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Tioga County Industrial Development Agency
December 7, 2016 • 4:30 p.m. • 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, J. Nolis, M. Sauerbrey
 - a. Absent:
 - b. Excused:
 2. Guests:
B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher
- 3. Privilege of the Floor-**
 - A. None
- 4. Approval of Minutes –**
 - A. November 9, 2016 Regular Meeting Minutes**
 - B. November 23, 2016 Public Hearing Gateway Meeting Minutes**
 - C. November 30, 2016 Special Meeting Minutes**
- 5. Financial Report – B. Myers**
 - A. Reports
 1. Balance Sheet
 2. Profit & Loss
 3. Transaction Detail
- 6. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis/J. Meagher
 1. Update
 2. Costs Spreadsheet
 - Larson Design Group – J. Bellis
 1. WWTP Update
 2. Water Update
 - B. Tioga Downs Racetrack, LLC Phase 2 & 3– B. Myers
 1. Update

- C. Tioga Downs Racetrack, LLC Phase IV
 - 1. Update
- D. Owego Gardens Project Update - B. Myers
 - 1. Update
- E. FedEx Project – B. Myers
 - 1. Update
- F. Gateway Project
 - 1. Update

- 7. New Business – B. Myers**
 - A. Annual Meeting
 - 1. 4:30pm 1/4/2017 w/ regular meeting to follow
 - B. Lounsberry Property 1.2A \$5,000.00 deposit issued 12/2
 - C. IEDC Course – Feb 8-10

- 8. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Charter sent out 11/29
 - 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Policies, List of Officers, Committee Members sent out 11/29
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Charter sent out 11/29
 - b. Investment report

 - B. Tioga Commons Study –
 - 1. Awaiting Final Version
 - C. E-Site Wetland Delineation –
 - 1. Update
 - D. United Water/Suez
 - 1. Meeting Summary
 - 2. Next Steps

- 9. Reports**
 - A. Railroads
 - 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - B. Loan Program – B. Myers
 - a. Granite Works Application
 - b. Tioga Gardens Application

- 10. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 11. Next Meeting – January 4, 2017 to follow annual meeting**
- 12. Adjourned**



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Tioga County Industrial Development Agency
November 9, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Minutes

DRAFT

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
Chairperson, R. Kelsey called the meeting to order at 4:31pm.
 1. Roll Call: R. Kelsey, A. Gowan, T. Monell K. Gillette K. Dougherty, J. Nolis, M. Sauerbrey
 - T. Monell will be late.
 - a. Absent:
 - b. Excused: K. Dougherty
 2. Guests:
B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher, M. Freeze – The Morning Times
- 3. Privilege of the Floor-**
 - A. None
- 4. Approval of Minutes –**
 - A. October 5, 2016 Regular Meeting Minutes**
Motion to approve the regular meeting minutes (J. Nolis, A. Gowan)
Aye – 5 Abstain – 0
No – 0
 - B. November 2, 2016 Public Hearing Tioga Downs Phase IV Meeting Minutes**
Motion to approve the public hearing meeting minutes (M. Sauerbrey, J. Nolis)
Aye – 5 Abstain – 0
No – 0
- 5. Motion to affirm email vote for:**
 - A. Wetland AJD USACE for E-Site 10/13
 - B. Prepare Offer Letter for Property 1.2A for \$120,000.00 10/24
 - C. Sales Tax Exemption Extension, Crown Cork and Seal 10/25

DRAFT

D. Loan Committee's Decision via Phone Conference to allow Raymond Hadley, Corp. to cash in the cash value of life insurance, contingent on them paying \$20,000.00 towards the loan once received. 10/28

E. OHRY Letter of Support for a NYS DOT Rail Grant Application 11/3

Motion to approve all email/phone conference votes (J. Nolis, A. Gowan)

Aye – 5 Abstain – 0

No – 0

6. Financial Report – B. Myers

A. Reports

1. Balance Sheet – B. Myers shared that after the WWTP and possible land acquisitions, the IDA can anticipate having around \$500,000.00 in the general checking account in the first quarter of 2017, so there will be no need to cash in further CDs at this time.
2. Profit & Loss – J. Nolis indicated an error in regards to the WWTP expense account. A. Dunham will be alerted of the issue, per B. Myers, and the issue will be resolved.
3. Transaction Detail – B. Myers mentioned all PILOT school/library bills have been sent and the agency fee for Tioga Downs Phases 2 and 3 have been received and recorded.

It was recommended by the full board that the financials need to be amended and the revisions will be reviewed at the December regular monthly meeting.

7. Project Updates

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

1. Update - B. Myers shared that Crown is on schedule. They are hoping to have the plant fully operable by mid-January. They will offer tours to Board members who are interested. B. Myers will share the date and time when it is disclosed.

2. Costs Spreadsheet – B. Myers confirmed that there is approximately \$774,000.00 left to expense for the project. Myers also confirmed that we are close to reaching our MWBE goal for the grant associated with the project.

Larson Design Group – J. Bellis

1. WWTP Update – J. Bellis shared that Vacri will be pulling offsite next week. Diekow will be onsite working on the electrical components. J. Bellis also gave the Town of Nichols the O&M manual. LDG will work with the Town of Nichols in the early phases of the plant operation for training, troubleshooting, etc. 11/21 Dry Inspection, 11/29-12/2 testing,

2. Water Update – LDG is working with SRBC and their time schedules. One well may need to be replaced, as well as a few other water components. J. Bellis will confirm in the near future. J. Bellis also offered to give a tour of the plant once construction has concluded.

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

1. Update – B. Myers shared that Tioga Downs received its first shipment of game tables earlier this week. The work on the hotel is also progressing.

C. Owego Gardens Project Update - B. Myers

1. Update – Construction is on schedule to be completed in December, with the apartments opening in January. L. Tinney and B. Myers visited the project this week. Both shared that the completed apartment is very nice.

D. FedEx Project – B. Myers

1. Update – L. Tinney shared that the project is still awaiting a water easement with the Army Training Center. Should be resolved by c.o.b. Friday, 11/11.

8. PILOT Updates- B. Myers

A. Tioga Downs Racetrack, LLC: Phase 4 Golf Course

1. Attended meetings of all taxing authorities
2. Received letters of support from all taxing authorities
3. November 2nd, Public Hearing: Support Received from Community Members
4. SEQR, Part 2 and 3 completed.
5. LDG working on SHPO

The Tioga County IDA Board of Directors cannot issue a negative declaration or vote on the PILOT application until the archeological study is conducted. J. Bellis shared that Tioga Downs is aware of this issue and the archeological study will be conducted ASAP.

B. Gateway

1. Application for Financial Assistance Received

The Tioga County IDA Board of Directors received an application for financial assistance from Nelson Development Group, LLC on October 21, 2016. The \$2.6m project is planned to be located on 200-202 & 204 Front Street in the Village of Owego. The project will involve the construction of a new 13,600 sf building. 4,400 sf will be used for commercial incubator/retail space, 8,800 sf will be apartment housing (8, 2-bedroom apartments), and there will be an 800 sf roof top common area for tenants.

