



Tioga County Industrial Development Agency
December 13, 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, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey
 - a. Absent:
 - b. Excused:
 2. Guests:
 - a. B. Myers, C. Haskell, J. Bellis, J. Meagher, L. Tinney
- 3. Privilege of the Floor-**
J. Bellis – Larson Design Group
- 4. Project Updates**
 - A. Crown Cork & Seal USA, Inc.
 1. Update:
 2. ESD – Nichols
 - B. Tioga Downs Racetrack, LLC Phase 3
 1. Update
 - a. Hotel Ribbon Cutting was held on Friday, December 1st
 - C. Tioga Downs Racetrack, LLC Phase 4
 1. Update
 - D. Gateway Project
 1. Update
 - E. Project Freehold
 1. Update
 - F. Upstate Shredding
 1. Update
 - G. Owego Gardens
 1. Update
 - a. Belva Lockwood Lane – Home Leasing responsible for snowplowing until Village of Owego acquires ownership
 - H. Distributed Sun
 1. Update
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)
 - a. 2017 Year End Prep Underway

- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 - a. Appoint A. Gowan to replace K. Dougherty as committee member
 - b. Appoint J. Ceccherelli to replace R. Kelsey as committee chair
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Community Bank – Paperless Statements
 - B. Housing Study
 - 1. Update
 - a. Stakeholders Presentation – January 8, 2018 @ 6:00 p.m.
Tioga Opportunities, Inc. Community Center, Sheldon Guile Blvd., Owego, NY
 - C. E-Site
 - 1. Update
 - 2. E-Site Cleanup - Completed
 - D. Lounsberry – 19.8 Acres in the Town of Nichols
 - 1. Update
 - a. Schedule Closing
 - b. Survey Quote
 - E. Strategic Plan – Draft Complete – Sent to all board members
 - F. ED&P Update –
- 6. **PILOT Updates** – B. Myers
 - A. 2018-2019 School/Library PILOT Payment Estimates – Sent
 - B. 2 + 4 Construction
 - 7. **New Business** – B. Myers
 - A. IDA/EDP/LDC – Joint Marketing Campaign
 - B. 2019 IEDC Conferences – March 22nd-23rd; August 16-17th; December 6-7th
 - C. FOIL Request – H. McNamee – CROWN PILOT Information
 - 8. **Approval of Minutes** –
 - A. November 1, 2017 Regular Meeting Minutes
 - B. November 1, 2017 Loan Committee Minutes
 - C. November 1, 2017 Governance Committee Minutes
 - 9. **Financial Report** – B. Myers
 - A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail
 - 10. **Reports**
 - A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - b. OHRY Update
 - c. Newark Valley High School – Banner Request
 - B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. Ford Loan – Closed for \$13,320
 - 11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
 - 12. **Next Meeting – January 3, 2018 – Annual Meeting followed by Regular Meeting**
 - 13. **Adjourned**



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Tioga County Industrial Development Agency

November 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 Chairperson R. Kelsey at 4:30 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: T. Monell

2. Guests:

- a. B. Myers, C. Haskell, J. Meagher, L. Tinney, J. Bellis, M. Bauer (LDG), K. Millar, M. Freeze

3. Privilege of the Floor – J. Bellis – Larson Design Group

J. Bellis reported an increase in flows for Crown Cork & Seal and by year-end anticipate they will be at full capacity. J. Bellis reported there should be no issue with freezing in the winter.

4. Project Updates

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

1. **ESD - Nichols** – B. Myers reported S. Mora confirmed it will be more difficult to receive fund reimbursement in the IDA name, therefore, suggested keeping the Town of Nichols as the grant recipient. IDA will need to enter into an agreement with the Town of Nichols to ensure reimbursement. B. Myers reported Town of Nichols Supervisor Engelbert indicated this would not be an issue.

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

1. **Update** – B. Myers reported the first 4 floors of the hotel will open this month with the convention center opening still on schedule for December 2017. The new P.J. Clark's Restaurant will be in the convention center.

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

1. **Update** – B. Myers reported the temporary clubhouse has been removed and the new clubhouse is progressing.

D. Gateway Project – B. Myers

1. **Update** – B. Myers reported this project is progressing. B. Myers reported Mr. Nelson hosts an open house on-site every 3rd Friday of the month at 5:00 p.m.

E. Project Freehold

1. **Update** – B. Myers reported abstracts, survey, and site design materials have been provided to Williams & Edsall.

F. Upstate Shredding

1. **Update** – B. Myers reported this project is progressing.

G. Owego Gardens

1. **Update** – B. Myers reported the Belva Lockwood Lane is moving along. J. Meagher confirmed the mortgage, easement, and PILOT needs to be subordinated.

H. Distributed Sun –

- 1. Update** – B. Myers reported the project is anticipated to commence in Spring 2018.

5. Old Business – B. Myers

A. Public Authority Accountability Act

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

- a. 3rd Quarter Review** – B. Myers reported he met with Jan Nolis on 10/24/17 and no significant issues were reported.

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

- a. Executive Director's Annual Review** - B. Myers reported the Governance Committee met just prior to this meeting to conduct his annual review.

- b. PARIS Annual Budget Report** – B. Myers reported the PARIS annual budget report was completed on 10/20/17.

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) – No report.

B. Housing Study

- 1. Update** – B. Myers reported the housing study is anticipated to be completed by mid-December. B. Myers reported municipalities participated and provided valuable feedback. B. Myers reported a formal presentation to the IDA will be tentatively scheduled for mid-January 2018.

C. E-Site -

- 1. Update** – B. Myers reported the pre-jurisdictional determination is completed. B. Myers reported Fagan Engineers is in the process of working with Home Leasing to get contract for design work. B. Myers reported preliminary designs are underway.
- 2. E-Site Cleanup** – B. Myers reported he will contact County DPW Commissioner Hammond regarding signage removal.

D. Lounsberry 19.8 Acres – Town of Nichols, NY

- 1. Update** - Board members recommended winterizing the house.

- a. Schedule Closing** – B. Myers reported the closing is scheduled for 11/2/17.

- b. Survey Quote** – B. Myers reported he received a survey quote for \$2,900 to survey off wetlands.

Motion to accept the survey quote of \$2,900. (A. Gowan, K. Dougherty)

Aye – 6 Abstain – 0

No – 0 Carried

- E. Strategic Plan** – B. Myers reported the draft is completed and will be reviewed with IDA Chairperson this month.

