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Tioga County Industrial Development Agency
January 25, 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: T. Monell
 2. Guests:
 - a. B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher, M. Kiechel
- 3. Privilege of the Floor-**
 - A. M. Kiechel – Newark Valley Historical Society
- 4. Welcome – New Board Member: Jenny Ceccherelli**
- 5. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis/J. Meagher
 1. Update
 2. Costs Spreadsheet
 3. 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
 - D. Owego Gardens Project Update - B. Myers
 1. Update
 - E. FedEx Project – B. Myers
 1. Update
 - F. Gateway Project
 1. Update
- 6. Old Business – B. Myers**
 - A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Piaker and Lyons 2016 audit – Ongoing
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. Replacement needed for J. Nolis
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. New cash accounts for Owego Gardens and Crown Cork and Seal PILOT Payments
 - B. E-Site Wetland Delineation –
 1. Update
 - C. United Water/Suez
 1. Update
 - D. Intern
- 7. PILOT Updates – B. Myers**
- A. Lockheed Martin – J. Meagher
 - B. PILOT Payments 2017 – Ongoing
 - C. Nichols Cross Dock – J. Meagher
- 8. Approval of Minutes –**
- A. **January 4, 2017 Regular Meeting Minutes**
 - B. **January 4, 2017 Annual Meeting Minutes**
- 9. Financial Report – B. Myers**
- A. Reports
 1. Balance Sheet
 2. Profit & Loss
 3. Transaction Detail
- 10. New Business – B. Myers**
- A. EDC: Albany Conference – Report
 - B. Lounsberry 1.2A Property Closing
 1. One signature on checks
- 11. Reports**
- A. Railroads
 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - b. Agreement with Village of Newark Valley - J. Meagher
 - c. 2017 Railroad Insurance Quote
 - d. WTC Phase 2
 - B. Loan Program – B. Myers
 - a. Gigglebox Playhouse
 - b. Granite Works 3
 - c. Tioga Gardens – Received commitment letter
 - d. USDA Site Visit
- 12. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 13. Next Meeting – March 1, 2017**
- 14. Adjourned**

NEWARK VALLEY HISTORICAL SOCIETY

PROPOSAL TO REPLACE RAILROAD PLATFORM AT DEPOT IN NEWARK VALLEY

PROJECT: Replacement of approximately 40% of the railroad platform at the Depot in Newark Valley.

The Newark Valley Historical Society need to replace 130 foot of the west platform and 30 foot of the south railroad platform at the Depot on Depot Street in Newark Valley.

Reason: Current platform is twenty eight years old and badly warped, deteriorating and poses serious risk for individuals to fall and therefore is a liability to NVHS and to the TC IDA.

REQUEST: The Historical Society is requesting \$2,672.00 from the TC IDA to cover the cost of the materials. The Historical Society will provide all the labor and equipment necessary for the project with an estimated value to be at least \$2,400.

COST ANALYSIS OF MATERIALS

1. West Platform (16 sections each 10 foot)

Walk section – 17 pc. 2 X 4 X 10' treated @ \$6.50	= \$110.50
Joist section - 4 pc. 2 X 4 X 56" treated @ \$6.50 X 2	= \$ 13.00
Screws – Star Head 3" – 96 pcs@ \$.10 each	= \$9.00
Total	\$132.50 X 16 sections = \$2,120.00

2. South Platform (5 sections each 8 foot long)

Walk section – 17 pc. 2 X 4 X 8' treated @ \$5.20	= \$88.40
Joist section - 4 pc. 2 X 4 X 56 1/2 treated @ \$6.50 X 2	= \$13.00
Screws – Star Head 3" – 96pc. @ \$.10 each	= \$9.00
TOTAL	\$110.40 X 5 sections = \$552.00

TOTAL COST OF CONSTRUCTION MATERIALS **\$ 2,672.00**

PO Box 222
Newark Valley, NY 13811

Phone: (607) 642-9516
Fax: (607) 642-9516
E-mail: nvhistory@stny.rr.com
Website: nvhistory.org

Why just study history, when you can live it?



PROJECT DETAILS

1. 160 foot of old platform will be removed and disposed of.
2. Area will be leveled and fill added as needed
3. 16 ten foot sections and 5 eight foot sections will be built and laid in prepared site.

ESTIMATE OF LABOR NECESSARY (Donated by NVHS)

It is estimated it will take 4 workers working approximately 5 hours per day six days to complete the project for a total of 120 hours.

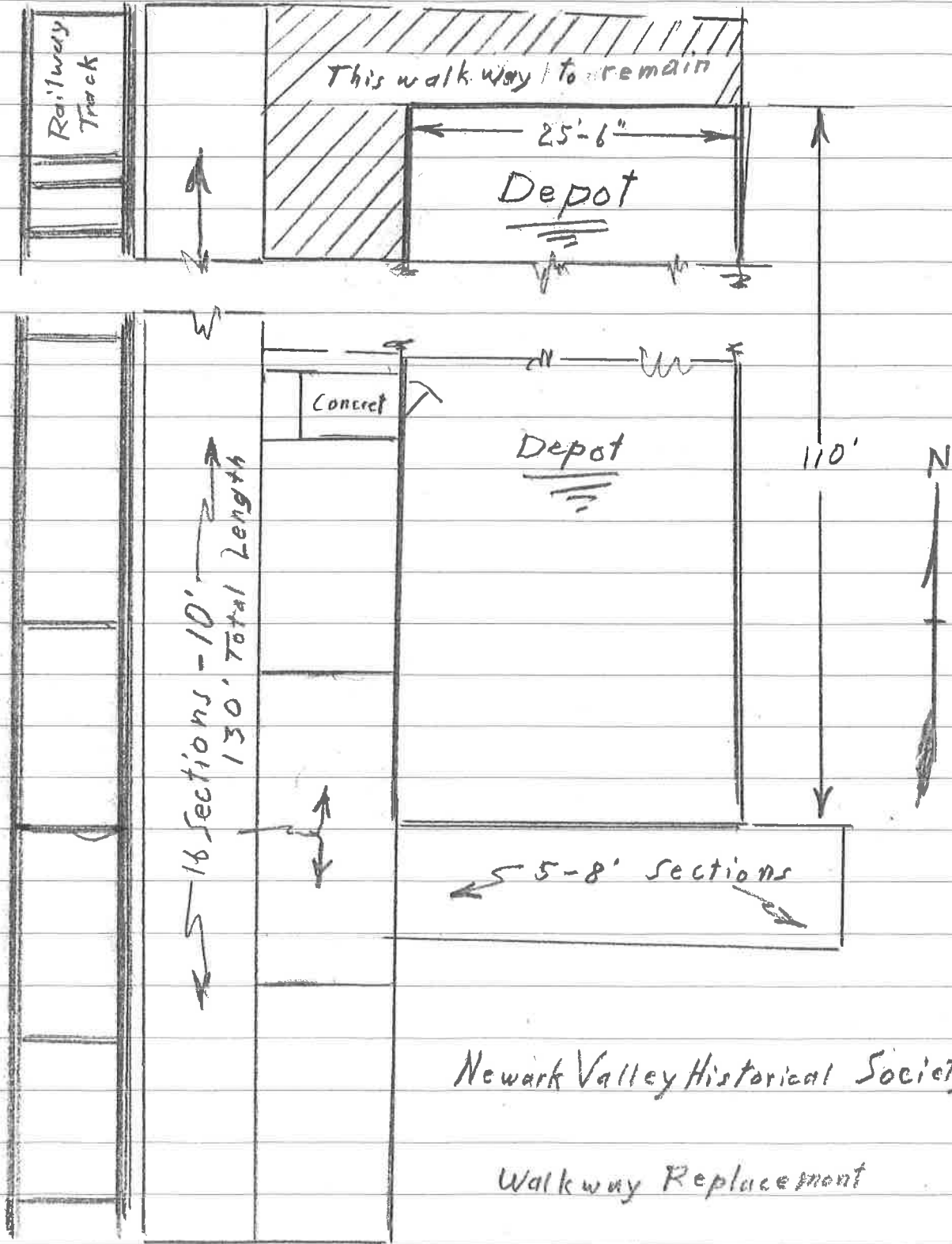
Value of donated labor - 120 hours X \$20/hour = \$2400

The job will necessitate the use of a tractor, wagon, power equipment and hand tools donated by NVHS.