The IDA Board of Directors suggested that the proposed PILOT schedule be revised to start at a flat payment of \$1,500.00 with an increase of \$150.00 per year; until year 11 when the PILOT percentage will start resulting in 20% of the total assessed value to be paid, which will increase by 20% each year until year 15 (20% in year 11, 40% in year 12, 60% in year 13, 80% in year 14 and 100% due in year 15).

2. Public Hearing – Tentative date, if application accepted, November 23rd 5:00 p.m., in the Hubbard Auditorium, Owego, NY 13827.

3. Special Meeting November 30th

a. Discussion – M. Sauerbrey, K. Gillette, J. Nolis, and R. Kelsey confirmed attendance for the meeting.

Resolution to accept the application, schedule the public hearing, and conduct a special meeting (M. Sauerbrey, K. Gillette)

Aye – 5 Abstain – 0

No – 0 Carried

T. Monell arrived at 5:10pm.

9. New Business – B. Myers

A. Southern Tier Network Easement Request – B. Myers shared that this easement will be used for the extension of dark fiber cable and will cross the IDA Railroad at milepost 290.94, Route 38/96 junction on Metro Rd. in the Town of Tioga.

1. OHRY approved the easement

2. J. Meagher reviewed and approved the easement.

Motion to accept and execute the easement (T. Monell, M. Sauerbrey)

Aye – 6 Abstain – 0

No – 0 Carried

10. Old Business – B. Myers

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)

a. PARIS Report Completed – B. Myers confirmed that the 2017-2020 budget was submitted.

b. Piaker and Lyons 2016 Proposal – The audit committee met prior to tonight's regular meeting and suggests to the full Board that we accept their proposal for the 2016 audit.

Motion to accept and execute the proposal (T. Monell, A. Gowan)

Aye – 6 Abstain – 0

No – 0 Carried

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

a. Meeting to discuss appointment of officers and policy review

i. Before 11/30 Special Meeting

-Discussion

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. None

B. Tioga Commons Study – Awaiting Final Version

C. E-Site Wetland Delineation – Awaiting USACE to schedule visit and conduct study.

D. United Water/Suez – Meeting 11/17, set up by Congressmen Reed’s Office, board members are encouraged to attend, if possible.

11. Reports

A. Railroads

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

- a. Income to Date – B. Myers - income for August was down slightly compared to last year, but we have made \$20,000.00 to date more than last year.

B. Loan Program – B. Myers

- a. LINC Report submitted, all site visits completed.

- b. Loan committee meeting will be necessary for December to review applications.

- 12. Motion to move into Executive Session pursuant to Public Officers Law Section 105 to discuss acquisition of properties and the performance evaluation of a particular employee.**

(K. Gillette, M. Sauerbrey)

Aye – 6 Abstain – 0

No – 0

The IDA Board of Directors went into Executive Session at 5:27 p.m.

The IDA Board of Directors came out of Executive Session at 6:02 p.m.

Resolution to increase the Executive Administrator’s salary to \$50,000.00 as of 1/1/2017 (T. Monell, M. Sauerbrey)

Aye – 6 Abstain – 0

No – 0

Resolution to approve the purchase of the 1.2A property in Lounsberry, NY. (M. Sauerbrey, K. Gillette)

Aye – 6 Abstain – 0

No – 0

Motion to adjourn the meeting (J. Nolis)

Aye – 6 Abstain – 0

No – 0

- 13. Next Meeting – Wednesday, December 7, 2016**

- 14. Adjourned – 6:05pm**

Public Hearing Minutes

DRAFT

RE: Nelson Development Group, LLC

DATE: Wednesday, November 23, 2016

IDA Board of Directors present:

IDA Board of Directors absent:

Guests: L. Tinney, B. Myers

Public: See attached

Tioga County Industrial Development Agency Chairperson, Ralph E. Kelsey, opened the hearing at 5:00 p.m. and read a speech outlining the public hearing process as it relates to the application for financial assistance submitted to the IDA by Nelson Development Group LLC, Mr. Kelsey asked Ms. Tinney to give a brief explanation of the proposal.

Mr. Kelsey then opened the floor for discussion.

Public Speakers:

Don Castellucci – Gave positive remarks on behalf of the Town of Owego.

Earl Hartman – Gave positive remarks on behalf of the Village of Owego.

Ms. LeeAnn Tinney, Director, Tioga County Economic Development & Planning

Mr. Kelsey recessed the hearing at 5:10 p.m.

Mr. Kelsey re-opened the hearing at 5:30 p.m.

There were no additional comments at this time.

Mr. Kelsey then adjourned the hearing at 5:30 p.m.



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Tioga County Industrial Development Agency

November 30, 2016, 4:30PM

Legislative Conference Room

DRAFT

Minutes

1. Call to Order and Introductions

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, J. Nolis, K. Dougherty, K. Gillette, and M. Sauerbrey
 - a. Absent:
 - b. Excused: T. Monell

B. Guests: L. Tinney, B. Myers, Dr. Bill Thomas, J. Franz, E. Jardine, T. Saraceno, B. Woodburn, Morning Times Rep.

3. New Business

A. Tioga Downs Racetrack, LLC, Tioga Recreation Association Inc.

1. SHPO Letter – No environmental impact letter received 11/30/2016

Resolution to approve the Tioga Downs Racetrack, LLC and Tioga Recreation Association Inc.'s application for financial assistance, issue a negative SEQRA declaration, sales tax abatement, and PILOT schedule. (A. Gowan, M. Sauerbrey)

Aye – 4 Abstain 1 – R. Kelsey

No – 0

B. Nelson Development Group, LLC

1. Results from Public Hearing – B. Myers shared that the project received support from all of those who commented on the project.

Resolution to approve Nelson Development Group, LLC's application for financial assistance, issue a negative SEQRA declaration, sales tax abatement, mortgage recording tax abatement, and PILOT schedule. (M. Sauerbrey, A. Gowan)

Aye – 5 Abstain 0

No – 0

C. Dr. Bill Thomas

1. Presentation – Dr. Bill Thomas shared with the IDA Board an innovative idea for a new housing market model. Dr. Thomas would like to revisit the IDA in Spring 2017 to give an update on the project.

K. Dougherty Arrived at 4:42pm.

4. D. J. Nolis Resignation – J. Nolis notified the board of her resignation on 11/29. She has agreed to stay on the board until the position is filled. Chairperson R. Kelsey thanked J. Nolis for her time as an IDA Board Member.

