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Tioga County Industrial Development Agency

April 5, 2017 • 4:30pm •

Ronald E. Dougherty County Office Building

56 Main Street, Owego, NY 13827

Agenda

1. Call to Order and Introductions

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette K. Dougherty,
M. Sauerbrey, J. Ceccherelli

a. Absent:

b. Excused:

2. Guests:

a. B. Myers, L. Tinney, C. Haskell and J. Bellis

3. Privilege of the Floor- None

4. Reaffirm Email Votes

1. Stilettos Hair and Nails Loan Application Acceptance

Proposed Loan Terms and Conditions

- \$23,500.00 loan at 2.5% fixed interest for five (5) years (\$417.06/mo.)

- Collateral to include a shared second position security interest with VEDA on the real property offered by Roberta's father located at 103 Volunteer Way, Athens, PA 18810. Parcel numbers: 07-020.15-133-000-000 & 07-020.18-004. A shared second security interest with VEDA to the Tioga County IDA's existing loan on all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned, or hereafter acquired and all sales contracts, leases, and any other agreements relating to the premises.

- Roberta Coleman will provide her unconditional personal guarantee.

- Loan funds will be used to for leasehold improvements and the purchase of machinery and equipment.

- Key person life insurance on Roberta at least in the amount of the outstanding debt and assigned to the Tioga County IDA and VEDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.

- All applicable local, state, and federal requirements to apply

- Landlord Waiver

- Roberta must sign at least a five (5) year lease with the new landlord.

- Roberta Coleman will meet at least semi-annually with an accountant to review her finances and financial statements.

2. Atlantic Environmental Consulting, LLC – Asbestos Study – 540 Stanton Hill Rd.
 - a. Maximum Cost: \$2,020.00

5. Project Updates

- A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
 1. Update:
 2. Larson Design Group – J. Bellis
 - a. WWTP Update
 - b. Water Update
- B. Tioga Downs Racetrack, LLC Phase 2 & 3– B. Myers
 1. Update
- C. Tioga Downs Racetrack, LLC Phase IV
 1. Update – PILOT Closed 3/22/2017
- D. FedEx Project – B. Myers
 1. Update
- E. Gateway Project
 1. Update
- F. Project Freehold
 1. Update

6. Old Business – B. Myers

- A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. None
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. None
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. None
- B. E-Site Phase 1B Archeological Study
 - a. SHPO - No Impact Letter Issued
- C. E- Site Wetland Delineation

7. a. Update

PILOT Updates – B. Myers

- A. 2016 Annual, Investment, Audit, and Procurement Report – Submitted
- B. PILOT Application Received by SUN8 PDC LLC on behalf of Distributed Sun
 - a. Project Discussion

8. Approval of Minutes –

- A. **March 1, 2017 Regular Meeting Minutes**
- B. **March 1, 2017 Audit Committee Minutes**

9. Financial Report – B. Myers

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

4. Operating Income Vs. Operating Expense 1st Qtr.

10. New Business – B. Myers

A. DOT Eminent Domain

B. FOIL Request – IBEW sent approval 3/24

11. Reports

A. Railroads

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

a. Income to Date

B. Loan Program

a. USDA Site Visit 3/9

b. LINC Report

c. Owego Parkview – Façade Loan Application

d. Raymond Hadley

e. Giggle Box Playhouse – Closed 3/30

12. Motion to move into Executive Session pursuant to Public Officers Law Section 105

13. Next Meeting – May 3, 2017

14. Adjourned



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Tioga County Industrial Development Agency
March 1, 2017
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Minutes

DRAFT

1. Call to Order and Introductions

The meeting was called to order by Vice-Chairperson K. Dougherty at 4:33 p.m.

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette, K. Dougherty, M. Sauerbrey, J. Ceccherelli
 - a. Absent:
 - b. Excused: R. Kelsey
2. Guests:
 - a. B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher, M. Freeze, E. Hartman, T. Spicer

3. Privilege of the Floor- None

T. Monell arrived at 4:34 p.m.

4. Project Updates

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

1. **Update** - B. Myers reported Crown Cork & Seal has 101 hourly and 19 salaried employees currently on the payroll with the expectation to hire an additional 50 employees by 9/1/17. B. Myers reported the first can production shipment went out on 2/3/17. B. Myers reported Line 2 is fully operational and commissioning for Line 1 to start 3/6/17. B. Myers reported all customer audits have been successfully completed and approval has been granted to start qualification runs.
2. **Costs Spreadsheet** – B. Myers reported \$23,000 has been expended in February 2017. It is anticipated that we will be done paying by April/May and at that time B. Myers will start the reimbursement process with Empire State Development.
3. **Larson Design Group – J. Bellis**
 - a. **WWTP Update** – J. Bellis reported the facility has seen up to 60,000 gallons per day. The Town of Nichols toured the Crown Cork & Seal facility to see the WWTP pre-treatment. J. Bellis reported the process to haul waste away that does not meet permit standards is underway. J. Bellis reported Crown Cork & Seal is not fully operational yet, as that would entail production of 9 million cans per day and they are currently producing 1 million cans per day.
 - b. **Water Update** – J. Bellis reported the Town of Nichols understands there is a valve issue. J. Bellis is currently working on a pricing proposal for the Town of Nichols. L. Tinney reported she is currently working with the State & Crown Cork & Seal for a ribbon cutting in May 2017.

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

1. **Update** - B. Myers reported construction of the hotel's 4th story has begun. B. Myers reported the Town of Nichols ZBA approved the sign area variance at their meeting on 2/28/17.

C. Tioga Downs Racetrack, LLC Phase IV – B. Myers

1. **Update** - B. Myers reported we will be closing on the PILOT soon. Documentation has been provided to Attorney Jim Franz of Hinman, Howard, and Kattell.

D. Owego Gardens Project Update - B. Myers

1. **Update** -
 - a. **NYSDOT Permit** – B. Myers reported he has been in contact with NYS DOT engineer, Rick Sperski, who recommended the IDA proceed with an unsigned Adopt-A-Highway agreement. B. Myers reported he also spoke to Jon Van Vleet, Adopt-A-Highway Coordinator for Tioga Region 9, and is waiting for instruction on how to start this process.

F. FedEx Project – B. Myers

1. **Update** – B. Myers reported the utility work was completed on 2/24/17. B. Myers reported the official move into the building is scheduled for 3/10/17 and with the anticipation of being operational by 3/13/17. B. Myers reported they are interested in conducting a ribbon cutting. B. Myers reported once a tour date has been established he will distribute the information to the Board.