Note:

1. The NVHS has treated the platform with weather preservative and although it delayed deterioration the platform has reached the point where it must be replaced.
2. Project must be completed prior to the start of the Depot Friday Night Series on June 2.

Newark Valley Depot

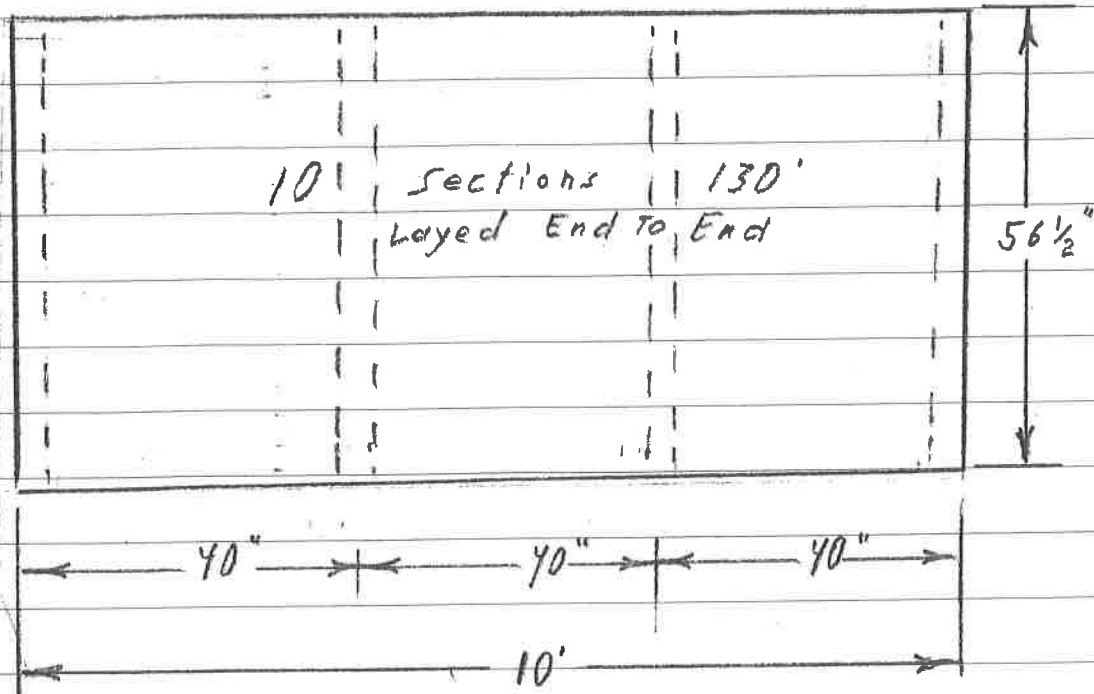


Newark Valley Historical Society

Walkway Replacement

RS 1-17-17
Not to Scale

Depot Platform Walk
 $56\frac{1}{2}'' \times 10' - (2 \times 4)$



One Section - 10'

Walk Section - 17 Pcs $2 \times 4 \times 10'$ Treated @ $\$6.50 = 110.50$
 Joist " 4 Pcs " $56\frac{1}{2}''$ " @ $\frac{\$6.50}{2} = 13.00$
 Screws - Star Head 3" - 96 Pcs @ $\$.10$ Each 9.00
 \$ 132.50

One Section - 8'

Walk Section 17 Pcs $2 \times 4 \times 8'$ Treated @ $5.20 = 88.40$
 Joist " 4 " " " $56\frac{1}{2}''$ @ $\frac{\$6.50}{2} = 13.00$
 Screws - Star Head 3" - 96 Pcs @ $\$.10$ Each 9.00
 \$ 110.40

WWTP Cost Tracking Sheet

Date Rec'd	Date Paid	Contractor	Invoice #	Amount Charged	Paid
2/11/2016	4/27/2016	LDG	77969	\$ 21,963.05	x
3/9/2016	4/27/2016	LDG	78782	\$ 28,386.25	x
4/28/2016	5/25/2016	LDG	79571	\$ 54,202.40	x
5/27/2016	5/31/2016	LDG	79980	\$ 17,937.79	x
6/29/2016	7/27/2016	Diekow	1	\$ 4,750.00	x
6/29/2016	7/27/2016	Vacri	1	\$ 135,833.85	x
7/22/2016	8/22/2016	LDG	81080	\$ 28,866.44	x
7/27/2016	8/22/2016	Diekow	2	\$ 7,790.00	x
7/24/2016	8/22/2016	Vacri	2	\$ 387,204.67	x
8/22/2016	8/31/2016	LDG	81861	\$ 23,034.22	x
8/26/2016	9/28/2016	Vacri	3	\$ 336,739.98	x
9/6/2016	9/28/2016	Diekow	3	\$ 7,267.50	x
9/28/2016	10/5/2016	Sub-LDG	5706	\$ 55,474.74	x
10/5/2016	10/11/2016	Vacri	4	\$ 680,690.20	x
10/13/2016	10/18/2016	LDG	82625	\$ 24,165.74	x
10/24/2016	11/9/2016	LDG	83079	\$ 20,790.97	x
11/1/2016	11/9/2016	Vacri	5	\$ 456,957.60	x
11/1/2016	11/9/2016	Diekow	4	\$ 36,242.50	x
11/28/2016	11/30/2016	LDG	83652	\$ 24,360.14	x
12/7/2016	12/12/2016	Vacri	6	\$ 77,874.00	x
12/7/2016	12/12/2016	Diekow	5	\$ 89,632.50	x
1/4/2017	1/11/2017	Vacri	7	\$ 61,362.88	x
1/4/2017	1/11/2017	Diekow	6	\$ 18,600.84	x
1/12/2017	1/17/2017	Larson	84560	\$ 32,972.14	x
1/17/2017	1/17/2017	Sub-LDG	2948	\$ 4,265.00	x

Total Budget

Budget:	\$ 3,098,600.00
<i>Expensed:</i>	<i>\$ 2,637,365.40</i>
Remaining:	\$ 461,234.60

Escrow Funds	\$ 934,199.55
Remaining:	\$ -

LDG Budget

Budget:	\$ 437,890.00
<i>Expensed:</i>	<i>\$ 276,679.14</i>
Remaining	\$ 161,210.86

Diekow Budget

Budget:	\$ 164,283.34
<i>Expensed:</i>	<i>\$ 164,283.34</i>
Remaining:	\$ -

Vacri Budget

Budget:	\$ 2,281,000.00
<i>Expensed:</i>	<i>\$ 2,136,663.18</i>
Remaining:	\$ 144,336.82



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**Tioga County Industrial Development Agency
January 4, 2017 • Immediately Following Annual Meeting •
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 4:45 p.m.

2. Attendance

A. IDA Board Members

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

2. Guests:

- a. B. Myers, L. Tinney, Z. Baker, B. Holden, M. Freeze

3. Privilege of the Floor-

- A. None

4. Project Updates

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

1. Update

- a. B. Myers reported production will begin on January 20th. Crown will continue to prep the facility as production starts. L. Tinney noted that an open house will likely be scheduled for February or March.

2. Costs Spreadsheet

- a. B. Myers reported that so far the Crown project is under budget. Diekow Electric is done working, and have used their entire budget.

3. Larson Design Group – B. Myers

- a. WWTP Update – B. Myers reported that the WWTP is coordinating with the town and Crown on start up.
- b. Water Update – B. Myers reported that the NYS DOH approved the design engineer report.

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

1. Update

- a. B. Myers reported that the hotel expansion is underway and walls are being constructed.