5. Motion to move into Executive Session to discuss financial compensation of a particular employee (J. Nolis, A. Gowan)

Aye – 6 Abstain 0

No- 0

The IDA went into executive session at 5:25pm

The IDA came out of executive session at 5:59pm

6. Next Meeting – Wednesday, December 7, 2016

Motion to adjourn the meeting (J. Nolis, M. Sauerbrey)

Aye – 6 Abstain 0

No- 0

7. Adjourned

Tioga County Industrial Development Agency
Balance Sheet
As of November 30, 2016

	Nov 30, 16	Nov 30, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	110,351.40	171,339.53	-60,988.13
CCTC- Industrial Park	12,000.37	12,010.37	-10.00
USDA Funds			
CCTC- Loan Loss Reserve	40,380.97	40,367.41	13.56
TSB- IRP 2	0.00	95,821.94	-95,821.94
TSB- IRP 3	0.00	179,565.62	-179,565.62
TSB- IRP 2016 (Formerly IRP 4)	418,416.32	151,565.04	266,851.28
TSB- RBEG	205,443.49	205,385.97	57.52
TSB- marketing	1,496.48	1,496.06	0.42
Total USDA Funds	665,737.26	674,202.04	-8,464.78
Total Restricted Cash Accounts	788,089.03	857,551.94	-69,462.91
CCTC- CDs			
Infrastructure (391)	0.00	127,226.88	-127,226.88
Site Development (383)	0.00	128,527.56	-128,527.56
Site Development (878)	0.00	252,995.52	-252,995.52
Infrastructure (877)	0.00	93,278.77	-93,278.77
Land Acquisition (879)	516,424.15	515,433.53	990.62
Capital Improvement (284)	303,652.79	303,366.05	286.74
Total CCTC- CDs	820,076.94	1,420,828.31	-600,751.37
Temporarily Restricted Cash Acc			
Community- Lounsberry	52.51	52.75	-0.24
Total Temporarily Restricted Cash Acc	52.51	52.75	-0.24
Unrestricted Cash Accounts			
TSB- checking	1,496,867.07	197,739.15	1,299,127.92
TSB- general fund	125,100.50	905,480.87	-780,380.37
Total Unrestricted Cash Accounts	1,621,967.57	1,103,220.02	518,747.55
Total Checking/Savings	3,230,186.05	3,381,653.02	-151,466.97
Other Current Assets			
NYS OEM Grant Revenue	0.00	-2,728.59	2,728.59
Accounts Receivable 1300.01	512,376.45	0.00	512,376.45
Allowance for Doubtful Accounts	-35,000.00	-75,000.00	40,000.00
New York State OEM Funds Receiv	0.00	-2,728.59	2,728.59
FEMA Funds Receivable	0.00	-8,185.81	8,185.81
Commercial Facade Loan Program			
Loan Rec - 2016-03-A	19,143.24	0.00	19,143.24
Loan Rec - 2016-02-A	46,527.80	0.00	46,527.80
Loan Rec - 2016-01-A	9,936.14	0.00	9,936.14
Loan Rec - 2015-06-A	22,317.40	0.00	22,317.40
Loan Rec - 2014-01-A	7,629.10	9,663.58	-2,034.48
Loan Rec - 2015-01-A	14,166.63	17,499.99	-3,333.36
Loan Rec - 2015-02-A	3,267.14	5,049.26	-1,782.12
Loan Rec - 2015-04-A	750.00	2,050.00	-1,300.00
Loan Rec - 2015-05-A	17,963.76	21,555.72	-3,591.96
Total Commercial Facade Loan Program	141,701.21	55,818.55	85,882.66
IRP 4			
Loan Rec 2016-01-A	37,084.82	0.00	37,084.82
Loan Rec 2015-03-A	11,235.48	13,618.75	-2,383.27
Loan Rec 2013-02-A	5,801.20	8,274.31	-2,473.11
Loan Rec 2010-01-A	6,979.22	24,461.41	-17,482.19
Loan Rec 2009-03-A	0.00	6,452.65	-6,452.65
Loan Rec 2009-02-A	55,451.58	57,851.58	-2,400.00
Total IRP 4	116,552.30	110,658.70	5,893.60
IRP 3			
Loan Rec 2013-01-A	8,974.50	13,249.91	-4,275.41
Loan Rec 2007-08-A	41,131.42	47,583.35	-6,451.93
Total IRP 3	50,105.92	60,833.26	-10,727.34

Tioga County Industrial Development Agency

Balance Sheet

As of November 30, 2016

	Nov 30, 16	Nov 30, 15	\$ Change
IRP 2			
Loan Rec 2012-08-A	22,783.10	27,129.47	-4,346.37
Loan Rec 2011-03-A	58,545.45	68,127.00	-9,581.55
Loan Rec 2011-01-A	0.00	11,786.39	-11,786.39
Total IRP 2	81,328.55	107,042.86	-25,714.31
Total Other Current Assets	867,064.43	245,710.38	621,354.05
Total Current Assets	4,097,250.48	3,627,363.40	469,887.08
Fixed Assets			
Asset WWTP	2,356,471.86	0.00	2,356,471.86
Lounsberry South FA	0.00	201,129.16	-201,129.16
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
2007 computer upgrade	0.00	2,019.49	-2,019.49
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	3,720.37	-2,019.49
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	0.00	18,805.00	-18,805.00
Land 434	371,800.36	304,875.18	66,925.18
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,111,513.55	-1,090,227.73	-21,285.82
Total Fixed Assets	3,856,839.40	1,676,681.83	2,180,157.57
Other Assets			
HUD Loan Program			
L/R 2014-01-A	124,700.20	148,321.55	-23,621.35
L/R 2012-06-A	61,114.81	69,934.95	-8,820.14
L/R 2009-04-A	64,642.91	85,537.07	-20,894.16
Total HUD Loan Program	250,457.92	303,793.57	-53,335.65
Total Other Assets	250,457.92	303,793.57	-53,335.65
TOTAL ASSETS	8,204,547.80	5,607,838.80	2,596,709.00
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 - Accounts Payable	12,532.75	0.00	
Total Accounts Payable	12,532.75	0.00	
Other Current Liabilities			
Deferred Revenue	10,914.40	0.00	
2100 - Payroll Liabilities	1,073.80	2,715.40	
PILOT Payments			
CNYOG			
Library Tax - CNYOG	0.01	0.00	0.01
School- CNYOG	-0.03	0.00	-0.03
CNYOG - Other	-0.01	0.00	-0.01
Total CNYOG	-0.03	0.00	-0.03
Best Buy PP	0.00	3.90	-3.90
Hadco			
School- Hadco	-0.01	-0.01	0.00
Total Hadco	-0.01	-0.01	0.00
Rynone			
Town- Rynone	-0.01	0.00	-0.01
Total Rynone	-0.01	0.00	-0.01
Total PILOT Payments	-0.05	3.89	-3.94
Total Other Current Liabilities	11,988.15	2,719.29	9,268.86
Total Current Liabilities	24,520.90	2,719.29	21,801.61
Long Term Liabilities			
Loan Pay- IRP 4	252,361.72	262,079.92	-9,718.20
Loan Pay- IRP 3	222,668.43	232,680.61	-10,012.18
Loan Pay- IRP 2	156,091.00	166,762.37	-10,671.37
Loan Pay- IRP 1	84,023.99	91,369.44	-7,345.45