F. Railroad Leases –

- 1. Enterprise Products** – As reported last month, B. Myers stated this annual lease in the amount of \$315.00 has expired. Based on the current use of the facility and track, B. Myers recommended the IDA Board consider an annual renewal of \$630.00. B. Myers reported a letter of renewal will be sent to Enterprise Products in January 2018 addressing the expired lease and the new annual renewal amount. IDA Board members were in favor of the increased annual renewal amount and the letter being sent in January 2018.

G. ED&P Update - L. Tinney reported last month the County has agreed to financially contribute \$25,000 via the ED&P 2018 budget towards the salary and fringe of a part-time, permanent Agriculture Economic Specialist. L. Tinney reported she would like to explore the possibility of a partnership with the IDA to bring this position closer to a full-time position. L. Tinney reported she has a candidate for the position, however, it would need to be a full-time position. L. Tinney reported she will report additional information at the December meeting in regards to how this position will impact the IDA. K. Dougherty inquired about the scope of work. L. Tinney reported a job description has already been developed for the part-time, permanent County position. R. Kelsey reported the question at hand is whether the IDA should be involved and this will be the discussion moving forward.

H. iPad & Accessories Purchase – B. Myers reported he received the following quote from the County IT Department for an iPad, case, and monthly data plan:

- **iPad** - \$359.00
- **Case** - \$100.00
- **Monthly 4G Data Plan** - \$40.00

Motion to authorize the purchase of an iPad and case for the Executive Director at a cost not to exceed \$500.00, as well authorizing the ongoing monthly 4G data plan of \$40.00 per month through the County IT Department.

(M. Sauerbrey, J. Ceccherelli)

Aye – 6	Abstain – 0
No – 0	Carried

6. PILOT Updates – B. Myers

A. 2017-2018 School/Library Payments – B. Myers reported all PILOT payments, with the exception of FedEx’s library tax of \$89.00, has been received and paid out. B. Myers will follow-up with FedEx regarding outstanding payment.

M. Bauer departed meeting at 5:22 p.m.

B. Owego Family Housing, LP PILOT Application – B. Myers reported 2+4 Construction submitted a PILOT application for the construction of Brick Pond Apartments located at 610 Main Street, Owego, NY. B. Myers reported the housing project consists of 40 affordable and market rate units:

- (12) 1-bedroom apartments (725 sq. ft.)
- (22) 2-bedroom apartments (889 sq. ft.)
- (6) 3-bedroom apartments (1150 sq. ft.)

B. Myers reported the overall project is \$12.19 million. B. Myers reported the company will meet the Village of Owego flood plain elevation requirements. B. Myers reported the PILOT is similar to the Owego Gardens PILOT with the exception this is only a 15-year PILOT. Question was raised regarding job creation. B. Myers reported 2 full-time employees, as well as temporary construction employees.

Motion to authorize resolution acknowledging and accepting the PILOT application for Owego Family Housing, LP and set the public hearing.
(K. Dougherty, M. Sauerbrey)

Aye – 6 Abstain – 0
No – 0 Carried

C. Crown Cork & Seal Sales Tax Abatement Extension Request – B. Myers reported Crown Cork and Seal still has incomplete projects, therefore, submitted a request for an extension on their sales tax abatement that expires November 3, 2017 to March 2018.

Motion to authorize Crown Cork and Seal’s request for an extension on their sales tax abatement until March 2018. (A. Gowan, K. Dougherty)

Aye – 6 Abstain – 0
No – 0 Carried

7. New Business – B. Myers

A. IDA/EDP/LDC – Joint Marketing Campaign – B. Myers reported he met with R. Kelsey and L. Tinney regarding the concept of a joint marketing campaign, as the IDA/EDP/LDC have long been promoted as a one-stop shop, therefore, believes it is appropriate to cohesively market these Departments. B. Myers reported the three entities would be marketed under the acronym T.E.A.M. (Tioga Economic Advancement Members). B. Myers reported we have an opportunity to hire a social media/graphic design intern for the development of a new logo, marketing strategy, and letterhead. B. Myers reported the intern would be hired at the current minimum wage of \$9.70/hour with this increasing to the 2018 minimum wage of \$10.40/hour and placed on the IDA payroll for a period to not exceed three months. B. Myers reported budgeted funds are available to support the intern’s salary. L. Tinney disclosed the intern candidate is Madison Tinney who is a relative. B. Myers reported he did not see any conflict as he was the one who called her in for the interview. B. Myers reported the intern’s hire date would be 11/6/17.

Motion to authorize the hire of Madison Tinney as the IDA social media/graphic design intern at minimum wage for a period to not exceed 3 months commencing November 6, 2017. (J. Ceccherelli, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

M. Freeze departed meeting at 5:35 p.m.

8. **Approval of Minutes –**

A. October 4, 2017 Regular Meeting Minutes

Motion to approve the October 4, 2017 Regular Board Meeting minutes

(A. Gowan, K. Gillette)

Aye – 6	Abstain – 0
No – 0	Carried

9. **Financial Reports –**

A. Reports – In light of the PILOT payments, B. Myers reported the financial reports reflect large amounts flowing in and out.

1. **Balance Sheet –** Question was raised as to why the WWTP is reflected as an IDA asset versus a receivable. B. Myers will follow-up with Jan Nolis regarding this inquiry.

2. **Profit & Loss –**

3. **Transaction Detail –**

Motion to acknowledge financial statements (M. Sauerbrey K. Dougherty)

Aye – 6	Abstain – 0
No –	Carried

10. **Reports**

A. Railroads – B. Myers

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

a. Income to Date – B. Myers reported income is down for the month of August.

b. OHRY Update – B. Myers reported S. May has been doing work on the Route 38 crossing in Berkshire and anticipates completion by end of this week or next. L. Tinney reported she connected S. May with Soil & Water Conservation District Manager Wendy Walsh regarding the Monkey Run Bridge. L. Tinney reported the new bridge is starting to cause an issue with the railroad bridge. L. Tinney reported this project may be eligible for a CFA for the purpose of reconstructing the railroad bridge.

B. Loan Program – B. Myers

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

a. Site Visits and LINC Report – B. Myers reported the USDA site visits were completed on 10/11/17 and the LINC Report was completed and submitted ahead of schedule on 10/26/17.

b. Commercial Façade Loan Application – B. Myers reported the Loan Committee met just prior to this meeting to review the façade loan requests from Ike Lovelass for two properties; 249 Front Street and 17 Lake Street, Owego, NY. B. Myers reported numerous concerns were addressed for both applications, however, the Loan Committee recommended approval of both loans providing all contingencies are met.