F. Gateway Project

1. **Update** - B. Myers reported we received the Restore NY Grant in the amount of \$500,000. In addition to this grant, B. Myers reported we received a verbal approval for the SPARC Grant and we are awaiting final commitment and award. B. Myers reported the SPARC Grant will fill the gap from \$1.19 million to \$1.49 million. B. Myers reported the Finance Committee for SPARC needs to approve the budget to identify the grant amount. B. Myers reported this will need to be done by September 2017.

6. Old Business – B. Myers

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)

- a. **Piaker & Lyons 2016 audit** – B. Myers reported the Audit Committee met just prior to this meeting to review the 2016 audit. B. Myers reported Jan Nolis is good with the audit and will provide the Management's Discussion and Analysis (MD&A) to him on 3/2/17.

Motion to approve the 2016 audit as prepared by Piaker & Lyons.

(M. Sauerbrey, J. Ceccherelli)

Aye – 6 Abstain – 0

No – 0 Carried

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

Nothing new to report.

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)

Nothing new to report.

- B. E-Site Phase IB Archeological Study** – B. Myers reported the Phase IB Archeological Study for the E-Site is done with no significant findings. This document has been submitted to SHPO for their approval. L. Tinney reported the E-site Master Plan Update should be available by the end of next week.

7. **PILOT Updates – B. Myers**

A. 2017 Town, County, and Recycle PILOT Payments – B. Myers reported all payments have been distributed.

B. Employee Surveys – B. Myers reported we are continuing to receive the employee surveys and should have all of them by next week.

C. PARIS Report – B. Myers reported now that the audit is completed and approved, he will start the PARIS Report next week.

8. **Approval of Minutes –**

A. January 25, 2017 Regular Meeting Minutes

Motion to approve the January 25, 2017 Regular Board Meeting minutes

(J. Ceccherelli, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

B. January 25, 2017 Loan Committee Meeting Minutes

Motion to approve the January 25, 2017 Loan Committee Meeting minutes

(J. Ceccherelli, K. Gillette)

Aye – 6 Abstain - 0

No – 0 Carried

9. **Financial Reports –**

B. Myers reported the Transaction Detail report reflects money in and out for the PILOT payments.

A. Reports

1. Balance Sheet
2. Profit & Loss
3. Transaction Detail

Motion to acknowledge financial statements (K. Dougherty, T. Monell)

Aye – 6 Abstain – 0

No – 0 Carried

10. **New Business – B. Myers**

A. IEDC: Phoenix Conference Report –

B. Myers reported this was a very good conference with a lot of good material presented.

B. Myers reported he is currently utilizing skills taught at the conference for a current loan he is underwriting.

B. IDA Magazine Article –

B. Myers reported the IDA was approached last month by Brad Walters, a member of the Chautauqua County IDA Board, and asked if Tioga County IDA would be interested in submitting an information for the annual “Building the Southern Tier” article. The article would address recent projects, as well as our mission, goals, and how we work with ED&P to make projects a reality. B. Myers reported there is no fee associated with this article.

C. Lounsberry 1.2A Demolition -

B. Myers reported, to date, he has received one quote for asbestos study and demolition and anticipates receiving two additional quotes soon.

11. Reports

A. Railroads – B. Myers

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

- a. **Income to Date** – B. Myers reported the railroad income for 2016 is \$22,500 more than 2015.
- b. **OHRV Railroad Grant** – B. Myers reported we received the NYS DOT Grant for the railroad improvements. The total project cost is \$1.05 million dollars and the grant is \$740,000 with the balance of \$316,000 provided by Steve May. The Board acknowledged Steve May’s efforts with this grant, which will add value to the railroad.

B. Loan Program – B. Myers

- a. **USDA Site Visit 3/9/17** – B. Myers reported he is preparing for the upcoming USDA annual visit scheduled for 3/9/17.
- b. **LINC Report** – B. Myers reported he will start this report once all the March loans have been paid.
- c. **IRP Loan Program Performance Update** – B. Myers reviewed the loan performance document noting the loan status over the last six months as of 2/27/17. The IDA has three loans awaiting closing, one loan that has been accepted and two loans that are in the processing phase. The total amount lent is \$228,500 with 8 jobs created for a total private investment in Tioga County of \$852,250. J. Meagher reported the R&C Auto loan paperwork is done and a ribbon cutting is scheduled for 3/3/17 and the paperwork is all set and ready for the Tioga Gardens closing.

12. Executive Session –

**Motion to move into Executive Session at 5:03 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisitions.
(K. Dougherty, T. Monell)**

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

M. Sauerbrey departed at 5:47 p.m.

Motion to exit Executive Session at 5:54 p.m. (T. Monell, K. Gillette)

**Aye – 5 Abstain – 0
No – 0 Carried**

13. Next Meeting – Wednesday, April 5, 2017

14. Adjournment –

Motion to adjourn at 5:55 p.m. (T. Monell, J. Ceccherelli)

**Aye – 5 Abstain – 0
No – 0 Carried**



Tioga County Industrial Development Agency

March 1, 2017 • 3:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Audit Committee Minutes

DRAFT

I. Call to Order and Introductions

II. Attendance

A. Committee Members: K. Dougherty, A. Gowan, R. Kelsey

Absent: R. Kelsey

B. Guests: A. Gallo, M. Colonna, L. Tinney, B. Myers, and J. Nolis

III. New Business

A. 2016 Audit of Financial Statements

Mr. Angelo Gallo presented the audit to the 2017 Tioga County IDA Audit Committee with the financial report showing an unmodified opinion, the highest opinion to be received by public clientele. No deficiencies were identified in internal controls. No instances of non-compliance. The audit committee will take revision suggestions to the full board for consideration.

K. Dougherty will ask the IDA Board for the approval of the financial statements.

Meeting was adjourned at 4:15 p.m.