11:38 AM

12/05/16

Accrual Basis

Tioga County Industrial Development Agency

Balance Sheet

As of November 30, 2016

	Nov 30, 16	Nov 30, 15	\$ Change
Tioga County HUD prog			
2014-01-A	124,700.20	148,321.55	-23,621.35
2012-06-A	61,114.81	69,934.95	-8,820.14
2009-04-A	64,642.91	85,537.07	-20,894.16
Total Tioga County HUD prog	250,457.92	303,793.57	-53,335.65
Total Long Term Liabilities	965,603.06	1,056,685.91	-91,082.85
Total Liabilities	990,123.96	1,059,405.20	-69,281.24
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 - Opening Bal Equity	304,104.67	304,104.67	0.00
1110 - Retained Earnings	3,262,608.70	2,830,320.81	432,287.89
Net Income	2,241,407.84	7,705.49	2,233,702.35
Total Equity	7,214,423.84	4,548,433.60	2,665,990.24
TOTAL LIABILITIES & EQUITY	8,204,547.80	5,607,838.80	2,596,709.00

5:13 PM

12/01/16

Accrual Basis

Tioga County Industrial Development Agency Profit & Loss January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change
Ordinary Income/Expense			
Income			
Refund of Insurance	2,533.42	0.00	2,533.42
WWTP			
Income thru Trust WWTP	934,199.55	0.00	934,199.55
WWTP - Other	430.15	0.00	430.15
Total WWTP	934,629.70	0.00	934,629.70
NYS OEM Funds Income	0.00	-2,728.59	2,728.59
Loan Interest Income			
IRP 2			
2012-08-A	1,040.59	1,347.95	-307.36
2011-03-A	2,911.55	3,064.41	-152.86
2011-01-A	186.42	706.09	-519.67
2008-02-B	0.00	119.88	-119.88
Total IRP 2	4,138.56	5,238.33	-1,099.77
IRP 3			
2013-01-A	425.88	635.15	-209.27
2008-02-A	47.91	178.71	-130.80
2007-08-A	2,529.45	2,887.80	-358.35
Total IRP 3	3,003.24	3,701.66	-698.42
IRP 4			
2016-01-A	859.07	0.00	859.07
2015-03-A	525.38	185.27	340.11
2013-02-A	289.45	390.15	-100.70
2010-02-A	0.00	2,541.86	-2,541.86
2010-01-A	790.26	1,475.38	-685.12
2009-03-A	112.10	479.38	-367.28
Total IRP 4	2,576.26	5,072.04	-2,495.78
RBEG			
2012-07-B	0.00	20.09	-20.09
2007-01-A	0.00	1,078.13	-1,078.13
Total RBEG	0.00	1,098.22	-1,098.22
Total Loan Interest Income	9,718.06	15,110.25	-5,392.19

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Accrual Basis

Tioga County Industrial Development Agency
Profit & Loss
January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change
Loan Program Fee			
Facade	1,511.90	1,855.58	-343.68
IRP 3	150.00	0.00	150.00
IRP 4	850.00	292.50	557.50
RBEG	0.00	0.48	-0.48
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	150.00	0.00	150.00
Total Loan Program Fee	2,661.90	2,291.06	370.84
Loan Late Fee			
2015-03 - 2015-03-A	75.71	0.00	75.71
2012-08	15.00	0.00	15.00
Total Loan Late Fee	90.71	0.00	90.71
Loan Administrative Fee			
IRP 2	557.36	2,965.37	-2,408.01
IRP 3	1,141.90	1,622.69	-480.79
IRP 4	699.00	1,380.05	-681.05
RBEG	0.00	188.24	-188.24
Total Loan Administrative Fee	2,398.26	6,156.35	-3,758.09
4110 - Grants			
ESD Grant - E-Site	50,000.00	13,220.00	36,780.00
Waverly Trade Center DOT Grant	2,309.71	64,269.00	-61,959.29
STREDC Grant	25,000.00	0.00	25,000.00
Total 4110 - Grants	77,309.71	77,489.00	-179.29
Interest Income-			
Community- Facade Improvement	50.82	97.94	-47.12
CCTC Loan Loss Reserve Account	16.85	18.46	-1.61
CCTC CD Infrastructure (877)	125.36	278.89	-153.53
CCTC CD Site Development (878)	340.02	756.42	-416.40
CCTC CD Land Acquisition (879)	0.00	1,927.19	-1,927.19
CCTC CD Site Development (383)	131.16	288.01	-156.85
CCTC CD Infrastructure (391)	130.52	284.99	-154.47
CCTD CD Capital Improvment(284)	0.00	1,249.70	-1,249.70
Community- Lounsberry	56.51	40.43	16.08
TSB- checking	492.04	285.36	206.68
TSB-general fund	725.01	1,242.15	-517.14
TSB- IRP 2	20.07	23.68	-3.61
TSB- IRP 3	40.44	49.53	-9.09
TSB- IRP 4	64.32	33.63	30.69
TSB- RBEG	52.21	54.73	-2.52
TSB- marketing	0.38	0.73	-0.35
TSB- NYSEG	0.00	0.68	-0.68
Total Interest Income-	2,245.71	6,632.52	-4,386.81

Tioga County Industrial Development Agency
Profit & Loss
January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change
Leases/Licenses			
Lounsberry South - Engelbert	0.00	1,000.00	-1,000.00
RR leases	11,337.62	10,388.31	949.31
Total Leases/Licenses	11,337.62	11,388.31	-50.69
OHRy			
freight	142,248.55	111,304.60	30,943.95
Total OHRy	142,248.55	111,304.60	30,943.95
4170 - PILOT Program Fees			
Crown, Cork & Seal	225.45	2,500.00	-2,274.55
Midwestern Pet Foods Inc.	13,550.23	2,500.00	11,050.23
Nichols Cross Dock LLC	112,173.94	2,500.00	109,673.94
Owego Garden - Home Leasing	0.00	42,500.00	-42,500.00
Tioga Downs	1,094,859.30	21,158.80	1,073,700.50
Lockheed Martin	0.00	14,500.00	-14,500.00
Total 4170 - PILOT Program Fees	1,220,808.92	85,658.80	1,135,150.12
Total Income	2,405,982.56	313,302.30	2,092,680.26
Expense			
WWTP Crown Cork and Seal	0.00	0.00	0.00
Marketing	677.88	0.00	677.88
Waverly Trade Center DOT Grant	11,307.46	42,269.00	-30,961.54
Tioga Industrial Park Corporate Drive	5.00	0.00	5.00
Total Tioga Industrial Park	5.00	0.00	5.00
Education			
Myers	0.00	0.00	0.00
Fiato	0.00	299.00	-299.00
Total Education	0.00	299.00	-299.00
Loan Admin Fee			
IRP 2	549.49	2,965.37	-2,415.88
IRP 3	987.43	1,622.69	-635.26
IRP 4	556.56	1,380.05	-823.49
RBEG	0.00	188.24	-188.24
Total Loan Admin Fee	2,093.48	6,156.35	-4,062.87
Loan Program Expense			
IRP 4	0.00	20.55	-20.55
RBEG	0.00	72.70	-72.70
Marketing	0.00	2,405.38	-2,405.38
Loan Program Expense - Other	150.35	0.00	150.35
Total Loan Program Expense	150.35	2,498.63	-2,348.28

