

**DRAFT**

**TEAM TIOGA**

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ECONOMIC DEVELOPMENT & PLANNING | INDUSTRIAL DEVELOPMENT AGENCY | LOCAL DEVELOPMENT CORPORATION

**Tioga County Industrial Development Agency  
March 7, 2018 • 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, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey
      - a. Absent:
      - b. Excused:
    2. Guests:
      - a. B. Myers, C. Haskell, J. Meagher, L. Tinney
- 3. Privilege of the Floor –**
- 4. Project Updates**
  - A. Crown Cork & Seal USA, Inc.
    1. Update:
    2. ESD – Nichols
  - B. Tioga Downs Racetrack, LLC Phase 4
    1. Update
  - C. Gateway Project
    1. Update
  - D. Project Freehold
    1. Update
  - E. Upstate Shredding
    1. Update
  - F. Owego Gardens
    1. Update
      - a. Belva Lockwood Lane
  - G. Owego Gardens 2
    1. Update
  - H. Freehold (Infill Project)
    1. Update
- 5. Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
      - a. 2017 Audit – Piaker & Lyons presentation held on 3/6/18

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- b. 2017 Financial Audit
    2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
      - a. None
    3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
      - a. Signature Cards
  - B. Housing Study
    1. Update – Stakeholder’s Presentation held 3/7/18.
  - C. Lounsberry Property Purchases
    1. Jame Enterprises
    2. Town of Nichols
  - D. ED&P Update –
- 6. PILOT Updates – B. Myers**
  - A. 2018 Town County and Fire bills – All Paid
  - B. Spencer-Tioga Solar, LLC (f/k/a SUN 8) – B. Myers/J. Meagher
    1. Public Hearing – Held on 2/28/18 in Town of Spencer
  - C. Best Buy PILOT Payment – B. Myers
- 7. New Business – B. Myers**
  - A. Reaffirm – Email Vote – Survey for Nichols Property (\$1,400)
- 8. Approval of Minutes –**
  - A. February 12, 2018 Regular Meeting Minutes
  - B. February 28, 2018 Public Hearing Minutes
- 9. Financial Reports – B. Myers**
  - A. Reports
    1. Balance Sheet
    2. Profit & Loss
    3. Transaction Detail
- 10. Reports**
  - A. Railroad
    1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
      - a. Income to Date
  - B. Loan Program
    1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
      - a. Wakeup Waffles
      - b. Liberty Research
      - c. What’s in Store/Kathy’s Cakes
- 11. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. Next Meeting – April 4, 2018**
- 13. Adjourned**



**Tioga County Industrial Development Agency**

**February 12, 2018\* • 4:30pm•**

*\*Reschedule date due to inclement weather*

**Ronald E. Dougherty County Office Building**

**56 Main Street, Owego, NY 13827**

**Minutes**

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**1. Call to Order and Introductions**

The meeting was called to order by Vice-Chairperson K. Dougherty at 4:30 p.m.

**2. Attendance**

**A. IDA Board Members**

1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette (*arrived @ 4:32 p.m.*), J. Ceccherelli, M. Sauerbrey

- a. Absent:
- b. Excused: R. Kelsey

2. Guests:

a. B. Myers, C. Haskell, J. Meagher, L. Tinney, M. Freeze

**3. Privilege of the Floor – None**

**4. Project Updates – B. Myers**

**A. Crown Cork & Seal USA, Inc.**

- 1. Update:
- 2. ESD – Nichols – The Grant Disbursement Agreement (GDA) was submitted on 2/5/18. Follow-up discussion occurred on 2/9/18 and a few sections of the grant may need changing due to coming in under budget.

**B. Tioga Downs Racetrack, LLC Phase 3**

- 1. Update – Project is moving forward.

**C. Tioga Downs Racetrack, LLC Phase 4**

- 1. Update – Opening date is scheduled for 4/1/18.

**D. Gateway Project**

- 1. Update – The project is progressing with the anticipation of moving the Tioga County Tourism Office into their new office space in May-June timeframe.

**E. Project Freehold**

- 1. Update – J. Bellis had follow-up discussions with a NYS DEC representative on the infill idea using the creek bed material, however, the representative confirmed this would not qualify as meeting the no-net gain requirement. In order for this site to be filled, the material would need to be sourced from another site within the flood plain. Currently, in the process of identifying other sites.

**F. Upstate Shredding**

- 1. Update – Site visit/tour of the facility scheduled for 2/16/18.



**G. Owego Gardens**

- 1. Update
  - a. Belva Lockwood Lane – This project is moving forward.

**H. Owego Gardens 2**

- 1. Update – A meeting was held in January with Fagan Engineers, Home Leasing, SUEZ Water, and ED&P and project is moving forward with design concept that addresses the concerns of Village of Owego Code Enforcement and Fire Chief. SUEZ Water agreed to extend the willingness to serve letter. Fagan Engineers is supplying SUEZ Water with plans and engineering usage numbers to determine the size and location of the water tank. Discussion ensued regarding in the event the IDA were to be the developer of the water system that Home Leasing could avoid a 40% tax from SUEZ Water. Project cost has yet to be determined since usage numbers are being calculated. A meeting is scheduled on 2/13/18 with A. Driscoll for design work.

**5. Old Business – B. Myers**

**A. Public Authority Accountability Act**

- 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)**
  - a. 2017 Audit – This is an ongoing process and test work is being performed.
- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)**
  - a. Nothing new to report.
- 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)**
  - a. Nothing new to report.

**B. Housing Study**

- 1. Update – Due to last week’s inclement weather, the Stakeholder’s presentation was rescheduled for 3/7/18 at 3:00 p.m. in the Hubbard Auditorium.

**C. Strategic Plan – B. Myers met with a few IDA Board members in late January for review/revisions of the Strategic Plan. Final draft sent to the IDA Board last week.**

**Motion to approve Strategic Plan, as presented (J. Ceccherelli, A. Gowan)**

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



**D. ED&P Update** – L. Tinney provided the following update:

- **Part-time Economic Development Agricultural Specialist position** – The position is posted with a response deadline date of 2/13/18. To date, three responses have been received. There is possible interest in public/private partnership.
- **Amish Farm Project - Berkshire, NY** – ED&P assisted this project with utilization of \$100,000 of Rural Development Initiative (RDI) funds.
- **Tourism Office** – The LDC Board approved a one-year rental agreement at the new Tourism Office space on Front Street at a monthly rate of \$900.00 with a 2.5% escalator. The developer is aware that without future Legislative support, the Tourism Office will not be able to continue this arrangement.
- **Workforce Development Program** – This is another public/private partnership allowing participants to receive compensation during the course of the 9-10 week training program, as well as guaranteeing the participant a position upon satisfactorily completing the program.
- **NYS Leads** – ED&P recently received two State leads; the first lead is seeking a 12-acre parcel for 300 jobs, and the second is a strong retail lead in the Lounsberry area. ED&P submitted the Lounsberry property for consideration and is currently waiting for a response.
- **ED&P Annual Report** – L. Tinney will distribute electronic copies to all Board members.
- **Lopke** – Board approval is required to move forward with the wetland work (\$1,800), archeological study (\$4,180), survey (\$3,000), as well as the additional survey for the Berry property (\$1,000).

