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

**Tioga County Industrial Development Agency  
July 11, 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, M. Sauerbrey, K. Dougherty, J. Ceccherelli, T. Monell, K. Gillette
      - a. Absent:
      - b. Excused:
    2. Guests:
      - a. B. Myers, C. Haskell, J. Meagher, L. Tinney, J. Bellis
- 3. Privilege of the Floor – None**
- 4. Project Updates**
  - A. Gateway Project
    1. Update
  - B. Upstate Shredding
    1. Update
  - C. Owego Gardens 2
    1. [Update](#)
  - D. Spencer –Tioga Solar, LLC
    1. Update
- 5. Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
      - a. None

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2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
      - a. Property Acquisition Policy
      - b. ABO – Website
      - c. ABO – Investment Policy Guidelines
    3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
      - a. ICS Program
  - B. Lounsberry Property Purchases
    1. Jame Enterprises
6. **PILOT Updates** – B. Myers
  1. Village PILOT Bills
7. **New Business** – B. Myers
  - A. Email vote affirmations:
    1. Contribution towards DRI Presentation - \$1,670.00
    2. Support letter for ED&P NY Main Street Grant Application
    3. IEDC Conference – Entrepreneurial and Small Business Development Strategies
8. **Approval of Minutes** –
  - A. [June 6, 2018 Regular Meeting Minutes](#)
  - B. June 6, 2018 Finance Committee Minutes
9. **Financial Reports** – B. Myers
  - A. Reports
    1. Balance Sheet
    2. Profit & Loss
    3. Transaction Detail
10. **Reports**
  - A. Railroad
    1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
      - a. Income to Date
  - B. Loan Program
    1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
      - a. Façade Program – Owen – Close
      - b. EMVC – Loan Application
      - c. Giggle Box Play House – Ribbon Cutting
11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
12. **Next Meeting – August 1, 2018**
13. **Adjourned**



**Tioga County Industrial Development Agency  
 June 6, 2018 • 4:30pm •  
 Ronald E. Dougherty County Office Building  
 56 Main Street, Owego, NY 13827**

**Minutes**

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<b>1.</b>	<p><b>Call to Order and Introductions</b>          The meeting was called to order by Chairperson R. Kelsey at 4:30 p.m.</p>
<b>2.</b>	<p><b>Attendance</b></p> <p>A. IDA Board Members</p> <p>1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey</p> <p>a. Absent:</p> <p>b. Excused: J. Ceccherelli</p> <p>2. Guests:</p> <p>a. B. Myers, C. Haskell, J. Meagher, L. Tinney, M. Freeze</p>
<b>3.</b>	<p><b>Privilege of the Floor – None</b></p>
<b>4.</b>	<p><b>Project Updates – B. Myers</b></p> <p><b>A. Crown Cork &amp; Seal USA, Inc.</b></p> <p>1. Update:</p> <p>2. ESD – Nichols: B. Myers reported he contacted ESD and their auditing department following last month’s meeting due to a few outstanding items requiring additional information. B. Myers reported this information was not brought to light in previous correspondence. B. Myers contacted J. Bellis to confirm engineering reports requested by ESD were the same, as they were formatted differently. Upon review, ESD approved the grant and issued payment of \$1.69 million dollars on 5/25/18.</p> <p><b>B. Tioga Downs Racetrack, LLC Phase 4</b></p> <p>1. Update – B. Myers reported the grand opening and ribbon cutting for the golf course was held in conjunction with the Tioga County Chamber’s annual golf tournament on 5/18/18. On behalf of the IDA, B. Myers attended.</p> <p><b>C. Gateway Project</b></p> <p>1. Update – B. Myers reported Historic Owego Marketplace (HOM) does not want to pay for public restrooms, however, ED&amp;P is working through a possible solution.</p> <p>2. MWBE – B. Myers reported if a local company obtains their WBE certification they should not have an issue with ESD, however, there is still a possible issue with HCR. B. Myers reported he is working on securing other entities to make a best effort regarding HCR’s requirement.</p>



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

**D. Project Freehold**

1. Update – B. Myers reported NYSEG is not interested in using this site for fill. B. Myers reported Village of Owego Public Works Superintendent Soules is working on identifying a new site. B. Myers reported he re-sent J. Soules the original sites identified as possibilities. At this time, the project lies with the Village of Owego for action.

**E. Upstate Shredding**

1. Update – B. Myers reported last week he met with J. Roman, ESD, to discuss the project. In preparation of Upstate Shredding’s appeal to ESD, B. Myers reported Delta, ESD, and Upstate Shredding have been working together to determine job counts in earlier years to justify the \$30,000 grant reduction. B. Myers reported J. Roman is reviewing payroll reports and will provide a decision to Delta soon. Once the job numbers are settled, the grant amount will be established and the GDA will be issued. Upon issuance, ESD will begin the auditing process of Upstate Shredding’s checks, invoices, and work accomplished.

**F. Owego Gardens 1**

1. Belva Lockwood Lane – B. Myers reported the deed is recorded and the road officially belongs to the Village of Owego.

**G. Owego Gardens 2**

1. Update – B. Myers reported Jamie Gensel discovered there was an issue with the original site plan in that the property to the west of the E-site is not owned by the IDA, but was included in the site plans of the full E-site parcel. J. Gensel suggested deleting the loop roads on the town homes in order to remain within the parcel limits. B. Myers reported the Owego Fire Chief expressed concerns early on that loop roads would be the best way to ensure tanker access. B. Myers reported he organized a conference call with Fagan Engineers, Village of Owego Mayor and Fire Chief, and Edgemere/Home Leasing. B. Myers reported the Village of Owego Mayor and Fire Chief accepted the no-loop road plan. In light of some concerns addressed by Home Leasing, B. Myers and County Planning Director Jardine are in the process of moving a few items around on the site plan.

**H. Spencer-Tioga Solar, LLC –**

1. Update – B. Myers reported construction is tentatively slated to begin within in the next three weeks.

**5. Old Business – B. Myers**

**A. Public Authority Accountability Act**

1. **Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)**
  - a. Meeting with CPA – B. Myers met with J. Nolis to review 1<sup>st</sup> Quarter financials. B. Myers reported financials are in order and all adjusted journal entries suggested by Piaker & Lyons have been recorded.



- 2. **Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)**
  - a. Semi-Annual Progress Review
  - b. ABO Website – B. Myers reported he received notification from the ABO regarding a few items on the website are not as easily accessible as they would like since some of the documents are attachments to annual meeting notices, etc. B. Myers reported work is in progress to resolve this issue and a response will be sent to the ABO by next week.

- 3. **Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) –**
  - a. 6/6/18 Meeting Recap - B. Myers reported the Finance Committee met just prior to this meeting to discuss ICS rates. B. Myers reported Chemung Canal has the best rate.  
**Motion to approve IDA Executive Director to proceed with the ICS Program at Chemung Canal Bank (M. Sauerbrey, A. Gowan)**  
**Aye – 5      Abstain – 1 (R. Kelsey)**  
**No – 0      Carried**

- 4. **Hire of Ag Development Specialist – B. Myers**
  - a. Start Date – B. Myers reported Mr. Baker will start on 6/11/18 and will report to the IDA at the monthly board meetings.
  - b. MOU between County and IDA – A MOU between the County and IDA will be drafted identifying IDA’s financial contribution towards the ED&P Ag Development Specialist position for 2018 and 2019.