249 Front Street, Owego, NY - B. Myers reported the Façade Loan request for 249 Front Street is for \$22,500 at 0% for 6 years for a monthly payment of \$312.50 for exterior façade renovations including roof replacement. B. Myers reported the Loan Committee recommended approval for this façade loan with the following terms/conditions:

→ \$22,500 loan at 0% fixed interest for six (6) years (\$312.50/month)

→ Julie and Ike Lovelass shall provide unconditional personal guarantees.

→ Loan funds will be used to reimburse up to \$22,500.00 for 90% of total project cost of \$25,000 for roof replacement at 249 Front Street, Owego

→ Key person Life Insurance on both Ike and Julie Lovelass at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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 equal to the amount of the declining loan balance.

→ Collateral includes 1st security interest on the real property located at 249 Front St, Owego, NY.

→ All applicable local, state and federal requirements to apply.

Motion to approve the Façade Loan application from Ike Lovelass for the property located at 249 Front Street, Owego, NY in the amount of \$22,500 with the terms/conditions noted, as recommended by the Loan Committee.

(A. Gowan, K. Dougherty)

Aye – 6

Abstain – 0

No – 0

Carried

- 17 Lake Street, Owego, NY** - B. Myers reported the Façade Loan request for 17 Lake Street is for \$\$4,050 @ 0% for 2 years for a monthly payment of \$168.75 for exterior façade renovations including painting, window repointing, awning removal and replacement, and railing replacement. B. Myers reported the Loan Committee recommended approval for this façade loan with the following terms/conditions:
- \$4,050.00 loan at 0% fixed interest for two (2) years (\$168.75/month)
 - Ike and Julie Lovelass shall provide unconditional personal guarantees.
 - Loan funds will be used to reimburse up to \$4,050.00 for 90% of total project cost of \$4,500.00 for exterior renovations of 17 Lake Street, Owego
 - Key person life Insurance on Ike and Julie Lovelass at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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 equal to the amount of the declining loan balance.
 - Collateral includes 2nd security interest on the real property located at 17 Lake Street, Owego, NY.
 - All applicable local, state, and federal requirements to apply.

Motion to accept the Façade loan application from Ike Lovelass for the property located at 17 Lake Street, Owego, NY in the amount of \$4,050 with the terms/conditions noted, as recommended by the Loan Committee.

(A. Gowan, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

- c. Commercial Façade Loan Program** - B. Myers reported there has been a significant amount of interest in the facade loan program and suggested the IDA may want to put additional IDA funds in the amount of \$75,000 towards this program for continuation. B. Myers reported this loan program was started with a STREDC loan in the amount of \$250,000 and currently has \$17,000 available to lend after the two above-referenced loans close. J. Meagher expressed concern that the IDA may be prohibited from loaning IDA funds. Other options discussed included the possible use of the HUD revolving loan funds or possible consortium of local banks donating to a loan fund to assist them with meeting their CRA requirements.

11. Executive Session –

Motion to move into Executive Session at 5:46 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisitions

(M. Sauerbrey, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

Motion to exit Executive Session at 6:02 p.m. (A. Gowan, K. Dougherty)

Aye – 6 Abstain – 0

No – 0 Carried

Motion to authorize IDA Attorney to prepare contract for the Town of Nichols 10-acre parcel at the price of \$26,000 per acre with clause to share profits with Town of Nichols.

12. Next Meeting – Wednesday, December 6, 2017

13. Adjournment –

Motion to adjourn at 6:03 p.m. (J. Ceccherelli, R. Kelsey)

Aye – 6 Abstain – 0

No – 0 Carried

**Industrial Development Agency
Loan Committee
November 1, 2017, 3:00pm
Economic Development Conference Room
Minutes**

DRAFT

I. Call to Order and Introductions

S. Thomas called the meeting to order at 3:05pm.

II. Attendance

R. Kelsey, K. Dougherty, A. Gowan, D. Barton, S. Thomas, B. Myers, B. Woodburn, T. Saraceno

III. New Business

A. I. and J. Loveless Commercial Façade Loan Applications

K. Dougherty arrived at 3:12pm

17 Lake Street:

Ike Lovelass is co-owner of 17 Lake Street, Owego, NY 13827. This is a request for \$4,050.00 in funding for exterior façade renovations including; Front - paint first floor façade, repoint windows, remove and replace awning, paint decorative trim on entire façade, and scrape and seal upper cornice, Back – paint exterior brick, paint trim, replace railing, and remove awning for a total cost of \$4,500.00. Description and estimates for work are attached. Renovation plans have been presented to OHPC and determined to be appropriate.

i.) Proposed Loan Terms and Conditions

- \$4,050.00 loan at 0% fixed interest for two (2) years (\$168.75/month)

- Ike and Julie Lovelass shall provide unconditional personal guarantees.

- Loan funds will be used to reimburse up to \$4,050.00 for 90% of total project cost of \$4,500.00 for exterior renovations of 17 Lake Street, Owego

- Key person Life Insurance on Ike and Julie Lovelass at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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 equal to the amount of the declining loan balance.

- Collateral includes 2nd security interest on the real property located at 17 Lake Street, Owego, NY.

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

The Committee reviewed the proposed terms and conditions and agreed to the loan based on the following contingencies: 1.) Carry a shared first position mortgage with the IDA on the 249 Front St. property.

Motion to recommend the 17 Lake St. loan request based on the terms and conditions outlined above (D. Barton, A. Gowan)

Aye – 4 Abstain – 1 (R. Kelsey)

No – 0

ii.) 249 Front Street:

Ike Lovelass is co-owner of 249 Front Street, Owego, NY 13827. This is a request for \$22,500.00 in funding for exterior façade renovations including roofing replacement at a total cost of \$25,000.00.

Proposed Loan Terms and Conditions

-\$22,500 loan at 0% fixed interest for six (6) years (\$312.50/month)

-Julie and Ike Lovelass shall provide unconditional personal guarantees.

-Loan funds will be used to reimburse up to \$22,500.00 for 90% of total project cost of \$25,000 for roof replacement at 249 Front Street, Owego

- Key person Life Insurance on both Ike and Julie Lovelass.at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency 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 equal to the amount of the declining loan balance.

-Collateral includes 1st security interest on the real property located at 249 Front St, Owego, NY.

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

The Committee reviewed the proposed terms and conditions and agreed to the loan based on the following contingencies: 1.) Business plan must be completed 2.) Proof of retirement funds must be provided 3.) Life insurance must be proven 4.) Personal Guarantee.

Motion to recommend the 249 Front St. loan request based on the terms and conditions outlined above (D. Barton, A. Gowan)

Aye – 4 Abstain – 1 (R. Kelsey)

No – 0

B. 2018 IRP Budget

B. Myers shared to draft 2018 IRP RLF budget with the loan committee.

Motion to accept budget and submit to USDA (K. Dougherty, A. Gowan)

Aye – 5 Abstain – 0

No – 0

C. Façade Program Dollars

B. Myers shared that the Commercial Façade loan program is running out of available funds. He stated that he would research ways to replenish the funds.