IV. Adjourned

Tioga County Industrial Development Agency

Balance Sheet

As of March 31, 2017

03/31/17

Accrual Basis

	Mar 31, 17	Mar 31, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	119,441.50	138,903.41	-19,461.91
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,387.61	40,374.14	13.47
TSB- IRP 2	0.00	104,382.73	-104,382.73
TSB- IRP 3	0.00	172,389.73	-172,389.73
TSB- IRP 2016 (Formerly IRP 4)	306,358.74	162,473.81	143,884.93
TSB- RBEG	205,464.03	205,406.85	57.18
TSB- marketing	1,496.62	1,496.21	0.41
Total USDA Funds	553,707.00	686,523.47	-132,816.47
Total Restricted Cash Accounts	685,148.87	837,427.25	-152,278.38
CCTC- CDs			
Infrastructure (391)	0.00	127,354.49	-127,354.49
Site Development (383)	0.00	128,656.37	-128,656.37
Site Development (878)	0.00	253,164.66	-253,164.66
Infrastructure (877)	0.00	93,341.13	-93,341.13
Land Acquisition (879)	522,405.10	516,424.15	5,980.95
Capital Improvement (284)	308,059.91	303,652.79	4,407.12
Total CCTC- CDs	830,465.01	1,422,593.59	-592,128.58
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	21,700.48	0.00	21,700.48
TSB-Crown Cork and Seal	300,000.00	0.00	300,000.00
Crown Cork Seal	0.00	934,199.55	-934,199.55
Community- BestBuy PILOT Acct.	570,071.98	570,079.08	-7.10
Total Temporarily Restricted Cash Acc	891,772.46	1,504,278.63	-612,506.17
Unrestricted Cash Accounts			
TSB- checking	1,121,408.27	203,491.05	917,917.22
TSB- general fund	125,133.41	937,102.56	-811,969.15
Total Unrestricted Cash Accounts	1,246,541.68	1,140,593.61	105,948.07
Total Checking/Savings	3,653,928.02	4,904,893.08	-1,250,965.06
Other Current Assets			
Accounts Receivable 1300.01	754,970.14	512,376.45	242,593.69
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2016-03-A	18,049.32	0.00	18,049.32
Loan Rec - 2016-02-A	43,750.04	0.00	43,750.04
Loan Rec - 2016-01-A	9,324.70	11,006.16	-1,681.46
Loan Rec - 2015-06-A	20,853.96	25,610.14	-4,756.18
Loan Rec - 2014-01-A	6,950.94	8,985.42	-2,034.48
Loan Rec - 2015-01-A	13,055.51	16,388.87	-3,333.36
Loan Rec - 2015-02-A	2,673.10	4,455.22	-1,782.12
Loan Rec - 2015-04-A	350.00	1,550.00	-1,200.00
Loan Rec - 2015-05-A	17,065.83	20,358.24	-3,292.41
Total Commercial Facade Loan Program	132,073.40	88,354.05	43,719.35
IRP 4			
Loan Rec 2017-03-A	20,000.00	0.00	20,000.00
Loan Rec 2017-02-A	100,000.00	0.00	100,000.00
Loan Rec 2017-01-A	25,000.00	0.00	25,000.00
Loan Rec 2016-01-A	34,668.45	0.00	34,668.45
Loan Rec 2015-03-A	10,341.49	12,979.46	-2,637.97
Loan Rec 2013-02-A	4,733.74	7,463.61	-2,729.87
Loan Rec 2010-01-A	1,407.58	19,182.66	-17,775.08
Loan Rec 2009-03-A	0.00	3,716.35	-3,716.35
Loan Rec 2009-02-A	54,651.58	57,051.58	-2,400.00

Tioga County Industrial Development Agency

Balance Sheet

As of March 31, 2017

03/31/17

Accrual Basis

	Mar 31, 17	Mar 31, 16	\$ Change
Total IRP 4	250,802.84	100,393.66	150,409.18
IRP 3			
Loan Rec 2013-01-A	7,549.89	11,855.19	-4,305.30
Loan Rec 2007-08-A	39,579.62	45,153.27	-5,573.65
Total IRP 3	47,129.51	57,008.46	-9,878.95
IRP 2			
Loan Rec 2012-08-A	0.00	25,571.93	-25,571.93
Loan Rec 2011-03-A	55,144.50	65,179.97	-10,035.47
Loan Rec 2011-01-A	0.00	7,947.25	-7,947.25
Total IRP 2	55,144.50	98,699.15	-43,554.65
Total Other Current Assets	1,205,120.39	821,831.77	383,288.62
Total Current Assets	4,859,048.41	5,726,724.85	-867,676.44
Fixed Assets			
Asset WWTP	2,681,045.35	0.00	2,681,045.35
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
Total Equipment	1,700.88	1,700.88	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	121,390.53	0.00	121,390.53
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
Total Fixed Assets	4,279,498.11	1,500,367.54	2,779,130.57
Other Assets			
HUD Loan Program			
L/R 2014-01-A	116,667.83	140,526.27	-23,858.44
L/R 2012-06-A	36,845.14	66,759.98	-29,914.84
L/R 2009-04-A	57,537.91	78,641.80	-21,103.89
Total HUD Loan Program	211,050.88	285,928.05	-74,877.17
Total Other Assets	211,050.88	285,928.05	-74,877.17
TOTAL ASSETS	9,349,597.40	7,513,020.44	1,836,576.96
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	0.00	3,535.00	-3,535.00
Total Accounts Payable	0.00	3,535.00	-3,535.00
Other Current Liabilities			
Deferred Revenue	0.00	945,113.95	-945,113.95
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
Crown Cork and Seal	300,000.00	0.00	300,000.00
Owego Gardens	21,700.00	0.00	21,700.00
Tioga Downs Racetrack	-0.01	0.00	-0.01
CNYOG	-0.02	-0.01	-0.01
Best Buy PP	570,000.00	570,003.90	-3.90
Hadco			
School- Hadco	0.00	-0.01	0.01
Total Hadco	0.00	-0.01	0.01
Rynone			
Recycle- Rynone	-0.01	0.00	-0.01

Tioga County Industrial Development Agency

Balance Sheet

As of March 31, 2017

	Mar 31, 17	Mar 31, 16	\$ Change
Town- Rynone	0.00	-0.01	0.01
Total Rynone	-0.01	-0.01	0.00
Total PILOT Payments	891,699.96	570,003.87	321,696.09
Total Other Current Liabilities	893,085.66	1,516,191.62	-623,105.96
Total Current Liabilities	893,085.66	1,519,726.62	-626,640.96
Long Term Liabilities			
Loan Pay- IRP 4	242,249.40	262,079.92	-19,830.52
Loan Pay- IRP 3	222,668.43	222,668.43	0.00
Loan Pay- IRP 2	156,091.00	166,762.38	-10,671.38
Loan Pay- IRP 1	84,023.99	91,369.44	-7,345.45
Tioga County HUD prog			
2014-01-A	116,667.83	140,526.27	-23,858.44
2012-06-A	36,845.14	66,759.98	-29,914.84
2009-04-A	57,537.91	78,641.80	-21,103.89
Total Tioga County HUD prog	211,050.88	285,928.05	-74,877.17
Total Long Term Liabilities	916,083.70	1,028,808.22	-112,724.52
Total Liabilities	1,809,169.36	2,548,534.84	-739,365.48
Equity			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 · Opening Bal Equity	0.00	304,104.67	-304,104.67
1110 · Retained Earnings	5,752,285.80	3,262,608.70	2,489,677.10
Net Income	381,839.61	-8,530.40	390,370.01
Total Equity	7,540,428.04	4,964,485.60	2,575,942.44
TOTAL LIABILITIES & EQUITY	9,349,597.40	7,513,020.44	1,836,576.96