**Motion to approve wetland work, archeological study, and survey on the Lopke property, as well as survey for the Berry property at a cost not to exceed \$9,980 and authorize IDA Executive Director to sign all relevant documents. (K. Gillette, T. Monell)**

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

- E. Monkey Run** – Following the 2011 flood, the IDA agreed to sponsor and maintain the Monkey Run Bridge over the course of 10 years with Tioga County Soil & Water Conservation District at an estimated cost of \$700 per year. Up until 2017, work has not been required and this is the first time the IDA encumbered costs under this agreement. Due to storm erosion of some of the creek rocks, etc., a contractor estimated \$4,500, which W. Walsh confirmed was a fair amount. Based on this agreement and quote received, work was completed and the IDA is obligated to pay contractor quote of \$4,500.

**Motion to authorize IDA Executive Director to pay contractor quote of \$4,500 for the maintenance work performed on Monkey Run Bridge. (K. Gillette, T. Monell)**

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



6. **PILOT Updates –**

- A. **2018 Town County and Fire Bills** – B. Myers reported the bills have been sent and currently waiting on a couple of payments.
- B. **Library Tax OACSD** – J. Meagher spoke with the school attorney regarding the question of whether the library tax is considered special district or real property tax. Determined this is subject to Education Law and this is real property tax, therefore, library tax should be billed with the PILOT payments.
- C. **SUN 8** – B. Myers reported this project has been revised due to the 40% tariff imposed on solar panels, therefore, resulting in changing the benefits needed by Distributed Sun. The company is now requesting mortgage tax abatement and increased sales tax abatement. J. Meagher reported this revision results in starting the process again with a new Cost Benefit Analysis, public hearings, and application. B. Myers revised the Cost Benefit Analysis (CBA) and will present the revision to all involved municipalities. In addition, the IDA will host another public hearing on 2/28/18 at 5:30 p.m. in the Town of Spencer. B. Myers will distribute revised CBA to IDA Board.
- D. **Sanmina – Collapse PILOT** – J. Meagher will start the process of collapsing the PILOT after Sanmina terminates all employment based on the company is no longer meeting their employment obligations. Collapsing of the PILOT will put the property back on the tax rolls with the change from Section 8 to Section 1. The IDA Board could entertain a motion to collapse the PILOT at the 4/4/18 IDA Board meeting, as Sanmina anticipates maintaining employment into March.

7. **New Business – B. Myers**

- A. **IDA/EDP/LDC – Joint Marketing Campaign** – B. Myers reported social media awareness has increased with a new interest on FaceBook. TEAM Tioga window clings will be distributed to all loan recipients.
- B. **2018 IEDC Conferences** – B. Myers reported all three classes are within driving distance: Buffalo – 6/21 & 6/22; Toronto – 10/18 & 10/19; and Maryland – 11/8 & 11/9. All three classes will contribute towards certification.
  - 1. **2018 Costs** – B. Myers reported maximum total cost of \$4,500 for all three classes, which includes mileage reimbursement.

**Motion to approve IDA Executive Director to attend all three classes at a cost not to exceed \$4,500. (J. Ceccherelli, K. Gillette)**

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



**C. Hess Property – Insurance for Building** – B. Myers received a quote of \$3,169/yr. for \$150,000 coverage. IDA Board requested B. Myers contact D. Patterson or P. Wiles for further discussion on this quote. J. Meagher advised the IDA to proceed with the purchase of this insurance.

**Motion to authorize IDA Executive Director to purchase fire insurance coverage for the Hess Property at an amount not to exceed current quote of \$3,169.**

**(A. Gowan, M. Sauerbrey)**

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

**D. Reaffirm – Email Vote – Tioga State Bank Subordination Request – 1/25/18**  
**Motion to reaffirm email vote on 1/25/18 for Tioga State Bank Subordination Request (T. Monell, M. Sauerbrey)**

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

*M. Freeze exited the meeting at 5:20 p.m.*

**Approval of Minutes –**

- 8. January 3, 2018 Annual Meeting Minutes  
January 3, 2018 Regular Meeting Minutes  
January 24, 2018 Loan Committee Meeting Minutes  
**Motion to approve January 3, 2018 Annual Meeting minutes, as written**  
**Motion to approve January 3, 2018 Regular Meeting minutes, as corrected**  
**Motion to approve January 24, 2018 Loan Committee Meeting minutes, as written**  
**(T. Monell, K. Gillette)**

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

- 9. **Financial Reports – B. Myers**

- A. Reports
  - 1. Balance Sheet
  - 2. Profit & Loss
  - 3. Transaction Detail

**Motion to acknowledge financial statements (A. Gowan, M. Sauerbrey)**

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

- 10. **Reports**

**A. Railroad**

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

- a. Income to Date – Income below the 2016 amount, but gradually increasing.
- b. WTC – Pass Through Grant – Processed grant reimbursements #10 and #1.
- c. 2018 Railroad Leases – All January lease invoices were mailed on 2/5/18 with the exception of Enterprise Products (Hartford), as this lease needs to be revised with assistance of J. Meagher.



**B. Loan Program**

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

- a. Elston** – B. Myers reported this loan closed under budget. The IRP loan is \$71,000 and the Façade Loan is \$9,450.
- b. Paint Program** – B. Myers reported the Loan Committee reviewed the Paint Program on 1/24/18 and recommended approval of the program through use of Façade Loan Program revolved monies for a total program cost of \$5,000 to be given in paint vouchers to Tioga County businesses for exterior renovations. B. Myers reported only the cost of paint is reimbursable. B. Myers reported Ahwaga Paints has agreed to be a paint sponsor. M. Sauerbrey suggested looking for other sponsors in other areas of the county such as Waverly and Spencer to increase program outreach.

**Motion to accept the Loan Committee’s recommendation to approve the Paint Program through use of Façade Loan Program revolved monies for a total program cost not to exceed \$5,000. (J. Ceccherelli, T. Monell)**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

**11. Executive Session –**

**Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:42 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties. (M. Sauerbrey, T. Monell)**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

**Motion to hire M. Tinney as an IDA Consultant for the balance of 2018 calendar year at a cost not to exceed \$50.00/week for the purpose of maintaining social media and marketing materials with the option for yearly evaluation. (K. Gillette, T. Monell)**

<b>Aye – 6</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

Executive Session adjourned at 5:53 p.m.

**12. Next Meeting** - March 7, 2018 at 4:30 p.m. – Legislative Conference Room

**13. Adjournment** – K. Gillette motioned to adjourn the meeting at 5:53 p.m.



**DRAFT**

## Public Hearing Minutes

RE: SUN8 PDC LLC

DATE: Wednesday, February 28, 2018

IDA Board of Directors present:

A. Gowan and K. Dougherty

Guests: B. Myers

Public: Chet Feldman, Gilbert Knapp, Ken Sutfin, Joyce Pasto, Rick Rogers, Sallie Marks, Randy Thayer

Tioga County Industrial Development Agency Vice Chairperson, Kevin Dougherty, opened the hearing at 5:30 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 Spencer - Tioga Solar, LLC, K. Dougherty asked B. Myers to give a brief explanation of the proposal.