Motion to adjourn the meeting (R. Kelsey) 3:44pm

IV. Adjourned

**Industrial Development Agency
Governance Committee
November 1, 2017, 3:45pm
Economic Development Conference Room
Minutes**

DRAFT

I. Call to Order and Introductions

R. Kelsey called the meeting to order at 3:45pm

II. Attendance

R. Kelsey, A. Gowan, J. Ceccherelli, L. Tinney, B. Myers

III. New Business

A. B. Myers 2017 Evaluation

B. Myers was excused from the room while the committee members discussed the evaluation.

The committee members agreed to have B. Myers' evaluation on 11/7.

B. December meeting to review policies

A. Gowan adjourned the meeting at 4:28pm.

IV. Adjourned

Tioga County Industrial Development Agency

Balance Sheet

As of November 30, 2017

12/05/17

Accrual Basis

	Nov 30, 17	Nov 30, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Restricted Cash Accounts			
Community- Facade Improvement	92,998.88	110,355.88	-17,357.00
CCTC- Industrial Park	12,000.37	12,000.37	0.00
USDA Funds			
CCTC- Loan Loss Reserve	40,401.18	40,382.63	18.55
TSB- IRP 2016 (Formerly IRP 4)	258,816.76	418,733.26	-159,916.50
TSB- RBEG	205,505.98	205,448.62	57.36
TSB- marketing	1,496.92	1,496.51	0.41
Total USDA Funds	506,220.84	666,061.02	-159,840.18
Total Restricted Cash Accounts	611,220.09	788,417.27	-177,197.18
CCTC- CDs			
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	820,076.94	10,388.07
Temporarily Restricted Cash Acc			
TSB-Owego Gardens	54.30	0.00	54.30
TSB-Crown Cork and Seal	151.98	0.00	151.98
Community- BestBuy PILOT Acct.	66.13	53.57	12.56
Total Temporarily Restricted Cash Acc	272.41	53.57	218.84
Unrestricted Cash Accounts			
TSB- checking	653,126.29	1,496,330.17	-843,203.88
TSB- general fund	125,200.62	125,108.72	91.90
Total Unrestricted Cash Accounts	778,326.91	1,621,438.89	-843,111.98
Total Checking/Savings	2,220,284.42	3,229,986.67	-1,009,702.25
Other Current Assets			
Accounts Receivable 1300.01	373,317.60	443,717.65	-70,400.05
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
Commercial Facade Loan Program			
Loan Rec - 2017-03-C	13,320.00	0.00	13,320.00
Loan Rec - 2017-02-C	34,533.37	0.00	34,533.37
Loan Rec - 2016-03-C	15,861.48	19,143.24	-3,281.76
Loan Rec - 2016-02-C	37,500.08	46,527.80	-9,027.72
Loan Rec - 2016-01-C	8,101.82	9,936.14	-1,834.32
Loan Rec - 2015-06-C	17,927.08	22,317.40	-4,390.32
Loan Rec - 2014-01-C	5,594.62	7,629.10	-2,034.48
Loan Rec - 2015-01-C	11,111.05	14,166.63	-3,055.58
Loan Rec - 2015-02-C	1,485.02	3,267.14	-1,782.12
Loan Rec - 2015-04-C	0.00	750.00	-750.00
Loan Rec - 2015-05-C	14,671.35	17,963.76	-3,292.41
Total Commercial Facade Loan Program	160,105.87	141,701.21	18,404.66
IRP 4			
Loan Rec 2017-05-A	21,264.37	0.00	21,264.37
Loan Rec 2017-04-A	39,115.70	0.00	39,115.70
Loan Rec 2017-03-A	19,119.71	0.00	19,119.71
Loan Rec 2017-02-A	92,254.77	0.00	92,254.77
Loan Rec 2017-01-A	23,679.61	0.00	23,679.61
Loan Rec 2016-01-A	29,713.44	37,084.82	-7,371.38
Loan Rec 2015-03-A	8,508.29	11,235.48	-2,727.19
Loan Rec 2013-02-A	3,201.52	5,801.20	-2,599.68
Loan Rec 2010-01-A	0.00	6,979.52	-6,979.52
Loan Rec 2009-02-A	53,051.58	55,451.58	-2,400.00
Total IRP 4	289,908.99	116,552.60	173,356.39
IRP 3			
Loan Rec 2013-01-A	4,558.00	9,008.93	-4,450.93
Loan Rec 2007-08-A	35,321.27	41,131.42	-5,810.15

Tioga County Industrial Development Agency

Balance Sheet

As of November 30, 2017

12/05/17

Accrual Basis

	Nov 30, 17	Nov 30, 16	\$ Change
Total IRP 3	39,879.27	50,140.35	-10,261.08
IRP 2			
Loan Rec 2012-08-A	0.00	22,783.10	-22,783.10
Loan Rec 2011-03-A	47,282.38	58,545.45	-11,263.07
Total IRP 2	47,282.38	81,328.55	-34,046.17
Total Other Current Assets	875,494.11	798,440.36	77,053.75
Total Current Assets	3,095,778.53	4,028,427.03	-932,648.50
Fixed Assets			
Asset WWTP	2,899,623.29	2,356,471.86	543,151.43
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			
Hess	249,778.44	0.00	249,778.44
Land-Louns - Other	139,612.53	507.52	139,105.01
Total Land-Louns	389,390.97	507.52	388,883.45
Land 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,979,330.50	1,976,668.74	2,661.76
Z Accumulated Depreciation	-1,134,818.86	-1,111,513.55	-23,305.31
Total Fixed Assets	4,768,738.25	3,857,346.92	911,391.33
Other Assets			
HUD Loan Program			
L/R 2014-01-A	102,124.85	124,700.20	-22,575.35
L/R 2012-06-A	0.00	60,314.10	-60,314.10
L/R 2009-04-A	43,113.25	64,642.91	-21,529.66
Total HUD Loan Program	145,238.10	249,657.21	-104,419.11
Total Other Assets	145,238.10	249,657.21	-104,419.11
TOTAL ASSETS	8,009,754.88	8,135,431.16	-125,676.28
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	10,914.40	-10,914.40
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
CNYOG			
Library Tax - CNYOG	0.00	0.01	-0.01
School- CNYOG	0.00	-0.03	0.03
CNYOG - Other	0.00	-0.01	0.01
Total CNYOG	0.00	-0.03	0.03
Best Buy PP	0.00	-52.85	52.85
Hadco			
School- Hadco	0.00	-0.01	0.01
Total Hadco	0.00	-0.01	0.01
Rynone			
Town- Rynone	0.00	-0.01	0.01