- C. Tioga Downs Racetrack, LLC Phase IV
 - 1. Update
 - a. B. Myers reported that the old golf course is still standing, and Tioga Downs is holding off until the spring to demolish and rebuild the facility.
- D. Owego Gardens Project Update - B. Myers
 - 1. Update
 - a. B. Myers reported that the project is completed. L. Tinney noted that some tenants now have permission to move in.
- E. FedEx Project – B. Myers
 - 1. Update
 - a. B. Myers reported that the project is nearing completion and should be turned over to FedEx on 1/17. They are currently working out telecommunication issues with AT&T and Verizon.
 - 2. Resolution – B. Myers
 - a. **Motion authorizing the Chairman, on behalf of the Agency, to enter into an IDA consent and estoppel agreement with Nichols Cross Dock, LLC allowing Nichols Cross Dock, LLC to transfer its interests in the lease/leaseback transaction, and all closing documents thereof, to Norman Cross-Nichols-LLC (T. Monell, K. Dougherty)**
 - Aye – 6 Abstain - 0**
 - No – 0 Carried**
- F. Gateway Project
 - 1. Update
 - a. B. Myers reported that we are awaiting grant awards. B. Woodburn identified the Small Project Affordable Rental Construction Program (SPARC) grant that is worth up to \$200,000 per unit. The application is due January 6th.

5. Old Business – B. Myers

- A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty)
 - a. Piaker & Lyons – working on 2016 audit
 - 2. Governance Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. None
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Investment Report 2016 – B. Myers distributed the report to members.
- B. Tioga Commons Study –
 - 1. Received Final Version
 - a. B. Myers noted that the study was paid in full by ED & P.
- C. E-Site Wetland Delineation –
 - 1. Update
 - a. B. Myers reported that we are waiting for USACE to schedule site visit. Was hoping to schedule visit during the week before Christmas, but couldn't due to scheduling issues.
- D. United Water/Suez
 - 1. Update
 - a. B. Myers reported that David Chase at Clark Patterson Lee and ED&P are working on a proposal for Suez to outline future water usage and predict future water demand.

- E. Farview Farms
 - 1. Update
 - a. B. Myers reported that Farview opened on January 2nd. B. Myers alerted M. Ball of CCE that Farview was opening. K. Dougherty noted that 800 hogs should be there by January 20th, and the farm has the capacity to house about 2500 hogs.
 - F. Archeo Study
 - 1. Update
 - a. B. Myers reported that the IDA needs a Phase 1B for the Village E-Site. The cost is \$13,500 and ED&P has committed \$8,500.
 - c. **Motion to authorize up to \$5,000 toward the Phase 1B study for the Village E-Site. (A. Gowan, M. Sauerbrey)**
 - Aye – 6 Abstain - 0**
 - No - 0 Carried**
 - G. Intern
 - 1. Update
 - a. B. Myers reported that Z. Baker is doing a great job. He has been a large help with tasks both large and small. He has been instrumental with year-end prep and annual/regular meeting prep.
- 6. PILOT Updates – B. Myers**
- A. Lockheed Martin
 - 1. B. Myers reported that J. Meagher is preparing documents to terminate the Bill of Sale For the “sales tax abatement only” project.
 - B. PILOT Bills 2017
 - 1. B. Myers reported that the IDA has received county and town bills and has been preparing PILOT invoices. Employee surveys will be mailed as well.
- 7. Approval of Minutes –**
- A. [December 7, 2016 Regular Meeting Minutes](#)
 - 1. **Motion to approve the Regular Board Meeting minutes (A. Gowan, T. Monell)**
 - Aye – 6 Abstain – 0**
 - No – 0 Carried**
 - B. [December 7, 2016 Loan Committee Meeting Minutes](#)
 - 1. **Motion to approve the Loan Committee minutes (A. Gowan, K. Gillette)**
 - Aye – 5 Abstain – 1 (R. Kelsey)**
 - No – 0 Carried**
- 8. Financial Report – B. Myers**
- A. Reports
 - 1. [Balance Sheet](#)
 - 2. [Profit & Loss](#)
 - 3. [Transaction Detail](#)
 - a. **Motion to acknowledge financial statements (K. Dougherty, K. Gillette)**
 - Aye – 6 Abstain – 0**
 - No – 0 Carried**

9. **New Business – B. Myers**
- A. EDC: Albany Conference - \$200, 1/18/17
1. B. Myers suggested that any interested board members also attend the conference.
 2. **Motion to authorize IDA Executive Administrator, B. Myers, to attend EDC Conference On January 18th, 2017 in Albany, NY at a cost of \$200 (A. Gowan, K. Dougherty)**
Aye – 6 Abstain - 0
No – 0 Carried
- B. Grant Application – Raymond Hadley
1. L. Tinney reported that Raymond Hadley applied for \$250,000 in funding.
- C. GVCC
1. B. Myers suggested that joining the Greater Valley Chamber of Commerce would allow for increased exposure. Joining requires a \$75 fee.
 2. **Motion to pay \$75 to join the Greater Valley Chamber of Commerce (K. Gillette, M. Sauerbrey)**
Aye – 6 Abstain – 0
No – 0 Carried
10. **Reports**
- A. Railroads
1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date – B. Myers reported that monthly railroad income for October is lower than 2015, but still more than last year overall.
- B. Loan Program – B. Myers
1. Granite Works Received Executed Commitment Letter
 - a. B. Myers reported that he is working with Granite Works to get close to closing and plans to reach out soon.
 2. Tioga Gardens Awaiting Executed Commitment Letter
 - a. B. Myers reported that he reached out on January 3rd, but has not heard back yet.
 3. R & C Auto
 - a. B. Myers reported that he plans on checking the building status and is hoping to close this month.
11. **Motion to move into Executive Session at 5:35 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties.**
(K. Gillette, A. Gowan)
Aye – 6 Abstain – 0
No – 0 Carried
Executive Session Adjourned at 5:57 p.m.
12. **Next Meeting – February 1, 2017**
13. **Adjournment**
- A. **Motion to adjourn the meeting at 6:00 p.m. (M. Sauerbrey, A. Gowan)**
Aye – 6 Abstain – 0
No – 0 Carried



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Tioga County Industrial Development Agency
January 4, 2017 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Annual Meeting Minutes

DRAFT

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

- II. **Attendance**
 - A. IDA Board Members: A. Gowan, R. Kelsey, K. Dougherty, T. Monell, K. Gillette, M. Sauerbrey
 - B. Absent: None
 - C. Guests: B. Myers, L. Tinney, Z. Baker, B. Holden, M. Freeze

- III. **New Business**
 - A. Monthly Meeting Designation
 - 1. Date- first Wednesday of each month
 - 2. Time- 4:30 p.m.
 - 3. Location- Ronald E. Dougherty County Office Building, 56 Main Street, Owego, Legislative Conference Room, 1st Floor

Motion to set the regular monthly meetings for the first Wednesday of each month at 4:30 p.m. to be held in the County Office Building, 56 Main Street, Owego, NY, Legislative Conference Room (M. Sauerbrey, K. Gillette)

Aye – 5 Abstain - 0
No – 0 Carried

- B. Media Designation
 - 1. Press & Sun Bulletin
 - 2. News Radio WEBO

Motion to designate the Press and Sun Bulletin and News Radio WEBO as the official media sources for the purposes of publishing all notices and other matters as required by law (T. Monell, K. Gillette)