**B. Lounsberry Property Purchases -**

- 1. Jame Enterprises – B. Myers reported the IDA received a no-impact letter from SHPO, therefore, able to proceed with a closing.
- 2. Town of Nichols – B. Myers reported the IDA closed on the 10-acre Town of Nichols parcel for \$230,744. B. Myers reported a property lease was supplied to Engelbert’s Farm LLC for use of this property.



<p>6.</p>	<p><b>PILOT Updates – B. Myers</b></p> <p>1. Village of Nichols – Tioga Downs Phase IV – B. Myers reported the Village of Nichols used the previous year’s assessment and at that time the PILOT was not in place or off the tax rolls. B. Myers reported the bill for \$1,074 was sent to Tioga Downs for payment.</p>
<p>7.</p>	<p><b>New Business –</b></p> <p><b>A. E-Site Master Plan Update</b> – Upon further review, B. Myers reported the updated Master Plan will have no impact on environmental concerns. Resolution adopting a Negative Declaration SEQR for the E-site Master Plan is required. <b>Motion to adopt Negative Declaration SEQR for the E-site Master Plan (A. Gowan, T. Monell)</b> <b>Aye – 5      Abstain – 0</b> <b>No – 0      Carried</b></p> <p><b>B. Village of Owego DRI Application</b> – L. Tinney reported ED&amp;P, with the assistant of B. Myers, submitted a Downtown Revitalization Initiative (DRI) application for the Village of Owego. Scoring is scheduled to occur on 6/18/18 with presentations to follow on 6/21/18 for the three applications selected. Due to the short timeframe, L. Tinney reported Team Tioga has already started the presentation process in anticipation of being one of the three selected. L. Tinney reported six communities have submitted applications.</p> <p><b>C. NYSERDA Call – Solar Projects</b> – B. Myers reported he and County Planning Director Jardine participated in a call with NYSERDA regarding solar projects. B. Myers reported valuing solar rays has been an issue for local assessors, as well as PILOT calculator and pro forma financial statements, therefore, NYSERDA has developed guidance to assist in this area.</p>



8.	<p><b>Executive Session –</b> <b>Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:05 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, IDA properties, and lease assignment.</b> <b>(K. Gillette, M. Sauerbrey)</b> Aye – 6      Abstain – 0 No – 0      Carried</p> <p>Executive Session adjourned at 6:28 p.m.</p> <p><b>Motion to authorize purchase of 2-acre parcel in the Town of Owego with contingencies noted &amp; authorize the Exective Director or IDA Officer to execute any and all documents pertaining to this. (T. Monell, K. Gillette)</b> Aye – 6      Abstain – 0 No – 0      Carried</p> <p><b>Motion to authorize transfer of property to Tioga County with railroad right-of-way &amp; authorize the Exective Director or IDA Officer to execute any and all documents pertaining to this (T. Monell, K. Gillette)</b> Aye – 6      Abstain – 0 No – 0      Carried</p> <p><b>Motion to authorize purchase of 36-acre parcel located from the Town of Owego &amp; authorize the Exective Director or IDA Officer to execute any and all documents pertaining to this (T. Monell, K. Gillette)</b> Aye – 6      Abstain – 0 No – 0      Carried</p>
9.	<p><b>Approval of Minutes –</b></p> <p><b>A. May 2, 2018 Regular Meeting Minutes</b> <b>Motion to approve the May 2, 2018 Regular Meeting minutes, as written.</b> <b>(M. Sauerbrey, T. Monell)</b> Aye – 6      Abstain – 0 No – 0      Carried</p> <p><b>B. May 2, 2018 Finance Committee Meeting Minutes</b> <b>Motion to approve the May 2, 2018 Finance Committee Meeting minutes, as written.</b> <b>(M. Sauerbrey, T. Monell)</b> Aye – 6      Abstain – 0 No – 0      Carried</p>



<p><b>10.</b></p>	<p><b>Financial Reports -</b></p> <p>A. Reports – B. Myers reported Bit O’ Luck paid off their façade loan in full.</p> <ol style="list-style-type: none"><li>1. Balance Sheet</li><li>2. Profit &amp; Loss</li><li>3. Transaction Detail</li></ol> <p><b>Motion to acknowledge financial reports, as presented. (A. Gowan, T. Monell)</b></p> <p><b>Aye – 6      Abstain –</b> <b>No – 0      Carried</b></p>
<p><b>11.</b></p>	<p><b>Reports</b></p> <p>A. Railroad</p> <ol style="list-style-type: none"><li>1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)<ol style="list-style-type: none"><li>a. Income to Date – B. Myers reported revenue is slightly down in March 2018, however, overall income is still above from this time last year.</li></ol></li></ol> <p>B. Loan Program</p> <ol style="list-style-type: none"><li>1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)<ol style="list-style-type: none"><li>a. Paint Program – B. Myers reported two applications have been approved and three are currently pending under review.</li><li>b. LINC Report – B. Myers reported the LINC report is done and submitted.</li><li>c. Façade Program - Owen – B. Myers reported the Owen Façade Loan is anticipated to close by month-end.</li></ol></li></ol> <p>C. Miscellaneous – L. Tinney reported on the following:</p> <ul style="list-style-type: none"><li>→ Accelerated Apprenticeship Program – B. Woodburn is the program coordinator for this paid program. Currently, participation includes five employers and two school districts; Owego-Apalachin and Waverly Central.</li><li>→ REAP Application for Housing Study – Application recently denied and ED&amp;P is currently working on an appeal.</li><li>→ Southern Tier Dark Fiber – Extension to Berkshire, NY was recently denied.</li><li>→ Team Tioga Municipal Participation – Attending all municipal meetings until the end of the year. To date, staff has attended 18 meetings.</li></ul>
<p><b>12.</b></p>	<p><b>Next Meeting – July 11, 2018*</b> at 4:30 p.m. – Legislative Conference Room <b><i>*Meeting date changed due to July 4<sup>th</sup> holiday</i></b></p>
<p><b>13.</b></p>	<p><b>Adjournment</b> – M. Sauerbrey motioned to adjourn the meeting at 6:35 p.m.</p>



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**Tioga County IDA  
Finance Committee  
6/6/2018; 4:00pm Leg. Conference Room  
Minutes**

1. Call to order and introductions: R. Kelsey Called the meeting to order at 4pm

Members: R. Kelsey, A. Gowan, Kevin G.