Tioga County Industrial Development Agency

Balance Sheet

As of November 30, 2017

	Nov 30, 17	Nov 30, 16	\$ Change
Total Rynone	0.00	-0.01	0.01
Total PILOT Payments	0.00	-52.90	52.90
Total Other Current Liabilities	1,385.70	11,935.30	-10,549.60
Total Current Liabilities	1,385.70	15,470.30	-14,084.60
Long Term Liabilities			
Loan Pay- IRP 4	242,546.34	252,361.72	-9,815.38
Loan Pay- IRP 3	212,556.11	222,668.43	-10,112.32
Loan Pay- IRP 2	145,312.91	156,091.00	-10,778.09
Loan Pay- IRP 1	76,605.09	84,023.99	-7,418.90
Tioga County HUD prog			
2014-01-A	102,129.94	124,700.20	-22,570.26
2012-06-A	0.00	60,314.10	-60,314.10
2009-04-A	43,113.25	64,642.91	-21,529.66
Total Tioga County HUD prog	145,243.19	249,657.21	-104,414.02
Total Long Term Liabilities	822,263.64	964,802.35	-142,538.71
Total Liabilities	823,649.34	980,272.65	-156,623.31
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	5,752,846.17	3,262,608.70	2,490,237.47
Net Income	26,956.74	2,182,142.51	-2,155,185.77
Total Equity	7,186,105.54	7,155,158.51	30,947.03
TOTAL LIABILITIES & EQUITY	8,009,754.88	8,135,431.16	-125,676.28

Tioga County Industrial Development Agency

Profit & Loss

November 2016 through November 2017

	Nov '16 - Nov 17	Nov '15 - Nov 16	\$ Change
Ordinary Income/Expense			
Income			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	445.00	2,533.42	-2,088.42
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
WWTP			
Income thru Trust WWTP	0.00	934,199.55	-934,199.55
WWTP - Other	0.00	430.15	-430.15
Total WWTP	0.00	934,629.70	-934,629.70
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	188.17	1,153.63	-965.46
2011-03-A	3,139.82	3,196.61	-56.79
2011-01-A	0.00	333.74	-333.74
IRP 2 - Other	0.00	288.39	-288.39
Total IRP 2	3,327.99	4,972.37	-1,644.38
IRP 3			
2013-01-A	388.09	578.77	-190.68
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,423.65	3,304.50	-880.85
IRP 3 - Other	0.00	-31.59	31.59
Total IRP 3	2,811.74	3,899.59	-1,087.85
IRP 4			
2017-04-A	804.42	0.00	804.42
2017-03-A	250.95	0.00	250.95
2017-05-A	281.43	0.00	281.43
2017-01-A	359.61	0.00	359.61
2017-02-A	1,237.37	0.00	1,237.37
2016-01-A	1,843.83	859.07	984.76
2015-03-A	557.69	641.51	-83.82
2013-02-A	231.00	357.57	-126.57
2010-01-A	162.81	999.54	-836.73
2009-03-A	0.00	201.78	-201.78
IRP 4 - Other	0.00	-33.08	33.08
Total IRP 4	5,729.11	3,026.39	2,702.72
Loan Interest Income - Other	147.28	9,840.14	-9,692.86
Total Loan Interest Income	12,016.12	21,738.49	-9,722.37
Loan Program Fee			
Facade	1,213.00	1,751.40	-538.40
IRP 3	0.00	150.00	-150.00
IRP 4	1,482.88	850.00	632.88
Loan Program Fee - Other	1,435.00	150.00	1,285.00
Total Loan Program Fee	4,130.88	2,901.40	1,229.48
Loan Late Fee			
2015-03 - 2015-03-A	28.07	75.71	-47.64
2012-08	0.00	15.00	-15.00
Total Loan Late Fee	28.07	90.71	-62.64
Loan Administrative Fee			
IRP 2	0.00	674.14	-674.14
IRP 3	0.00	1,437.58	-1,437.58
IRP 4	0.00	837.03	-837.03
Total Loan Administrative Fee	0.00	2,948.75	-2,948.75
Program Fees	882.80	0.00	882.80
4030 - Contributions Income			
4050 - Restricted	12,500.00	0.00	12,500.00

Tioga County Industrial Development Agency

Profit & Loss

November 2016 through November 2017

	Nov '16 - Nov 17	Nov '15 - Nov 16	\$ Change
Total 4030 · Contributions Income	12,500.00	0.00	12,500.00
4110 · Grants			
ESD Grant - E-Site	0.00	50,000.00	-50,000.00
Waverly Trade Center DOT Grant	470,482.50	82,289.96	388,192.54
STREDC Grant	0.00	25,000.00	-25,000.00
Total 4110 · Grants	470,482.50	157,289.96	313,192.54
Interest Income-			
Community- Facade Improvement	49.64	70.51	-20.87
CCTC Loan Loss Reserve Account	20.21	21.93	-1.72
CCTC CD Infrastructure (877)	0.00	187.72	-187.72
CCTC CD Site Development (878)	0.00	509.16	-509.16
CCTC CD Land Acquisition (879)	5,980.95	990.62	4,990.33
CCTC CD Site Development (383)	0.00	259.97	-259.97
CCTC CD Infrastructure (391)	0.00	258.13	-258.13
CCTD CD Capital Improvment(284)	4,407.12	286.74	4,120.38
Community- Lounsberry	91.83	57.57	34.26
TSB- checking	869.91	657.20	212.71
TSB-general fund	100.12	961.25	-861.13
TSB- IRP 2	0.00	24.99	-24.99
TSB- IRP 3	0.00	45.24	-45.24
TSB- IRP 4	174.21	92.88	81.33
TSB- RBEG	62.49	67.78	-5.29
TSB- marketing	0.44	0.48	-0.04
Total Interest Income-	11,756.92	4,492.17	7,264.75
Leases/Licenses			
Swartwood	600.00	0.00	600.00
RR leases	10,465.54	11,337.62	-872.08
Leases/Licenses - Other	414.11	0.00	414.11
Total Leases/Licenses	11,479.65	11,337.62	142.03
OHRy			
freight	132,823.50	167,051.25	-34,227.75
Total OHRy	132,823.50	167,051.25	-34,227.75
4170 · PILOT Program Fees			
Two Plus Four	2,500.00	0.00	2,500.00
Gateway	12,286.50	0.00	12,286.50
Ameresco, Inc.	2,500.00	0.00	2,500.00
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	0.00	420,225.45	-420,225.45
Midwestern Pet Foods Inc.	0.00	13,550.23	-13,550.23
Nichols Cross Dock LLC	0.00	112,173.94	-112,173.94
Tioga Downs	30,233.50	1,150,835.70	-1,120,602.20
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
Total 4170 · PILOT Program Fees	50,019.95	1,728,028.27	-1,678,008.32
Sale of Property	3,014.07	0.00	3,014.07
Total Income	720,598.86	2,863,482.76	-2,142,883.90
Expense			
Freehold	2,100.00	0.00	2,100.00
Leases/Licenses Refund			
Berkshire Land	122.76	0.00	122.76
Total Leases/Licenses Refund	122.76	0.00	122.76
Bodle Hill Land	200.00	0.00	200.00
WWTP Crown Cork and Seal	0.00	0.00	0.00
Marketing	602.13	677.88	-75.75
Waverly Trade Center DOT Grant	470,482.50	82,289.96	388,192.54
Tioga Industrial Park			
Corporate Drive	0.00	10.00	-10.00

