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

**Tioga County Industrial Development Agency
August 1, 2018 • 4:30pm•
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Agenda**

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, M. Sauerbrey, K. Dougherty, J. Ceccherelli, T. Monell, K. Gillette
 - a. Absent:
 - b. Excused:
 2. Guests:
 - a. B. Myers, C. Haskell, J. Meagher, L. Tinney, J. Bellis
- 3. Privilege of the Floor – Z. Baker – Tioga County ED&P**
- 4. Project Updates**
 - A. Gateway Project
 1. Update
 - B. Owego Gardens 2
 1. [Update](#)
 - C. Spencer –Tioga Solar, LLC
 1. Update
- 5. Old Business – B. Myers**
 - A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, A. Gowan, K. Dougherty)
 - a. CPA Quarterly Review
 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. 2019 Budget
 - B. Lounsberry Property Purchases
 1. Jame Enterprises
 2. Hess Property
 - C. ED&P Update
 1. Business Council
 2. Owego DRI

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- D. Lounsberry Property Purchases
 - 1. Jame Enterprises
 - 2. Hess Property
- E. ED&P Update
 - 1. Update
 - 2. Ag Update
- 6. PILOT Updates – B. Myers**
 - 1. Village PILOT Bills
 - 2. Sanmina
 - a. Collapse PILOT
 - b. Post-PILOT Analysis
- 7. New Business – B. Myers**
 - A. Email vote affirmations:
 - 1. Town of Owego Gravel Pit Survey - \$3,200.00
- 8. Approval of Minutes –**
 - A. [July 11, 2018 Regular Meeting Minutes](#)
 - B. July 11, 2018 Governance Committee Minutes
 - C. July 11, 2018 Loan Committee Minutes
- 9. Financial Reports – B. Myers**
 - A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail
- 10. Reports**
 - A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
 - a. Income to Date
 - B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. The Loom – Microloan Application
 - b. Paint Program
- 11. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. Next Meeting – September 5, 2018**
- 13. Adjourned**



Tioga County Industrial Development Agency
July 11, 2018 • 4:30pm •
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Minutes

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1.	<p>Call to Order and Introductions The meeting was called to order by Chairperson R. Kelsey at 4:36 p.m.</p>
2.	<p>Attendance</p> <p>A. IDA Board Members</p> <p>1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette, J. Ceccherelli, M. Sauerbrey</p> <p>a. Absent:</p> <p>b. Excused: A. Gowan, K. Dougherty (<i>participated via phone until 5:00 p.m.</i>)</p> <p>2. Guests:</p> <p>a. B. Myers, C. Haskell, J. Meagher, Z. Baker, M. Freeze (<i>departed @ 4:55 pm</i>)</p>
3.	<p>Privilege of the Floor – Z. Baker – Tioga County ED&P – Ag Economic Development Specialist Z. Baker introduced himself and spoke of his experience. He is working on a Facebook page and has been interacting with farmers, as well as established a connection with Raymond-Hadley.</p>
4.	<p>Project Updates – B. Myers</p> <p>A. Gateway Project</p> <p>1. Update: B. Myers reported he did a walk-through of the project on 6/18/18 and inquired as to whether the IDA Board would be interested in doing the same prior to project completion. The Board indicated possible interest in doing a quick tour a half-hour prior to an upcoming IDA Board meeting.</p> <p>B. Upstate Shredding</p> <p>1. Update – B. Myers reported ESD is working on reaching an agreement in regards to the job numbers. B. Myers reported ESD Deputy Director, J. Roman, is working on this and will provide final decision to Upstate Shredding shortly.</p> <p>C. Owego Gardens 2</p> <p>1. Update – B. Myers reported bi-weekly conference calls are proving to be effective. The subdivision request for the E-site parcel was submitted on 7/6/18 and the Village of Owego Planning Board will address this at their 7/24/18 meeting. B. Myers reported he would attend. The site plan will be submitted shortly. Fagan Engineers is finalizing the plans and will submit to the Village of Owego for review prior to the August meeting.</p>



B. Myers reported the project budget is being revised and Fagan Engineers will distribute to all parties by end of week. B. Myers reported water and sewer are moving forward and the water design has been submitted to Suez awaiting their response. B. Myers reported the IDA could apply for the WIIA grant funds, which requires a 25% match. B. Myers reported a resolution is required to authorize the IDA to apply for this grant funding. In addition, a bond resolution will need to be provided for this project. B. Myers reported the next conference call is scheduled for 7/25/18.

Motion to authorize the IDA Executive Director to apply for the WIIA grant funding with a 25% match. (J. Ceccherelli, M. Sauerbrey)

Aye – 5 Abstain – 0
No – 0 Carried

D. Spencer-Tioga Solar, LLC

1. Update – B. Myers reported the financier closing is completed and the IDA received a \$288,000 agency fee. The project is expected to break ground in August. B. Myers reported the project manager would keep him apprised of the construction start date.