Tioga County Industrial Development Agency

Profit & Loss

March 2016 through March 2017

03/31/17

Accrual Basis

	Mar '16 - Mar 17	Mar '15 - Mar 16	\$ Change
Ordinary Income/Expense			
Income			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	457.36	2,088.42	-1,631.06
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
WWTP			
Income thru Trust WWTP	934,199.55	0.00	934,199.55
WWTP - Other	430.15	0.00	430.15
Total WWTP	934,629.70	0.00	934,629.70
Loan Late Fee 2015-03-A	10.10	0.00	10.10
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
Loan Interest Income			
IRP 2			
2012-08-A	1,007.52	1,531.27	-523.75
2011-03-A	3,306.06	3,545.70	-239.64
2011-01-A	145.27	790.67	-645.40
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	4,458.85	6,156.03	-1,697.18
IRP 3			
2013-01-A	493.60	772.17	-278.57
2008-02-A	47.91	0.00	47.91
2007-08-A	2,680.99	3,586.63	-905.64
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	3,222.50	4,327.21	-1,104.71
IRP 4			
2016-01-A	1,462.10	0.00	1,462.10
2015-03-A	650.33	352.84	297.49
2013-02-A	336.70	438.46	-101.76
2010-02-A	0.00	2,541.86	-2,541.86
2010-01-A	598.99	1,534.29	-935.30
2009-03-A	66.84	491.11	-424.27
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	3,114.96	5,325.48	-2,210.52
RBEG			
2007-01-A	0.00	866.36	-866.36
Total RBEG	0.00	866.36	-866.36
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
Total Loan Interest Income	10,796.31	26,515.22	-15,718.91
Loan Program Fee			
Facade	1,511.90	2,155.58	-643.68
IRP 3	150.00	0.00	150.00
IRP 4	850.00	292.50	557.50
RBEG	0.00	0.14	-0.14
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	1,135.00	0.00	1,135.00
Total Loan Program Fee	3,646.90	2,590.72	1,056.18
Loan Late Fee			
2015-03 - 2015-03-A	75.71	0.00	75.71
2012-08	15.00	0.00	15.00
Total Loan Late Fee	90.71	0.00	90.71
Loan Administrative Fee			
IRP 2	401.44	2,646.92	-2,245.48
IRP 3	1,134.67	1,895.33	-760.66
IRP 4	560.97	1,366.53	-805.56
RBEG	0.00	138.36	-138.36
Total Loan Administrative Fee	2,097.08	6,047.14	-3,950.06

Tioga County Industrial Development Agency

Profit & Loss

March 2016 through March 2017

03/31/17

Accrual Basis

	Mar '16 - Mar 17	Mar '15 - Mar 16	\$ Change
Program Fees	1,000.00	0.00	1,000.00
4110 · Grants			
ESD Grant - E-Site	0.00	63,220.00	-63,220.00
Waverly Trade Center DOT Grant	315,392.25	122,249.25	193,143.00
STREDC Grant	25,000.00	0.00	25,000.00
Total 4110 · Grants	340,392.25	185,469.25	154,923.00
Interest Income-			
Community- Facade Improvement	54.72	108.70	-53.98
CCTC Loan Loss Reserve Account	20.18	21.98	-1.80
CCTC CD Infrastructure (877)	125.36	341.25	-215.89
CCTC CD Site Development (878)	340.02	925.56	-585.54
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	131.16	416.82	-285.66
CCTC CD Infrastructure (391)	130.52	412.60	-282.08
CCTD CD Capital Improvment(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	59.58	60.24	-0.66
TSB- checking	724.17	377.27	346.90
TSB-general fund	559.24	1,404.69	-845.45
TSB- IRP 2	15.02	29.83	-14.81
TSB- IRP 3	26.97	59.07	-32.10
TSB- IRP 4	142.65	46.01	96.64
TSB- RBEG	62.48	66.75	-4.27
TSB- marketing	0.45	0.71	-0.26
TSB- NYSEG	0.00	0.11	-0.11
Total Interest Income-	12,780.59	8,725.84	4,054.75
Leases/Licenses			
Lounsberry South - Engelbert	0.00	1,000.00	-1,000.00
RR leases	11,241.93	10,838.42	403.51
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,656.04	11,838.42	-182.38
OHRy			
freight	174,515.65	150,752.50	23,763.15
Total OHRy	174,515.65	150,752.50	23,763.15
4170 · PILOT Program Fees			
Crown, Cork & Seal	42,000.00	422,725.45	-380,725.45
Midwestern Pet Foods Inc.	0.00	16,050.23	-16,050.23
Nichols Cross Dock LLC	112,173.94	2,500.00	109,673.94
Owego Garden - Home Leasing	0.00	42,500.00	-42,500.00
Tioga Downs	1,125,092.80	95,794.00	1,029,298.80
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
Total 4170 · PILOT Program Fees	1,279,266.69	610,812.63	668,454.06
Total Income	2,782,358.78	835,281.16	1,947,077.62
Expense			
WWTP Crown Cork and Seal	0.00	0.00	0.00
Marketing	677.88	0.00	677.88
Waverly Trade Center DOT Grant	2,309.71	122,249.25	-119,939.54
Tioga Industrial Park			
Corporate Drive	0.00	10.00	-10.00
Total Tioga Industrial Park	0.00	10.00	-10.00
Education			
Myers	0.00	0.00	0.00
Fiato	0.00	299.00	-299.00
Total Education	0.00	299.00	-299.00
Loan Admin Fee			
IRP 2	549.49	2,646.92	-2,097.43
IRP 3	986.62	1,895.33	-908.71
IRP 4	560.97	1,366.53	-805.56