Tioga County Industrial Development Agency

Profit & Loss

November 2016 through November 2017

	Nov '16 - Nov 17	Nov '15 - Nov 16	\$ Change
Total Tioga Industrial Park	0.00	10.00	-10.00
Education			
Myers	0.00	0.00	0.00
Total Education	0.00	0.00	0.00
Loan Admin Fee			
IRP 2	0.00	822.19	-822.19
IRP 3	0.00	1,289.53	-1,289.53
IRP 4	0.00	837.03	-837.03
Total Loan Admin Fee	0.00	2,948.75	-2,948.75
Loan Program Expense			
Marketing	0.00	312.50	-312.50
Loan Program Expense - Other	203.35	150.35	53.00
Total Loan Program Expense	203.35	462.85	-259.50
Bad Debts	0.00	-40,000.00	40,000.00
Property Maintenance	0.00	2,131.46	-2,131.46
6120 · Bank Service Charges			
Check order			
Crown	91.71	0.00	91.71
Owego Gardens	91.71	0.00	91.71
TSB IRP 3	0.00	57.09	-57.09
Total Check order	183.42	57.09	126.33
6120 · Bank Service Charges - Other	85.00	290.87	-205.87
Total 6120 · Bank Service Charges	268.42	347.96	-79.54
conference	2,500.00	1,500.00	1,000.00
Copies	175.10	134.61	40.49
6150 · Depreciation Expense	23,305.31	23,305.31	0.00
6160 · Dues and Subscriptions	510.00	210.00	300.00
E=mt3			
Wetland Delineation	7,000.00	7,000.00	0.00
site preparation	0.00	850.00	-850.00
E=mt3 - Other	5,000.00	250.00	4,750.00
Total E=mt3	12,000.00	8,100.00	3,900.00
Employee benefit			
IRA Company Match	1,667.34	328.86	1,338.48
IRA	1,338.48	517.92	820.56
Employee benefit - Other	0.00	0.00	0.00
Total Employee benefit	3,005.82	846.78	2,159.04
6180 · Insurance			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	4,502.00	3,696.00	806.00
6190 · Disability (First Rehab Life)	125.00	125.00	0.00
Employee Dishonesty (Utica)	625.00	0.00	625.00
Employee Health (SSA)	0.00	-233.10	233.10
6185 · Property & Liability (Dryden)	8,900.11	8,502.15	397.96
RR Liability (Steadfast)	19,456.88	20,766.38	-1,309.50
WC (Amtrust)	864.00	501.00	363.00
Total 6180 · Insurance	35,222.99	33,357.43	1,865.56
6200 · Interest Expense			
6220 · Loan Interest			
IRP 1	0.00	913.69	-913.69
IRP 2	0.00	1,667.62	-1,667.62
IRP 3	0.00	2,326.81	-2,326.81
Total 6220 · Loan Interest	0.00	4,908.12	-4,908.12
6200 · Interest Expense - Other	7,151.45	12,460.94	-5,309.49
Total 6200 · Interest Expense	7,151.45	17,369.06	-10,217.61

Tioga County Industrial Development Agency

Profit & Loss

November 2016 through November 2017

	Nov '16 - Nov 17	Nov '15 - Nov 16	\$ Change
Lounsberry land	0.00	-10,700.00	10,700.00
6550 · Office Supplies			
other	204.64	150.32	54.32
stationary	135.00	193.00	-58.00
ink cartridges	232.42	475.49	-243.07
6550 · Office Supplies - Other	90.54	414.30	-323.76
Total 6550 · Office Supplies	662.60	1,233.11	-570.51
6560 · Payroll Expenses			
M. Tinney	339.32	0.00	339.32
Curry	1,308.90	0.00	1,308.90
6560 · Payroll Expenses - Other	62,466.85	56,626.27	5,840.58
Total 6560 · Payroll Expenses	64,115.07	56,626.27	7,488.80
PILOT Program Expenses			
Distributed Sun	244.00	0.00	244.00
Gateway	228.50	228.50	0.00
Tioga Downs	233.50	379.13	-145.63
PILOT Program Expenses - Other	0.00	145.62	-145.62
Total PILOT Program Expenses	706.00	753.25	-47.25
6250 · Postage and Delivery	248.40	75.55	172.85
6270 · Professional Fees			
Administrative Services			
Fiato	0.00	922.50	-922.50
Haskell	8,164.00	8,110.00	54.00
Tinney	16,500.00	0.00	16,500.00
Total Administrative Services	24,664.00	9,032.50	15,631.50
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis payroll	1,870.00	0.00	1,870.00
Total Jan Nolis	1,870.00	0.00	1,870.00
Total 6650 · Accounting	11,370.00	9,500.00	1,870.00
6655 · Consulting	0.00	300.00	-300.00
6280 · Legal Fees			
Loan Program Fees	595.00	4,253.00	-3,658.00
Monthly Fees	3,343.50	31,709.50	-28,366.00
6280 · Legal Fees - Other	23,399.40	3,535.00	19,864.40
Total 6280 · Legal Fees	27,337.90	39,497.50	-12,159.60
6270 · Professional Fees - Other	10,481.00	2,273.96	8,207.04
Total 6270 · Professional Fees	73,852.90	60,603.96	13,248.94
6670 · Program Expense			
Façade Improvement Loan Program	0.00	415.00	-415.00
Total 6670 · Program Expense	0.00	415.00	-415.00
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
Recording fees	915.50	135.50	780.00
6770 · Supplies			
6780 · Marketing	0.00	325.00	-325.00
6770 · Supplies - Other	259.32	0.00	259.32
Total 6770 · Supplies	259.32	325.00	-65.68