K. Dougherty then opened the floor for discussion.

Public Speakers:

Chet Feildman, Randy Thayer, Gilbert Knapp, Ken Sutfin, Joyce Pasto, Rick Rogers, Sallie Marks

There were no additional comments at this time.

K. Dougherty then adjourned the hearing at 6:31p.m.

## Tioga County Industrial Development Agency

## Balance Sheet

As of February 28, 2018

03/01/18

Accrual Basis

	Feb 28, 18	Feb 28, 17	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	93,033.15	117,086.43	-24,053.28
CCTC- Industrial Park	12,000.37	12,000.37	0.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,406.28	40,387.61	18.67
TSB- IRP 2016 (Formerly IRP 4)	202,266.26	455,195.88	-252,929.62
TSB- RBEG	205,521.74	205,464.03	57.71
TSB- marketing	1,497.04	1,496.62	0.42
<b>Total USDA Funds</b>	449,691.32	702,544.14	-252,852.82
<b>Total Restricted Cash Accounts</b>	554,724.84	831,630.94	-276,906.10
<b>CCTC- CDs</b>			
Land Acquisition (879)	522,405.10	522,405.10	0.00
Capital Improvement (284)	308,059.91	308,059.91	0.00
<b>Total CCTC- CDs</b>	830,465.01	830,465.01	0.00
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	22,188.35	21,700.48	487.87
TSB-Crown Cork and Seal	154.21	0.00	154.21
Community- BestBuy PILOT Acct.	570,077.52	570,071.98	5.54
<b>Total Temporarily Restricted Cash Acc</b>	592,420.08	591,772.46	647.62
<b>Unrestricted Cash Accounts</b>			
TSB- checking	882,930.55	1,397,785.24	-514,854.69
TSB- general fund	125,225.87	125,133.41	92.46
<b>Total Unrestricted Cash Accounts</b>	1,008,156.42	1,522,918.65	-514,762.23
<b>Total Checking/Savings</b>	2,985,766.35	3,776,787.06	-791,020.71
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	387,648.60	373,317.60	14,331.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2018-01-C	9,450.00	0.00	9,450.00
Loan Rec - 2017-03-C	12,820.00	0.00	12,820.00
Loan Rec - 2017-02-C	33,451.91	0.00	33,451.91
Loan Rec - 2016-03-C	15,041.04	18,322.80	-3,281.76
Loan Rec - 2016-02-C	35,416.76	45,138.92	-9,722.16
Loan Rec - 2016-01-C	7,643.24	9,477.56	-1,834.32
Loan Rec - 2015-06-C	16,829.50	21,219.82	-4,390.32
Loan Rec - 2014-01-C	5,086.00	7,120.48	-2,034.48
Loan Rec - 2015-01-C	9,999.93	13,055.51	-3,055.58
Loan Rec - 2015-02-C	890.98	2,821.61	-1,930.63
Loan Rec - 2015-04-C	0.00	450.00	-450.00
Loan Rec - 2015-05-C	13,474.11	17,365.14	-3,891.03
<b>Total Commercial Facade Loan Program</b>	160,103.47	134,971.84	25,131.63
<b>IRP 4</b>			
Loan Rec 2018-01-A	71,876.85	0.00	71,876.85
Loan Rec 2017-05-A	20,142.14	0.00	20,142.14
Loan Rec 2017-04-A	38,635.96	0.00	38,635.96
Loan Rec 2017-03-A	18,672.65	0.00	18,672.65
Loan Rec 2017-02-A	88,331.90	0.00	88,331.90
Loan Rec 2017-01-A	23,114.56	0.00	23,114.56
Loan Rec 2016-01-A	27,812.42	35,276.32	-7,463.90
Loan Rec 2015-03-A	8,040.38	10,790.34	-2,749.96
Loan Rec 2013-02-A	2,531.08	5,163.39	-2,632.31
Loan Rec 2010-01-A	0.00	4,205.13	-4,205.13
Loan Rec 2009-02-A	52,851.58	55,051.58	-2,200.00
<b>Total IRP 4</b>	352,009.52	110,486.76	241,522.76
<b>IRP 3</b>			

## Tioga County Industrial Development Agency

## Balance Sheet

As of February 28, 2018

03/01/18

Accrual Basis

	Feb 28, 18	Feb 28, 17	\$ Change
Loan Rec 2013-01-A	3,410.14	8,282.44	-4,872.30
Loan Rec 2007-08-A	33,124.80	40,099.58	-6,974.78
<b>Total IRP 3</b>	<b>36,534.94</b>	<b>48,382.02</b>	<b>-11,847.08</b>
<b>IRP 2</b>			
Loan Rec 2011-03-A	45,494.92	56,000.05	-10,505.13
<b>Total IRP 2</b>	<b>45,494.92</b>	<b>56,000.05</b>	<b>-10,505.13</b>
<b>Total Other Current Assets</b>	<b>946,791.45</b>	<b>688,158.27</b>	<b>258,633.18</b>
<b>Total Current Assets</b>	<b>3,932,557.80</b>	<b>4,464,945.33</b>	<b>-532,387.53</b>
<b>Fixed Assets</b>			
Asset WWTP	2,899,623.29	2,681,045.35	218,577.94
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
<b>Total Equipment</b>	<b>1,700.88</b>	<b>1,700.88</b>	<b>0.00</b>
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	202,857.60	200,757.60	2,100.00
Land-Louns			
Lopke	5,000.00	0.00	5,000.00
Town of Nichols	20,000.00	0.00	20,000.00
Hess	260,068.95	0.00	260,068.95
Land-Louns - Other	139,612.53	121,390.53	18,222.00
<b>Total Land-Louns</b>	<b>424,681.48</b>	<b>121,390.53</b>	<b>303,290.95</b>
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,976,668.74	2,661.76
Z Accumulated Depreciation	-1,154,239.23	-1,134,818.86	-19,420.37
<b>Total Fixed Assets</b>	<b>4,791,708.39</b>	<b>4,284,498.11</b>	<b>507,210.28</b>
<b>Other Assets</b>			
HUD Loan Program			
L/R 2014-01-A	95,925.09	118,683.45	-22,758.36
L/R 2012-06-A	0.00	37,716.46	-37,716.46
L/R 2009-04-A	37,629.27	59,320.82	-21,691.55
<b>Total HUD Loan Program</b>	<b>133,554.36</b>	<b>215,720.73</b>	<b>-82,166.37</b>
<b>Total Other Assets</b>	<b>133,554.36</b>	<b>215,720.73</b>	<b>-82,166.37</b>
<b>TOTAL ASSETS</b>	<b>8,857,820.55</b>	<b>8,965,164.17</b>	<b>-107,343.62</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
2100 - Payroll Liabilities	1,385.70	1,385.70	0.00
PILOT Payments			
Crown Cork and Seal	300,000.00	300,000.00	0.00
+ · 231 Main Town/County	2,121.92	0.00	2,121.92
Nichols Cross Dock	80.97	0.00	80.97
Owego Gardens	22,134.00	21,700.00	434.00
Tioga Downs Racetrack	-0.21	-0.01	-0.20
CNYOG	30,113.46	-0.02	30,113.48
Best Buy PP	570,000.00	569,947.15	52.85
Hadco	-55,444.15	0.00	-55,444.15
Rynone			
School- Rynone	-7,095.96	0.00	-7,095.96
Recycle- Rynone	0.00	-0.01	0.01
Town- Rynone	-1,534.80	0.00	-1,534.80
Rynone - Other	8,674.84	0.00	8,674.84
<b>Total Rynone</b>	<b>44.08</b>	<b>-0.01</b>	<b>44.09</b>