5.	<p>Old Business – B. Myers</p> <p>A. Public Authority Accountability Act</p> <ol style="list-style-type: none"> 1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan) <ol style="list-style-type: none"> a. Nothing new to report 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli) <ol style="list-style-type: none"> a. Property Acquisition Policy – B. Myers reported this is a new policy for the IDA. Motion to adopt newly developed Property Acquisition Policy. (T. Monell, K. Gillette) <p>Aye – 5 Abstain – 0 No – 0 Carried</p> b. ABO – Website – B. Myers reported all issues addressed and response provided to ABO prior to established deadline. c. ABO – Investment Policy Guidelines – B. Myers reported the ABO has requested all public benefit corporations to include specific language related to a single audit of investments. Piaker & Lyons confirmed they already do this, however, as a formality the policy has been revised to include the required language. Motion to adopt newly revised Investment Policy to include required ABO language. (T. Monell, K. Gillette) <p>Aye – 5 Abstain – 0 No – 0 Carried</p> 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) <ol style="list-style-type: none"> a. ICS Programs – B. Myers reported the ICS account was established with Tioga State Bank at a 1% rate. \$1.8 million dollars has been transferred to this account.
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B. Lounsberry Property Purchases

1. JAME Enterprises – B. Myers reported the attorney for JAME Enterprises is reviewing the land survey. The land survey was delivered to Lopke on 7/6/18 and we are currently waiting on the abstract.
2. Hess Property – B. Myers reported it is expensive to insure the house and inquired as to whether the IDA would be interested in putting this out to bid. The IDA acknowledged they would be in favor of putting the house out to bid with a 30-45 day bid window.

C. ED&P Update – ED&P Director Tinney was not in attendance, however, B. Myers provided the following update:

→**Business Council** – B. Myers reported this group works for businesses in both the public and private sectors to lobby for fair cost of doing business in NYS. They have the connections with executives in the Cuomo administration, as well as over 2300 members. The Council hosts many networking and educational events annually. B. Myers reported the annual membership dues is \$620.00. M. Sauerbrey reported all members of the IDA Board are eligible to attend the events as part of this membership.

Motion to authorize payment for the annual membership dues of \$620.00 to join the Business Council. (J. Ceccherelli, T. Monell)

Aye – 5	Abstain – 0
No – 0	Carried

→**Owego Downtown Revitalization Initiative (DRI)** – B. Myers distributed copies of the presentation given a couple of weeks ago. B. Myers reported the award announcement is expected to be released shortly.

6. PILOT Updates –

1. Village PILOT Bills – B. Myers reported he is waiting on website publication of the Village of Owego rates so he can proceed with sending out the bills.



<p>7.</p>	<p>New Business –</p> <p>A. Email Vote Affirmations:</p> <p>1. Contribution towards DRI Presentation - \$1,670 Motion to affirm the email vote for the DRI Presentation contribution amount of \$1,670. (T. Monell, K. Gillette) Aye – 5 Abstain – 0 No – 0 Carried</p> <p>2. Support Letter for ED&P NY Main Street Grant Application Motion to affirm the email vote for issuance of a support letter for ED&P NY Main Street Grant Application (T. Monell, M. Sauerbrey) Aye – 5 Abstain – 0 No – 0 Carried</p> <p>3. IEDC Conference - Entrepreneurial and Small Business Development Strategies – B. Myers reported he attended this conference last month. This conference was very good and offered good information for both urban and rural areas. One business model discussed is similar to Amazon Go, but for a hands-off farmer’s market open to the public. B. Myers reported he discussed this with ED&P Ag Economic Development Specialist Baker and this could be a potential concept for Tioga County.</p>
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8.	Approval of Minutes – A. June 6, 2018 Regular Meeting Minutes Motion to approve the June 6, 2018 Regular Meeting minutes, as written. (M. Sauerbrey, T. Monell) Aye – 5 Abstain – 0 No – 0 Carried B. June 6, 2018 Finance Committee Meeting Minutes Motion to approve the June 6, 2018 Finance Committee Meeting minutes, as written. (M. Sauerbrey, T. Monell) Aye – 5 Abstain – 0 No – 0 Carried
9.	Financial Reports - 1. Reports – B. Myers reported the following: 1. Balance Sheet – The balance sheet reflects the new ICS account of \$1.6 million, however, does not include the proceeds from Spencer-Tioga Solar, LLC. The account balance is closer to \$1.8 million. 2. Profit & Loss – The profit & loss statement reflects the loss of \$2.8 million due to WWTP. 3. Transaction Detail – The transaction detail report reflects the Town of Nichols land sale for \$230,000, 4. Operating Revenue/Income – This report reflects the IDA is up \$1.7 million from last year due to the agency fee for SUN8 PDC and ESD grant. Motion to acknowledge financial reports, as presented. (J. Ceccherelli, M. Sauerbrey) Aye – 5 Abstain – No – 0 Carried