Aye – 5 Abstain – 0
No – 0 Carried

C. Governance Committee Recommendations

1. [Slate of Officers 2017 Proposed List of TCIDA Committee Members](#)
 - a. Chair- R. Kelsey
 - b. Vice Chair- K. Dougherty
 - c. Secretary- M. Sauerbrey
 - d. Treasurer- A. Gowan
2. Committee Appointments
 - a. Governance- R. Kelsey, K. Dougherty
 - b. Audit- K. Dougherty, R. Kelsey, A. Gowan
 - c. Railroad- T. Monell, K. Gillette, M. Sauerbrey
 - d. Finance- R. Kelsey, A. Gowan, K. Gillette
 - e. Loan- A. Gowan, R. Kelsey, K. Dougherty, S. Thomas, D. Barton
3. Other Appointments
 - a. Designee (per Employee Handbook) – L. Tinney
 - b. Compliance Officer- B. Myers
 - c. Contracting Officer- B. Myers
 - d. Freedom of Information Officer- B. Myers
 - e. Code of Ethics Officer- J. Meagher
 - f. Internal Controls Officer- J. Nolis
4. Annual Policy Review
 - a. Mission Statement
 - b. By-Laws
 - c. Code of Ethics
 - d. Assessment of Internal Controls
 - e. Procurement Policy
 - f. Property Disposition Policy
 - g. Whistle Blowers Policy
 - h. Employee Handbook
 - i. Governance Committee Charter
 - j. Procedure Manual
5. Other Annual Review
 - a. Compensation and Benefits of Business Administrator
 - b. Report on Conflict of Interest Incidents
 - c. [Self-Evaluation of Performance 2016 Governance Committee Self-Evaluation Report](#)

Motion to approve:

- 1) The appointment of the slate of officers as recommended by the Governance Committee**
- 2) The appointment of committee members as recommended by the Governance Committee**
- 3) The other appointments as recommended by the Governance Committee**
- 4) The reviewed policies as recommended by the Governance Committee (T. Monell, R. Kelsey)**

Aye – 5 Abstain – 0
No – 0 Carried

K. Dougherty arrived at 4:35 p.m.

Motion to accept no conflict of interest incidents noted for 2016 (M. Sauerbrey, T. Monell)

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

D. Audit Committee Recommendations

1. Appointments
 - a. Audit Firm- Piaker & Lyons
 - b. Financial Expert- J. Nolis
2. Annual Policy Review
 - a. Audit Committee Charter TCIDA Audit Committee Charter
 - b. [Self-Evaluation of Performance 2016 Audit Committee Self-Evaluation Report](#)

Motion to approve:

- 1) The appointments as recommended by the Audit Committee**
- 2) The reviewed policies and Self-Evaluation of Performance as recommended by the Audit Committee (A. Gown, K. Gillette)**

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

E. Finance Committee Recommendations

1. Official Depositories
 - a. Chemung Canal Trust Company
 - b. Community Bank
 - c. Tioga State Bank

Motion to accept Chemung Canal Trust Company, Community Bank, and Tioga State Bank as depositories as recommended by the Finance Committee (K. Gillette, K. Dougherty)

Aye – 5 **Abstain – 1 (R. Kelsey)**
No – 0 **Carried**

2. Annual Policy Review
 - a. Investment Policy
 - b. Finance Committee Charter
 - c. Investment Annual Report
 - d. Self-Evaluation of Performance 2016 Finance Committee Self-Evaluation Report
3. Annual Designation of Signors on bank accounts
 - a. R. Kelsey, K. Dougherty, A. Gowan, B. Myers

Motion to accept the reviewed policies and Self-Evaluation of Performance and designate R. Kelsey, K. Dougherty, A. Gowan, and B. Myers as signors on bank accounts (T. Monell, K. Dougherty)

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

F. Annual Certifications

1. Internal Controls Certification TCIDA Internal Control Certification
2. Annual Evaluation of Board Performance
3. Fiduciary Responsibilities Certification
4. [2016 TCIDA Operations and Accomplishments](#)

Motion to authorize internal controls certification and acknowledge fiduciary responsibilities (M. Sauerbrey, K. Dougherty)

Aye – 6 Abstain – 0
No – 0 Carried

G. Miscellaneous

1. [Contact information 2017 TCIDA Board of Directors & Staff](#)
2. [Listing of IDA properties – 2016](#)

IV. Adjournment

Motion to adjourn the Annual Meeting (A. Gowan, K. Dougherty)

Aye – 6 Abstain – 0
No – 0 Carried

R. Kelsey adjourned the meeting at 4:45 p.m.

Tioga County Industrial Development Agency

Balance Sheet

As of January 31, 2017

	Jan 31, 17	Jan 31, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	114,385.52	147,581.00	-33,195.48
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,384.29	40,370.72	13.57
TSB- IRP 2	0.00	100,903.68	-100,903.68
TSB- IRP 3	0.00	182,355.46	-182,355.46
TSB- IRP 2016 (Formerly IRP 4)	428,359.23	156,346.97	272,012.26
TSB- RBEG	205,453.93	205,396.58	57.35
TSB- marketing	1,496.55	1,496.14	0.41
Total USDA Funds	675,694.00	686,869.55	-11,175.55
Total Restricted Cash Accounts	802,079.89	846,450.92	-44,371.03
CCTC- CDs			
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)	516,424.15	516,424.15	0.00
Capital Improvement (284)	303,652.79	303,652.79	0.00
Total CCTC- CDs	820,076.94	1,422,593.59	-602,516.65
Temporarily Restricted Cash Acc			
Crown Cork Seal	0.00	934,199.55	-934,199.55
Community- Lounsberry	600,053.57	600,059.64	-6.07
Total Temporarily Restricted Cash Acc	600,053.57	1,534,259.19	-934,205.62
Unrestricted Cash Accounts			
TSB- checking	1,540,421.16	1,783,368.92	-242,947.76
TSB- general fund	125,117.23	936,959.57	-811,842.34
Total Unrestricted Cash Accounts	1,665,538.39	2,720,328.49	-1,054,790.10
Total Checking/Savings	3,887,748.79	6,523,632.19	-2,635,883.40
Other Current Assets			
Accounts Receivable 1300.01	512,376.45	512,376.45	0.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2016-03-A	18,869.76	0.00	18,869.76
Loan Rec - 2016-02-A	45,138.92	0.00	45,138.92
Loan Rec - 2016-01-A	9,630.42	0.00	9,630.42
Loan Rec - 2015-06-A	21,951.54	25,976.00	-4,024.46
Loan Rec - 2014-01-A	7,290.02	9,324.50	-2,034.48
Loan Rec - 2015-01-A	13,611.07	16,944.43	-3,333.36
Loan Rec - 2015-02-A	2,970.12	4,603.73	-1,633.61
Loan Rec - 2015-04-A	550.00	1,750.00	-1,200.00
Loan Rec - 2015-05-A	17,664.45	20,956.94	-3,292.49
Total Commercial Facade Loan Program	137,676.30	79,555.60	58,120.70
IRP 4			
Loan Rec 2016-01-A	35,881.66	0.00	35,881.66
Loan Rec 2015-03-A	10,790.34	13,618.75	-2,828.41
Loan Rec 2013-02-A	5,376.88	7,870.65	-2,493.77
Loan Rec 2010-01-A	5,595.21	21,833.01	-16,237.80
Loan Rec 2009-03-A	0.00	5,090.19	-5,090.19
Loan Rec 2009-02-A	55,251.58	57,651.58	-2,400.00
Total IRP 4	112,895.67	106,064.18	6,831.49
IRP 3			
Loan Rec 2013-01-A	8,282.44	12,573.95	-4,291.51
Loan Rec 2007-08-A	40,616.84	46,132.88	-5,516.04
Total IRP 3	48,899.28	58,706.83	-9,807.55
IRP 2			
Loan Rec 2012-08-A	21,971.27	26,353.94	-4,382.67
Loan Rec 2011-03-A	56,852.05	66,804.41	-9,952.36
Loan Rec 2011-01-A	0.00	8,913.03	-8,913.03
Total IRP 2	78,823.32	102,071.38	-23,248.06
Total Other Current Assets	855,671.02	823,774.44	31,896.58
Total Current Assets	4,743,419.81	7,347,406.63	-2,603,986.82