## Tioga County Industrial Development Agency

**Balance Sheet**

As of February 28, 2018

03/01/18

Accrual Basis

	Feb 28, 18	Feb 28, 17	\$ Change
PILOT Payments - Other	55,444.15	0.00	55,444.15
<b>Total PILOT Payments</b>	<b>924,494.22</b>	<b>891,647.11</b>	<b>32,847.11</b>
<b>Total Other Current Liabilities</b>	<b>925,879.92</b>	<b>893,032.81</b>	<b>32,847.11</b>
<b>Total Current Liabilities</b>	<b>925,879.92</b>	<b>893,032.81</b>	<b>32,847.11</b>
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
Loan Pay- IRP 3	212,556.11	222,668.43	-10,112.32
Loan Pay- IRP 2	145,312.91	156,091.00	-10,778.09
Loan Pay- IRP 1	76,605.09	84,023.99	-7,418.90
Tioga County HUD prog			
2014-01-A	95,930.18	118,683.45	-22,753.27
2012-06-A	0.00	37,716.46	-37,716.46
2009-04-A	37,629.27	59,320.82	-21,691.55
<b>Total Tioga County HUD prog</b>	<b>133,559.45</b>	<b>215,720.73</b>	<b>-82,161.28</b>
<b>Total Long Term Liabilities</b>	<b>810,579.90</b>	<b>930,865.87</b>	<b>-120,285.97</b>
<b>Total Liabilities</b>	<b>1,736,459.82</b>	<b>1,823,898.68</b>	<b>-87,438.86</b>
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 - Retained Earnings	5,747,692.21	5,752,846.17	-5,153.96
Net Income	-32,634.11	-17,883.31	-14,750.80
<b>Total Equity</b>	<b>7,121,360.73</b>	<b>7,141,265.49</b>	<b>-19,904.76</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,857,820.55</b>	<b>8,965,164.17</b>	<b>-107,343.62</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

February 2017 through February 2018

03/01/18

Accrual Basis

	Feb '17 - Feb 18	Feb '16 - Feb 17	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Easement Pass-through	0.00	105.00	-105.00
Refund of Insurance	0.00	2,533.42	-2,533.42
<b>WWTP</b>			
Income thru Trust WWTP	0.00	934,199.55	-934,199.55
WWTP - Other	0.00	430.15	-430.15
<b>Total WWTP</b>	<b>0.00</b>	<b>934,629.70</b>	<b>-934,629.70</b>
FEMA Income	0.00	8,500.00	-8,500.00
NYS OEM Funds Income	0.00	2,414.40	-2,414.40
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	0.00	1,117.33	-1,117.33
2011-03-A	2,798.31	3,351.08	-552.77
2011-01-A	0.00	145.27	-145.27
<b>Total IRP 2</b>	<b>2,798.31</b>	<b>4,613.68</b>	<b>-1,815.37</b>
<b>IRP 3</b>			
2013-01-A	327.70	460.58	-132.88
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,499.75	2,712.42	-212.67
<b>Total IRP 3</b>	<b>2,827.45</b>	<b>3,220.91</b>	<b>-393.46</b>
<b>IRP 4</b>			
2017-04-A	1,244.47	0.00	1,244.47
2017-03-A	369.51	0.00	369.51
2017-05-A	419.20	0.00	419.20
2017-01-A	514.56	0.00	514.56
2017-02-A	1,805.80	0.00	1,805.80
2016-01-A	1,743.81	1,315.12	428.69
2015-03-A	477.08	618.08	-141.00
2013-02-A	220.77	359.31	-138.54
2010-01-A	58.35	746.19	-687.84
2009-03-A	0.00	88.05	-88.05
<b>Total IRP 4</b>	<b>6,853.55</b>	<b>3,126.75</b>	<b>3,726.80</b>
Loan Interest Income - Other	145.49	0.00	145.49
<b>Total Loan Interest Income</b>	<b>12,624.80</b>	<b>10,961.34</b>	<b>1,663.46</b>
<b>Loan Program Fee</b>			
Facade	1,213.00	1,511.90	-298.90
IRP 3	0.00	150.00	-150.00
IRP 4	1,332.88	850.00	482.88
Loan Program Fee - Other	1,035.00	900.00	135.00
<b>Total Loan Program Fee</b>	<b>3,580.88</b>	<b>3,411.90</b>	<b>168.98</b>
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	30.10	75.71	-45.61
2012-08	0.00	15.00	-15.00
<b>Total Loan Late Fee</b>	<b>30.10</b>	<b>90.71</b>	<b>-60.61</b>
<b>Loan Administrative Fee</b>			
IRP 2	0.00	401.44	-401.44
IRP 3	0.00	1,134.67	-1,134.67
IRP 4	0.00	560.97	-560.97
<b>Total Loan Administrative Fee</b>	<b>0.00</b>	<b>2,097.08</b>	<b>-2,097.08</b>
Program Fees	-117.20	1,000.00	-1,117.20
<b>4030 - Contributions Income</b>			
4050 - Restricted	12,500.00	0.00	12,500.00
<b>Total 4030 - Contributions Income</b>	<b>12,500.00</b>	<b>0.00</b>	<b>12,500.00</b>
<b>4110 - Grants</b>			
Waverly Trade Center DOT Grant	463,537.51	315,392.25	148,145.26
STREDC Grant	0.00	25,000.00	-25,000.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