<p>10.</p>	<p>Reports</p> <p>A. Railroad</p> <ol style="list-style-type: none">1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)<ol style="list-style-type: none">a. Income to Date – B. Myers reported the railroad income is currently up \$1,500 from last year at this time. <p>B. Loan Program</p> <ol style="list-style-type: none">1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)<ol style="list-style-type: none">a. Façade Program – Owen – B. Myers reported the Owen façade loan closed and mortgage has been recorded.b. EMVC Loan Application – B. Myers reported the Loan Committee met prior to this meeting to review the loan request for Endless Mountain Veterinary Center. The loan request is for \$180,000, which exceeds the typical amount allowed. B. Myers reported he spoke with USDA and they granted permission to lend over the IDA allowable amount providing the amount is split between two funds: IRP and RBEG. The loan is for a 1200 sq. ft. expansion at the existing site on Route 434, Owego, NY and the hire of 7 new higher paying positions including three new veterinarians. The total project cost is over \$1.3 million dollars. The Loan Committee recommended approval of this loan request with the following terms/conditions:<ul style="list-style-type: none">• Approval contingent on sufficient appraisal outcomes and Citizens and Northern Bank’s final commitment.• IRP: \$100,000.00: 4.00% interest rate for 10 years (\$1,066.66/month).• RBEG: \$80,000.00: 4.00% Interest for 10 years (\$848.53/month).• Donn, Stephen, & Benjamin Laudermilch shall provide their unconditional personal guarantees.• Loan funds will be used for the expansion of their facility located at 114 Southside Drive, Owego, NY 13827.• Key person Life Insurance on Donn, Stephen, & Benjamin Laudermilch 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.• A subordinate blanket UCC to Citizens and Northern Bank shall be placed on all accounts receivable, contracts, equipment, machinery, fixtures now owned or acquired.• Collateral includes 2nd position interest to Citizens and Northern Bank on the real property located at 114 Southside Drive, Owego, NY.• A copy of “as-built” appraisal to be completed and must be received by TCIDA showing TCIDA’s collateral position is secured for both loans.• All applicable local, state and federal requirements to apply.
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c. Giggle Box Playhouse Ribbon Cutting – B. Myers reported the loan for this business was funded last year, however, the ribbon cutting was held last week. B. Myers reported he attended.

11. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:20 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties. (K. Gillette, T. Monell)

Aye – 5 Abstain – 0
No – 0 Carried

Executive Session adjourned at 5:53 p.m.

12. Next Meeting – August 1, 2018 at 4:30 p.m. – Legislative Conference Room

13. Adjournment – T. Monell motioned to adjourn the meeting at 5:53 p.m.

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**Tioga County IDA
Governance Committee Meeting
July 11, 2018 • 4:00 pm•**

Members: J. Ceccherelli, R. Kelsey, A. Gowan

Guests: B. Myers

1. Call to order : Meeting was called to order at 4pm by Chairman J. Ceccherelli. J Ceccherelli R. Kelsey & guest, B. Myers were in attendance.

2. New Business:

a. Investment Policy

The governance committee reviewed the changes to the investment policy and recommends to the IDA Board of Directors that the changes be made (J. Ceccherelli, R. Kelsey)

Aye: 2 Abstain: 0

No: 0 Carried.

b. Property Acquisition Policy

The governance committee reviewed the changes to the investment policy and recommends to the IDA Board of Directors that the changes be made (J. Ceccherelli, R. Kelsey)

Aye: 2 Abstain: 0

No: 0 Carried.

3. Other - None

4. Adjourned: on a motion by R. Kelsey, the meeting was adjourned at 4:28pm

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**Tioga County IDA
Loan Committee Meeting
July 11, 2018 • 3:30 pm•
Minutes**

**Members: S. Thomas, R. Kelsey, A. Gowan, K. Dougherty, D. Barton
Guests: B. Myers**

1. Call to order

R. Kelsey, D. Barton, K. Dougherty

2. New Business:

a. EMVC Loan Application

The loan committee met at reviewed the loan application provided by EMVC.

The loan committee agreed to recommend the application be approved by the TCIDA board of directors subject to the following terms and conditions: (D. Barton, R. Kelsey)

- Approval contingent on sufficient appraisal outcomes and Citizens and Northern Bank's final commitment

- IRP: \$100,000.00: 4.00% interest rate for 10 years (\$1,066.66/month)

RBEG: \$80,000.00: 4.00% Interest for 10 years (\$848.53/month)

- Donn, Stephen, & Benjamin Laudermilch shall provide their unconditional personal guarantees

-Loan funds will be used for the expansion of their facility located at 114 Southside Drive, Owego, NY 13827

- Key person Life Insurance on Donn, Stephen, & Benjamin Laudermilch 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.

-A subordinate blanket UCC to Citizens and Northern Bank shall be placed on all accounts receivable, contracts, equipment, machinery, fixtures now owned or acquired.

-Collateral includes 2nd position interest to Citizens and Northern Bank on the real property located at 114 Southside Drive, Owego, NY

-A copy of "as-built" appraisal to be completed and must be received by TCIDA showing TCIDA's collateral position is secured for both loans.

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

Aye: 2 Abstain- 1 (K. Dougherty)

No: 0 Carried.