Tioga County Industrial Development Agency

Balance Sheet

As of January 31, 2017

	Jan 31, 17	Jan 31, 16	\$ Change
Fixed Assets			
Asset WWTP	2,523,978.36	0.00	2,523,978.36
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,111,513.55	-1,111,513.55	0.00
Total Fixed Assets	4,024,345.90	1,500,367.54	2,523,978.36
Other Assets			
HUD Loan Program			
L/R 2014-01-A	120,694.04	144,433.64	-23,739.60
L/R 2012-06-A	38,585.61	68,351.43	-29,765.82
L/R 2009-04-A	61,099.28	82,098.04	-20,998.76
Total HUD Loan Program	220,378.93	294,883.11	-74,504.18
Total Other Assets	220,378.93	294,883.11	-74,504.18
TOTAL ASSETS	8,988,144.64	9,142,657.28	-154,512.64
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	12,532.75	12,532.75	0.00
Total Accounts Payable	12,532.75	12,532.75	0.00
Other Current Liabilities			
Deferred Revenue	10,914.40	945,113.95	-934,199.55
2100 · Payroll Liabilities	1,073.80	1,073.80	0.00
PILOT Payments			
+ · 231 Main Town/County	1,143.86	0.00	1,143.86
Tioga Downs Racetrack	0.00	2,949.48	-2,949.48
CNYOG			
Library Tax - CNYOG	0.01	0.00	0.01
School- CNYOG	-0.03	0.00	-0.03
CNYOG - Other	-0.01	1,563,887.52	-1,563,887.53
Total CNYOG	-0.03	1,563,887.52	-1,563,887.55
Best Buy PP	600,000.00	600,003.90	-3.90
Hadco			
School- Hadco	-0.01	-0.01	0.00
Total Hadco	-0.01	-0.01	0.00
Rynone			
Recycle- Rynone	0.00	309.89	-309.89
County- Rynone	0.00	6,708.28	-6,708.28
Town- Rynone	-0.01	-0.01	0.00
Total Rynone	-0.01	7,018.16	-7,018.17
Total PILOT Payments	601,143.81	2,173,859.05	-1,572,715.24
Total Other Current Liabilities	613,132.01	3,120,046.80	-2,506,914.79
Total Current Liabilities	625,664.76	3,132,579.55	-2,506,914.79
Long Term Liabilities			
Loan Pay- IRP 4	252,361.72	262,079.92	-9,718.20
Loan Pay- IRP 3	222,668.43	232,680.62	-10,012.19
Loan Pay- IRP 2	156,091.00	166,762.38	-10,671.38
Loan Pay- IRP 1	84,023.99	91,369.44	-7,345.45
Tioga County HUD prog			
2014-01-A	120,694.04	144,433.64	-23,739.60
2012-06-A	38,585.61	68,351.43	-29,765.82
2009-04-A	61,099.28	82,098.04	-20,998.76
Total Tioga County HUD prog	220,378.93	294,883.11	-74,504.18
Total Long Term Liabilities	935,524.07	1,047,775.47	-112,251.40
Total Liabilities	1,561,188.83	4,180,355.02	-2,619,166.19

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Accrual Basis

Tioga County Industrial Development Agency

Balance Sheet

As of January 31, 2017

	Jan 31, 17	Jan 31, 16	\$ Change
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	5,499,657.52	3,262,608.70	2,237,048.82
Net Income	216,890.99	-10,713.74	227,604.73
Total Equity	7,426,955.81	4,962,302.26	2,464,653.55
TOTAL LIABILITIES & EQUITY	8,988,144.64	9,142,657.28	-154,512.64

Tioga County Industrial Development Agency

Profit & Loss

January 2016 through January 2017

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
Ordinary Income/Expense			
Income			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	2,533.42	0.00	2,533.42
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
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
FEMA Income	0.00	0.00	0.00
NYS OEM Funds Income	0.00	0.00	0.00
Loan Interest Income			
IRP 2			
2012-08-A	1,228.76	1,572.42	-343.66
2011-03-A	3,395.91	3,631.18	-235.27
2011-01-A	186.42	841.49	-655.07
2008-02-B	0.00	119.88	-119.88
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	4,811.09	6,453.36	-1,642.27
IRP 3			
2013-01-A	533.82	759.19	-225.37
2008-02-A	47.91	178.71	-130.80
2007-08-A	2,743.68	3,655.34	-911.66
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,325.41	4,561.65	-1,236.24
IRP 4			
2016-01-A	1,165.61	0.00	1,165.61
2015-03-A	618.08	185.27	432.81
2013-02-A	336.91	458.27	-121.36
2010-02-A	0.00	2,541.86	-2,541.86
2010-01-A	819.34	1,673.76	-854.42
2009-03-A	112.10	563.40	-451.30
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	3,052.04	5,389.48	-2,337.44
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
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
Total Loan Interest Income	11,188.54	27,342.85	-16,154.31
Loan Program Fee			
Facade	1,511.90	1,955.58	-443.68
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	500.00	0.00	500.00
Total Loan Program Fee	3,011.90	2,391.06	620.84
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	1,771.55	-629.65
IRP 4	699.00	1,518.08	-819.08
RBEG	0.00	188.24	-188.24
Loan Administrative Fee - Other	1,000.00	0.00	1,000.00
Total Loan Administrative Fee	3,398.26	6,443.24	-3,044.98
4110 - Grants			
ESD Grant - E-Site	50,000.00	63,220.00	-13,220.00
Waverly Trade Center DOT Grant	315,392.25	122,249.25	193,143.00
STREDC Grant	25,000.00	0.00	25,000.00
Total 4110 - Grants	390,392.25	185,469.25	204,923.00

Tioga County Industrial Development Agency

Profit & Loss

January 2016 through January 2017

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
Interest Income-			
Community- Facade Improvement	60.03	111.46	-51.43
CCTC Loan Loss Reserve Account	20.17	21.77	-1.60
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)	0.00	2,917.81	-2,917.81
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)	0.00	1,536.44	-1,536.44
Community- Lounsberry	57.57	47.32	10.25
TSB- checking	721.86	310.30	411.56
TSB-general fund	741.74	1,477.90	-736.16
TSB- IRP 2	20.07	28.79	-8.72
TSB- IRP 3	40.44	58.89	-18.45
TSB- IRP 4	106.95	41.63	65.32
TSB- RBEG	62.65	65.34	-2.69
TSB- marketing	0.45	0.81	-0.36
TSB- NYSEG	0.00	0.68	-0.68
Total Interest Income-	2,558.99	8,715.37	-6,156.38
Leases/Licenses			
Lounsberry South - Engelbert	0.00	1,000.00	-1,000.00
RR leases	11,337.62	10,802.42	535.20
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,751.73	11,802.42	-50.69
OHRy			
freight	156,518.95	134,959.05	21,559.90
Total OHRy	156,518.95	134,959.05	21,559.90
4170 · PILOT Program Fees			
Crown, Cork & Seal	225.45	44,725.45	-44,500.00
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	1,113,518.10	21,158.80	1,092,359.30
Lockheed Martin	0.00	45,742.95	-45,742.95
Total 4170 · PILOT Program Fees	1,239,467.72	159,127.20	1,080,340.52
Total Income	2,755,647.17	366,691.46	2,388,955.71
Expense			
WWTP Crown Cork and Seal	117,200.86	0.00	117,200.86
Marketing	677.88	0.00	677.88
Waverly Trade Center DOT Grant	11,307.46	131,247.00	-119,939.54
Tioga Industrial Park Corporate Drive	5.00	10.00	-5.00
Total Tioga Industrial Park	5.00	10.00	-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	1,771.55	-784.12
IRP 4	556.56	1,518.08	-961.52
RBEG	0.00	188.24	-188.24
Total Loan Admin Fee	2,093.48	6,443.24	-4,349.76
Loan Program Expense			
IRP 4	0.00	20.55	-20.55
RBEG	0.00	72.70	-72.70
Marketing	0.00	2,717.88	-2,717.88
Loan Program Expense - Other	166.65	12.70	153.95
Total Loan Program Expense	166.65	2,823.83	-2,657.18
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	2,131.46	0.00	2,131.46
6120 · Bank Service Charges			
Check order TSB IRP 3	57.09	57.09	0.00
Total Check order	57.09	57.09	0.00