February 2017 through February 2018

03/01/18

Accrual Basis

	Feb '17 - Feb 18	Feb '16 - Feb 17	\$ Change
<b>Total 4110 · Grants</b>	463,537.51	340,392.25	123,145.26
<b>Interest Income-</b>			
Community- Facade Improvement	55.85	50.27	5.58
CCTC Loan Loss Reserve Account	20.22	21.89	-1.67
CCTC CD Infrastructure (877)	0.00	125.36	-125.36
CCTC CD Site Development (878)	0.00	340.02	-340.02
CCTC CD Land Acquisition (879)	0.00	5,980.95	-5,980.95
CCTC CD Site Development (383)	0.00	131.16	-131.16
CCTC CD Infrastructure (391)	0.00	130.52	-130.52
CCTD CD Capital Improvment(284)	0.00	4,407.12	-4,407.12
Community- Lounsberry	92.95	69.09	23.86
TSB- checking	843.29	674.31	168.98
TSB-general fund	100.14	638.56	-538.42
TSB- IRP 2	0.00	17.49	-17.49
TSB- IRP 3	0.00	31.39	-31.39
TSB- IRP 4	149.55	146.48	3.07
TSB- RBEG	62.50	67.45	-4.95
TSB- marketing	0.45	0.48	-0.03
<b>Total Interest Income-</b>	1,324.95	12,832.54	-11,507.59
<b>Leases/Licenses</b>			
RR leases	10,465.54	17,454.06	-6,988.52
Leases/Licenses - Other	6,215.98	414.11	5,801.87
<b>Total Leases/Licenses</b>	16,681.52	17,868.17	-1,186.65
<b>OHRy</b>			
freight	145,736.85	149,375.30	-3,638.45
OHRy - Other	11,193.60	0.00	11,193.60
<b>Total OHRy</b>	156,930.45	149,375.30	7,555.15
<b>4170 · PILOT Program Fees</b>			
Two Plus Four	2,500.00	0.00	2,500.00
Gateway	12,286.50	0.00	12,286.50
Ameresco, Inc.	2,500.00	0.00	2,500.00
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Midwestern Pet Foods Inc.	0.00	13,550.23	-13,550.23
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	30,233.50	1,076,200.50	-1,045,967.00
CNYOG	0.00	-0.05	0.05
<b>Total 4170 · PILOT Program Fees</b>	50,020.00	1,201,924.62	-1,151,904.62
<b>Sale of Property</b>	3,014.07	0.00	3,014.07
<b>Total Income</b>	720,127.08	2,688,136.43	-1,968,009.35
<b>Expense</b>			
Grant Expense	0.00	0.00	0.00
2017 · Housing Study	10,000.00	0.00	10,000.00
<b>Leases/Licenses Refund</b>			
Berkshire Land	122.76	0.00	122.76
<b>Total Leases/Licenses Refund</b>	122.76	0.00	122.76
<b>Bodle Hill Land</b>	200.00	0.00	200.00
WWTP Crown Cork and Seal	-15,998.06	0.00	-15,998.06
Marketing	414.63	677.88	-263.25
Waverly Trade Center DOT Grant	463,537.51	315,392.25	148,145.26
<b>Education</b>			
Myers	0.00	0.00	0.00
<b>Total Education</b>	0.00	0.00	0.00
<b>Loan Admin Fee</b>			
IRP 2	0.00	549.49	-549.49
IRP 3	0.00	986.62	-986.62
IRP 4	0.00	560.97	-560.97
<b>Total Loan Admin Fee</b>	0.00	2,097.08	-2,097.08

## Tioga County Industrial Development Agency

## Profit &amp; Loss

February 2017 through February 2018

03/01/18

Accrual Basis

	Feb '17 - Feb 18	Feb '16 - Feb 17	\$ Change
Loan Program Expense	197.35	202.10	-4.75
Property Maintenance	0.00	2,131.46	-2,131.46
6120 · Bank Service Charges	268.42	213.75	54.67
conference	780.00	1,720.00	-940.00
Copies	108.30	187.66	-79.36
6150 · Depreciation Expense	19,420.37	23,305.31	-3,884.94
6160 · Dues and Subscriptions	435.00	285.00	150.00
E=mt3			
Wetland Delineation	0.00	7,000.00	-7,000.00
site preparation	200.00	850.00	-650.00
E=mt3 - Other	0.00	250.00	-250.00
<b>Total E=mt3</b>	<b>200.00</b>	<b>8,100.00</b>	<b>-7,900.00</b>
Employee benefit			
IRA Company Match	1,467.72	663.48	804.24
IRA	1,467.72	334.62	1,133.10
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	<b>2,935.44</b>	<b>998.10</b>	<b>1,937.34</b>
6180 · Insurance			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	4,502.00	3,696.00	806.00
6190 · Disability (First Rehab Life)	256.88	125.00	131.88
Employee Dishonesty (Utica)	625.00	625.00	0.00
6185 · Property & Liability (Dryden)	8,976.08	17,402.26	-8,426.18
RR Liability (Steadfast)	19,456.88	20,766.38	-1,309.50
WC (Amtrust)	864.00	857.00	7.00
6180 · Insurance - Other	30,608.30	0.00	30,608.30
<b>Total 6180 · Insurance</b>	<b>66,039.14</b>	<b>43,471.64</b>	<b>22,567.50</b>
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	0.00	913.69	-913.69
IRP 2	0.00	1,667.62	-1,667.62
IRP 3	0.00	2,326.81	-2,326.81
<b>Total 6220 · Loan Interest</b>	<b>0.00</b>	<b>4,908.12</b>	<b>-4,908.12</b>
6200 · Interest Expense - Other	7,151.45	2,620.80	4,530.65
<b>Total 6200 · Interest Expense</b>	<b>7,151.45</b>	<b>7,528.92</b>	<b>-377.47</b>
6550 · Office Supplies			
other	403.02	404.42	-1.40
stationary	135.00	0.00	135.00
ink cartridges	232.42	464.84	-232.42
6550 · Office Supplies - Other	223.40	90.54	132.86
<b>Total 6550 · Office Supplies</b>	<b>993.84</b>	<b>959.80</b>	<b>34.04</b>
6560 · Payroll Expenses			
M. Tinney	2,498.24	0.00	2,498.24
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	60,604.11	57,112.95	3,491.16
<b>Total 6560 · Payroll Expenses</b>	<b>64,411.25</b>	<b>57,112.95</b>	<b>7,298.30</b>
PILOT Program Expenses			
Distributed Sun	244.00	0.00	244.00
Gateway	0.00	228.50	-228.50
Tioga Downs	0.00	233.50	-233.50
231 Main	2,121.93	0.00	2,121.93
<b>Total PILOT Program Expenses</b>	<b>2,365.93</b>	<b>462.00</b>	<b>1,903.93</b>
6250 · Postage and Delivery	237.88	118.04	119.84
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	495.00	-495.00
Haskell	8,311.00	8,164.00	147.00
Tinney	19,500.00	3,000.00	16,500.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