Tioga County Industrial Development Agency
Profit & Loss
January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change
Bad Debts	0.00	-10,000.00	10,000.00
Property Maintenance	2,131.46	0.00	2,131.46
6120 - Bank Service Charges			
Check order			
TSB IRP 3	57.09	0.00	57.09
Total Check order	57.09	0.00	57.09
6120 - Bank Service Charges - Other	290.87	25.00	265.87
Total 6120 - Bank Service Charges	347.96	25.00	322.96
conference	750.00	275.00	475.00
Copies	134.61	227.54	-92.93
6160 - Dues and Subscriptions	210.00	710.00	-500.00
E=mt3			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	92,607.50	-92,607.50
site preparation	850.00	0.00	850.00
E=mt3 - Other	250.00	0.00	250.00
Total E=mt3	8,100.00	92,607.50	-84,507.50
Employee benefit			
IRA Company Match	328.86	0.00	328.86
IRA	328.86	1,515.68	-1,186.82
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	657.72	1,515.68	-857.96
6180 - Insurance			
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	3,696.00	2,934.00	762.00
6190 - Disability (First Rehab Life)	125.00	0.00	125.00
Employee Health (SSA)	0.00	9,819.14	-9,819.14
6185 - Property & Liability (Dryden)	8,502.15	7,963.67	538.48
RR Liability (Steadfast)	20,766.38	20,163.15	603.23
WC (Amtrust)	857.00	609.00	248.00
Total 6180 - Insurance	33,946.53	42,238.96	-8,292.43
6200 - Interest Expense			
6220 - Loan Interest			
IRP 1	913.69	986.42	-72.73
IRP 2	1,667.62	1,773.28	-105.66
IRP 3	2,326.81	2,425.93	-99.12
IRP 4	0.00	2,717.02	-2,717.02
Total 6220 - Loan Interest	4,908.12	7,902.65	-2,994.53
6200 - Interest Expense - Other	2,620.80	0.08	2,620.72
Total 6200 - Interest Expense	7,528.92	7,902.73	-373.81

Tioga County Industrial Development Agency
Profit & Loss
January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change
Lounsberry land	507.52	10,700.00	-10,192.48
6550 · Office Supplies			
other	150.32	1,106.08	-955.76
stationary	0.00	1,086.36	-1,086.36
ink cartridges	232.42	1,265.95	-1,033.53
6550 · Office Supplies - Other	90.54	0.00	90.54
Total 6550 · Office Supplies	473.28	3,458.39	-2,985.11
6560 · Payroll Expenses	46,051.23	59,497.26	-13,446.03
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	-117.88	351.38
PILOT Program Expenses - Other	0.00	790.99	-790.99
Total PILOT Program Expenses	462.00	673.11	-211.11
6250 · Postage and Delivery	75.55	504.56	-429.01
6270 · Professional Fees			
Administrative Services			
Fiato	630.00	0.00	630.00
Haskell	6,890.00	4,270.00	2,620.00
Total Administrative Services	7,520.00	4,270.00	3,250.00
6650 · Accounting			
Piaker & Lyons	9,500.00	13,200.00	-3,700.00
Jan Nolis			
internal control services	0.00	665.00	-665.00
payroll	0.00	445.00	-445.00
bookkeeping	0.00	125.00	-125.00
Total Jan Nolis	0.00	1,235.00	-1,235.00
Total 6650 · Accounting	9,500.00	14,435.00	-4,935.00
6655 · Consulting	300.00	0.00	300.00
6280 · Legal Fees			
Loan Program Fees	3,448.00	4,553.00	-1,105.00
Monthly Fees	24,254.50	26,574.00	-2,319.50
6280 · Legal Fees - Other	0.00	-7,500.00	7,500.00
Total 6280 · Legal Fees	27,702.50	23,627.00	4,075.50
6270 · Professional Fees - Other	2,198.96	0.00	2,198.96
Total 6270 · Professional Fees	47,221.46	42,332.00	4,889.46
6670 · Program Expense			
Façade Improvement Loan Program	175.00	441.10	-266.10
Total 6670 · Program Expense	175.00	441.10	-266.10

Tioga County Industrial Development Agency
Profit & Loss
January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change
Property Taxes			
Newark Valley Property	160.87	0.00	160.87
Berry Road (47)	82.91	0.00	82.91
Carmichael Road	3.07	0.00	3.07
Smith Creek Road	13.78	0.00	13.78
Glenmary Drive	7.20	0.00	7.20
Metro Road	6.00	0.00	6.00
Total Property Taxes	273.83	0.00	273.83
Recording fees	135.50	0.00	135.50
6300 - Repairs			
6320 - Computer Repairs	0.00	31.25	-31.25
Total 6300 - Repairs	0.00	31.25	-31.25
6770 - Supplies			
6780 - Marketing	325.00	791.20	-466.20
Total 6770 - Supplies	325.00	791.20	-466.20
6340 - Telephone	110.09	114.44	-4.35
6350 - Travel & Ent			
6360 - Entertainment	0.00	111.68	-111.68
6370 - Meals	35.00	35.35	-0.35
6380 - Travel	635.04	181.08	453.96
Total 6350 - Travel & Ent	670.04	328.11	341.93
Total Expense	164,574.72	305,596.81	-141,022.09
Net Ordinary Income	2,241,407.84	7,705.49	2,233,702.35
Net Income	2,241,407.84	7,705.49	2,233,702.35