Tioga County Industrial Development Agency Profit & Loss

January 2016 through January 2017

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
6120 · Bank Service Charges - Other	290.87	142.12	148.75
Total 6120 · Bank Service Charges	347.96	199.21	148.75
conference	1,720.00	1,025.00	695.00
Copies	171.26	227.54	-56.28
6150 · Depreciation Expense	0.00	23,305.31	-23,305.31
6160 · Dues and Subscriptions	285.00	710.00	-425.00
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	548.10	0.00	548.10
IRA	548.10	1,578.70	-1,030.60
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	1,096.20	1,578.70	-482.50
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)	250.00	125.00	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	34,071.53	42,363.96	-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	9,840.22	-7,219.42
Total 6200 · Interest Expense	7,528.92	17,742.87	-10,213.95
Lounsberry land	5,507.52	0.00	5,507.52
6550 · Office Supplies			
other	368.85	1,056.62	-687.77
stationary	0.00	1,279.36	-1,279.36
ink cartridges	232.42	1,265.95	-1,033.53
6550 · Office Supplies - Other	90.54	323.76	-233.22
Total 6550 · Office Supplies	691.81	3,925.69	-3,233.88
6560 · Payroll Expenses	54,992.21	65,489.66	-10,497.45
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Gateway	228.50	0.00	228.50
Crown Cork and Seal	0.00	-378,000.00	378,000.00
Tioga Downs	233.50	-74,753.08	74,986.58
PILOT Program Expenses - Other	0.00	790.99	-790.99
Total PILOT Program Expenses	462.00	-451,962.09	452,424.09
6250 · Postage and Delivery	118.04	504.56	-386.52
6270 · Professional Fees			
Administrative Services			
Fiato	630.00	427.50	202.50
Haskell	8,146.00	5,490.00	2,656.00
Tinney	1,500.00	0.00	1,500.00
Total Administrative Services	10,276.00	5,917.50	4,358.50
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

Tioga County Industrial Development Agency

Profit & Loss

January 2016 through January 2017

	Jan '16 - Jan 17	Jan '15 - Jan 16	\$ Change
6280 · Legal Fees			
Loan Program Fees	3,448.00	5,358.00	-1,910.00
Monthly Fees	24,254.50	32,576.50	-8,322.00
6280 · Legal Fees - Other	0.00	-3,965.00	3,965.00
Total 6280 · Legal Fees	27,702.50	33,969.50	-6,267.00
6270 · Professional Fees - Other	2,518.96	75.00	2,443.96
Total 6270 · Professional Fees	50,297.46	54,397.00	-4,099.54
6670 · Program Expense			
Façade Improvement Loan Program	175.00	576.10	-401.10
Total 6670 · Program Expense	175.00	576.10	-401.10
Property Taxes			
Newark Valley Property	160.87	160.87	0.00
Berry Road (47)	195.55	82.91	112.64
Carmichael Road	6.48	3.07	3.41
Smith Creek Road	32.49	13.78	18.71
Glenmary Drive	16.26	7.20	9.06
Metro Road	13.55	6.00	7.55
Total Property Taxes	425.20	273.83	151.37
Recording fees	245.50	0.00	245.50
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	1,366.02	245.48	1,120.54
Total 6350 · Travel & Ent	1,401.02	392.51	1,008.51
Total Expense	301,707.36	-54,882.69	356,590.05
Net Ordinary Income	2,453,939.81	421,574.15	2,032,365.66
Net Income	2,453,939.81	421,574.15	2,032,365.66

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Restricted Cash Accounts									
Community- Facade Improvement									
Deposit	1/10/2017			Loan Pmt			-SPLIT-	1,390.27	1,390.27
Deposit	1/12/2017			Loan Pmt			Loan Rec - 201...	152.86	1,543.13
Total Community- Facade Improvement								1,543.13	1,543.13
USDA Funds									
TSB- IRP 2016 (Formerly IRP 4)									
Deposit	1/3/2017			Loan Applicati...			Loan Program ...	150.00	150.00
Deposit	1/10/2017			Loan Commit...			Loan Program ...	200.00	350.00
Deposit	1/10/2017			Loan Pmt			-SPLIT-	2,512.65	2,862.65
Total TSB- IRP 2016 (Formerly IRP 4)								2,862.65	2,862.65
Total USDA Funds								2,862.65	2,862.65
Total Restricted Cash Accounts								4,405.78	4,405.78
Temporarily Restricted Cash Acc									
Community- Lounsberry									
Deposit	1/3/2017			2017 PILOT P...			Best Buy PP	600,000.00	600,000.00
Total Community- Lounsberry								600,000.00	600,000.00
Total Temporarily Restricted Cash Acc								600,000.00	600,000.00
Unrestricted Cash Accounts									
TSB- checking									
Deposit	1/3/2017			Lease Payment			-SPLIT-	414.11	414.11
Check	1/3/2017	5738	Bryant R. Myers	12/17/2016-12...			-SPLIT-	-1,330.61	-916.50
Check	1/3/2017	5739	Zack Baker	12/17/2016-12...			6560 · Payroll ...	-394.60	-1,311.10
Check	1/3/2017	5740	Zack Baker	2016 Travel			6380 · Travel	-15.39	-1,326.49
Check	1/3/2017	5741	Bryant R. Myers	11/17/2016-12...			-SPLIT-	-98.82	-1,425.31
Check	1/3/2017	5742	Hometown Bookkee...	Inv #577			6270 · Professi...	-109.00	-1,534.31
Check	1/3/2017	5743	Cathy Haskell	Administrative...			Haskell	-628.00	-2,162.31
Check	1/4/2017	5744	Franklin Templeton	Bryant R. Mye...			-SPLIT-	-219.24	-2,381.55
Check	1/6/2017	X	EFTPS	Dec 2016			6560 · Payroll ...	-1,103.04	-3,484.59
Check	1/6/2017	X	NYS Division of the ...	Dec. Taxes Due			6560 · Payroll ...	-173.04	-3,657.63
Deposit	1/10/2017			HUD Rec			-SPLIT-	5,209.15	1,551.52
Check	1/11/2017	5745	Tioga County Treasu...	January 2017 ...			-SPLIT-	-5,209.15	-3,657.63
Check	1/11/2017	5746	Intuit	check order			other	-199.78	-3,857.41
Check	1/11/2017	5747	NYS Economic Deve...	2017 EDC Co...			conference	-200.00	-4,057.41
Check	1/11/2017	5748	Tioga County	2016 IT Charg...			other	-18.75	-4,076.16
Check	1/11/2017	5749	Tioga County	2017 Fire Tax			-SPLIT-	-151.37	-4,227.53
Check	1/11/2017	5750	LeeAnn Tinney	L. Tinney Jan...			Tinney	-1,500.00	-5,727.53
Check	1/11/2017	5751	VACRI Construction ...	Vacri Paymen...			WWTP Crown ...	-61,362.88	-67,090.41
Check	1/11/2017	5752	Diekow Electric, INC.	Diekow Paym...			-SPLIT-	-18,600.84	-85,691.25
Deposit	1/13/2017			RR Income			freight	9,592.70	-76,098.55
Check	1/13/2017	5754	Tioga Cou nty Treas...	2016 4th Quar...			-SPLIT-	-42.49	-76,141.04
Check	1/13/2017	5755	Larson Design Group	Invoice #: 84...			WWTP Crown ...	-32,972.14	-109,113.18
Check	1/13/2017	5756	GVCC	2017 GVCC ...			6160 · Dues an...	-75.00	-109,188.18
Check	1/17/2017	5753	Bryant R. Myers	VOID: 12/31/2...		X	-SPLIT-	0.00	-109,188.18
Check	1/17/2017	5757	Bryant R. Myers	12/31/2016-1/...			-SPLIT-	-1,349.32	-110,537.50
Check	1/17/2017	5758	Zack Baker	13/31/2016-1/...			6560 · Payroll ...	-478.29	-111,015.79
Check	1/18/2017	X	NYS Division of the ...	Jan. Taxes Due			6560 · Payroll ...	-201.82	-111,217.61
Check	1/18/2017	5759	Modern Pump and E...	Invoice 2948			WWTP Crown ...	-4,265.00	-115,482.61
Check	1/19/2017	5760	Bryant R. Myers	1/3/2017-1/19/...			-SPLIT-	-192.07	-115,674.68
Deposit	1/19/2017			PILOT Pmt/T...			-SPLIT-	332,885.20	217,210.52
Total TSB- checking								217,210.52	217,210.52
Total Unrestricted Cash Accounts								217,210.52	217,210.52
Commercial Facade Loan Program									
Loan Rec - 2016-02-A									
Deposit	1/10/2017	48458...	Five Star Realty Dev...	January Loan ...	Loan Pro...		Community- Fa...	-694.44	-694.44
Total Loan Rec - 2016-02-A								-694.44	-694.44
Loan Rec - 2016-01-A									
Deposit	1/12/2017	662	Rawley Filbin	January Loan ...	Loan Pro...		Community- Fa...	-152.86	-152.86
Total Loan Rec - 2016-01-A								-152.86	-152.86
Loan Rec - 2014-01-A									
Deposit	1/10/2017	600017	Arkay Property Mana...	January Loan ...	Loan Pro...		Community- Fa...	-169.54	-169.54
Total Loan Rec - 2014-01-A								-169.54	-169.54
Loan Rec - 2015-01-A									
Deposit	1/10/2017	1055	Barbara Crannel - Bit...	January Loan ...	Loan Pro...		Community- Fa...	-277.78	-277.78
Total Loan Rec - 2015-01-A								-277.78	-277.78