3. Other – None

4. Adjourned – On a motion by R. Kelsey, the meeting was adjourned at 3:58pm

Tioga County Industrial Development Agency

07/27/18

Balance Sheet

Accrual Basis

As of July 27, 2018

	Jul 27, 18	Jul 27, 17
ASSETS		
Current Assets		
Checking/Savings		
Restricted Cash Accounts		
Community- Facade Improvement	46,764.90	129,250.15
CCTC- Industrial Park	11,995.37	12,000.37
USDA Funds		
CCTC- Loan Loss Reserve	40,414.54	40,394.37
TSB- IRP 2016 (Formerly IRP 4)	205,805.06	231,989.95
TSB- RBEG	205,527.43	205,484.92
TSB- marketing	1,477.22	1,496.77
Total USDA Funds	453,224.25	479,366.01
Total Restricted Cash Accounts	511,984.52	620,616.53
CCTC- CDs		
Land Acquisition (879)	528,439.10	522,405.10
Capital Improvement (284)	310,716.91	308,059.91
Total CCTC- CDs	839,156.01	830,465.01
Temporarily Restricted Cash Acc		
TSB-Owego Gardens	22,168.35	21,702.69
TSB-Crown Cork and Seal	300,134.21	300,054.00
Community- BestBuy PILOT Acct.	570,124.84	620,111.74
Total Temporarily Restricted Cash Acc	892,427.40	941,868.43
Unrestricted Cash Accounts		
TSB ICS	2,220,482.22	0.00
TSB- checking	147,989.98	899,812.73
TSB- general fund	125,463.43	125,166.87
Total Unrestricted Cash Accounts	2,493,935.63	1,024,979.60
Total Checking/Savings	4,737,503.56	3,417,929.57
Other Current Assets		
Commercial Facade Late Fee	-8.91	0.00
Accounts Receivable 1300.01	329,158.69	373,317.60
Allowance for Doubtful Accounts	-35,000.00	-35,000.00
Commercial Facade Loan Program		
Loan Rec - 2017-01-C	45,000.00	0.00
Loan Rec - 2018-03-C	21,562.50	0.00
Loan Rec - 2018-02-C	3,552.75	0.00
Loan Rec - 2018-01-C	8,793.75	0.00
Loan Rec - 2017-03-C	11,320.00	0.00
Loan Rec - 2017-02-C	30,748.26	0.00
Loan Rec - 2016-03-C	13,673.64	17,228.88
Loan Rec - 2016-02-C	32,639.00	41,666.72
Loan Rec - 2016-01-C	6,726.08	8,713.26
Loan Rec - 2015-06-C	15,000.20	19,756.38
Loan Rec - 2014-01-C	4,238.30	6,272.78
Loan Rec - 2015-01-C	0.00	11,944.39
Loan Rec - 2015-02-C	296.94	2,079.06
Loan Rec - 2015-05-C	11,977.56	15,868.59
Total Commercial Facade Loan Program	205,528.98	123,530.06

Tioga County Industrial Development Agency

Balance Sheet

As of July 27, 2018

07/27/18

Accrual Basis

	Jul 27, 18	Jul 27, 17
IRP 4		
Loan Rec 2018-01-A	70,493.10	0.00
Loan Rec 2017-05-A	18,244.07	22,759.32
Loan Rec 2017-04-A	37,824.31	39,747.04
Loan Rec 2017-03-A	17,921.33	19,711.45
Loan Rec 2017-02-A	81,739.11	97,447.30
Loan Rec 2017-01-A	22,151.34	24,438.16
Loan Rec 2016-01-A	24,590.86	32,211.55
Loan Rec 2015-03-A	6,613.08	9,432.51
Loan Rec 2013-02-A	1,157.78	4,082.53
Loan Rec 2009-02-A	52,251.58	54,051.58
Total IRP 4	332,986.56	303,881.44
IRP 3		
Loan Rec 2013-01-A	1,464.93	6,066.39
Loan Rec 2007-08-A	30,314.26	37,472.56
Total IRP 3	31,779.19	43,538.95
IRP 2		
Loan Rec 2011-03-A	40,960.70	51,686.52
Total IRP 2	40,960.70	51,686.52
Total Other Current Assets	905,405.21	860,954.57
Total Current Assets	5,642,908.77	4,278,884.14
Fixed Assets		
Asset WWTP	0.00	2,899,623.29
Land- Mitchell	58,453.51	58,453.51
Equipment		
2012 computer upgrade	1,436.88	1,436.88
Equipment - Other	264.00	264.00
Total Equipment	1,700.88	1,700.88
Land- Cavataio	2,500.00	2,500.00
Land-general	444,766.59	200,757.60
Land-Louns		
Lopke	5,668.52	0.00
Town of Nichols	20,000.00	0.00
Berry	0.00	2,910.00
Hess	259,561.43	20,400.00
Land-Louns - Other	142,937.04	121,390.53
Total Land-Louns	428,166.99	144,700.53
Land 434	376,800.36	376,800.36
Railroad Improvements	1,979,330.50	1,979,330.50
Z Accumulated Depreciation	-1,154,503.43	-1,134,818.86
Total Fixed Assets	2,137,215.40	4,529,047.81
Other Assets		
HUD Loan Program		
L/R 2014-01-A	0.00	108,554.83
L/R 2009-04-A	0.00	50,361.60
Total HUD Loan Program	0.00	158,916.43
Total Other Assets	0.00	158,916.43
TOTAL ASSETS	7,780,124.17	8,966,848.38

