**Semi Annual 2017 Operating Income vs. Operating Expense**  
 January through December 2017

	Jan - Dec 17	Jan - Dec 16	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Program Fee</b>			
Facade	1,213.00	1,511.90	-298.90
IRP 3	0.00	150.00	-150.00
IRP 4	1,332.88	850.00	482.88
Loan Program Fee - Other	1,285.00	150.00	1,135.00
<b>Total Loan Program Fee</b>	3,830.88	2,661.90	1,168.98
<b>Loan Administrative Fee</b>			
IRP 2	0.00	401.44	-401.44
IRP 3	0.00	1,283.53	-1,283.53
IRP 4	0.00	699.00	-699.00
<b>Total Loan Administrative Fee</b>	0.00	2,383.97	-2,383.97
<b>Program Fees</b>	-117.20	1,000.00	-1,117.20
<b>Interest Income-</b>			
Community- Facade Improvement	52.55	51.64	0.91
CCTC Loan Loss Reserve Account	18.55	20.17	-1.62
CCTC CD Infrastructure (877)	0.00	125.36	-125.36
CCTC CD Site Development (878)	0.00	340.02	-340.02
CCTC CD Land Acquisition (879)	0.00	5,980.95	-5,980.95
CCTC CD Site Development (383)	0.00	131.16	-131.16
CCTC CD Infrastructure (391)	0.00	130.52	-130.52
CCTD CD Capital Improvment(284)	0.00	4,407.12	-4,407.12
Community- Lounsberry	92.30	57.57	34.73
TSB- checking	846.86	619.89	226.97
TSB-general fund	91.62	741.74	-650.12
<b>Total Interest Income-</b>	1,101.88	12,606.14	-11,504.26
<b>Leases/Licenses</b>			
Swartwood	600.00	0.00	600.00
RR leases	10,465.54	11,337.62	-872.08
Leases/Licenses - Other	414.11	0.00	414.11
<b>Total Leases/Licenses</b>	11,479.65	11,337.62	142.03
<b>OHRy</b>			
freight	124,074.85	151,777.70	-27,702.85
<b>Total OHRy</b>	124,074.85	151,777.70	-27,702.85
<b>4170 · PILOT Program Fees</b>			
Two Plus Four	2,500.00	0.00	2,500.00
Gateway	12,286.50	0.00	12,286.50
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	225.45	-225.45
Midwestern Pet Foods Inc.	0.00	13,550.23	-13,550.23
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	30,233.50	1,076,200.50	-1,045,967.00
CNYOG	0.00	-0.05	0.05
<b>Total 4170 · PILOT Program Fees</b>	50,020.00	1,202,150.07	-1,152,130.07
<b>Total Income</b>	190,390.06	1,383,917.40	-1,193,527.34
<b>Expense</b>			
<b>Property Maintenance</b>	0.00	2,131.46	-2,131.46
<b>conference</b>	980.00	1,520.00	-540.00
<b>Copies</b>	124.70	171.26	-46.56
<b>6160 · Dues and Subscriptions</b>	510.00	210.00	300.00
<b>E=mt3</b>			
Wetland Delineation	0.00	7,000.00	-7,000.00
site preparation	0.00	850.00	-850.00
E=mt3 - Other	5,000.00	250.00	4,750.00
<b>Total E=mt3</b>	5,000.00	8,100.00	-3,100.00
<b>Employee benefit</b>			

**Tioga County Industrial Development Agency**  
**Semi Annual 2017 Operating Income vs. Operating Expense**  
**January through December 2017**

	Jan - Dec 17	Jan - Dec 16	\$ Change
IRA	1,448.10	109.62	1,338.48
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	<b>1,448.10</b>	<b>109.62</b>	<b>1,338.48</b>
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	4,502.00	3,696.00	806.00
6190 · Disability (First Rehab Life)	256.88	250.00	6.88
Employee Dishonesty (Utica)	625.00	0.00	625.00
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)	864.00	857.00	7.00
<b>Total 6180 · Insurance</b>	<b>35,354.87</b>	<b>34,071.53</b>	<b>1,283.34</b>
<b>6550 · Office Supplies</b>			
other	311.52	136.43	175.09
stationary	135.00	0.00	135.00
ink cartridges	232.42	232.42	0.00
6550 · Office Supplies - Other	0.00	90.54	-90.54
<b>Total 6550 · Office Supplies</b>	<b>678.94</b>	<b>459.39</b>	<b>219.55</b>
<b>6560 · Payroll Expenses</b>			
M. Tinney	1,017.96	0.00	1,017.96
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	57,353.61	50,616.14	6,737.47
<b>Total 6560 · Payroll Expenses</b>	<b>59,680.47</b>	<b>50,616.14</b>	<b>9,064.33</b>
6250 · Postage and Delivery	248.40	75.55	172.85
<b>6270 · Professional Fees</b>			
<b>Administrative Services</b>			
Fiato	0.00	630.00	-630.00
Haskell	7,536.00	7,518.00	18.00
Tinney	18,000.00	0.00	18,000.00
<b>Total Administrative Services</b>	<b>25,536.00</b>	<b>8,148.00</b>	<b>17,388.00</b>
<b>6650 · Accounting</b>			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis payroll	1,870.00	0.00	1,870.00
<b>Total Jan Nolis</b>	<b>1,870.00</b>	<b>0.00</b>	<b>1,870.00</b>
<b>Total 6650 · Accounting</b>	<b>11,370.00</b>	<b>9,500.00</b>	<b>1,870.00</b>
<b>6280 · Legal Fees</b>			
Monthly Fees	0.00	23,187.00	-23,187.00
6280 · Legal Fees - Other	27,917.00	0.00	27,917.00
<b>Total 6280 · Legal Fees</b>	<b>27,917.00</b>	<b>23,187.00</b>	<b>4,730.00</b>
6270 · Professional Fees - Other	10,056.00	2,409.96	7,646.04
<b>Total 6270 · Professional Fees</b>	<b>74,879.00</b>	<b>43,244.96</b>	<b>31,634.04</b>
<b>Property Taxes</b>			
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>
<b>6770 · Supplies</b>			
6780 · Marketing	0.00	325.00	-325.00
6770 · Supplies - Other	259.32	0.00	259.32
<b>Total 6770 · Supplies</b>	<b>259.32</b>	<b>325.00</b>	<b>-65.68</b>
6340 · Telephone	223.49	110.09	113.40

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Semi Annual 2017 Operating Income vs. Operating Expense**  
January through December 2017

	<u>Jan - Dec 17</u>	<u>Jan - Dec 16</u>	<u>\$ Change</u>
<b>6350 · Travel &amp; Ent</b>			
<b>6370 · Meals</b>	366.12	35.00	331.12
<b>6380 · Travel</b>	2,936.49	1,059.74	1,876.75
<b>Total 6350 · Travel &amp; Ent</b>	<u>3,302.61</u>	<u>1,094.74</u>	<u>2,207.87</u>
<b>Total Expense</b>	<u>182,841.27</u>	<u>142,513.57</u>	<u>40,327.70</u>
<b>Net Ordinary Income</b>	<u>7,548.79</u>	<u>1,241,403.83</u>	<u>-1,233,855.04</u>
<b>Net Income</b>	<u><u>7,548.79</u></u>	<u><u>1,241,403.83</u></u>	<u><u>-1,233,855.04</u></u>