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Accrual Basis

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Loan Rec - 2015-02-A									
Deposit	1/10/2017	13178...	William MillHollen - T...	January Loan ...	Loan Pro...		Community- Fa...	-148.51	-148.51
Total Loan Rec - 2015-02-A								-148.51	-148.51
Loan Rec - 2015-04-A									
Deposit	1/10/2017	4657	Good Shepard Bed ...	February Loan...	Loan Pro...		Community- Fa...	-100.00	-100.00
Total Loan Rec - 2015-04-A								-100.00	-100.00
Total Commercial Facade Loan Program								-1,543.13	-1,543.13
IRP 4									
Loan Rec 2016-01-A									
Deposit	1/10/2017	9127	Granite Works	January Princi...	Loan Pro...		TSB- IRP 2016...	-602.83	-602.83
Total Loan Rec 2016-01-A								-602.83	-602.83
Loan Rec 2015-03-A									
Deposit	1/10/2017	1058	Charles Cornell	January Princi...	Loan Pro...		TSB- IRP 2016...	-223.03	-223.03
Total Loan Rec 2015-03-A								-223.03	-223.03
Total IRP 4								-825.86	-825.86
IRP 3									
Loan Rec 2013-01-A									
Deposit	1/10/2017	17900...	Stiletos Hair & Nails	January Princi...	Loan Pro...		TSB- IRP 2016...	-364.00	-364.00
Total Loan Rec 2013-01-A								-364.00	-364.00
Total IRP 3								-364.00	-364.00
IRP 2									
Loan Rec 2011-03-A									
Deposit	1/10/2017	3001	The Parkview	January Princi...	Loan Pro...		TSB- IRP 2016...	-848.46	-848.46
Total Loan Rec 2011-03-A								-848.46	-848.46
Total IRP 2								-848.46	-848.46
HUD Loan Program									
L/R 2014-01-A									
Deposit	1/10/2017	60340	Double Aught Lumber	January Princi...	Loan Pro...		TSB- checking	-2,005.58	-2,005.58
Total L/R 2014-01-A								-2,005.58	-2,005.58
L/R 2012-06-A									
Deposit	1/10/2017	x	Raymond-Hadley Co...	January Princi...	Loan Pro...		TSB- checking	-913.67	-913.67
Total L/R 2012-06-A								-913.67	-913.67
L/R 2009-04-A									
Deposit	1/10/2017	60339	Double Aught Lumber	January Princi...	Loan Pro...		TSB- checking	-1,774.03	-1,774.03
Total L/R 2009-04-A								-1,774.03	-1,774.03
Total HUD Loan Program								-4,693.28	-4,693.28
Interest Payable									
L/P 2014-01-A Interest									
Deposit	1/10/2017	60340	Double Aught Lumber	January Intere...	Loan Pro...		TSB- checking	-306.75	-306.75
Check	1/11/2017	5745	Tioga County Treasu...	January Int			TSB- checking	306.75	0.00
Total L/P 2014-01-A Interest								0.00	0.00
L/P 2012-06-A Interest									
Deposit	1/10/2017	x	Raymond-Hadley Co...	January Intere...	Loan Pro...		TSB- checking	-51.94	-51.94
Check	1/11/2017	5745	Tioga County Treasu...	January Int			TSB- checking	51.94	0.00
Total L/P 2012-06-A Interest								0.00	0.00
L/P 2009-04-A Interest									
Deposit	1/10/2017	60339	Double Aught Lumber	January Intere...	Loan Pro...		TSB- checking	-157.18	-157.18
Check	1/11/2017	5745	Tioga County Treasu...	January Int			TSB- checking	157.18	0.00
Total L/P 2009-04-A Interest								0.00	0.00
Total Interest Payable								0.00	0.00
PILOT Payments									
+ · 231 Main Town/County									
Deposit	1/19/2017	004386	231 Main LLC	2017 Town an...			TSB- checking	-1,143.86	-1,143.86
Total + · 231 Main Town/County								-1,143.86	-1,143.86

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Best Buy PP									
Deposit	1/3/2017	81506...	Best Buy	2017 PILOT P...			Community- Lo...	-600,000.00	-600,000.00
Total Best Buy PP								-600,000.00	-600,000.00
Total PILOT Payments								-601,143.86	-601,143.86
Tioga County HUD prog									
2014-01-A									
Check	1/11/2017	5745	Tioga County Treasu...	January Princ			TSB- checking	2,005.58	2,005.58
Total 2014-01-A								2,005.58	2,005.58
2012-06-A									
Check	1/11/2017	5745	Tioga County Treasu...	January Princ			TSB- checking	913.67	913.67
Total 2012-06-A								913.67	913.67
2009-04-A									
Check	1/11/2017	5745	Tioga County Treasu...	January Princ			TSB- checking	1,774.03	1,774.03
Total 2009-04-A								1,774.03	1,774.03
Total Tioga County HUD prog								4,693.28	4,693.28
Loan Interest Income									
IRP 2									
2011-03-A									
Deposit	1/10/2017	3001	The Parkview	January Interest	Loan Pro...		TSB- IRP 2016...	-240.42	-240.42
Total 2011-03-A								-240.42	-240.42
Total IRP 2								-240.42	-240.42
IRP 3									
2013-01-A									
Deposit	1/10/2017	17900...	Stiletto Hair & Nails	January Interest	Loan Pro...		TSB- IRP 2016...	-36.00	-36.00
Total 2013-01-A								-36.00	-36.00
Total IRP 3								-36.00	-36.00
IRP 4									
2016-01-A									
Deposit	1/10/2017	9127	Granite Works	January Interest	Loan Pro...		TSB- IRP 2016...	-152.02	-152.02
Total 2016-01-A								-152.02	-152.02
2015-03-A									
Deposit	1/10/2017	1058	Charles Cornell	January Interest	Loan Pro...		TSB- IRP 2016...	-45.89	-45.89
Total 2015-03-A								-45.89	-45.89
Total IRP 4								-197.91	-197.91
Total Loan Interest Income								-474.33	-474.33
Loan Program Fee									
Deposit	1/3/2017	634	Jessica Jobbman	Loan Applicati...	Loan Pro...		TSB- IRP 2016...	-150.00	-150.00
Deposit	1/10/2017	18971	Tioga Gardens	Tioga Garden...	Loan Pro...		TSB- IRP 2016...	-200.00	-350.00
Total Loan Program Fee								-350.00	-350.00
4110 - Grants									
Waverly Trade Center DOT Grant									
Deposit	1/19/2017	3073	Waverly Trade Cent...	WTC Phase 2...			TSB- checking	-313,082.54	-313,082.54
Total Waverly Trade Center DOT Grant								-313,082.54	-313,082.54
Total 4110 - Grants								-313,082.54	-313,082.54
Leases/Licenses									
Deposit	1/3/2017	00737...	Columbia Gas	2017 Payment			TSB- checking	-110.43	-110.43
Deposit	1/3/2017	00738...	Columbia Gas	2017 Payment			TSB- checking	-303.68	-414.11
Total Leases/Licenses								-414.11	-414.11
OHRy									
freight									
Deposit	1/13/2017	17319	OHRy	November 20...			TSB- checking	-9,592.70	-9,592.70
Total freight								-9,592.70	-9,592.70
Total OHRy								-9,592.70	-9,592.70