Guest: B. Myers

2. Grant – B. Myers shared that we received the grant from NYS ESD in the amount of \$1.69 million.

3. ICS Programs:

The committee reviewed the rates provided by B. Myers

The committee recommends that \$1.8 million be moved into the ICS program to whichever institution offers the best rate. (K. Gillette, A. Gowan)

Aye – 3            Abstain – 0

No – 0            Carried

4. The meeting was adjourned by a motion of A. Gowan at 4:20pm

## Tioga County Industrial Development Agency

## Balance Sheet

As of June 30, 2018

07/06/18

Accrual Basis

	Jun 30, 18	Jun 30, 17	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	41,004.95	128,679.24	-87,674.29
CCTC- Industrial Park	11,995.37	12,000.37	-5.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,412.93	40,394.37	18.56
TSB- IRP 2016 (Formerly IRP 4)	199,686.40	240,315.13	-40,628.73
TSB- RBEG	205,522.29	205,484.92	37.37
TSB- marketing	1,477.18	1,496.77	-19.59
<b>Total USDA Funds</b>	447,098.80	487,691.19	-40,592.39
<b>Total Restricted Cash Accounts</b>	500,099.12	628,370.80	-128,271.68
<b>CCTC- CDs</b>			
Land Acquisition (879)	528,439.10	522,405.10	6,034.00
Capital Improvement (284)	310,716.91	308,059.91	2,657.00
<b>Total CCTC- CDs</b>	839,156.01	830,465.01	8,691.00
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	22,168.35	21,702.69	465.66
TSB-Crown Cork and Seal	300,134.21	300,054.00	80.21
Community- BestBuy PILOT Acct.	570,115.47	620,111.74	-49,996.27
<b>Total Temporarily Restricted Cash Acc</b>	892,418.03	941,868.43	-49,450.40
<b>Unrestricted Cash Accounts</b>			
TSB ICS	1,600,000.00	0.00	1,600,000.00
TSB- checking	387,093.69	1,105,876.24	-718,782.55
TSB- general fund	221,382.24	125,166.87	96,215.37
<b>Total Unrestricted Cash Accounts</b>	2,208,475.93	1,231,043.11	977,432.82
<b>Total Checking/Savings</b>	4,440,149.09	3,631,747.35	808,401.74
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	329,158.69	373,317.60	-44,158.91
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2017-01-C	45,000.00	0.00	45,000.00
Loan Rec - 2018-03-C	21,875.00	0.00	21,875.00
Loan Rec - 2018-02-C	3,718.50	0.00	3,718.50
Loan Rec - 2018-01-C	9,450.00	0.00	9,450.00
Loan Rec - 2017-03-C	11,385.00	0.00	11,385.00
Loan Rec - 2017-02-C	31,288.99	0.00	31,288.99
Loan Rec - 2016-03-C	13,947.12	17,228.88	-3,281.76
Loan Rec - 2016-02-C	33,333.44	41,666.72	-8,333.28
Loan Rec - 2016-01-C	7,031.80	8,866.12	-1,834.32
Loan Rec - 2015-06-C	15,366.06	19,756.38	-4,390.32
Loan Rec - 2014-01-C	4,407.84	6,442.32	-2,034.48
Loan Rec - 2015-01-C	0.00	11,944.39	-11,944.39
Loan Rec - 2015-02-C	593.96	2,227.57	-1,633.61
Loan Rec - 2015-05-C	12,576.18	15,868.59	-3,292.41
<b>Total Commercial Facade Loan Program</b>	209,973.89	124,000.97	85,972.92

## Tioga County Industrial Development Agency

## Balance Sheet

As of June 30, 2018

	Jun 30, 18	Jun 30, 17	\$ Change
<b>IRP 4</b>			
Loan Rec 2018-01-A	70,772.04	0.00	70,772.04
Loan Rec 2017-05-A	18,625.27	23,128.19	-4,502.92
Loan Rec 2017-04-A	37,987.86	39,747.04	-1,759.18
Loan Rec 2017-03-A	18,072.22	19,711.45	-1,639.23
Loan Rec 2017-02-A	83,063.16	98,738.69	-15,675.53
Loan Rec 2017-01-A	22,151.34	24,626.84	-2,475.50
Loan Rec 2016-01-A	25,240.54	32,829.61	-7,589.07
Loan Rec 2015-03-A	6,853.44	9,661.17	-2,807.73
Loan Rec 2013-02-A	1,624.06	4,300.50	-2,676.44
Loan Rec 2009-02-A	52,251.58	54,251.58	-2,000.00
<b>Total IRP 4</b>	336,641.51	306,995.07	29,646.44
<b>IRP 3</b>			
Loan Rec 2013-01-A	1,857.21	6,439.58	-4,582.37
Loan Rec 2007-08-A	31,447.25	37,472.56	-6,025.31
<b>Total IRP 3</b>	33,304.46	43,912.14	-10,607.68
<b>IRP 2</b>			
Loan Rec 2011-03-A	41,875.10	51,686.52	-9,811.42
<b>Total IRP 2</b>	41,875.10	51,686.52	-9,811.42
<b>Total Other Current Assets</b>	915,953.65	864,912.30	51,041.35
<b>Total Current Assets</b>	5,356,102.74	4,496,659.65	859,443.09
<b>Fixed Assets</b>			
Asset WWTP	0.00	2,681,045.35	-2,681,045.35
Land- Mitchell Equipment	58,453.51	58,453.51	0.00
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
<b>Total Equipment</b>	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	441,566.59	200,757.60	240,808.99
Land-Louns			
Lopke	5,668.52	0.00	5,668.52
Town of Nichols	20,000.00	0.00	20,000.00
Berry	0.00	2,910.00	-2,910.00
Hess	259,561.43	400.00	259,161.43
Land-Louns - Other	142,937.04	121,390.53	21,546.51
<b>Total Land-Louns</b>	428,166.99	124,700.53	303,466.46
Land 434	376,800.36	376,800.36	0.00
Railroad Improvements	1,979,330.50	1,979,330.50	0.00
Z Accumulated Depreciation	-1,154,503.43	-1,134,818.86	-19,684.57
<b>Total Fixed Assets</b>	2,134,015.40	4,290,469.87	-2,156,454.47
<b>Other Assets</b>			
HUD Loan Program			
L/R 2014-01-A	0.00	110,590.68	-110,590.68
L/R 2012-06-A	0.00	-965.61	965.61
L/R 2009-04-A	0.00	52,162.40	-52,162.40
<b>Total HUD Loan Program</b>	0.00	161,787.47	-161,787.47
<b>Total Other Assets</b>	0.00	161,787.47	-161,787.47
<b>TOTAL ASSETS</b>	<b>7,490,118.14</b>	<b>8,948,916.99</b>	<b>-1,458,798.85</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2100 - Payroll Liabilities	1,646.82	1,385.70	261.12