Tioga County Industrial Development Agency

07/27/18

Balance Sheet

Accrual Basis

As of July 27, 2018

	Jul 27, 18	Jul 27, 17
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2100 · Payroll Liabilities	1,646.82	1,385.70
PILOT Payments		
Crown Cork and Seal	300,000.00	300,000.00
+ · 231 Main Town/County	2,121.92	0.00
Owego Gardens	22,134.00	21,700.00
Tioga Downs Racetrack	0.00	-0.01
CNYOG	30,113.46	-0.02
Best Buy PP	570,000.00	619,947.15
Rynone		
Recycle- Rynone	0.00	-0.01
Rynone - Other	44.08	0.00
Total Rynone	44.08	-0.01
Total PILOT Payments	924,413.46	941,647.11
Total Other Current Liabilities	926,060.28	943,032.81
Total Current Liabilities	926,060.28	943,032.81
Long Term Liabilities		
Loan Pay- IRP 4	242,546.34	242,546.34
Loan Pay- IRP 3	202,342.67	212,556.11
Loan Pay- IRP 2	134,427.04	145,312.91
Loan Pay- IRP 1	69,112.00	76,605.09
Tioga County HUD prog		
2014-01-A	0.00	108,554.83
2009-04-A	0.00	50,361.60
Total Tioga County HUD prog	0.00	158,916.43
Total Long Term Liabilities	648,428.05	835,936.88
Total Liabilities	1,574,488.33	1,778,969.69
Equity		
Board Designated Funds	1,406,302.63	1,406,302.63
1110 · Retained Earnings	5,771,758.35	5,752,846.17
Net Income	-972,425.14	28,729.89
Total Equity	6,205,635.84	7,187,878.69
TOTAL LIABILITIES & EQUITY	7,780,124.17	8,966,848.38

Balance Sheet

As of July 27, 2018

	<u>\$ Change</u>
ASSETS	
Current Assets	
Checking/Savings	
Restricted Cash Accounts	
Community- Facade Improvement	-82,485.25
CCTC- Industrial Park	-5.00
USDA Funds	
CCTC- Loan Loss Reserve	20.17
TSB- IRP 2016 (Formerly IRP 4)	-26,184.89
TSB- RBEG	42.51
TSB- marketing	-19.55
Total USDA Funds	-26,141.76
Total Restricted Cash Accounts	-108,632.01
CCTC- CDs	
Land Acquisition (879)	6,034.00
Capital Improvement (284)	2,657.00
Total CCTC- CDs	8,691.00
Temporarily Restricted Cash Acc	
TSB-Owego Gardens	465.66
TSB-Crown Cork and Seal	80.21
Community- BestBuy PILOT Acct.	-49,986.90
Total Temporarily Restricted Cash Acc	-49,441.03
Unrestricted Cash Accounts	
TSB ICS	2,220,482.22
TSB- checking	-751,822.75
TSB- general fund	296.56
Total Unrestricted Cash Accounts	1,468,956.03
Total Checking/Savings	1,319,573.99
Other Current Assets	
Commercial Facade Late Fee	-8.91
Accounts Receivable 1300.01	-44,158.91
Allowance for Doubtful Accounts	0.00
Commercial Facade Loan Program	
Loan Rec - 2017-01-C	45,000.00
Loan Rec - 2018-03-C	21,562.50
Loan Rec - 2018-02-C	3,552.75
Loan Rec - 2018-01-C	8,793.75
Loan Rec - 2017-03-C	11,320.00
Loan Rec - 2017-02-C	30,748.26
Loan Rec - 2016-03-C	-3,555.24
Loan Rec - 2016-02-C	-9,027.72
Loan Rec - 2016-01-C	-1,987.18
Loan Rec - 2015-06-C	-4,756.18
Loan Rec - 2014-01-C	-2,034.48
Loan Rec - 2015-01-C	-11,944.39
Loan Rec - 2015-02-C	-1,782.12
Loan Rec - 2015-05-C	-3,891.03
Total Commercial Facade Loan Program	81,998.92

Tioga County Industrial Development Agency

07/27/18

Balance Sheet

Accrual Basis

As of July 27, 2018

	<u>\$ Change</u>
IRP 4	
Loan Rec 2018-01-A	70,493.10
Loan Rec 2017-05-A	-4,515.25
Loan Rec 2017-04-A	-1,922.73
Loan Rec 2017-03-A	-1,790.12
Loan Rec 2017-02-A	-15,708.19
Loan Rec 2017-01-A	-2,286.82
Loan Rec 2016-01-A	-7,620.69
Loan Rec 2015-03-A	-2,819.43
Loan Rec 2013-02-A	-2,924.75
Loan Rec 2009-02-A	-1,800.00
Total IRP 4	29,105.12
IRP 3	
Loan Rec 2013-01-A	-4,601.46
Loan Rec 2007-08-A	-7,158.30
Total IRP 3	-11,759.76
IRP 2	
Loan Rec 2011-03-A	-10,725.82
Total IRP 2	-10,725.82
Total Other Current Assets	44,450.64
Total Current Assets	1,364,024.63
Fixed Assets	
Asset WWTP	-2,899,623.29
Land- Mitchell	0.00
Equipment	
2012 computer upgrade	0.00
Equipment - Other	0.00
Total Equipment	0.00
Land- Cavataio	0.00
Land-general	244,008.99
Land-Louns	
Lopke	5,668.52
Town of Nichols	20,000.00
Berry	-2,910.00
Hess	239,161.43
Land-Louns - Other	21,546.51
Total Land-Louns	283,466.46
Land 434	0.00
Railroad Improvements	0.00
Z Accumulated Depreciation	-19,684.57
Total Fixed Assets	-2,391,832.41
Other Assets	
HUD Loan Program	
L/R 2014-01-A	-108,554.83
L/R 2009-04-A	-50,361.60
Total HUD Loan Program	-158,916.43
Total Other Assets	-158,916.43
TOTAL ASSETS	-1,186,724.21