03/01/18

February 2017 through February 2018

Accrual Basis

	Feb '17 - Feb 18	Feb '16 - Feb 17	\$ Change
<b>Total Administrative Services</b>	27,811.00	11,659.00	16,152.00
<b>6650 · Accounting</b>			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis	2,411.25	0.00	2,411.25
<b>Total 6650 · Accounting</b>	11,911.25	9,500.00	2,411.25
<b>6655 · Consulting</b>	19,500.00	300.00	19,200.00
<b>6280 · Legal Fees</b>			
Loan Program Fees	0.00	3,448.00	-3,448.00
Monthly Fees	0.00	19,652.00	-19,652.00
6280 · Legal Fees - Other	31,292.00	2,405.00	28,887.00
<b>Total 6280 · Legal Fees</b>	31,292.00	25,505.00	5,787.00
<b>6270 · Professional Fees - Other</b>	9,947.00	2,615.96	7,331.04
<b>Total 6270 · Professional Fees</b>	100,461.25	49,579.96	50,881.29
<b>6670 · Program Expense</b>			
Façade Improvement Loan Program	0.00	175.00	-175.00
<b>Total 6670 · Program Expense</b>	0.00	175.00	-175.00
<b>Property Taxes</b>			
96 · Smith Creek Rd	2,197.55	0.00	2,197.55
540 · Stanton Hill	81.74	0.00	81.74
Spring St	0.22	0.00	0.22
Berry Road (47)	97.94	112.64	-14.70
Carmichael Road	3.74	3.41	0.33
Smith Creek Road	16.27	18.71	-2.44
Glenmary Drive	10.06	9.06	1.00
Metro Road	8.39	7.55	0.84
<b>Total Property Taxes</b>	2,415.91	151.37	2,264.54
<b>Recording fees</b>	400.50	730.50	-330.00
<b>6770 · Supplies</b>			
6780 · Marketing	0.00	325.00	-325.00
6790 · Office	260.06	0.00	260.06
6770 · Supplies - Other	259.32	0.00	259.32
<b>Total 6770 · Supplies</b>	519.38	325.00	194.38
<b>6340 · Telephone</b>	223.49	110.09	113.40
<b>6350 · Travel &amp; Ent</b>			
6370 · Meals	366.12	138.97	227.15
6380 · Travel	2,630.21	1,996.60	633.61
<b>Total 6350 · Travel &amp; Ent</b>	2,996.33	2,135.57	860.76
<b>Total Expense</b>	730,838.07	518,171.43	212,666.64
<b>Net Ordinary Income</b>	-10,710.99	2,169,965.00	-2,180,675.99
<b>Other Income/Expense</b>			
Other Income			
TSB- CCS	108.58	0.48	108.10
<b>Total Other Income</b>	108.58	0.48	108.10
<b>Net Other Income</b>	108.58	0.48	108.10
<b>Net Income</b>	<b>-10,602.41</b>	<b>2,169,965.48</b>	<b>-2,180,567.89</b>



**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**February 2018**

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	2/2/2018		Facade Loan ...	540.73	540.73
Deposit	2/8/2018		Facade Loan ...	152.86	693.59
Deposit	2/13/2018		Facade Loan ...	169.54	863.13
Deposit	2/22/2018		Facade Loan ...	273.48	1,136.61
Deposit	2/22/2018		Loan App Fee	100.00	1,236.61
Deposit	2/23/2018		Facade Loan ...	365.86	1,602.47
Deposit	2/28/2018		Interest	4.13	1,606.60
Deposit	2/28/2018		Facade Loan ...	1,290.77	2,897.37
Total Community- Facade Improvement				2,897.37	2,897.37
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	2/1/2018		Loan Pmt	306.00	306.00
Deposit	2/2/2018		Loan Pmt	1,677.42	1,983.42
Deposit	2/8/2018		Loan Pmt	235.89	2,219.31
Deposit	2/28/2018		Loan Pmt	728.81	2,948.12
Total TSB- IRP 2016 (Formerly IRP 4)				2,948.12	2,948.12
Total USDA Funds				2,948.12	2,948.12
Total Restricted Cash Accounts				5,845.49	5,845.49
<b>Temporarily Restricted Cash Acc</b>					
<b>Community- BestBuy PILOT Acct.</b>					
Check	2/27/2018	1271	2018 Annual P...	-30,000.00	-30,000.00
Total Community- BestBuy PILOT Acct.				-30,000.00	-30,000.00
Total Temporarily Restricted Cash Acc				-30,000.00	-30,000.00
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Deposit	2/2/2018		PILOT Payme...	9,013.34	9,013.34
Deposit	2/2/2018		PILOT Payment	3,866.45	12,879.79
Deposit	2/2/2018		PILOT Payment	8,107.82	20,987.61
Deposit	2/7/2018		HUD Rec	4,243.54	25,231.15
Deposit	2/7/2018		Loan Pmt	2,671.95	27,903.10
Check	2/7/2018	5980	Special Multi-P...	-9,724.46	18,178.64
Check	2/7/2018	5981	2018 Railroad ...	-20,883.84	-2,705.20
Check	2/7/2018	5982	L. Tinney Febr...	-1,500.00	-4,205.20
Check	2/7/2018	5983	Administrative ...	-775.00	-4,980.20
Check	2/7/2018	5984	Federal forms ...	-100.00	-5,080.20
Check	2/7/2018	5985	January 2018	-3,662.50	-8,742.70
Check	2/7/2018	5986	February HUD ...	-4,243.54	-12,986.24
Deposit	2/8/2018		Wire Transfer	300,000.00	287,013.76
Check	2/12/2018	5987	Intern 1/28-2/1...	-199.68	286,814.08
Check	2/12/2018	5988	01/28-2/10/2018	-1,685.60	285,128.48
Deposit	2/13/2018		RR Lease	402.35	285,530.83
Deposit	2/13/2018		RR Income	11,193.60	296,724.43
Deposit	2/22/2018		RR Lease Pmt	4,799.52	301,523.95
Deposit	2/22/2018		PILOT Pmt	55,444.15	356,968.10
General Journal	2/23/2018	JN_...	Reverse of GJ...	18,633.74	375,601.84
Check	2/27/2018	5989	Ink Order	-24.78	375,577.06
Check	2/27/2018	5990	Verizon 2/2018	-39.27	375,537.79
Check	2/27/2018	5991	VOID: GJE, R...	0.00	375,537.79
Check	2/27/2018	5992	credit reports	-10.30	375,527.49
Check	2/27/2018	5993	2018 Fire Tax	-46,488.35	329,039.14
Check	2/27/2018	5994	2018 County/R...	-1,325,013.18	-995,974.04
Check	2/27/2018	5995	2018 PILOT P...	-2,344.38	-998,318.42
Check	2/27/2018	5996	2018 Town PIL...	-431,468.97	-1,429,787.39
Check	2/27/2018	5997	2018 Town PIL...	-2,094.42	-1,431,881.81
Check	2/27/2018	5999	2/11-2/24/2018	-1,640.59	-1,433,522.40
Check	2/27/2018	6000	Intern 2/11-2/2...	-193.70	-1,433,716.10
Check	2/27/2018	6001	VOID: AA838: ...	0.00	-1,433,716.10
General Journal	2/27/2018	JN_...	For CHK 5991 ...	-112.50	-1,433,828.60
General Journal	2/28/2018	JN_...	Reverse of GJ...	112.50	-1,433,716.10