## Tioga County Industrial Development Agency

## Balance Sheet

As of June 30, 2018

07/06/18

Accrual Basis

	Jun 30, 18	Jun 30, 17	\$ Change
<b>PILOT Payments</b>			
Crown Cork and Seal	300,000.00	300,000.00	0.00
+ · 231 Main Town/County	2,121.92	0.00	2,121.92
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	619,947.15	-49,947.15
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>	44.08	-0.01	44.09
<b>PILOT Payments - Other</b>	55,444.15	0.00	55,444.15
<b>Total PILOT Payments</b>	924,413.25	941,647.11	-17,233.86
<b>Total Other Current Liabilities</b>	926,060.07	943,032.81	-16,972.74
<b>Total Current Liabilities</b>	926,060.07	943,032.81	-16,972.74
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
Loan Pay- IRP 3	202,342.67	212,556.11	-10,213.44
Loan Pay- IRP 2	134,427.04	145,312.91	-10,885.87
Loan Pay- IRP 1	69,112.00	76,605.09	-7,493.09
Tioga County HUD prog			
2014-01-A	-0.39	110,590.68	-110,591.07
2009-04-A	0.00	52,162.40	-52,162.40
<b>Total Tioga County HUD prog</b>	-0.39	162,753.08	-162,753.47
<b>Total Long Term Liabilities</b>	648,427.66	849,588.91	-201,161.25
<b>Total Liabilities</b>	1,574,487.73	1,792,621.72	-218,133.99
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
1110 · Retained Earnings	5,771,758.35	5,752,846.17	18,912.18
Net Income	-1,262,430.57	-2,853.53	-1,259,577.04
<b>Total Equity</b>	5,915,630.41	7,156,295.27	-1,240,664.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>7,490,118.14</b>	<b>8,948,916.99</b>	<b>-1,458,798.85</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

June 2017 through June 2018

07/06/18

Accrual Basis

	Jun '17 - Jun 18	Jun '16 - Jun 17	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Easement Pass-through	0.00	105.00	-105.00
Refund of Insurance	0.00	445.00	-445.00
Gain/Loss on Sale of Asset	-178.36	0.00	-178.36
<b>WWTP</b>			
Income thru Trust WWTP	0.00	829,647.85	-829,647.85
WWTP - Other	0.00	430.15	-430.15
<b>Total WWTP</b>	0.00	830,078.00	-830,078.00
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	687.88	-687.88
2011-03-A	2,607.84	3,388.87	-781.03
2011-01-A	0.00	20.94	-20.94
<b>Total IRP 2</b>	2,607.84	4,097.69	-1,489.85
<b>IRP 3</b>			
2013-01-A	245.99	440.66	-194.67
2007-08-A	2,189.53	2,783.67	-594.14
<b>Total IRP 3</b>	2,435.52	3,224.33	-788.81
<b>IRP 4</b>			
2018-01-A	1,131.51	0.00	1,131.51
2017-04-A	1,965.86	359.04	1,606.82
2017-03-A	523.24	88.53	434.71
2017-05-A	582.33	48.19	534.14
2017-01-A	644.50	106.84	537.66
2017-02-A	2,525.46	235.79	2,289.67
2016-01-A	1,608.48	1,887.81	-279.33
2015-03-A	470.12	611.86	-141.74
2013-02-A	163.45	313.89	-150.44
2010-01-A	0.00	381.71	-381.71
2009-03-A	0.00	20.41	-20.41
<b>Total IRP 4</b>	9,614.95	4,054.07	5,560.88
<b>Total Loan Interest Income</b>	14,658.31	11,376.09	3,282.22
<b>Loan Program Fee</b>			
Facade	660.00	844.40	-184.40
IRP 3	0.00	150.00	-150.00
IRP 4	1,332.88	2,000.00	-667.12
Loan Program Fee - Other	200.00	1,435.00	-1,235.00
<b>Total Loan Program Fee</b>	2,192.88	4,429.40	-2,236.52
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	40.00	87.74	-47.74
2012-08	0.00	15.00	-15.00
Loan Late Fee - Other	7.08	0.00	7.08
<b>Total Loan Late Fee</b>	47.08	102.74	-55.66
<b>Loan Administrative Fee</b>			
IRP 2	0.00	406.17	-406.17
IRP 3	0.00	408.57	-408.57
IRP 4	0.00	560.97	-560.97
<b>Total Loan Administrative Fee</b>	0.00	1,375.71	-1,375.71
<b>Program Fees</b>	-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>	12,500.00	0.00	12,500.00

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
June 2017 through June 2018

	Jun '17 - Jun 18	Jun '16 - Jun 17	\$ Change
<b>4110 · Grants</b>			
Waverly Trade Center DOT Grant	484,732.51	315,392.25	169,340.26
STREDC Grant	0.00	25,000.00	-25,000.00
4110 · Grants - Other	1,696,136.00	0.00	1,696,136.00
<b>Total 4110 · Grants</b>	<b>2,180,868.51</b>	<b>340,392.25</b>	<b>1,840,476.26</b>
<b>Interest Income-</b>			
cctc - Capitol Improvements (28	2,657.00	0.00	2,657.00
Community- Facade Improvement	56.19	57.41	-1.22
CCTC Loan Loss Reserve Account	20.22	21.86	-1.64
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)	6,034.00	5,980.95	53.05
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	92.14	76.81	15.33
TSB- checking	768.13	931.45	-163.32
TSB-general fund	107.60	403.73	-296.13
TSB- IRP 2	0.00	7.24	-7.24
TSB- IRP 3	0.00	13.46	-13.46
TSB- IRP 4	95.92	189.14	-93.22
TSB- RBEG	62.51	67.63	-5.12
TSB- marketing	0.44	0.48	-0.04
Interest Income- - Other	5,179.41	0.00	5,179.41
<b>Total Interest Income-</b>	<b>15,073.56</b>	<b>12,884.34</b>	<b>2,189.22</b>
<b>Leases/Licenses</b>			
Lindhorst - Smith Creek Road	250.00	0.00	250.00
RR leases	450.60	10,214.94	-9,764.34
Leases/Licenses - Other	11,298.08	1,014.11	10,283.97
<b>Total Leases/Licenses</b>	<b>11,998.68</b>	<b>11,229.05</b>	<b>769.63</b>
<b>4090 · Membership Dues</b>	<b>-750.00</b>	<b>0.00</b>	<b>-750.00</b>
<b>OHRy</b>			
freight	157,180.85	175,409.65	-18,228.80
<b>Total OHRy</b>	<b>157,180.85</b>	<b>175,409.65</b>	<b>-18,228.80</b>
<b>4170 · PILOT Program Fees</b>			
Two Plus Four	2,500.00	0.00	2,500.00
Gateway	28,786.39	0.00	28,786.39
Ameresco, Inc.	2,500.00	0.00	2,500.00
SUN8 PDC LLC	0.00	2,500.00	-2,500.00
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	0.00	1,106,434.00	-1,106,434.00
CNYOG	0.00	-0.05	0.05
<b>Total 4170 · PILOT Program Fees</b>	<b>33,786.39</b>	<b>1,221,107.89</b>	<b>-1,187,321.50</b>
<b>Sale of Property</b>	<b>3,014.07</b>	<b>0.00</b>	<b>3,014.07</b>
<b>Total Income</b>	<b>2,430,274.77</b>	<b>2,620,849.52</b>	<b>-190,574.75</b>
<b>Expense</b>			
<b>IDA Paint Program</b>			
2018	1,000.00	0.00	1,000.00
<b>Total IDA Paint Program</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>66900 · Reconciliation Discrepancies</b>	<b>-0.01</b>	<b>0.00</b>	<b>-0.01</b>
<b>Grant Expense</b>	<b>17,595.10</b>	<b>0.00</b>	<b>17,595.10</b>
<b>2017 · Housing Study</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>
<b>Leases/Licenses Refund</b>			
Berkshire Land	122.76	122.76	0.00
<b>Total Leases/Licenses Refund</b>	<b>122.76</b>	<b>122.76</b>	<b>0.00</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