Tioga County Industrial Development Agency

Profit & Loss

March 2016 through March 2017

03/31/17

Accrual Basis

	Mar '16 - Mar 17	Mar '15 - Mar 16	\$ Change
RBEG	0.00	138.36	-138.36
Total Loan Admin Fee	2,097.08	6,047.14	-3,950.06
Loan Program Expense			
IRP 4	0.00	20.55	-20.55
RBEG	0.00	72.70	-72.70
Marketing	0.00	2,717.88	-2,717.88
Loan Program Expense - Other	210.60	12.70	197.90
Total Loan Program Expense	210.60	2,823.83	-2,613.23
Bad Debts	0.00	-50,000.00	50,000.00
Property Maintenance	2,131.46	0.00	2,131.46
6120 · Bank Service Charges			
Check order			
TSB IRP 3	0.00	57.09	-57.09
Total Check order	0.00	57.09	-57.09
6120 · Bank Service Charges - Other	198.75	157.12	41.63
Total 6120 · Bank Service Charges	198.75	214.21	-15.46
conference	1,720.00	750.00	970.00
Copies	208.61	223.46	-14.85
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	285.00	710.00	-425.00
E=mt3			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	85,652.00	-85,652.00
site preparation	850.00	0.00	850.00
E=mt3 - Other	5,250.00	0.00	5,250.00
Total E=mt3	13,100.00	85,652.00	-72,552.00
Employee benefit			
IRA Company Match	778.86	0.00	778.86
IRA	450.00	1,323.42	-873.42
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	1,228.86	1,323.42	-94.56
6180 · Insurance			
Travel/Accident (Hartford)	0.00	750.00	-750.00
D & O (Philadelphia Ins. Co)	3,696.00	2,934.00	762.00
6190 · Disability (First Rehab Life)	125.00	125.00	0.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
Employee Health (SSA)	0.00	7,621.70	-7,621.70
6185 · Property & Liability (Dryden)	8,912.47	8,502.15	410.32
RR Liability (Steadfast)	40,223.26	20,748.15	19,475.11
WC (Amtrust)	857.00	609.00	248.00
Total 6180 · Insurance	54,438.73	41,290.00	13,148.73
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	913.69	986.42	-72.73
IRP 2	1,667.62	1,773.28	-105.66
IRP 3	2,326.81	4,752.74	-2,425.93
IRP 4	0.00	2,717.02	-2,717.02
Total 6220 · Loan Interest	4,908.12	10,229.46	-5,321.34
6200 · Interest Expense - Other	2,847.48	9,840.22	-6,992.74
Total 6200 · Interest Expense	7,755.60	20,069.68	-12,314.08
Lounsberry land			
Berry	-507.52	507.52	-1,015.04
Lounsberry land - Other	0.00	0.00	0.00
Total Lounsberry land	-507.52	507.52	-1,015.04
6550 · Office Supplies			
other	404.42	1,056.62	-652.20

Tioga County Industrial Development Agency

Profit & Loss

March 2016 through March 2017

03/31/17

Accrual Basis

	Mar '16 - Mar 17	Mar '15 - Mar 16	\$ Change
stationary	0.00	193.00	-193.00
ink cartridges	464.84	1,265.95	-801.11
6550 · Office Supplies - Other	90.54	323.76	-233.22
Total 6550 · Office Supplies	959.80	2,839.33	-1,879.53
6560 · Payroll Expenses	59,660.88	65,914.41	-6,253.53
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	-117.88	351.38
PILOT Program Expenses - Other	0.00	790.99	-790.99
Total PILOT Program Expenses	462.00	673.11	-211.11
6250 · Postage and Delivery	118.04	439.40	-321.36
6270 · Professional Fees			
Administrative Services			
Fiato	337.50	810.00	-472.50
Haskell	8,164.00	6,746.00	1,418.00
Tinney	4,500.00	0.00	4,500.00
Total Administrative Services	13,001.50	7,556.00	5,445.50
6650 · Accounting			
Piaker & Lyons	9,500.00	13,200.00	-3,700.00
Jan Nolis			
internal control services	0.00	403.75	-403.75
payroll	807.50	210.00	597.50
Total Jan Nolis	807.50	613.75	193.75
Total 6650 · Accounting	10,307.50	13,813.75	-3,506.25
6655 · Consulting	300.00	300.00	0.00
6280 · Legal Fees			
Loan Program Fees	3,448.00	4,220.50	-772.50
Monthly Fees	20,223.50	33,640.00	-13,416.50
6280 · Legal Fees - Other	0.00	-3,965.00	3,965.00
Total 6280 · Legal Fees	23,671.50	33,895.50	-10,224.00
6270 · Professional Fees - Other	2,615.96	75.00	2,540.96
Total 6270 · Professional Fees	49,896.46	55,640.25	-5,743.79
6670 · Program Expense			
Façade Improvement Loan Program	175.00	556.10	-381.10
Total 6670 · Program Expense	175.00	556.10	-381.10
Property Taxes			
Newark Valley Property	0.00	160.87	-160.87
Berry Road (47)	112.64	82.91	29.73
Carmichael Road	3.41	3.07	0.34
Smith Creek Road	18.71	13.78	4.93
Glenmary Drive	9.06	7.20	1.86
Metro Road	7.55	6.00	1.55
Total Property Taxes	151.37	273.83	-122.46
Recording fees	730.50	0.00	730.50
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
Total 6300 · Repairs	0.00	31.25	-31.25
6770 · Supplies			
6780 · Marketing	325.00	791.20	-466.20
Total 6770 · Supplies	325.00	791.20	-466.20
6340 · Telephone	94.06	95.20	-1.14
6350 · Travel & Ent			
6360 · Entertainment	0.00	111.68	-111.68
6370 · Meals	133.97	70.35	63.62

Tioga County Industrial Development Agency

Profit & Loss

03/31/17

Accrual Basis

March 2016 through March 2017

	<u>Mar '16 - Mar 17</u>	<u>Mar '15 - Mar 16</u>	<u>\$ Change</u>
6380 · Travel	2,061.07	412.88	1,648.19
Total 6350 · Travel & Ent	<u>2,195.04</u>	<u>594.91</u>	<u>1,600.13</u>
Total Expense	<u>223,981.07</u>	<u>383,323.81</u>	<u>-159,342.74</u>
Net Ordinary Income	2,558,377.71	451,957.35	2,106,420.36
Other Income/Expense			
Other Income			
TSB- CCS	0.48	0.00	0.48
Total Other Income	<u>0.48</u>	<u>0.00</u>	<u>0.48</u>
Net Other Income	<u>0.48</u>	<u>0.00</u>	<u>0.48</u>
Net Income	<u><u>2,558,378.19</u></u>	<u><u>451,957.35</u></u>	<u><u>2,106,420.84</u></u>