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**February 2018**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Total TSB- checking				-1,433,716.10	-1,433,716.10
Total Unrestricted Cash Accounts				-1,433,716.10	-1,433,716.10
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2017-02-C</b>					
Deposit	2/2/2018	3461	February 2018...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
<b>Loan Rec - 2016-03-C</b>					
Deposit	2/22/2018	6717	March 2018 Fa...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
<b>Loan Rec - 2016-02-C</b>					
Deposit	2/28/2018	7658...	March 2018 Fa...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
<b>Loan Rec - 2016-01-C</b>					
Deposit	2/8/2018	757	February 2018...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
<b>Loan Rec - 2015-06-C</b>					
Deposit	2/23/2018	660	March 2018 Fa...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	2/13/2018	70013	February 2018...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-02-C</b>					
Deposit	2/28/2018	1456...	February 2018...	-148.51	-148.51
Deposit	2/28/2018	1456...	March 2018 Fa...	-148.51	-297.02
Total Loan Rec - 2015-02-C				-297.02	-297.02
<b>Loan Rec - 2015-05-C</b>					
Deposit	2/28/2018	7569	March 2018 Fa...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				-2,793.24	-2,793.24
<b>IRP 4</b>					
<b>Loan Rec 2017-05-A</b>					
Deposit	2/7/2018	2239...	February 2018...	-377.25	-377.25
Total Loan Rec 2017-05-A				-377.25	-377.25
<b>Loan Rec 2017-04-A</b>					
Deposit	2/1/2018	X	February 2018...	-160.51	-160.51
Total Loan Rec 2017-04-A				-160.51	-160.51
<b>Loan Rec 2017-03-A</b>					
Deposit	2/2/2018	19673	February 2018...	-149.33	-149.33
Total Loan Rec 2017-03-A				-149.33	-149.33
<b>Loan Rec 2017-02-A</b>					
Deposit	2/7/2018	9458	February 2018...	-1,310.35	-1,310.35
Total Loan Rec 2017-02-A				-1,310.35	-1,310.35
<b>Loan Rec 2016-01-A</b>					
Deposit	2/7/2018	9457	February 2018...	-636.31	-636.31
Total Loan Rec 2016-01-A				-636.31	-636.31
<b>Loan Rec 2013-02-A</b>					
Deposit	2/8/2018	2101	February 2018...	-224.41	-224.41
Total Loan Rec 2013-02-A				-224.41	-224.41
Total IRP 4				-2,858.16	-2,858.16
<b>IRP 3</b>					

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**February 2018**

Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec 2013-01-A</b>					
Deposit	2/2/2018	2237...	February 2018...	-384.21	-384.21
Total Loan Rec 2013-01-A				-384.21	-384.21
<b>Loan Rec 2007-08-A</b>					
Deposit	2/28/2018	7568	March 2018 Pr...	-553.40	-553.40
Total Loan Rec 2007-08-A				-553.40	-553.40
Total IRP 3				-937.61	-937.61
<b>IRP 2</b>					
<b>Loan Rec 2011-03-A</b>					
Deposit	2/2/2018	3460	February 2018...	-895.59	-895.59
Total Loan Rec 2011-03-A				-895.59	-895.59
Total IRP 2				-895.59	-895.59
<b>HUD Loan Program</b>					
<b>L/R 2014-01-A</b>					
Deposit	2/7/2018	63053	February 2018...	-2,071.75	-2,071.75
Total L/R 2014-01-A				-2,071.75	-2,071.75
<b>L/R 2009-04-A</b>					
Deposit	2/7/2018	63052	February 2018...	-1,832.56	-1,832.56
Total L/R 2009-04-A				-1,832.56	-1,832.56
Total HUD Loan Program				-3,904.31	-3,904.31
<b>Interest Payable</b>					
<b>L/P 2014-01-A Interest</b>					
Deposit	2/7/2018	63053	February 2018...	-240.58	-240.58
Check	2/7/2018	5986	Feb - Interest	240.58	0.00
Total L/P 2014-01-A Interest				0.00	0.00
<b>L/P 2009-04-A Interest</b>					
Deposit	2/7/2018	63052	February 2018...	-98.65	-98.65
Check	2/7/2018	5986	Feb - Interest	98.65	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
<b>PILOT Payments</b>					
<b>Midwestern Pet Foods, Inc.</b>					
Check	2/27/2018	5994	County	2,587.33	2,587.33
Check	2/27/2018	5994	Recycle	139.50	2,726.83
Check	2/27/2018	5997	2018 Town PIL...	559.62	3,286.45
Total Midwestern Pet Foods, Inc.				3,286.45	3,286.45
<b>Crown Cork and Seal</b>					
Deposit	2/8/2018	X	2018 Lump Pl...	-300,000.00	-300,000.00
Check	2/27/2018	5993	2018 Fire Tax	46,488.35	-253,511.65
Total Crown Cork and Seal				-253,511.65	-253,511.65
<b>+ · 231 Main Town/County</b>					
Check	2/27/2018	5996	2018 Town PIL...	188.26	188.26
Total + · 231 Main Town/County				188.26	188.26
<b>Tioga Downs Racetrack</b>					
Deposit	2/2/2018	2103...	2018 County P...	-2,950.39	-2,950.39
Deposit	2/2/2018	2103...	2018 Recycle ...	-159.07	-3,109.46
Deposit	2/2/2018	2103...	2018 Town Pa...	-510.75	-3,620.21
Deposit	2/2/2018	2103...	2018 Part Tow...	-246.24	-3,866.45
Deposit	2/2/2018	2103...	2018 County P...	-6,186.86	-10,053.31
Deposit	2/2/2018	2103...	2018 Recycle ...	-333.57	-10,386.88
Deposit	2/2/2018	2103...	2018 Town Pa...	-1,071.02	-11,457.90
Deposit	2/2/2018	2103...	2018 Part Tow...	-516.37	-11,974.27
Check	2/27/2018	5994	County	6,187.00	-5,787.27
Check	2/27/2018	5994	Recycle	333.57	-5,453.70

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**February 2018**

Type	Date	Num	Memo	Amount	Balance
Check	2/27/2018	5994	County	2,950.46	-2,503.24
Check	2/27/2018	5994	Recycle	159.07	-2,344.17
Check	2/27/2018	5995	2018 PILOT P...	2,344.38	0.21
Total Tioga Downs Racetrack				0.21	0.21
<b>CNYOG</b>					
Check	2/27/2018	5994	County	1,095,054.33	1,095,054.33
Check	2/27/2018	5994	Recycle	59,040.07	1,154,094.40
Check	2/27/2018	5994	County	100,863.35	1,254,957.75
Check	2/27/2018	5994	Recycle	4,659.32	1,259,617.07
Check	2/27/2018	5996	2018 Town PIL...	384,329.44	1,643,946.51
Check	2/27/2018	5996	2018 Town PIL...	34,989.91	1,678,936.42
Total CNYOG				1,678,936.42	1,678,936.42
<b>Best Buy PP</b>					
Check	2/27/2018	1271	2018 Annual P...	30,000.00	30,000.00
Total Best Buy PP				30,000.00	30,000.00
<b>Hadco</b>					
Check	2/27/2018	5994	County	42,125.92	42,125.92
Check	2/27/2018	5994	Recycle	1,356.87	43,482.79
Check	2/27/2018	5996	2018 Town PIL...	11,961.36	55,444.15
Total Hadco				55,444.15	55,444.15
<b>Rynone</b>					
<b>School- Rynone</b>					
Check	2/27/2018	5994	County	7,095.96	7,095.96
Total School- Rynone				7,095.96	7,095.96
<b>Town- Rynone</b>					
Check	2/27/2018	5997	2018 Town PIL...	1,534.80	1,534.80
Total Town- Rynone				1,534.80	1,534.80
<b>Rynone - Other</b>					
Deposit	2/2/2018	6354	2018 County P...	-7,095.96	-7,095.96
Deposit	2/2/2018	6354	2018 Recycle ...	-382.58	-7,478.54
Deposit	2/2/2018	6354	2018 Town	-1,534.80	-9,013.34
Check	2/27/2018	5994	Recycle	338.50	-8,674.84
Total Rynone - Other				-8,674.84	-8,674.84
Total Rynone				-44.08	-44.08
<b>PILOT Payments - Other</b>					
Deposit	2/22/2018	1126...	2018 PILOT P...	-55,444.15	-55,444.15
Total PILOT Payments - Other				-55,444.15	-55,444.15
Total PILOT Payments				1,458,855.61	1,458,855.61
<b>Tioga County HUD prog</b>					
<b>2014-01-A</b>					
Check	2/7/2018	5986	Feb - Princ.	2,071.75	2,071.75
Total 2014-01-A				2,071.75	2,071.75
<b>2009-04-A</b>					
Check	2/7/2018	5986	Feb - Princ.	1,832.56	1,832.56
Total 2009-04-A				1,832.56	1,832.56
Total Tioga County HUD prog				3,904.31	3,904.31
<b>Loan Interest Income</b>					
<b>IRP 2</b>					
<b>2011-03-A</b>					
Deposit	2/2/2018	3460	February 2018...	-193.29	-193.29
Total 2011-03-A				-193.29	-193.29
Total IRP 2				-193.29	-193.29
<b>IRP 3</b>					