June 2017 through June 2018

	Jun '17 - Jun 18	Jun '16 - Jun 17	\$ Change
Bodle Hill Land	0.00	200.00	-200.00
WWTP Crown Cork and Seal	-15,624.79	26,998.19	-42,622.98
Marketing	642.88	469.63	173.25
Waverly Trade Center DOT Grant	484,732.51	315,392.25	169,340.26
Tioga Industrial Park Corporate Drive	5.00	0.00	5.00
<b>Total Tioga Industrial Park</b>	<b>5.00</b>	<b>0.00</b>	<b>5.00</b>
Education	2,060.00	0.00	2,060.00
Loan Admin Fee			
IRP 2	0.00	406.17	-406.17
IRP 3	0.00	408.57	-408.57
IRP 4	0.00	560.97	-560.97
<b>Total Loan Admin Fee</b>	<b>0.00</b>	<b>1,375.71</b>	<b>-1,375.71</b>
Loan Program Expense	130.05	217.85	-87.80
6120 · Bank Service Charges	170.20	407.17	-236.97
conference	780.00	1,720.00	-940.00
Copies	152.10	168.75	-16.65
6150 · Depreciation Expense	19,684.57	23,305.31	-3,620.74
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	1,788.60	1,182.69	605.91
IRA	1,808.22	853.83	954.39
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	<b>3,596.82</b>	<b>2,036.52</b>	<b>1,560.30</b>
6180 · Insurance			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	3,287.00	4,229.00	-942.00
6190 · Disability (First Rehab Life)	256.88	125.00	131.88
Employee Dishonesty (Utica)	0.00	625.00	-625.00
6185 · Property & Liability (Dryden)	-409.87	8,900.11	-9,309.98
RR Liability (Steadfast)	0.00	19,456.88	-19,456.88
WC (Amtrust)	531.00	857.00	-326.00
6180 · Insurance - Other	32,869.54	0.00	32,869.54
<b>Total 6180 · Insurance</b>	<b>37,284.55</b>	<b>34,942.99</b>	<b>2,341.56</b>
6200 · Interest Expense	12,042.29	7,248.63	4,793.66
6550 · Office Supplies			
other	403.02	204.64	198.38
stationary	135.00	0.00	135.00
ink cartridges	0.00	464.84	-464.84
6550 · Office Supplies - Other	548.82	90.54	458.28
<b>Total 6550 · Office Supplies</b>	<b>1,086.84</b>	<b>760.02</b>	<b>326.82</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	64,914.15	56,804.66	8,109.49
<b>Total 6560 · Payroll Expenses</b>	<b>68,721.29</b>	<b>56,804.66</b>	<b>11,916.63</b>
PILOT Best Buy	-52.85	0.00	-52.85

## Tioga County Industrial Development Agency

## Profit &amp; Loss

June 2017 through June 2018

	Jun '17 - Jun 18	Jun '16 - Jun 17	\$ Change
<b>PILOT Program Expenses</b>			
Distributed Sun	305.00	244.00	61.00
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
PILOT Program Expenses - Other	-80.97	0.00	-80.97
<b>Total PILOT Program Expenses</b>	<b>2,345.96</b>	<b>706.00</b>	<b>1,639.96</b>
<b>6250 · Postage and Delivery</b>	<b>251.84</b>	<b>231.52</b>	<b>20.32</b>
<b>6270 · Professional Fees</b>			
<b>Administrative Services</b>			
Fiato	0.00	112.50	-112.50
Haskell	9,674.00	7,536.00	2,138.00
Tinney	21,000.00	9,000.00	12,000.00
<b>Total Administrative Services</b>	<b>30,674.00</b>	<b>16,648.50</b>	<b>14,025.50</b>
<b>6650 · Accounting</b>			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis	2,876.25	1,177.50	1,698.75
<b>Total 6650 · Accounting</b>	<b>12,376.25</b>	<b>10,677.50</b>	<b>1,698.75</b>
<b>6655 · Consulting</b>	<b>19,500.00</b>	<b>0.00</b>	<b>19,500.00</b>
<b>6280 · Legal Fees</b>			
Loan Program Fees	388.00	2,153.00	-1,765.00
Monthly Fees	0.00	12,831.00	-12,831.00
Special Project Fees	467.50	0.00	467.50
6280 · Legal Fees - Other	43,209.00	6,632.50	36,576.50
<b>Total 6280 · Legal Fees</b>	<b>44,064.50</b>	<b>21,616.50</b>	<b>22,448.00</b>
<b>6270 · Professional Fees - Other</b>	<b>12,300.00</b>	<b>2,615.96</b>	<b>9,684.04</b>
<b>Total 6270 · Professional Fees</b>	<b>118,914.75</b>	<b>51,558.46</b>	<b>67,356.29</b>
<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>	<b>2,415.91</b>	<b>151.37</b>	<b>2,264.54</b>
<b>Recording fees</b>	<b>505.00</b>	<b>891.00</b>	<b>-386.00</b>
<b>6770 · Supplies</b>			
6780 · Marketing	0.00	325.00	-325.00
6790 · Office	518.49	0.00	518.49
6770 · Supplies - Other	259.32	0.00	259.32
<b>Total 6770 · Supplies</b>	<b>777.81</b>	<b>325.00</b>	<b>452.81</b>
<b>6340 · Telephone</b>	<b>343.52</b>	<b>57.12</b>	<b>286.40</b>
<b>6350 · Travel &amp; Ent</b>			
6370 · Meals	558.08	133.97	424.11
6380 · Travel	2,340.61	2,060.91	279.70
6350 · Travel & Ent - Other	1,441.80	0.00	1,441.80
<b>Total 6350 · Travel &amp; Ent</b>	<b>4,340.49</b>	<b>2,194.88</b>	<b>2,145.61</b>
<b>Total Expense</b>	<b>774,659.59</b>	<b>536,670.79</b>	<b>237,988.80</b>
<b>Net Ordinary Income</b>	<b>1,655,615.18</b>	<b>2,084,178.73</b>	<b>-428,563.55</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
TSB- CCS	67.44	56.69	10.75
<b>Total Other Income</b>	<b>67.44</b>	<b>56.69</b>	<b>10.75</b>



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07/06/18

Accrual Basis

**Tioga County Industrial Development Agency**

**Profit & Loss**

June 2017 through June 2018

	<u>Jun '17 - Jun 18</u>	<u>Jun '16 - Jun 17</u>	<u>\$ Change</u>
Other Expense donated assets	2,899,623.29	0.00	2,899,623.29
Total Other Expense	2,899,623.29	0.00	2,899,623.29
Net Other Income	-2,899,555.85	56.69	-2,899,612.54
Net Income	<u><u>-1,243,940.67</u></u>	<u><u>2,084,235.42</u></u>	<u><u>-3,328,176.09</u></u>