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Accrual Basis

Tioga County Industrial Development Agency

Profit & Loss

November 2016 through November 2017

	<u>Nov '16 - Nov 17</u>	<u>Nov '15 - Nov 16</u>	<u>\$ Change</u>
6340 · Telephone	0.00	110.09	-110.09
6350 · Travel & Ent			
6370 · Meals	133.97	70.35	63.62
6380 · Travel	2,761.76	699.44	2,062.32
Total 6350 · Travel & Ent	<u>2,895.73</u>	<u>769.79</u>	<u>2,125.94</u>
Total Expense	<u>701,656.72</u>	<u>244,313.40</u>	<u>457,343.32</u>
Net Ordinary Income	18,942.14	2,619,169.36	-2,600,227.22
Other Income/Expense			
Other Income			
TSB- CCS	106.30	0.00	106.30
Total Other Income	<u>106.30</u>	<u>0.00</u>	<u>106.30</u>
Net Other Income	<u>106.30</u>	<u>0.00</u>	<u>106.30</u>
Net Income	<u><u>19,048.44</u></u>	<u><u>2,619,169.36</u></u>	<u><u>-2,600,120.92</u></u>

Tioga County Industrial Development Agency
Transaction Detail by Account
November 2017

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	11/3/2017		Facade Deposit	540.73	540.73
Deposit	11/7/2017		Loan Pymt	518.72	1,059.45
Deposit	11/15/2017		Facade Loan ...	318.05	1,377.50
Deposit	11/28/2017		Facade Loan ...	639.34	2,016.84
Deposit	11/28/2017		Facade Loan ...	265.50	2,282.34
Deposit	11/29/2017		Facade Loan ...	694.44	2,976.78
Deposit	11/30/2017		Interest	4.12	2,980.90
Deposit	11/30/2017		Facade Loan ...	540.73	3,521.63
Total Community- Facade Improvement				3,521.63	3,521.63
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	11/3/2017		Loan Deposit	1,277.42	1,277.42
Deposit	11/9/2017		Deposit	200.00	1,477.42
Deposit	11/15/2017		Loan Pmt	268.92	1,746.34
Deposit	11/28/2017		Loan Pmt	235.89	1,982.23
Deposit	11/30/2017		Loan Pmt	1,088.88	3,071.11
Deposit	11/30/2017		Loan Pmt	306.00	3,377.11
Total TSB- IRP 2016 (Formerly IRP 4)				3,377.11	3,377.11
Total USDA Funds				3,377.11	3,377.11
Total Restricted Cash Accounts				6,898.74	6,898.74
Unrestricted Cash Accounts					
TSB- checking					
Check	11/1/2017	5921	L. Tinney Nove...	-1,500.00	-1,500.00
Check	11/1/2017	5922	Administrative ...	-628.00	-2,128.00
Check	11/1/2017	5923	3rd Quarter Fi...	-166.25	-2,294.25
Check	11/1/2017	5924	Legal Fees Oc...	-3,568.00	-5,862.25
Deposit	11/2/2017		HUD Rec`	4,243.54	-1,618.71
Deposit	11/3/2017		RR Deposit	5,013.60	3,394.89
Check	11/3/2017	5925	Hess Land Pur...	-222,106.81	-218,711.92
Check	11/6/2017	5926	10/22/2017-11/...	-1,594.44	-220,306.36
Check	11/6/2017	5927	Freehold Bond...	-2,100.00	-222,406.36
Check	11/6/2017	5928	2018 Members...	-75.00	-222,481.36
Check	11/6/2017	5929	November 201...	-4,243.54	-226,724.90
Check	11/6/2017	5930	credit reports	-19.90	-226,744.80
Check	11/13/2017	X	October 2017	-1,331.08	-228,075.88
Check	11/15/2017	5931	Hess Archeo S...	-114.97	-228,190.85
Check	11/20/2017	5932	11/05/2018-11/...	-1,594.43	-229,785.28
Check	11/20/2017	5933	Bryant R. Myer...	-258.48	-230,043.76
Check	11/20/2017	5934	Intern 11/05-1...	-339.32	-230,383.08
Deposit	11/28/2017		Housing Study...	10,000.00	-220,383.08
Check	11/30/2017	X	November 2017	-1,209.44	-221,592.52
Check	11/30/2017	X	Nov 2017	-208.95	-221,801.47
Total TSB- checking				-221,801.47	-221,801.47
Total Unrestricted Cash Accounts				-221,801.47	-221,801.47
Commercial Facade Loan Program					
Loan Rec - 2017-02-C					
Deposit	11/3/2017	3362	November 201...	-540.73	-540.73
Deposit	11/30/2017	3390	December 201...	-540.73	-1,081.46
Total Loan Rec - 2017-02-C				-1,081.46	-1,081.46
Loan Rec - 2016-03-C					
Deposit	11/28/2017	6685	December 201...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-02-C					
Deposit	11/29/2017	5006...	December 201...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
Loan Rec - 2016-01-C					
Deposit	11/7/2017	346	November Pymt	-152.86	-152.86

Tioga County Industrial Development Agency
Transaction Detail by Account
November 2017

Type	Date	Num	Memo	Amount	Balance
Total Loan Rec - 2016-01-C				-152.86	-152.86
Loan Rec - 2015-06-C					
Deposit	11/7/2017	734	November Pymt	-365.86	-365.86
Deposit	11/28/2017	435	December 201...	-365.86	-731.72
Total Loan Rec - 2015-06-C				-731.72	-731.72
Loan Rec - 2014-01-C					
Deposit	11/15/2017	70006	November 201...	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-02-C					
Deposit	11/15/2017	1419...	November 201...	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Total Commercial Facade Loan Program				-3,252.01	-3,252.01
IRP 4					
Loan Rec 2017-04-A					
Deposit	11/30/2017	X	November 201...	-158.72	-158.72
Total Loan Rec 2017-04-A				-158.72	-158.72
Loan Rec 2017-03-A					
Deposit	11/3/2017	19549	November 201...	-148.40	-148.40
Total Loan Rec 2017-03-A				-148.40	-148.40
Loan Rec 2015-03-A					
Deposit	11/15/2017	1087	November 201...	-232.50	-232.50
Total Loan Rec 2015-03-A				-232.50	-232.50
Loan Rec 2013-02-A					
Deposit	11/28/2017	2094	November 201...	-221.63	-221.63
Total Loan Rec 2013-02-A				-221.63	-221.63
Loan Rec 2009-02-A					
Deposit	11/9/2017	5334	November 201...	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				-961.25	-961.25
IRP 2					
Loan Rec 2011-03-A					
Deposit	11/3/2017	3363	November 201...	-884.48	-884.48
Deposit	11/30/2017	3391	December 201...	-888.17	-1,772.65
Total Loan Rec 2011-03-A				-1,772.65	-1,772.65
Total IRP 2				-1,772.65	-1,772.65
Land-Louns					
Hess					
Check	11/3/2017	5925	Hess Land Pur...	222,106.81	222,106.81
Check	11/15/2017	5931	Hess Archeo S...	114.97	222,221.78
Total Hess				222,221.78	222,221.78
Total Land-Louns				222,221.78	222,221.78
HUD Loan Program					
L/R 2014-01-A					
Deposit	11/2/2017	62468	November 201...	-2,056.29	-2,056.29
Total L/R 2014-01-A				-2,056.29	-2,056.29
L/R 2009-04-A					
Deposit	11/2/2017	62467	November 201...	-1,818.88	-1,818.88
Total L/R 2009-04-A				-1,818.88	-1,818.88
Total HUD Loan Program				-3,875.17	-3,875.17
Interest Payable					