Tioga County Industrial Development Agency Transaction Detail by Account

November 2016

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Restricted Cash Accounts									
Community- Facade Improvement									
Deposit	11/2/2016			Loan Pmt			Loan Rec - 20...	148.51	148.51
Deposit	11/7/2016			Loan Pmt			Loan Rec - 20...	152.86	301.37
Deposit	11/9/2016			Loan Pmt			Loan Rec - 20...	100.00	401.37
Deposit	11/15/2016			Deposit			Loan Rec - 20...	169.54	570.91
Deposit	11/29/2016			Loan Pmt			-SPLIT-	938.65	1,509.56
Total Community- Facade Improvement								1,509.56	1,509.56
USDA Funds									
TSB- IRP 2016 (Formerly IRP 4)									
Deposit	11/2/2016			Loan Pmt			-SPLIT-	2,902.27	2,902.27
Transfer	11/7/2016			October Admin Fee			TSB- checking	-296.43	2,605.84
Deposit	11/7/2016			Loan Pmt			-SPLIT-	754.85	3,360.69
Deposit	11/7/2016			Application Fee			Loan Program...	150.00	3,510.69
Deposit	11/15/2016			Loan Pmt			Loan Rec 200...	200.00	3,710.69
Check	11/15/2016	1056	Thomas, Collison, ...	Legal Fees - Loan Program			Loan Program...	-595.00	3,115.69
Deposit	11/29/2016			Loan Pmt			-SPLIT-	2,419.49	5,535.18
Deposit	11/30/2016			Deposit			IRP 4	150.00	5,685.18
Total TSB- IRP 2016 (Formerly IRP 4)								5,685.18	5,685.18
Total USDA Funds								5,685.18	5,685.18
Total Restricted Cash Accounts								7,194.74	7,194.74
Unrestricted Cash Accounts									
TSB- checking									
Check	11/1/2016	5697	Economic Develop...	October Office Supplies/...			-SPLIT-	-90.54	-90.54
Check	11/1/2016	5698	Fagan Engineers a...	Wetland Delineation for ...			Wetland Delin...	-7,090.00	-7,090.54
Check	11/1/2016	5699	Franklin Templeton	Bryant R. Myers/Tioga C...			-SPLIT-	-219.24	-7,309.78
Deposit	11/2/2016			HUD Pmt			-SPLIT-	5,209.15	-2,100.63
Check	11/2/2016	5700	Cathy Haskell	Administrative Assistanc...			Haskell	-628.00	-2,728.63
Check	11/3/2016	5702	Tioga County Treas...	November 2016 HUD Pa...			-SPLIT-	-5,209.15	-7,937.78
Check	11/3/2016	5703	Tioga County	June-October Copier Bill ...			Copies	-49.85	-7,987.63
Check	11/4/2016	X	NYS Tax Department	10/26/2016 Taxes Due			6560 · Payroll ...	-86.52	-8,074.15
Transfer	11/7/2016			October Admin Fee	Loan Pro...		TSB- IRP 201...	296.43	-7,777.72
Deposit	11/7/2016			Deposit			Refund of Ins...	445.00	-7,332.72
Check	11/8/2016	5704	Bryant R. Myers	10-22-2016 11/04/2016			-SPLIT-	-1,273.83	-8,606.55
Check	11/8/2016	5705	Hometown Bookke...	Inv #547			6270 · Profes...	-214.00	-8,820.55
Check	11/8/2016	5706	Larson Design Group	Invoice #: 83079			WWTP Crow...	-20,790.97	-29,611.52
Check	11/9/2016	5707	VACRI Constructio...	Vacri Payment Applicatio...			WWTP Crow...	-456,957.60	-486,569.12
Check	11/9/2016			VOID: Diekow Payment ...		X	-SPLIT-	0.00	-486,569.12
Check	11/9/2016	5709	Diekow Electric, INC.	Diekow Payment Applicat...			-SPLIT-	-36,242.50	-522,811.62
Deposit	11/15/2016			RR Income			freight	5,033.50	-517,778.12
Check	11/15/2016	5710	Verbatim Court Re...	Owego Gardens public h...			Tioga Downs	-233.50	-518,011.62
Check	11/15/2016	5711	Weekly Group New...				Marketing	-187.50	-518,199.12
Check	11/15/2016	5712	Thomas, Collison, ...	Legal Fees - Sept			Monthly Fees	-2,188.50	-520,387.62
Check	11/15/2016	X	EFTPS	Oct 2016			6560 · Payroll ...	-1,103.04	-521,490.66
Check	11/16/2016	5713	Bryant R. Myers	Travel 9/1/2016-11/16/20...			-SPLIT-	-234.36	-521,725.02
Check	11/21/2016	5714	Bryant R. Myers	11/5-11/18/2016			-SPLIT-	-1,273.83	-522,998.85
Check	11/30/2016	5715	Larson Design Group	Invoice #: 83652			WWTP Crow...	-24,360.14	-547,358.99
Check	11/30/2016	5716	NYS Economic De...	2017 Membership Renew...			conference	-750.00	-548,108.99
Check	11/30/2016	5717	Verbatim Court Re...	Owego Gardens public h...			Gateway	-228.50	-548,337.49
Check	11/30/2016	5718	Thomas, Collison, ...	Legal Fees - Nov			Monthly Fees	-2,222.50	-550,559.99
Total TSB- checking								-550,559.99	-550,559.99
Total Unrestricted Cash Accounts								-550,559.99	-550,559.99
Commercial Facade Loan Program									
Loan Rec - 2016-03-A									
Deposit	11/29/2016	6546	Towne Diner, LLC	December Pmt	Loan Pro...		Community- F...	-273.48	-273.48
Total Loan Rec - 2016-03-A								-273.48	-273.48
Loan Rec - 2016-01-A									
Deposit	11/7/2016	649	Rawley Filbin	November Pmt	Loan Pro...		Community- F...	-152.86	-152.86
Total Loan Rec - 2016-01-A								-152.86	-152.86
Loan Rec - 2015-06-A									
Deposit	11/29/2016	701	Ike & Julie Lovelass	December Pmt	Loan Pro...		Community- F...	-365.86	-365.86
Total Loan Rec - 2015-06-A								-365.86	-365.86
Loan Rec - 2014-01-A									
Deposit	11/15/2016	60015	Arkay Property Man...	November Pmt	Loan Pro...		Community- F...	-169.54	-169.54
Total Loan Rec - 2014-01-A								-169.54	-169.54

Tioga County Industrial Development Agency Transaction Detail by Account

November 2016

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Loan Rec - 2015-02-A									
Deposit	11/2/2016	0129...	William MillHollen - ...	November Pmt	Loan Pro...		Community- F...	-148.51	-148.51
Total Loan Rec - 2015-02-A								-148.51	-148.51
Loan Rec - 2015-04-A									
Deposit	11/9/2016	4609	June Lange Esler - ...	December Pmt	Loan Pro...		Community- F...	-100.00	-100.00
Total Loan Rec - 2015-04-A								-100.00	-100.00
Loan Rec - 2015-05-A									
Deposit	11/29/2016	6831	Becky's Diner	December Pmt	Loan Pro...		Community- F...	-299.31	-299.31
Total Loan Rec - 2015-05-A								-299.31	-299.31
Total Commercial Facade Loan Program								-1,509.56	-1,509.56
IRP 4									
Loan Rec 2016-01-A									
Deposit	11/7/2016	9083	Granite Works	November Princ	Loan Pro...		TSB- IRP 201...	-597.84	-597.84
Total Loan Rec 2016-01-A								-597.84	-597.84
Loan Rec 2015-03-A									
Deposit	11/29/2016	1053	Charles Cornell	Nov. Principle	Loan Pro...		TSB- IRP 201...	-221.18	-221.18
Total Loan Rec 2015-03-A								-221.18	-221.18
Loan Rec 2010-01-A									
Deposit	11/2/2016	9076	Granite Works	November Prin.	Loan Pro...		TSB- IRP 201...	-1,372.84	-1,372.84
Deposit	11/29/2016	9097	Granite Works	Dec. Principle	Loan Pro...		TSB- IRP 201...	-1,378.86	-2,751.70
Total Loan Rec 2010-01-A								-2,751.70	-2,751.70
Loan Rec 2009-02-A									
Deposit	11/15/2016	5656	Harold & Harry's	November Pmt	Loan Pro...		TSB- IRP 201...	-200.00	-200.00
Total Loan Rec 2009-02-A								-200.00	-200.00
Total IRP 4								-3,770.72	-3,770.72
IRP 3									
Loan Rec 2013-01-A									
Deposit	11/2/2016	1716...	Stiletto's Hair & Nails	November Prin.	Loan Pro...		TSB- IRP 201...	-360.98	-360.98
Total Loan Rec 2013-01-A								-360.98	-360.98
Loan Rec 2007-08-A									
Deposit	11/29/2016	6830	Becky's Diner	Dec Principle	Loan Pro...		TSB- IRP 201...	-511.92	-511.92
Total Loan Rec 2007-08-A								-511.92	-511.92
Total IRP 3								-872.90	-872.90
IRP 2									
Loan Rec 2011-03-A									
Deposit	11/2/2016	2927	The Parkview	November Prin.	Loan Pro...		TSB- IRP 201...	-841.43	-841.43
Total Loan Rec 2011-03-A								-841.43	-841.43
Total IRP 2								-841.43	-841.43
Asset WWTP									
General Journal	11/30/2016	BRM...		WWTP Inv. LDG 83079 ...			WWTP Crow...	538,351.21	538,351.21
Total Asset WWTP								538,351.21	538,351.21
HUD Loan Program									
L/R 2014-01-A									
Deposit	11/2/2016	59919	Double Aught Lum...	November Princ.	Loan Pro...		TSB- checking	-1,995.59	-1,995.59
Total L/R 2014-01-A								-1,995.59	-1,995.59
L/R 2012-06-A									
Deposit	11/2/2016	x	Raymond-HadleyC...	November Princ.	Loan Pro...		TSB- checking	-812.79	-812.79
Total L/R 2012-06-A								-812.79	-812.79
L/R 2009-04-A									
Deposit	11/2/2016	59918	Double Aught Lum...	November Princ.	Loan Pro...		TSB- checking	-1,765.19	-1,765.19
Total L/R 2009-04-A								-1,765.19	-1,765.19
Total HUD Loan Program								-4,573.57	-4,573.57
Interest Payable									
L/P 2014-01-A Interest									
Deposit	11/2/2016	59919	Double Aught Lum...	November Int.	Loan Pro...		TSB- checking	-316.74	-316.74
Check	11/3/2016	5702	Tioga County Treas...	Double Aught November ...			TSB- checking	316.74	0.00
Total L/P 2014-01-A Interest								0.00	0.00