Tioga County Industrial Development Agency

07/27/18

Balance Sheet

Accrual Basis

As of July 27, 2018

	<u>\$ Change</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Payroll Liabilities	261.12
PILOT Payments	
Crown Cork and Seal	0.00
+ · 231 Main Town/County	2,121.92
Owego Gardens	434.00
Tioga Downs Racetrack	0.01
CNYOG	30,113.48
Best Buy PP	-49,947.15
Rynone	
Recycle- Rynone	0.01
Rynone - Other	44.08
Total Rynone	<u>44.09</u>
Total PILOT Payments	<u>-17,233.65</u>
Total Other Current Liabilities	<u>-16,972.53</u>
Total Current Liabilities	<u>-16,972.53</u>
Long Term Liabilities	
Loan Pay- IRP 4	0.00
Loan Pay- IRP 3	-10,213.44
Loan Pay- IRP 2	-10,885.87
Loan Pay- IRP 1	-7,493.09
Tioga County HUD prog	
2014-01-A	-108,554.83
2009-04-A	-50,361.60
Total Tioga County HUD prog	<u>-158,916.43</u>
Total Long Term Liabilities	<u>-187,508.83</u>
Total Liabilities	<u>-204,481.36</u>
Equity	
Board Designated Funds	0.00
1110 · Retained Earnings	18,912.18
Net Income	-1,001,155.03
Total Equity	<u>-982,242.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>-1,186,724.21</u></u>

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	Jul 1, '17 - Jul 27, 18	Jul 1, '16 - Jul 27, 17
Ordinary Income/Expense		
Income		
Easement Pass-through	0.00	105.00
Refund of Insurance	0.00	445.00
Gain/Loss on Sale of Asset	-178.36	0.00
WWTP		
Income thru Trust WWTP	0.00	811,710.06
WWTP - Other	0.00	430.15
Total WWTP	0.00	812,140.21
FEMA Income	0.00	8,500.00
NYS OEM Funds Income	0.00	2,414.40
Loan Interest Income		
IRP 2		
2012-08-A	0.00	687.88
2011-03-A	2,340.74	3,124.11
Total IRP 2	2,340.74	3,811.99
IRP 3		
2013-01-A	225.35	467.47
2007-08-A	2,316.23	2,783.67
Total IRP 3	2,541.58	3,251.14
IRP 4		
2018-01-A	1,411.65	0.00
2017-04-A	1,749.27	359.04
2017-03-A	472.36	88.53
2017-05-A	572.94	96.38
2017-01-A	644.50	158.16
2017-02-A	2,462.72	441.50
2016-01-A	1,574.30	2,024.60
2015-03-A	457.48	546.64
2013-02-A	157.21	273.89
2010-01-A	0.00	318.52
2009-03-A	0.00	10.70
Total IRP 4	9,502.43	4,317.96
Total Loan Interest Income	14,384.75	11,381.09
Loan Program Fee		
Facade	565.50	944.40
IRP 4	332.88	2,000.00
Loan Program Fee - Other	200.00	1,435.00
Total Loan Program Fee	1,098.38	4,379.40
Loan Late Fee		
2015-03 - 2015-03-A	40.00	77.74
2012-08	0.00	15.00
Loan Late Fee - Other	7.08	0.00
Total Loan Late Fee	47.08	92.74
Loan Administrative Fee		
IRP 2	0.00	266.14
IRP 3	0.00	271.25
IRP 4	0.00	560.97
Total Loan Administrative Fee	0.00	1,098.36
Program Fees	-117.20	1,000.00
4030 - Contributions Income		
4050 - Restricted	12,500.00	0.00
Total 4030 - Contributions Income	12,500.00	0.00

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	Jul 1, '17 - Jul 27, 18	Jul 1, '16 - Jul 27, 17
4110 · Grants		
Waverly Trade Center DOT Grant	536,980.57	313,082.54
STREDC Grant	0.00	25,000.00
4110 · Grants - Other	1,696,136.00	0.00
Total 4110 · Grants	2,233,116.57	338,082.54
Interest Income-		
cctc - Capitol Improvements (28	2,657.00	0.00
Community- Facade Improvement	45.72	52.22
CCTC Loan Loss Reserve Account	20.17	20.20
CCTC CD Infrastructure (877)	0.00	125.36
CCTC CD Site Development (878)	0.00	340.02
CCTC CD Land Acquisition (879)	6,034.00	5,980.95
CCTD CD Capital Improvment(284)	0.00	4,407.12
Community- Lounsberry	91.31	72.96
TSB- checking	711.58	925.32
TSB-general fund	180.56	335.92
TSB- IRP 2	0.00	4.97
TSB- IRP 3	0.00	9.10
TSB- IRP 4	94.95	185.87
TSB- RBEG	62.51	62.49
TSB- marketing	0.45	0.45
Interest Income- - Other	5,179.41	0.00
Total Interest Income-	15,077.66	12,522.95
Leases/Licenses		
Lindhorst - Smith Creek Road	250.00	0.00
RR leases	450.60	10,214.94
Leases/Licenses - Other	11,298.08	1,014.11
Total Leases/Licenses	11,998.68	11,229.05
4090 · Membership Dues	-750.00	0.00
OHRy		
freight	154,636.15	170,873.55
Total OHRy	154,636.15	170,873.55
4170 · PILOT Program Fees		
Two Plus Four	2,500.00	0.00
Gateway	28,786.39	0.00
Ameresco, Inc.	2,500.00	0.00
SUN8 PDC LLC	288,073.00	2,500.00
Nichols Cross Dock LLC	0.00	112,173.94
Tioga Downs	0.00	1,106,434.00
CNYOG	0.00	-0.05
4170 · PILOT Program Fees - Other	2,500.00	0.00
Total 4170 · PILOT Program Fees	324,359.39	1,221,107.89
Sale of Property	3,014.07	0.00
Total Income	2,769,187.17	2,595,372.18
Expense		
IDA Paint Program		
2018	1,000.00	0.00
Total IDA Paint Program	1,000.00	0.00
66900 · Reconciliation Discrepancies	-0.01	0.00
Grant Expense	17,595.10	0.00
2017 · Housing Study	10,000.00	0.00
Leases/Licenses Refund		
Berkshire Land	0.00	122.76
Total Leases/Licenses Refund	0.00	122.76