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**February 2018**

Type	Date	Num	Memo	Amount	Balance
<b>2013-01-A</b>					
Deposit	2/2/2018	2237...	February 2018...	-15.79	-15.79
Total 2013-01-A				-15.79	-15.79
<b>2007-08-A</b>					
Deposit	2/28/2018	7568	March 2018 Int...	-175.41	-175.41
Total 2007-08-A				-175.41	-175.41
Total IRP 3				-191.20	-191.20
<b>IRP 4</b>					
<b>2017-03-A</b>					
Deposit	2/2/2018	19673	February 2018...	-39.21	-39.21
Total 2017-03-A				-39.21	-39.21
<b>2017-05-A</b>					
Deposit	2/7/2018	2239...	February 2018...	-42.75	-42.75
Total 2017-05-A				-42.75	-42.75
<b>2017-02-A</b>					
Deposit	2/7/2018	9458	February 2018...	-186.75	-186.75
Total 2017-02-A				-186.75	-186.75
<b>2016-01-A</b>					
Deposit	2/7/2018	9457	February 2018...	-118.54	-118.54
Total 2016-01-A				-118.54	-118.54
<b>2013-02-A</b>					
Deposit	2/8/2018	2101	February 2018...	-11.48	-11.48
Total 2013-02-A				-11.48	-11.48
Total IRP 4				-398.73	-398.73
<b>Loan Interest Income - Other</b>					
Deposit	2/1/2018	X	February 2018...	-145.49	-145.49
Total Loan Interest Income - Other				-145.49	-145.49
Total Loan Interest Income				-928.71	-928.71
<b>Loan Program Fee</b>					
Deposit	2/22/2018	2533	Facade Loan ...	-100.00	-100.00
Total Loan Program Fee				-100.00	-100.00
<b>Interest Income-</b>					
<b>Community- Facade Improvement</b>					
Deposit	2/28/2018		Interest	-4.13	-4.13
Total Community- Facade Improvement				-4.13	-4.13
Total Interest Income-				-4.13	-4.13
<b>Leases/Licenses</b>					
Deposit	2/13/2018	4926	2018 RR Leas...	-402.35	-402.35
Deposit	2/22/2018	1126...	2018 Annual R...	-4,799.52	-5,201.87
Total Leases/Licenses				-5,201.87	-5,201.87
<b>OHRy</b>					
Deposit	2/13/2018	17881	Trackage Righ...	-11,193.60	-11,193.60
Total OHRy				-11,193.60	-11,193.60
<b>Grant Expense</b>					
Check	2/27/2018	6001	WWTP 1% Ma...	0.00	0.00
Total Grant Expense				0.00	0.00
<b>WWTP Crown Cork and Seal</b>					
General Journal	2/23/2018	JN_...	Reverse of GJ...	-18,000.00	-18,000.00
General Journal	2/23/2018	JN_...	Reverse of GJ...	-633.74	-18,633.74
Total WWTP Crown Cork and Seal				-18,633.74	-18,633.74

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
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Type	Date	Num	Memo	Amount	Balance
<b>Marketing</b>					
Check	2/27/2018	5991	Pennysaver S...	0.00	0.00
General Journal	2/27/2018	JN_...	For CHK 5991 ...	112.50	112.50
General Journal	2/28/2018	JN_...	Reverse of GJ...	-112.50	0.00
Total Marketing				0.00	0.00
<b>Loan Program Expense</b>					
Check	2/27/2018	5992	Credit Report: ...	10.30	10.30
Total Loan Program Expense				10.30	10.30
<b>6180 · Insurance</b>					
Check	2/7/2018	5980	Special Multi-P...	9,724.46	9,724.46
Check	2/7/2018	5981	2018 Rail Polic...	20,883.84	30,608.30
Total 6180 · Insurance				30,608.30	30,608.30
<b>6550 · Office Supplies</b>					
Check	2/27/2018	5990	Verizon 2/2018	39.27	39.27
Total 6550 · Office Supplies				39.27	39.27
<b>6560 · Payroll Expenses</b>					
<b>M. Tinney</b>					
Check	2/12/2018	5987	Intern 1/28-2/1...	193.68	193.68
Check	2/12/2018	5987	Shorted 1/31	6.00	199.68
Check	2/27/2018	6000	Intern Final Pay	193.70	393.38
Total M. Tinney				393.38	393.38
<b>6560 · Payroll Expenses - Other</b>					
Check	2/12/2018	5988	1/14-1/26/2018...	45.00	45.00
Check	2/12/2018	5988	01/28-2/10/2018	1,640.60	1,685.60
Check	2/27/2018	5999	2/11-2/24/2018	1,640.59	3,326.19
Total 6560 · Payroll Expenses - Other				3,326.19	3,326.19
Total 6560 · Payroll Expenses				3,719.57	3,719.57
<b>PILOT Program Expenses</b>					
<b>231 Main</b>					
Check	2/27/2018	5994	County	2,013.38	2,013.38
Check	2/27/2018	5994	Recycle	108.55	2,121.93
Total 231 Main				2,121.93	2,121.93
Total PILOT Program Expenses				2,121.93	2,121.93
<b>6250 · Postage and Delivery</b>					
Check	2/27/2018	5989	UPS Charge	8.78	8.78
Total 6250 · Postage and Delivery				8.78	8.78
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	2/7/2018	5983	2018-January	775.00	775.00
Total Haskell				775.00	775.00
<b>Tinney</b>					
Check	2/7/2018	5982	L. Tinney Febr...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,275.00	2,275.00
<b>6650 · Accounting</b>					
<b>Jan Nolis</b>					
Check	2/7/2018	5984	Prep of Federa...	100.00	100.00
Total Jan Nolis				100.00	100.00
Total 6650 · Accounting				100.00	100.00
<b>6280 · Legal Fees</b>					
Check	2/7/2018	5985	Legal, January...	3,662.50	3,662.50

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
 February 2018

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Total 6280 · Legal Fees				3,662.50	3,662.50
Total 6270 · Professional Fees				6,037.50	6,037.50
<b>6770 · Supplies</b>					
<b>6790 · Office</b>					
Check	2/27/2018	5989	Shirt	16.00	16.00
Total 6790 · Office				16.00	16.00
Total 6770 · Supplies				16.00	16.00
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>