Tioga County Industrial Development Agency Transaction Detail by Account

November 2016

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
L/P 2012-06-A Interest									
Deposit	11/2/2016	x	Raymond-HadleyC...	November Int.	Loan Pro...		TSB- checking	-152.82	-152.82
Check	11/3/2016	5702	Tioga County Treas...	Raymond-HadleyNovem...			TSB- checking	152.82	0.00
Total L/P 2012-06-A Interest								0.00	0.00
L/P 2009-04-A Interest									
Deposit	11/2/2016	59918	Double Aught Lum...	November Int.	Loan Pro...		TSB- checking	-166.02	-166.02
Check	11/3/2016	5702	Tioga County Treas...	Double Aught November ...			TSB- checking	166.02	0.00
Total L/P 2009-04-A Interest								0.00	0.00
Total Interest Payable								0.00	0.00
Tioga County HUD prog									
2014-01-A									
Check	11/3/2016	5702	Tioga County Treas...	Double Aught November ...			TSB- checking	1,995.59	1,995.59
Total 2014-01-A								1,995.59	1,995.59
2012-06-A									
Check	11/3/2016	5702	Tioga County Treas...	Raymond-Hadley Novem...			TSB- checking	812.79	812.79
Total 2012-06-A								812.79	812.79
2009-04-A									
Check	11/3/2016	5702	Tioga County Treas...	Double Aught November ...			TSB- checking	1,765.19	1,765.19
Total 2009-04-A								1,765.19	1,765.19
Total Tioga County HUD prog								4,573.57	4,573.57
Refund of Insurance									
Deposit	11/7/2016	584046	Amtrust North Ame...	Refund for overpayment ...			TSB- checking	-445.00	-445.00
Total Refund of Insurance								-445.00	-445.00
Loan Interest Income									
IRP 2									
2011-03-A									
Deposit	11/2/2016	2927	The Parkview	November Int.	Loan Pro...		TSB- IRP 201...	-247.45	-247.45
Total 2011-03-A								-247.45	-247.45
Total IRP 2								-247.45	-247.45
IRP 3									
2013-01-A									
Deposit	11/2/2016	1716...	Stiletto's Hair & Nails	November Int.	Loan Pro...		TSB- IRP 201...	-39.02	-39.02
Total 2013-01-A								-39.02	-39.02
2007-08-A									
Deposit	11/29/2016	6830	Becky's Diner	Dec. Interest	Loan Pro...		TSB- IRP 201...	-216.89	-216.89
Total 2007-08-A								-216.89	-216.89
Total IRP 3								-255.91	-255.91
IRP 4									
2016-01-A									
Deposit	11/7/2016	9083	Granite Works	Nov. Int. Inc.	Loan Pro...		TSB- IRP 201...	-157.01	-157.01
Total 2016-01-A								-157.01	-157.01
2015-03-A									
Deposit	11/29/2016	1053	Charles Cornell	Nov. Interest	Loan Pro...		TSB- IRP 201...	-47.74	-47.74
Total 2015-03-A								-47.74	-47.74
2010-01-A									
Deposit	11/2/2016	9076	Granite Works	November Int.	Loan Pro...		TSB- IRP 201...	-40.55	-40.55
Deposit	11/29/2016	9097	Granite Works	Dec. Interest	Loan Pro...		TSB- IRP 201...	-34.83	-75.38
Total 2010-01-A								-75.38	-75.38
Total IRP 4								-280.13	-280.13
Total Loan Interest Income								-783.49	-783.49
Loan Program Fee									
IRP 4									
Deposit	11/30/2016	023146	Granite Works	Granite Works III Applicat...	Loan Pro...		TSB- IRP 201...	-150.00	-150.00
Total IRP 4								-150.00	-150.00