Tioga County Industrial Development Agency
Transaction Detail by Account
March 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	3/2/2017		Loan Pmt	694.44	694.44
Deposit	3/9/2017		Loan Pmt	169.54	863.98
Deposit	3/13/2017		Loan Pmt	152.86	1,016.84
Deposit	3/24/2017		Loan Pmt	273.48	1,290.32
Deposit	3/30/2017		Loan Pmt	1,060.30	2,350.62
Deposit	3/31/2017		Interest	4.45	2,355.07
Total Community- Facade Improvement				2,355.07	2,355.07
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	3/2/2017		Loan Pmt	1,413.39	1,413.39
Deposit	3/7/2017		Loan Pmt	647.82	2,061.21
Deposit	3/7/2017		Loan Pmt	2,972.54	5,033.75
Deposit	3/7/2017		Loan Pmt	547.94	5,581.69
Deposit	3/9/2017		Loan Pmt	200.00	5,781.69
Deposit	3/13/2017		Loan Pmt	471.78	6,253.47
Deposit	3/22/2017		Loan Pmt	600.00	6,853.47
Deposit	3/22/2017		Loan Fee	235.00	7,088.47
Check	3/27/2017	1057	Giggle Box Pla...	-25,000.00	-17,911.53
Check	3/27/2017	1058	Granite Works...	-100,000.00	-117,911.53
Check	3/27/2017	1059	Tioga Gardens...	-20,000.00	-137,911.53
Check	3/28/2017	X	IRP 3 Annual ...	-12,339.00	-150,250.53
Deposit	3/30/2017		Loan Pmt	1,413.39	-148,837.14
Total TSB- IRP 2016 (Formerly IRP 4)				-148,837.14	-148,837.14
Total USDA Funds				-148,837.14	-148,837.14
Total Restricted Cash Accounts				-146,482.07	-146,482.07
Temporarily Restricted Cash Acc					
TSB-Crown Cork and Seal					
Transfer	3/15/2017		2017 PILOT Pmt	300,000.00	300,000.00
Total TSB-Crown Cork and Seal				300,000.00	300,000.00
Total Temporarily Restricted Cash Acc				300,000.00	300,000.00
Unrestricted Cash Accounts					
TSB- checking					
Check	3/1/2017	5794	Administrative ...	-628.00	-628.00
Check	3/1/2017	5795	Bryant R. Myer...	-230.76	-858.76
Check	3/1/2017	X	1st QTR 2017	-1,148.46	-2,007.22
Check	3/1/2017	x	1st QTR 2017	-177.90	-2,185.12
Check	3/1/2017	5796	2/11-2-24-2017	-1,349.33	-3,534.45
Check	3/1/2017	5797	2017 Annual D...	-30.00	-3,564.45
Check	3/1/2017	5798	L. Tinney Marc...	-1,500.00	-5,064.45
Deposit	3/7/2017		Deposit	168.98	-4,895.47
Deposit	3/7/2017		HUD Rec	5,209.15	313.68
Check	3/8/2017	5799	March 2017 H...	-5,209.15	-4,895.47
Check	3/8/2017	5800	2017 Railroad ...	-19,456.88	-24,352.35
Check	3/8/2017	5801	Professional S...	-807.50	-25,159.85
Deposit	3/9/2017		RR Income	22,886.50	-2,273.35
Deposit	3/9/2017		Deposit	315.41	-1,957.94
Check	3/13/2017	5802	Jan-Feb. 2017...	-20.95	-1,978.89
Check	3/13/2017	5803	2/26-3/11/17	-1,349.31	-3,328.20
Check	3/13/2017	5804	credit reports	-8.50	-3,336.70
Transfer	3/15/2017		2017 PILOT Pmt	-300,000.00	-303,336.70
Deposit	3/24/2017		Tioga Downs ...	30,233.50	-273,103.20
Check	3/27/2017	5805	3/11/17-3/24/17	-1,349.31	-274,452.51
Check	3/27/2017	5806	March Travel ...	-64.47	-274,516.98
Deposit	3/31/2017		Interest	129.56	-274,387.42
Check	3/31/2017	X	March 2017	-266.85	-274,654.27
Check	3/31/2017	X	March 2017	-1,722.70	-276,376.97
Total TSB- checking				-276,376.97	-276,376.97
Total Unrestricted Cash Accounts				-276,376.97	-276,376.97

Tioga County Industrial Development Agency
Transaction Detail by Account
March 2017

Type	Date	Num	Memo	Amount	Balance
Commercial Facade Loan Program					
Loan Rec - 2016-03-A					
Deposit	3/24/2017	3772	Town Diner Ap...	-273.48	-273.48
Total Loan Rec - 2016-03-A				-273.48	-273.48
Loan Rec - 2016-02-A					
Deposit	3/2/2017	6517...	February 2017...	-694.44	-694.44
Deposit	3/30/2017	7320...	March 2017 Lo...	-694.44	-1,388.88
Total Loan Rec - 2016-02-A				-1,388.88	-1,388.88
Loan Rec - 2016-01-A					
Deposit	3/13/2017	678	March Pmt	-152.86	-152.86
Total Loan Rec - 2016-01-A				-152.86	-152.86
Loan Rec - 2015-06-A					
Deposit	3/30/2017	811	April 2017 Loa...	-365.86	-365.86
Total Loan Rec - 2015-06-A				-365.86	-365.86
Loan Rec - 2014-01-A					
Deposit	3/9/2017	6000...	March 2017 Lo...	-169.54	-169.54
Total Loan Rec - 2014-01-A				-169.54	-169.54
Loan Rec - 2015-02-A					
Deposit	3/7/2017	1336...	March Loan P...	-148.51	-148.51
Total Loan Rec - 2015-02-A				-148.51	-148.51
Loan Rec - 2015-04-A					
Deposit	3/7/2017	4703	April Loan Pay...	-100.00	-100.00
Total Loan Rec - 2015-04-A				-100.00	-100.00
Loan Rec - 2015-05-A					
Deposit	3/7/2017	6951	March Loan P...	-299.31	-299.31
Total Loan Rec - 2015-05-A				-299.31	-299.31
Total Commercial Facade Loan Program				-2,898.44	-2,898.44
IRP 4					
Loan Rec 2017-03-A					
Check	3/27/2017	1059	IRP 4 Tioga G...	20,000.00	20,000.00
Total Loan Rec 2017-03-A				20,000.00	20,000.00
Loan Rec 2017-02-A					
Check	3/27/2017	1058	IRP 4 Loan	100,000.00	100,000.00
Total Loan Rec 2017-02-A				100,000.00	100,000.00
Loan Rec 2017-01-A					
Check	3/27/2017	1057	IRP 4 Loan	25,000.00	25,000.00
Total Loan Rec 2017-01-A				25,000.00	25,000.00
Loan Rec 2016-01-A					
Deposit	3/7/2017	9173	March Principal	-607.87	-607.87
Total Loan Rec 2016-01-A				-607.87	-607.87
Loan Rec 2015-03-A					
Deposit	3/7/2017	1063	February Princ...	-223.96	-223.96
Deposit	3/7/2017	1063	March Principal	-224.89	-448.85
Total Loan Rec 2015-03-A				-448.85	-448.85
Loan Rec 2013-02-A					
Deposit	3/13/2017	2065	March Prin	-214.38	-214.38
Deposit	3/13/2017	2065	April Prin	-215.27	-429.65
Total Loan Rec 2013-02-A				-429.65	-429.65
Loan Rec 2010-01-A					
Deposit	3/2/2017	9172	March 2017 Pr...	-1,395.87	-1,395.87
Deposit	3/30/2017	9193	April 2017 Prin...	-1,401.68	-2,797.55
Total Loan Rec 2010-01-A				-2,797.55	-2,797.55