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

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	6/5/2018		Facade Loan Pmt	299.31	299.31
Deposit	6/8/2018		Facade Loan Pmt	540.73	840.04
Deposit	6/13/2018		Facade Loan Pmt	169.54	1,009.58
Deposit	6/13/2018		Facade Loan Pmt	250.00	1,259.58
Check	6/13/2018	1046	IDA Paint Program 2...	-1,000.00	259.58
Check	6/18/2018	1048	Citizens and Norther...	-11,952.50	-11,692.92
Check	6/18/2018	1047	Owen Loan	-33,047.50	-44,740.42
Check	6/18/2018	1049	Owen Facade Recor...	-75.00	-44,815.42
Deposit	6/30/2018		Interest	3.26	-44,812.16
Total Community- Facade Improvement				-44,812.16	-44,812.16
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	6/5/2018		Loan Pmt	3,989.30	3,989.30
Deposit	6/8/2018		Loan Pmt	1,357.80	5,347.10
Deposit	6/13/2018		Loan Pmt	306.00	5,653.10
Deposit	6/13/2018		Loan Pmt	559.08	6,212.18
Check	6/13/2018	1067	Legal Fees - Loan Pr...	-388.00	5,824.18
Deposit	6/21/2018		Facade Loan Pmt	1,117.59	6,941.77
Deposit	6/28/2018		Loan Pmt	240.00	7,181.77
Total TSB- IRP 2016 (Formerly IRP 4)				7,181.77	7,181.77
Total USDA Funds				7,181.77	7,181.77
Total Restricted Cash Accounts				-37,630.39	-37,630.39
<b>Unrestricted Cash Accounts</b>					
<b>TSB ICS</b>					
Transfer	6/20/2018		Funds Transfer	1,600,000.00	1,600,000.00
Total TSB ICS				1,600,000.00	1,600,000.00
<b>TSB- checking</b>					
Check	6/5/2018	6064	5/20-06/02/2018	-1,640.60	-1,640.60
Check	6/5/2018	6065	2017 Shred It Charges	-325.42	-1,966.02
Check	6/6/2018	6066	Town of Nichols Lan...	-230,744.00	-232,710.02
Check	6/13/2018	6067	Travel Reimbursement	-165.68	-232,875.70
Check	6/13/2018	6068	Corporate Drive Surv...	-2,150.00	-235,025.70
Check	6/13/2018	6069	April 2018	-3,982.50	-239,008.20
Check	6/13/2018	6070	May Professional Se...	-450.00	-239,458.20
Deposit	6/14/2018		RR Income	14,189.90	-225,268.30
Check	6/15/2018	X	May 2018	-1,025.08	-226,293.38
Check	6/18/2018	6071	Lopke Archeo Study ...	-93.35	-226,386.73
Check	6/18/2018	6072	6/3-6/16/2018	-1,640.80	-228,027.53
Check	6/20/2018	X	June 2017	-201.74	-228,229.27
Check	6/27/2018	6073	Professional Services	-180.00	-228,409.27
Check	6/27/2018	6074	L. Tinney July 2018	-1,500.00	-229,909.27
Check	6/27/2018	6075	Bryant R. Myers/Tiog...	-258.48	-230,167.75
Check	6/27/2018	6076	Travel Reimbursement	-574.45	-230,742.20
Check	6/27/2018	6077	Administrative Assist...	-775.00	-231,517.20
Deposit	6/28/2018		Deposit	960.00	-230,557.20
Deposit	6/28/2018		Deposit	250.00	-230,307.20
Deposit	6/30/2018		Interest	32.17	-230,275.03
Total TSB- checking				-230,275.03	-230,275.03
<b>TSB- general fund</b>					
Transfer	6/20/2018		Funds Transfer	-1,600,000.00	-1,600,000.00
Total TSB- general fund				-1,600,000.00	-1,600,000.00
Total Unrestricted Cash Accounts				-230,275.03	-230,275.03
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2017-01-C</b>					
Check	6/18/2018	1048	Owen Commerical F...	11,952.50	11,952.50
Check	6/18/2018	1047	Commercial Facade ...	33,047.50	45,000.00
Total Loan Rec - 2017-01-C				45,000.00	45,000.00

## Tioga County Industrial Development Agency Transaction Detail by Account June 2018

Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec - 2018-03-C</b>					
Deposit	6/21/2018	148	July 2018 Facade Lo...	-312.50	-312.50
Total Loan Rec - 2018-03-C				-312.50	-312.50
<b>Loan Rec - 2018-02-C</b>					
Deposit	6/21/2018	638	July 2018 Facade Lo...	-165.75	-165.75
Total Loan Rec - 2018-02-C				-165.75	-165.75
<b>Loan Rec - 2017-03-C</b>					
Deposit	6/13/2018	X	June 2018 Facade L...	-250.00	-250.00
Total Loan Rec - 2017-03-C				-250.00	-250.00
<b>Loan Rec - 2017-02-C</b>					
Deposit	6/8/2018	3596	June 2018 Facade L...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
<b>Loan Rec - 2016-03-C</b>					
Deposit	6/21/2018	6763	July 2018 Facade Lo...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
<b>Loan Rec - 2015-06-C</b>					
Deposit	6/21/2018	746	July 2018 Facade Lo...	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	6/13/2018	70025	June 2018 Facade L...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-05-C</b>					
Deposit	6/5/2018	7723	June 2018 Facade L...	-299.31	-299.31
Total Loan Rec - 2015-05-C				-299.31	-299.31
Total Commercial Facade Loan Program				42,622.83	42,622.83
<b>IRP 4</b>					
<b>Loan Rec 2018-01-A</b>					
Deposit	6/13/2018	X	June 2018 Principal	-277.84	-277.84
Total Loan Rec 2018-01-A				-277.84	-277.84
<b>Loan Rec 2017-05-A</b>					
Deposit	6/5/2018	2373...	June 2018 Principal	-380.40	-380.40
Total Loan Rec 2017-05-A				-380.40	-380.40
<b>Loan Rec 2017-04-A</b>					
Deposit	6/13/2018	X	June 2018 Principal	-162.93	-162.93
Total Loan Rec 2017-04-A				-162.93	-162.93
<b>Loan Rec 2017-03-A</b>					
Deposit	6/5/2018	19880	June 2018 Principal	-150.58	-150.58
Total Loan Rec 2017-03-A				-150.58	-150.58
<b>Loan Rec 2017-02-A</b>					
Deposit	6/5/2018	9579	June 2018 Principal	-1,321.30	-1,321.30
Total Loan Rec 2017-02-A				-1,321.30	-1,321.30
<b>Loan Rec 2017-01-A</b>					
Deposit	6/28/2018	1047	July 2018 Principal	-193.45	-193.45
Total Loan Rec 2017-01-A				-193.45	-193.45
<b>Loan Rec 2016-01-A</b>					
Deposit	6/5/2018	9580	June 2018 Principal	-646.99	-646.99
Total Loan Rec 2016-01-A				-646.99	-646.99