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	Jul 1, '17 - Jul 27, 18	Jul 1, '16 - Jul 27, 17
Bodle Hill Land	0.00	200.00
WWTP Crown Cork and Seal	-27,248.19	-250.00
Marketing	705.38	602.13
Waverly Trade Center DOT Grant	536,980.57	313,082.54
Tioga Industrial Park Corporate Drive	5.00	0.00
Total Tioga Industrial Park	5.00	0.00
Education	2,060.00	0.00
Loan Admin Fee		
IRP 2	0.00	266.14
IRP 3	0.00	271.25
IRP 4	0.00	560.97
Total Loan Admin Fee	0.00	1,098.36
Loan Program Expense	116.05	217.85
6120 · Bank Service Charges	170.20	403.67
conference	780.00	1,720.00
Copies	152.10	123.85
6150 · Depreciation Expense	19,684.57	23,305.31
6160 · Dues and Subscriptions	1,055.00	285.00
E=mt3		
Wetland Delineation	0.00	7,000.00
site preparation	200.00	850.00
E=mt3 - Other	0.00	250.00
Total E=mt3	200.00	8,100.00
Employee benefit		
IRA Company Match	1,802.46	1,305.00
IRA	1,822.08	976.14
Employee benefit - Other	0.00	0.00
Total Employee benefit	3,624.54	2,281.14
6180 · Insurance		
Travel/Accident (Hartford)	750.00	750.00
D & O (Philadelphia Ins. Co)	3,287.00	4,229.00
6190 · Disability (First Rehab Life)	256.88	125.00
Employee Dishonesty (Utica)	0.00	625.00
6185 · Property & Liability (Dryden)	-409.87	8,900.11
RR Liability (Steadfast)	0.00	19,456.88
WC (Amtrust)	531.00	857.00
6180 · Insurance - Other	32,869.54	0.00
Total 6180 · Insurance	37,284.55	34,942.99
6200 · Interest Expense		
6210 · Finance Charge	0.39	0.00
6220 · Loan Interest		
IRP 3	0.21	0.00
Total 6220 · Loan Interest	0.21	0.00
6200 · Interest Expense - Other	12,042.29	9,772.25
Total 6200 · Interest Expense	12,042.89	9,772.25
6550 · Office Supplies		
other	579.75	204.64
stationary	135.00	0.00
ink cartridges	0.00	232.42
6550 · Office Supplies - Other	805.07	90.54
Total 6550 · Office Supplies	1,519.82	527.60

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	Jul 1, '17 - Jul 27, 18	Jul 1, '16 - Jul 27, 17
6560 · Payroll Expenses		
M. Tinney	2,498.24	0.00
Curry	1,308.90	0.00
6560 · Payroll Expenses - Other	65,261.40	57,446.60
Total 6560 · Payroll Expenses	69,068.54	57,446.60
PILOT Best Buy	-52.85	0.00
PILOT Program Expenses		
Distributed Sun	305.00	244.00
Gateway	0.00	228.50
Tioga Downs	0.00	233.50
231 Main	2,121.93	0.00
PILOT Program Expenses - Other	-80.97	0.00
Total PILOT Program Expenses	2,345.96	706.00
6250 · Postage and Delivery	165.04	253.92
6270 · Professional Fees		
Administrative Services		
Fiato	0.00	112.50
Haskell	9,046.00	8,164.00
Tinney	19,500.00	10,500.00
Total Administrative Services	28,546.00	18,776.50
6650 · Accounting		
Piaker & Lyons	9,500.00	9,500.00
Jan Nolis	2,876.25	1,523.75
Total 6650 · Accounting	12,376.25	11,023.75
6655 · Consulting	19,500.00	0.00
6280 · Legal Fees		
Loan Program Fees	388.00	2,153.00
Monthly Fees	0.00	10,713.50
Special Project Fees	467.50	0.00
6280 · Legal Fees - Other	44,314.00	8,120.00
Total 6280 · Legal Fees	45,169.50	20,986.50
6270 · Professional Fees - Other	17,570.00	2,152.96
Total 6270 · Professional Fees	123,161.75	52,939.71
Property Taxes		
96 · Smith Creek Rd	2,197.55	0.00
540 · Stanton Hill	81.74	0.00
Spring St	0.22	0.00
Berry Road (47)	97.94	112.64
Carmichael Road	3.74	3.41
Smith Creek Road	16.27	18.71
Glenmary Drive	10.06	9.06
Metro Road	8.39	7.55
Total Property Taxes	2,415.91	151.37
Recording fees	395.00	891.00
6770 · Supplies		
6780 · Marketing	0.00	325.00
6790 · Office	518.49	0.00
6770 · Supplies - Other	259.32	259.32
Total 6770 · Supplies	777.81	584.32
6340 · Telephone	383.53	57.12