Tioga County Industrial Development Agency
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Type	Date	Num	Memo	Amount	Balance
L/P 2014-01-A Interest					
Deposit	11/2/2017	62468	November 201...	-256.04	-256.04
Check	11/6/2017	5929	Nov 2017 Int H...	256.04	0.00
Total L/P 2014-01-A Interest				0.00	0.00
L/P 2009-04-A Interest					
Deposit	11/2/2017	62467	November 201...	-112.33	-112.33
Check	11/6/2017	5929	Nov 2017 Int H...	112.33	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				0.00	0.00
Tioga County HUD prog					
2014-01-A					
Check	11/6/2017	5929	Nov 2017 Prin ...	2,056.29	2,056.29
Total 2014-01-A				2,056.29	2,056.29
2009-04-A					
Check	11/6/2017	5929	Nov 2017 Prin ...	1,818.88	1,818.88
Total 2009-04-A				1,818.88	1,818.88
Total Tioga County HUD prog				3,875.17	3,875.17
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	11/3/2017	3363	November 201...	-204.40	-204.40
Deposit	11/30/2017	3391	December 201...	-200.71	-405.11
Total 2011-03-A				-405.11	-405.11
Total IRP 2				-405.11	-405.11
IRP 4					
2017-03-A					
Deposit	11/3/2017	19549	November 201...	-40.14	-40.14
Total 2017-03-A				-40.14	-40.14
2015-03-A					
Deposit	11/15/2017	1087	November 201...	-36.42	-36.42
Total 2015-03-A				-36.42	-36.42
2013-02-A					
Deposit	11/28/2017	2094	November 201...	-14.26	-14.26
Total 2013-02-A				-14.26	-14.26
Total IRP 4				-90.82	-90.82
Loan Interest Income - Other					
Deposit	11/30/2017	X	November 201...	-147.28	-147.28
Total Loan Interest Income - Other				-147.28	-147.28
Total Loan Interest Income				-643.21	-643.21
Loan Program Fee					
Facade					
Deposit	11/28/2017	1248	Facade Loan ...	-40.50	-40.50
Deposit	11/28/2017	176	Facade Loan ...	-225.00	-265.50
Total Facade				-265.50	-265.50
Total Loan Program Fee				-265.50	-265.50
4030 · Contributions Income					
4050 · Restricted					
Deposit	11/28/2017	5068...	Housing Study...	-5,000.00	-5,000.00
Deposit	11/28/2017	5068...	Housing Study...	-5,000.00	-10,000.00
Total 4050 · Restricted				-10,000.00	-10,000.00

Tioga County Industrial Development Agency
Transaction Detail by Account
November 2017

Type	Date	Num	Memo	Amount	Balance
Total 4030 · Contributions Income				-10,000.00	-10,000.00
Interest Income-					
Community- Facade Improvement					
Deposit	11/30/2017		Interest	-4.12	-4.12
Total Community- Facade Improvement				-4.12	-4.12
Total Interest Income-				-4.12	-4.12
OHRy					
freight					
Deposit	11/3/2017	17744	September 20...	-5,013.60	-5,013.60
Total freight				-5,013.60	-5,013.60
Total OHRy				-5,013.60	-5,013.60
Freehold					
Check	11/6/2017	5927	Freehold Boun...	2,100.00	2,100.00
Total Freehold				2,100.00	2,100.00
Loan Program Expense					
Check	11/6/2017	5930	Credit Report: ...	19.90	19.90
Total Loan Program Expense				19.90	19.90
6160 · Dues and Subscriptions					
Check	11/6/2017	5928	2018 Members...	75.00	75.00
Total 6160 · Dues and Subscriptions				75.00	75.00
Employee benefit					
IRA Company Match					
Check	11/20/2017	5933	Employer Cont...	129.24	129.24
Total IRA Company Match				129.24	129.24
IRA					
Check	11/20/2017	5933	Employee Con...	129.24	129.24
Total IRA				129.24	129.24
Total Employee benefit				258.48	258.48
6560 · Payroll Expenses					
M. Tinney					
Check	11/20/2017	5934	Intern 11/05-1...	339.32	339.32
Total M. Tinney				339.32	339.32
6560 · Payroll Expenses - Other					
Check	11/6/2017	5926	10/22/2017-11/...	1,594.44	1,594.44
Check	11/13/2017	X	October 2017	1,331.08	2,925.52
Check	11/20/2017	5932	11/05/2018-11/...	1,594.43	4,519.95
Check	11/30/2017	X	November 2017	1,209.44	5,729.39
Check	11/30/2017	X	Nov 2017	208.95	5,938.34
Total 6560 · Payroll Expenses - Other				5,938.34	5,938.34
Total 6560 · Payroll Expenses				6,277.66	6,277.66
6270 · Professional Fees					
Administrative Services					
Haskell					
Check	11/1/2017	5922	2017-October	628.00	628.00
Total Haskell				628.00	628.00
Tinney					
Check	11/1/2017	5921	L. Tinney Nove...	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					

**Tioga County Industrial Development Agency
Transaction Detail by Account
November 2017**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
payroll					
Check	11/1/2017	5923	3rd Quarter Fi...	166.25	166.25
Total payroll				166.25	166.25
Total Jan Nolis				166.25	166.25
Total 6650 · Accounting				166.25	166.25
6280 · Legal Fees					
Check	11/1/2017	5924	Legal Fees - O...	3,568.00	3,568.00
Total 6280 · Legal Fees				3,568.00	3,568.00
Total 6270 · Professional Fees				5,862.25	5,862.25
TOTAL				0.00	0.00