## Tioga County Industrial Development Agency Transaction Detail by Account June 2018

Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec 2015-03-A</b>					
Deposit	6/8/2018	1101	June 2018 Principal	-239.37	-239.37
Total Loan Rec 2015-03-A				-239.37	-239.37
Total IRP 4				-3,372.86	-3,372.86
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	6/5/2018	2371...	June 2018 Principal	-390.66	-390.66
Total Loan Rec 2013-01-A				-390.66	-390.66
<b>Loan Rec 2007-08-A</b>					
Deposit	6/5/2018	7722	June 2018 Principal	-562.09	-562.09
Total Loan Rec 2007-08-A				-562.09	-562.09
Total IRP 3				-952.75	-952.75
<b>IRP 2</b>					
<b>Loan Rec 2011-03-A</b>					
Deposit	6/8/2018	3597	June 2018 Principal	-910.61	-910.61
Total Loan Rec 2011-03-A				-910.61	-910.61
Total IRP 2				-910.61	-910.61
<b>Asset WWTP</b>					
General Journal	6/5/2018	JN_...	Close out WWTP, G...	-2,899,623.29	-2,899,623.29
Total Asset WWTP				-2,899,623.29	-2,899,623.29
<b>Land-general</b>					
Check	6/6/2018	6066	Town of Nichols Lan...	230,744.00	230,744.00
Check	6/13/2018	6068	Corporate Drive Surv...	2,150.00	232,894.00
Check	6/18/2018	6071	Lopke Archeo Study ...	93.35	232,987.35
Total Land-general				232,987.35	232,987.35
<b>Loan Interest Income</b>					
<b>IRP 2</b>					
<b>2011-03-A</b>					
Deposit	6/8/2018	3597	June 2018 Interest	-178.27	-178.27
Total 2011-03-A				-178.27	-178.27
Total IRP 2				-178.27	-178.27
<b>IRP 3</b>					
<b>2013-01-A</b>					
Deposit	6/5/2018	2371...	June 2018 Interest	-9.34	-9.34
Total 2013-01-A				-9.34	-9.34
<b>2007-08-A</b>					
Deposit	6/5/2018	7722	June 2018 Interest	-166.72	-166.72
Total 2007-08-A				-166.72	-166.72
Total IRP 3				-176.06	-176.06
<b>IRP 4</b>					
<b>2018-01-A</b>					
Deposit	6/13/2018	X	June 2018 Interest	-281.24	-281.24
Total 2018-01-A				-281.24	-281.24
<b>2017-04-A</b>					
Deposit	6/13/2018	X	June 2018 Interest	-143.07	-143.07
Total 2017-04-A				-143.07	-143.07
<b>2017-03-A</b>					
Deposit	6/5/2018	19880	June 2018 Interest	-37.96	-37.96
Total 2017-03-A				-37.96	-37.96

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

Type	Date	Num	Memo	Amount	Balance
<b>2017-05-A</b>					
Deposit	6/5/2018	2373...	June 2018 Interest	-39.60	-39.60
Total 2017-05-A				-39.60	-39.60
<b>2017-01-A</b>					
Deposit	6/28/2018	1047	July 2018 Interest	-46.55	-46.55
Total 2017-01-A				-46.55	-46.55
<b>2017-02-A</b>					
Deposit	6/5/2018	9579	June 2018 Interest	-175.80	-175.80
Total 2017-02-A				-175.80	-175.80
<b>2016-01-A</b>					
Deposit	6/5/2018	9580	June 2018 Interest	-107.86	-107.86
Total 2016-01-A				-107.86	-107.86
<b>2015-03-A</b>					
Deposit	6/8/2018	1101	June 2018 Interest	-29.55	-29.55
Total 2015-03-A				-29.55	-29.55
Total IRP 4				-861.63	-861.63
Total Loan Interest Income				-1,215.96	-1,215.96
<b>Interest Income-</b>					
<b>Community- Facade Improvement</b>					
Deposit	6/30/2018		Interest	-3.26	-3.26
Total Community- Facade Improvement				-3.26	-3.26
<b>TSB- checking</b>					
Deposit	6/30/2018		Interest	-32.17	-32.17
Total TSB- checking				-32.17	-32.17
Total Interest Income-				-35.43	-35.43
<b>Leases/Licenses</b>					
<b>Lindhorst - Smith Creek Road</b>					
Deposit	6/28/2018	1080	2018 Pasture Land L...	-250.00	-250.00
Total Lindhorst - Smith Creek Road				-250.00	-250.00
Total Leases/Licenses				-250.00	-250.00
<b>OHRy</b>					
<b>freight</b>					
Deposit	6/14/2018	18047	Trackage Rights - Ap...	-14,189.90	-14,189.90
Total freight				-14,189.90	-14,189.90
Total OHRy				-14,189.90	-14,189.90
<b>IDA Paint Program</b>					
<b>2018</b>					
Check	6/13/2018	1046	IDA Paint Program 2...	1,000.00	1,000.00
Total 2018				1,000.00	1,000.00
Total IDA Paint Program				1,000.00	1,000.00
<b>Employee benefit</b>					
<b>IRA Company Match</b>					
Check	6/27/2018	6075	Employer Contibutio...	129.24	129.24
Total IRA Company Match				129.24	129.24
<b>IRA</b>					
Check	6/27/2018	6075	Employee Contibutio...	129.24	129.24
Total IRA				129.24	129.24
Total Employee benefit				258.48	258.48

## Tioga County Industrial Development Agency Transaction Detail by Account June 2018

Type	Date	Num	Memo	Amount	Balance
<b>6180 · Insurance</b>					
Deposit	6/28/2018	7046	Refund Check - Polic...	-960.00	-960.00
Total 6180 · Insurance				-960.00	-960.00
<b>6550 · Office Supplies</b>					
Check	6/5/2018	6065	2017 Shred It Charges	325.42	325.42
Total 6550 · Office Supplies				325.42	325.42
<b>6560 · Payroll Expenses</b>					
Check	6/5/2018	6064	5/6-06/02/2018	1,640.60	1,640.60
Check	6/13/2018	6067	Travel Reimbursement	165.68	1,806.28
Check	6/15/2018	X	May 2018	1,025.08	2,831.36
Check	6/18/2018	6072	6/3-6/16/2018	1,640.80	4,472.16
Check	6/20/2018	X	June 2017	201.74	4,673.90
Total 6560 · Payroll Expenses				4,673.90	4,673.90
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	6/27/2018	6077	2018-June	775.00	775.00
Total Haskell				775.00	775.00
<b>Tinney</b>					
Check	6/27/2018	6074	L. Tinney July 2018	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	6/27/2018	6073	Professional Services	180.00	180.00
Total Jan Nolis				180.00	180.00
Total 6650 · Accounting				180.00	180.00
<b>6280 · Legal Fees</b>					
<b>Loan Program Fees</b>					
Check	6/13/2018	1067	Legal Fees - Loan Pr...	388.00	388.00
Total Loan Program Fees				388.00	388.00
<b>6280 · Legal Fees - Other</b>					
Check	6/13/2018	6069	Legal, April 2018	3,982.50	3,982.50
Total 6280 · Legal Fees - Other				3,982.50	3,982.50
Total 6280 · Legal Fees				4,370.50	4,370.50
<b>6270 · Professional Fees - Other</b>					
Check	6/13/2018	6070	May Professional Se...	450.00	450.00
Total 6270 · Professional Fees - Other				450.00	450.00
Total 6270 · Professional Fees				7,275.50	7,275.50
<b>Recording fees</b>					
Check	6/18/2018	1049	Owen Facade Recor...	75.00	75.00
Total Recording fees				75.00	75.00
<b>6350 · Travel &amp; Ent</b>					
<b>6370 · Meals</b>					
Check	6/27/2018	6076	Business Travel Mea...	325.93	325.93
Total 6370 · Meals				325.93	325.93
<b>6380 · Travel</b>					
Check	6/27/2018	6076	Business Travel	248.52	248.52
Total 6380 · Travel				248.52	248.52
Total 6350 · Travel & Ent				574.45	574.45