Tioga County Industrial Development Agency Transaction Detail by Account

12/01/16

Accrual Basis

November 2016

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Loan Program Fee - Other									
Deposit	11/7/2016	18894	Tioga Gardens	Microloan Application Fee	Loan Pro...		TSB- IRP 201...	-150.00	-150.00
Total Loan Program Fee - Other								-150.00	-150.00
Total Loan Program Fee								-300.00	-300.00
Loan Late Fee									
2015-03 - 2015-03-A									
Deposit	11/29/2016	1053	Charles Cornell	Nov. Late Fee	Loan Pro...		TSB- IRP 201...	-8.07	-8.07
Total 2015-03 - 2015-03-A								-8.07	-8.07
Total Loan Late Fee								-8.07	-8.07
OHRy									
freight									
Deposit	11/15/2016	17219	Owego Harford Rail...	September RR Income			TSB- checking	-5,033.50	-5,033.50
Total freight								-5,033.50	-5,033.50
Total OHRy								-5,033.50	-5,033.50
WWTP Crown Cork and Seal									
Check	11/8/2016	5706	Larson Design Group	Professional Services for ...			TSB- checking	20,790.97	20,790.97
Check	11/9/2016	5707	VACRI Constructio...	Vacri Payment Applicatio...			TSB- checking	456,957.60	477,748.57
Check	11/9/2016		Diekow Electric, INC.	Diekow Payment Applicat...		X	TSB- checking	0.00	477,748.57
Check	11/9/2016	5709	Diekow Electric, INC.	Diekow Payment Applicat...			TSB- checking	36,242.50	513,991.07
Check	11/30/2016	5715	Larson Design Group	Professional Services for ...			TSB- checking	24,360.14	538,351.21
General Journal	11/30/2016	BRM ...		WWTP Inv. LDG 83079 ...			Asset WWTP	-538,351.21	0.00
Total WWTP Crown Cork and Seal								0.00	0.00
Marketing									
Check	11/15/2016	5711	Weekly Group New...	Pennysaver Split w/ ED&P			TSB- checking	187.50	187.50
Total Marketing								187.50	187.50
conference									
Check	11/30/2016	5716	NYS Economic De...	2017 Membership Renew...			TSB- checking	750.00	750.00
Total conference								750.00	750.00
Copies									
Check	11/3/2016	5703	Tioga County	June-October 2016 Copies			TSB- checking	49.85	49.85
Total Copies								49.85	49.85
E=mt3									
Wetland Delineation									
Check	11/1/2016	5698	Fagan Engineers a...	Wetland Delineation for ...			TSB- checking	7,000.00	7,000.00
Total Wetland Delineation								7,000.00	7,000.00
Total E=mt3								7,000.00	7,000.00
Employee benefit									
IRA Company Match									
Check	11/1/2016	5699	Franklin Templeton	Employer Contribution (O...			TSB- checking	109.62	109.62
Total IRA Company Match								109.62	109.62
IRA									
Check	11/1/2016	5699	Franklin Templeton	Employee Contibution (O...			TSB- checking	109.62	109.62
Total IRA								109.62	109.62
Total Employee benefit								219.24	219.24
6550 - Office Supplies									
Check	11/1/2016	5697	Economic Develop...	Staples Order #7164677...			TSB- checking	62.54	62.54
Check	11/1/2016	5697	Economic Develop...	IDA Logo Work Polo for ...			TSB- checking	28.00	90.54
Total 6550 - Office Supplies								90.54	90.54
6560 - Payroll Expenses									
Check	11/4/2016	X	NYS Tax Department	10/26/2016 Taxes Due			TSB- checking	86.52	86.52
Check	11/8/2016	5704	Bryant R. Myers	10-22-2016 11/04/2016			TSB- checking	1,273.83	1,360.35
Check	11/15/2016	X	EFTPS	Oct 2016			TSB- checking	1,103.04	2,463.39
Check	11/21/2016	5714	Bryant R. Myers	11/5-11/18/2016			TSB- checking	1,273.83	3,737.22
Total 6560 - Payroll Expenses								3,737.22	3,737.22
PILOT Program Expenses									
Gateway									
Check	11/30/2016	5717	Verbatim Court Re...	Gateway Public Hearing			TSB- checking	228.50	228.50
Total Gateway								228.50	228.50

Tioga County Industrial Development Agency

Transaction Detail by Account

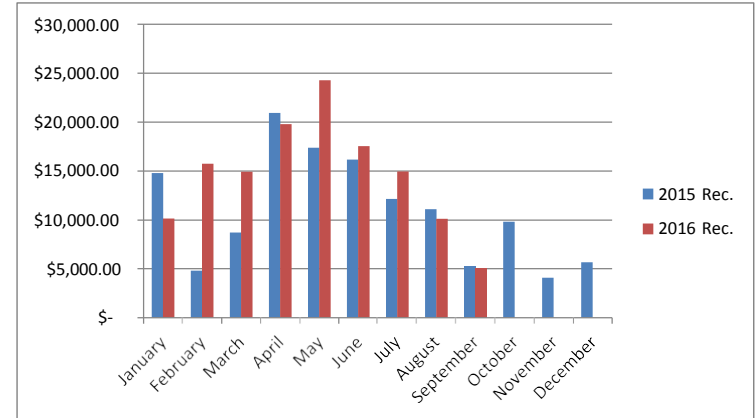
November 2016

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Tioga Downs									
Check	11/15/2016	5710	Verbatim Court Re...	Tioga Downs Phase IV P...			TSB- checking	233.50	233.50
Total Tioga Downs								233.50	233.50
Total PILOT Program Expenses								462.00	462.00
6270 - Professional Fees									
Administrative Services									
Haskell									
Check	11/2/2016	5700	Cathy Haskell	2016-October			TSB- checking	628.00	628.00
Total Haskell								628.00	628.00
Total Administrative Services								628.00	628.00
6280 - Legal Fees									
Loan Program Fees									
Check	11/15/2016	1056	Thomas, Collison, ...	Legal Fees - Loan Program	Loan Pro...		TSB- IRP 201...	595.00	595.00
Total Loan Program Fees								595.00	595.00
Monthly Fees									
Check	11/15/2016	5712	Thomas, Collison, ...	Legal Fees - Oct. 2016			TSB- checking	2,188.50	2,188.50
Check	11/30/2016	5718	Thomas, Collison, ...	Legal Fees - Nov. 2016			TSB- checking	2,222.50	4,411.00
Total Monthly Fees								4,411.00	4,411.00
Total 6280 - Legal Fees								5,006.00	5,006.00
6270 - Professional Fees - Other									
Check	11/8/2016	5705	Hometown Bookke...	Inv #547			TSB- checking	214.00	214.00
Total 6270 - Professional Fees - Other								214.00	214.00
Total 6270 - Professional Fees								5,848.00	5,848.00
6350 - Travel & Ent									
6380 - Travel									
Check	11/16/2016	5713	Bryant R. Myers	Travel 9/1/2016-11/16/20...			TSB- checking	234.36	234.36
Total 6380 - Travel								234.36	234.36
Total 6350 - Travel & Er t								234.36	234.36
TOTAL								0.00	0.00

2016 Owego Harford Railway Income

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

	2015 Rec.	2016 OHRY Income	2016 Rec.	Date
January	\$ 14,808.40	\$ 101,361.00	\$ 10,136.10	3/14/2016
February	\$ 4,806.30	\$ 157,259.00	\$ 15,725.90	4/14/2016
March	\$ 8,719.60	\$ 149,919.00	\$ 14,919.80	5/10/2016
April	\$ 20,952.90	\$ 197,908.00	\$ 19,790.80	6/8/2016
May	\$ 17,370.70	\$ 242,893.00	\$ 24,289.30	7/14/2016
June	\$ 16,166.90	\$ 196,615.00	\$ 17,549.00	8/10/2016
July	\$ 12,139.45	\$ 299,098.00	\$ 14,954.90	9/14/2016
August	\$ 11,108.20	\$ 202,160.00	\$ 10,108.00	10/13/2016
September	\$ 5,232.15	\$ 100,670.00	\$ 5,033.50	11/15/2016
October	\$ 9,829.30		\$ -	
November	\$ 4,083.90		\$ -	
December	\$ 5,657.35		\$ -	
	\$ 130,875.15	\$ 1,647,883.00	\$ 132,507.30	N/A



2016 OHRY Income Total \$ **1,647,883.00**

2016 Payment to IDA \$ **132,507.30**