Tioga County Industrial Development Agency
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
4170 · PILOT Program Fees									
Tioga Downs									
Deposit	1/19/2017	21029...	Tioga Downs	2017 Agency ...			TSB- checking	-18,658.80	-18,658.80
Total Tioga Downs								-18,658.80	-18,658.80
Total 4170 · PILOT Program Fees								-18,658.80	-18,658.80
WWTP Crown Cork and Seal									
Check	1/11/2017	5751	VACRI Construction ...	Vacri Paymen...			TSB- checking	61,362.88	61,362.88
Check	1/11/2017	5752	Diekow Electric, INC.	Diekow Paym...			TSB- checking	18,600.84	79,963.72
Check	1/13/2017	5755	Larson Design Group	Professional ...			TSB- checking	32,972.14	112,935.86
Check	1/18/2017	5759	Modern Pump and E...	Invoice 2948			TSB- checking	4,265.00	117,200.86
Total WWTP Crown Cork and Seal								117,200.86	117,200.86
conference									
Check	1/11/2017	5747	NYS Economic Deve...	2017 EDC Co...			TSB- checking	200.00	200.00
Total conference								200.00	200.00
6160 · Dues and Subscriptions									
Check	1/13/2017	5756	GVCC	2017 Annual ...			TSB- checking	75.00	75.00
Total 6160 · Dues and Subscriptions								75.00	75.00
Employee benefit									
IRA Company Match									
Check	1/4/2017	5744	Franklin Templeton	Employee Co...			TSB- checking	109.62	109.62
Total IRA Company Match								109.62	109.62
IRA									
Check	1/4/2017	5744	Franklin Templeton	Employee Co...			TSB- checking	109.62	109.62
Total IRA								109.62	109.62
Total Employee benefit								219.24	219.24
6550 · Office Supplies									
other									
Check	1/11/2017	5746	Intuit	check order			TSB- checking	199.78	199.78
Check	1/11/2017	5748	Tioga County	2016 IT Charg...			TSB- checking	18.75	218.53
Total other								218.53	218.53
Total 6550 · Office Supplies								218.53	218.53
6560 · Payroll Expenses									
Check	1/3/2017	5738	Bryant R. Myers	12/17/2016-12...			TSB- checking	1,330.61	1,330.61
Check	1/3/2017	5739	Zack Baker	12/17/2016-12...			TSB- checking	394.60	1,725.21
Check	1/6/2017	X	EFTPS	Dec 2016			TSB- checking	1,103.04	2,828.25
Check	1/6/2017	X	NYS Division of the ...	Dec. Taxes Due			TSB- checking	173.04	3,001.29
Check	1/17/2017	5753	Bryant R. Myers	12/31/2016-1/...		X	TSB- checking	0.00	3,001.29
Check	1/17/2017	5757	Bryant R. Myers	12/31/2016-1/...			TSB- checking	1,349.32	4,350.61
Check	1/17/2017	5758	Zack Baker	13/31/2016-1/...			TSB- checking	478.29	4,828.90
Check	1/18/2017	X	NYS Division of the ...	Jan. Taxes Due			TSB- checking	201.82	5,030.72
Total 6560 · Payroll Expenses								5,030.72	5,030.72
6250 · Postage and Delivery									
Check	1/13/2017	5754	Tioga Cou nty Treas...	2016 4th Quar...			TSB- checking	42.49	42.49
Total 6250 · Postage and Delivery								42.49	42.49
6270 · Professional Fees									
Administrative Services									
Haskell									
Check	1/3/2017	5743	Cathy Haskell	2016-December			TSB- checking	628.00	628.00
Total Haskell								628.00	628.00
Tinney									
Check	1/11/2017	5750	LeeAnn Tinney	L. Tinney Jan...			TSB- checking	1,500.00	1,500.00
Total Tinney								1,500.00	1,500.00
Total Administrative Services								2,128.00	2,128.00
6270 · Professional Fees - Other									
Check	1/3/2017	5742	Hometown Bookkee...	Inv #577			TSB- checking	109.00	109.00
Total 6270 · Professional Fees - Other								109.00	109.00
Total 6270 · Professional Fees								2,237.00	2,237.00

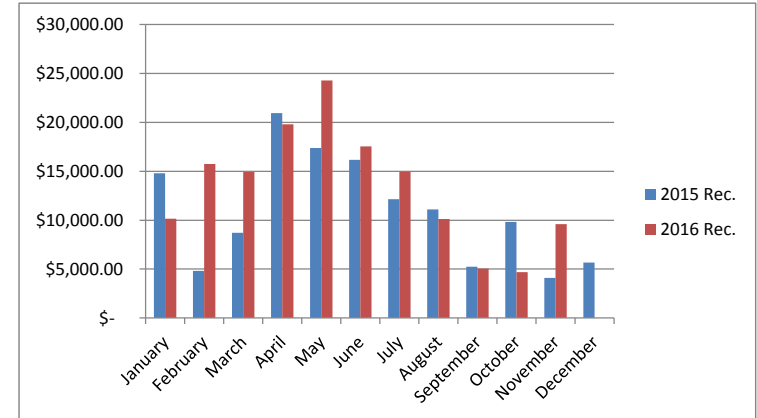
Tioga County Industrial Development Agency
Transaction Detail by Account
January 2017

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Property Taxes									
Berry Road (47)									
Check	1/11/2017	5749	Tioga County	Berry Rd			TSB- checking	112.64	112.64
Total Berry Road (47)								112.64	112.64
Carmichael Road									
Check	1/11/2017	5749	Tioga County	Charmichael Rd			TSB- checking	3.41	3.41
Total Carmichael Road								3.41	3.41
Smith Creek Road									
Check	1/11/2017	5749	Tioga County	Smith Creek Rd			TSB- checking	18.71	18.71
Total Smith Creek Road								18.71	18.71
Glenmary Drive									
Check	1/11/2017	5749	Tioga County	Glenmary Dr.			TSB- checking	9.06	9.06
Total Glenmary Drive								9.06	9.06
Metro Road									
Check	1/11/2017	5749	Tioga County	Metro Road			TSB- checking	7.55	7.55
Total Metro Road								7.55	7.55
Total Property Taxes								151.37	151.37
6350 · Travel & Ent									
6380 · Travel									
Check	1/3/2017	5740	Zack Baker	2016 Travel			TSB- checking	15.39	15.39
Check	1/3/2017	5741	Bryant R. Myers	11/17/2016-12...			TSB- checking	98.82	114.21
Check	1/19/2017	5760	Bryant R. Myers	1/3/2017-1/19/...			TSB- checking	192.07	306.28
Total 6380 · Travel								306.28	306.28
Total 6350 · Travel & Ent								306.28	306.28
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	\$ 93,554.00	\$ 4,677.70	12/12/2016
November	\$ 4,083.90	\$ 191,854.00	\$ 9,592.70	1/12/2017
December	\$ 5,657.35		\$ -	
	\$ 130,875.15	\$ 1,933,291.00	\$ 146,777.70	N/A



2016 OHRY Income Total \$ **1,933,291.00**

2016 Payment to IDA \$ **146,777.70**