Tioga County Industrial Development Agency
Transaction Detail by Account
March 2017

Type	Date	Num	Memo	Amount	Balance
Loan Rec 2009-02-A					
Deposit	3/9/2017	5603	February 2017...	-200.00	-200.00
Deposit	3/22/2017	5606	March Pmt	-200.00	-400.00
Total Loan Rec 2009-02-A				-400.00	-400.00
Total IRP 4				140,316.08	140,316.08
IRP 3					
Loan Rec 2013-01-A					
Deposit	3/7/2017	1861...	Feb Principal	-365.51	-365.51
Deposit	3/22/2017	1123	March Prin	-367.04	-732.55
Total Loan Rec 2013-01-A				-732.55	-732.55
Loan Rec 2007-08-A					
Deposit	3/7/2017	6950	March Principal	-519.96	-519.96
Total Loan Rec 2007-08-A				-519.96	-519.96
Total IRP 3				-1,252.51	-1,252.51
IRP 2					
Loan Rec 2011-03-A					
Deposit	3/7/2017	3063	March Principal	-855.55	-855.55
Total Loan Rec 2011-03-A				-855.55	-855.55
Total IRP 2				-855.55	-855.55
HUD Loan Program					
L/R 2014-01-A					
Deposit	3/7/2017	60753	March Principal	-2,015.62	-2,015.62
Total L/R 2014-01-A				-2,015.62	-2,015.62
L/R 2012-06-A					
Deposit	3/7/2017	x	March Principal	-871.32	-871.32
Total L/R 2012-06-A				-871.32	-871.32
L/R 2009-04-A					
Deposit	3/7/2017	60752	March Principal	-1,782.91	-1,782.91
Total L/R 2009-04-A				-1,782.91	-1,782.91
Total HUD Loan Program				-4,669.85	-4,669.85
Interest Payable					
L/P 2014-01-A Interest					
Deposit	3/7/2017	60753	March Interest	-296.71	-296.71
Check	3/8/2017	5799	March Int	296.71	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2012-06-A Interest					
Deposit	3/7/2017	x	March Interest	-94.29	-94.29
Check	3/8/2017	5799	March Int	94.29	0.00
Total L/P 2012-06-A Interest				0.00	0.00
L/P 2009-04-A Interest					
Deposit	3/7/2017	60752	March Interest	-148.30	-148.30
Check	3/8/2017	5799	March Int	148.30	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
Loan Pay- IRP 4					
Check	3/28/2017	X	2017 Prin. to U...	10,112.32	10,112.32
Total Loan Pay- IRP 4				10,112.32	10,112.32
Tioga County HUD prog					
2014-01-A					
Check	3/8/2017	5799	March Princ	2,015.62	2,015.62
Total 2014-01-A				2,015.62	2,015.62

Tioga County Industrial Development Agency
Transaction Detail by Account
March 2017

Type	Date	Num	Memo	Amount	Balance
2012-06-A					
Check	3/8/2017	5799	March Princ	871.32	871.32
Total 2012-06-A				871.32	871.32
2009-04-A					
Check	3/8/2017	5799	March Princ	1,782.91	1,782.91
Total 2009-04-A				1,782.91	1,782.91
Total Tioga County HUD prog				4,669.85	4,669.85
Loan Late Fee 2015-03-A					
Deposit	3/7/2017	1063	February Loan...	-10.10	-10.10
Total Loan Late Fee 2015-03-A				-10.10	-10.10
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	3/7/2017	3063	March Interest	-233.33	-233.33
Total 2011-03-A				-233.33	-233.33
Total IRP 2				-233.33	-233.33
IRP 3					
2013-01-A					
Deposit	3/7/2017	1861...	Feb Interest	-34.49	-34.49
Deposit	3/22/2017	1123	March Int	-32.96	-67.45
Total 2013-01-A				-67.45	-67.45
2007-08-A					
Deposit	3/7/2017	6950	March Interest	-208.85	-208.85
Total 2007-08-A				-208.85	-208.85
Total IRP 3				-276.30	-276.30
IRP 4					
2016-01-A					
Deposit	3/7/2017	9173	March Interest	-146.98	-146.98
Total 2016-01-A				-146.98	-146.98
2015-03-A					
Deposit	3/7/2017	1063	February Inter...	-44.96	-44.96
Deposit	3/7/2017	1063	March Interest	-44.03	-88.99
Total 2015-03-A				-88.99	-88.99
2013-02-A					
Deposit	3/13/2017	2065	March Int	-21.51	-21.51
Deposit	3/13/2017	2065	April Int	-20.62	-42.13
Total 2013-02-A				-42.13	-42.13
2010-01-A					
Deposit	3/2/2017	9172	March 2017 Int...	-17.52	-17.52
Deposit	3/30/2017	9193	April 2017 Inte...	-11.71	-29.23
Total 2010-01-A				-29.23	-29.23
Total IRP 4				-307.33	-307.33
Total Loan Interest Income				-816.96	-816.96
Loan Program Fee					
Facade					
Deposit	3/7/2017	3065	Loan Applicati...	-100.00	-100.00
Total Facade				-100.00	-100.00
Loan Program Fee - Other					
Deposit	3/22/2017	1124	Stiletto Com...	-235.00	-235.00
Total Loan Program Fee - Other				-235.00	-235.00