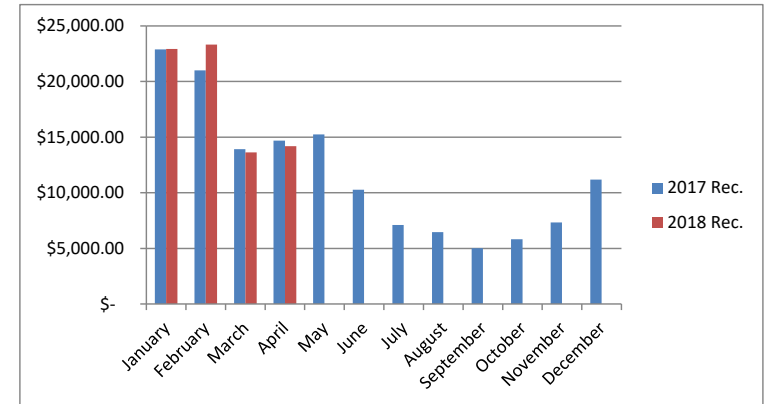
**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**June 2018**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
<b>donated assets</b>					
General Journal	6/5/2018	JN_...	Close out WWTP, G...	2,899,623.29	2,899,623.29
Total donated assets				2,899,623.29	2,899,623.29
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>

## 2017 Owego Harford Railway Income

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

	2017 Rec.	2018 Income	2018 Rec.	Date
January	\$ 22,886.50	\$ 229,235.00	\$ 22,923.50	3/1/2018
February	\$ 20,996.00	\$ 233,154.00	\$ 23,315.40	4/1/2018
March	\$ 13,910.00	\$ 136,260.00	\$ 13,626.00	5/1/2018
April	\$ 14,681.00	\$ 141,899.00	\$ 14,189.90	6/13/2018
May	\$ 15,254.70			
June	\$ 10,270.00			
July	\$ 7,109.95			
August	\$ 6,457.00			
September	\$ 5,013.60			
October	\$ 5,814.00			
November	\$ 7,331.00			
December	\$ 11,193.60			
	<b>\$ 140,917.35</b>	<b>\$ 740,548.00</b>	<b>\$ 74,054.80</b>	<b>N/A</b>



**2017 OHRY Income Total \$ 740,548.00**

**2017 Payment to IDA \$ 74,054.80**



## Tioga County Industrial Development Agency Quarterly Operating Income vs. Operating Expense April through June 2018

	Apr - Jun 18	Apr - Jun 17	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Loan Program Fee</b>			
Facade	0.00	547.50	-547.50
IRP 4	0.00	1,150.00	-1,150.00
Loan Program Fee - Other	100.00	300.00	-200.00
<b>Total Loan Program Fee</b>	100.00	1,997.50	-1,897.50
<b>4110 · Grants</b>	1,696,136.00	0.00	1,696,136.00
<b>Interest Income-</b>			
Community- Facade Improvement	11.30	20.49	-9.19
CCTC Loan Loss Reserve Account	3.44	5.04	-1.60
Community- Lounsberry	19.06	30.07	-11.01
TSB- checking	67.22	170.09	-102.87
TSB-general fund	24.18	24.96	-0.78
<b>Total Interest Income-</b>	125.20	250.65	-125.45
<b>Leases/Licenses</b>			
RR leases	0.00	3,000.00	-3,000.00
Leases/Licenses - Other	4,254.12	600.00	3,654.12
<b>Total Leases/Licenses</b>	4,254.12	3,600.00	654.12
<b>OHRy</b>			
freight	51,131.90	49,587.00	1,544.90
<b>Total OHRy</b>	51,131.90	49,587.00	1,544.90
<b>4170 · PILOT Program Fees</b>			
SUN8 PDC LLC	0.00	2,500.00	-2,500.00
<b>Total 4170 · PILOT Program Fees</b>	0.00	2,500.00	-2,500.00
<b>Total Income</b>	1,751,747.22	57,935.15	1,693,812.07
<b>Expense</b>			
Copies	64.75	0.00	64.75
<b>6160 · Dues and Subscriptions</b>	210.00	210.00	0.00
<b>Employee benefit</b>			
IRA	387.75	403.83	-16.08
<b>Total Employee benefit</b>	387.75	403.83	-16.08
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	3,287.00	4,502.00	-1,215.00
6180 · Insurance - Other	-960.00	0.00	-960.00
<b>Total 6180 · Insurance</b>	3,077.00	5,252.00	-2,175.00
<b>6550 · Office Supplies</b>			
stationary	0.00	0.00	0.00
6550 · Office Supplies - Other	325.42	0.00	325.42
<b>Total 6550 · Office Supplies</b>	325.42	0.00	325.42
<b>6560 · Payroll Expenses</b>	13,891.66	10,884.37	3,007.29
<b>6250 · Postage and Delivery</b>	63.62	152.50	-88.88
<b>6270 · Professional Fees</b>			
<b>Administrative Services</b>			
Haskell	3,100.00	1,884.00	1,216.00
Tinney	6,000.00	4,500.00	1,500.00
<b>Total Administrative Services</b>	9,100.00	6,384.00	2,716.00
<b>6650 · Accounting</b>			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis	858.75	370.00	488.75
<b>Total 6650 · Accounting</b>	10,358.75	9,870.00	488.75
<b>6280 · Legal Fees</b>	9,587.50	4,227.50	5,360.00

**Tioga County Industrial Development Agency**  
**Quarterly Operating Income vs. Operating Expense**  
**April through June 2018**

	<u>Apr - Jun 18</u>	<u>Apr - Jun 17</u>	<u>\$ Change</u>
6270 · Professional Fees - Other	2,350.00	0.00	2,350.00
<b>Total 6270 · Professional Fees</b>	<b>31,396.25</b>	<b>20,481.50</b>	<b>10,914.75</b>
6340 · Telephone	80.02	0.00	80.02
6350 · Travel & Ent			
6370 · Meals	325.93	0.00	325.93
6380 · Travel	248.52	167.24	81.28
6350 · Travel & Ent - Other	1,441.80	0.00	1,441.80
<b>Total 6350 · Travel &amp; Ent</b>	<b>2,016.25</b>	<b>167.24</b>	<b>1,849.01</b>
<b>Total Expense</b>	<b>51,512.72</b>	<b>37,551.44</b>	<b>13,961.28</b>
<b>Net Ordinary Income</b>	<b>1,700,234.50</b>	<b>20,383.71</b>	<b>1,679,850.79</b>
<b>Net Income</b>	<b><u>1,700,234.50</u></b>	<b><u>20,383.71</u></b>	<b><u>1,679,850.79</u></b>