Tioga County Industrial Development Agency
Transaction Detail by Account
March 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Program Fee				-335.00	-335.00
Interest Income-					
Community- Facade Improvement					
Deposit	3/31/2017		Interest	-4.45	-4.45
Total Community- Facade Improvement				-4.45	-4.45
TSB- checking					
Deposit	3/31/2017		Interest	-129.56	-129.56
Total TSB- checking				-129.56	-129.56
Total Interest Income-				-134.01	-134.01
Leases/Licenses					
RR leases					
Deposit	3/7/2017	0452...	2017 RR Leas...	-168.98	-168.98
Deposit	3/9/2017	1004	2017 RR Leas...	-315.41	-484.39
Total RR leases				-484.39	-484.39
Total Leases/Licenses				-484.39	-484.39
OHRy freight					
Deposit	3/9/2017	17402	January 2017 ...	-22,886.50	-22,886.50
Total freight				-22,886.50	-22,886.50
Total OHRy				-22,886.50	-22,886.50
4170 · PILOT Program Fees					
Tioga Downs					
Deposit	3/24/2017	6232...	Tioga Downs ...	-30,233.50	-30,233.50
Total Tioga Downs				-30,233.50	-30,233.50
Total 4170 · PILOT Program Fees				-30,233.50	-30,233.50
Loan Program Expense					
Check	3/13/2017	5804	credit reports	8.50	8.50
Total Loan Program Expense				8.50	8.50
Copies					
Check	3/13/2017	5802	Jan-Feb. 2017...	20.95	20.95
Total Copies				20.95	20.95
Employee benefit					
IRA Company Match					
Check	3/1/2017	5795	Employee Con...	115.38	115.38
Total IRA Company Match				115.38	115.38
IRA					
Check	3/1/2017	5795	Employee Con...	115.38	115.38
Total IRA				115.38	115.38
Total Employee benefit				230.76	230.76
6180 · Insurance					
RR Liability (Steadfast)					
Check	3/8/2017	5800	2017 Rail Polic...	19,456.88	19,456.88
Total RR Liability (Steadfast)				19,456.88	19,456.88
Total 6180 · Insurance				19,456.88	19,456.88
6200 · Interest Expense					
Check	3/28/2017	X	2017 Interest t...	2,226.68	2,226.68
Total 6200 · Interest Expense				2,226.68	2,226.68
6560 · Payroll Expenses					
Check	3/1/2017	X	1st QTR 2017	1,148.46	1,148.46
Check	3/1/2017	x	1st QTR 2017	177.90	1,326.36

Tioga County Industrial Development Agency
Transaction Detail by Account
March 2017

Type	Date	Num	Memo	Amount	Balance
Check	3/1/2017	5796	2/12-2/25/2017	1,349.33	2,675.69
Check	3/13/2017	5803	2/26-3/11/17	1,349.31	4,025.00
Check	3/27/2017	5805	3/11/17-3/24/17	1,349.31	5,374.31
Check	3/31/2017	X	March 2017	266.85	5,641.16
Check	3/31/2017	X	March 2017	1,722.70	7,363.86
Total 6560 · Payroll Expenses				7,363.86	7,363.86
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	3/1/2017	5794	2017-February	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	3/1/2017	5798	L. Tinney Marc...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
6650 · Accounting					
Jan Nolis payroll					
Check	3/8/2017	5801	Assistance wit...	807.50	807.50
Total payroll				807.50	807.50
Total Jan Nolis				807.50	807.50
Total 6650 · Accounting				807.50	807.50
Total 6270 · Professional Fees				2,935.50	2,935.50
6350 · Travel & Ent					
6370 · Meals					
Check	3/1/2017	5797	2017 Annual D...	30.00	30.00
Total 6370 · Meals				30.00	30.00
6380 · Travel					
Check	3/27/2017	5806	March Travel ...	64.47	64.47
Total 6380 · Travel				64.47	64.47
Total 6350 · Travel & Ent				94.47	94.47
TOTAL				0.00	0.00

Tioga County Industrial Development Agency
1st Quarter 2017 Operating Income vs. Operating Expense
 January through March 2017

	Jan - Mar 17	Jan - Mar 16	\$ Change
Ordinary Income/Expense			
Income			
Loan Program Fee			
Facade	100.00	200.00	-100.00
Loan Program Fee - Other	985.00	0.00	985.00
Total Loan Program Fee	1,085.00	200.00	885.00
Loan Administrative Fee			
IRP 2	0.00	0.00	0.00
IRP 3	0.00	442.34	-442.34
IRP 4	0.00	138.03	-138.03
Total Loan Administrative Fee	0.00	580.37	-580.37
Interest Income-			
TSB- checking	203.66	111.98	91.68
TSB-general fund	16.18	262.35	-246.17
Total Interest Income-	219.84	374.33	-154.49
Leases/Licenses			
RR leases	7,014.94	7,110.63	-95.69
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	7,429.05	7,110.63	318.42
OHRy			
freight	32,479.20	19,877.35	12,601.85
Total OHRy	32,479.20	19,877.35	12,601.85
Total Income	41,213.09	28,142.68	13,070.41
Expense			
conference	200.00	0.00	200.00
Copies	37.35	39.86	-2.51
6160 · Dues and Subscriptions	75.00	0.00	75.00
E=mt3	5,000.00	0.00	5,000.00
Employee benefit			
IRA	340.38	0.00	340.38
Total Employee benefit	340.38	0.00	340.38
6180 · Insurance			
6190 · Disability (First Rehab Life)	0.00	125.00	-125.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
6185 · Property & Liability (Dryden)	8,912.47	8,502.15	410.32
RR Liability (Steadfast)	19,456.88	20,010.00	-553.12
Total 6180 · Insurance	28,994.35	28,637.15	357.20
6550 · Office Supplies			
other	218.53	-49.46	267.99
ink cartridges	232.42	0.00	232.42
Total 6550 · Office Supplies	450.95	-49.46	500.41
6560 · Payroll Expenses	16,520.07	12,600.83	3,919.24
6250 · Postage and Delivery	42.49	0.00	42.49
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	517.50	-517.50
Haskell	1,884.00	1,866.00	18.00
Tinney	4,500.00	0.00	4,500.00
Total Administrative Services	6,384.00	2,383.50	4,000.50
6650 · Accounting			
Jan Nolis			
payroll	807.50	0.00	807.50
Total Jan Nolis	807.50	0.00	807.50
Total 6650 · Accounting	807.50	0.00	807.50

Tioga County Industrial Development Agency
1st Quarter 2017 Operating Income vs. Operating Expense
 January through March 2017

	Jan - Mar 17	Jan - Mar 16	\$ Change
6280 · Legal Fees			
Monthly Fees	2,405.00	7,206.00	-4,801.00
Total 6280 · Legal Fees	2,405.00	7,206.00	-4,801.00
6270 · Professional Fees - Other	206.00	0.00	206.00
Total 6270 · Professional Fees	9,802.50	9,589.50	213.00
Property Taxes			
Newark Valley Property	0.00	160.87	-160.87
Berry Road (47)	112.64	82.91	29.73
Carmichael Road	3.41	3.07	0.34
Smith Creek Road	18.71	13.78	4.93
Glenmary Drive	9.06	7.20	1.86
Metro Road	7.55	6.00	1.55
Total Property Taxes	151.37	273.83	-122.46
6340 · Telephone	0.00	16.03	-16.03
6350 · Travel & Ent			
6370 · Meals	133.97	35.00	98.97
6380 · Travel	1,001.33	167.40	833.93
Total 6350 · Travel & Ent	1,135.30	202.40	932.90
Total Expense	62,749.76	51,310.14	11,439.62
Net Ordinary Income	-21,536.67	-23,167.46	1,630.79
Net Income	-21,536.67	-23,167.46	1,630.79