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	Jul 1, '17 - Jul 27, 18	Jul 1, '16 - Jul 27, 17
6350 · Travel & Ent		
6370 · Meals	558.08	133.97
6380 · Travel	2,276.41	1,939.95
6350 · Travel & Ent - Other	1,441.80	0.00
Total 6350 · Travel & Ent	<u>4,276.29</u>	<u>2,073.92</u>
Total Expense	<u>820,664.55</u>	<u>511,639.41</u>
Net Ordinary Income	1,948,522.62	2,083,732.77
Other Income/Expense		
Other Income		
Interest Income- TSB ICS	482.22	0.00
TSB- CCS	51.89	56.69
Total Other Income	<u>534.11</u>	<u>56.69</u>
Other Expense		
donated assets	2,899,623.29	0.00
Total Other Expense	<u>2,899,623.29</u>	<u>0.00</u>
Net Other Income	<u>-2,899,089.18</u>	<u>56.69</u>
Net Income	<u><u>-950,566.56</u></u>	<u><u>2,083,789.46</u></u>

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	<u>\$ Change</u>
Ordinary Income/Expense	
Income	
Easement Pass-through	-105.00
Refund of Insurance	-445.00
Gain/Loss on Sale of Asset	-178.36
WWTP	
Income thru Trust WWTP	-811,710.06
WWTP - Other	-430.15
Total WWTP	-812,140.21
FEMA Income	-8,500.00
NYS OEM Funds Income	-2,414.40
Loan Interest Income	
IRP 2	
2012-08-A	-687.88
2011-03-A	-783.37
Total IRP 2	-1,471.25
IRP 3	
2013-01-A	-242.12
2007-08-A	-467.44
Total IRP 3	-709.56
IRP 4	
2018-01-A	1,411.65
2017-04-A	1,390.23
2017-03-A	383.83
2017-05-A	476.56
2017-01-A	486.34
2017-02-A	2,021.22
2016-01-A	-450.30
2015-03-A	-89.16
2013-02-A	-116.68
2010-01-A	-318.52
2009-03-A	-10.70
Total IRP 4	5,184.47
Total Loan Interest Income	3,003.66
Loan Program Fee	
Facade	-378.90
IRP 4	-1,667.12
Loan Program Fee - Other	-1,235.00
Total Loan Program Fee	-3,281.02
Loan Late Fee	
2015-03 · 2015-03-A	-37.74
2012-08	-15.00
Loan Late Fee - Other	7.08
Total Loan Late Fee	-45.66
Loan Administrative Fee	
IRP 2	-266.14
IRP 3	-271.25
IRP 4	-560.97
Total Loan Administrative Fee	-1,098.36
Program Fees	-1,117.20
4030 · Contributions Income	
4050 · Restricted	12,500.00
Total 4030 · Contributions Income	12,500.00

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	<u>\$ Change</u>
4110 · Grants	
Waverly Trade Center DOT Grant	223,898.03
STREDC Grant	-25,000.00
4110 · Grants - Other	1,696,136.00
Total 4110 · Grants	<u>1,895,034.03</u>
Interest Income-	
cctc - Capitol Improvements (28	2,657.00
Community- Facade Improvement	-6.50
CCTC Loan Loss Reserve Account	-0.03
CCTC CD Infrastructure (877)	-125.36
CCTC CD Site Development (878)	-340.02
CCTC CD Land Acquisition (879)	53.05
CCTD CD Capital Improvment(284)	-4,407.12
Community- Lounsberry	18.35
TSB- checking	-213.74
TSB-general fund	-155.36
TSB- IRP 2	-4.97
TSB- IRP 3	-9.10
TSB- IRP 4	-90.92
TSB- RBEG	0.02
TSB- marketing	0.00
Interest Income- - Other	5,179.41
Total Interest Income-	<u>2,554.71</u>
Leases/Licenses	
Lindhorst - Smith Creek Road	250.00
RR leases	-9,764.34
Leases/Licenses - Other	10,283.97
Total Leases/Licenses	<u>769.63</u>
4090 · Membership Dues	-750.00
OHRy	
freight	-16,237.40
Total OHRy	<u>-16,237.40</u>
4170 · PILOT Program Fees	
Two Plus Four	2,500.00
Gateway	28,786.39
Ameresco, Inc.	2,500.00
SUN8 PDC LLC	285,573.00
Nichols Cross Dock LLC	-112,173.94
Tioga Downs	-1,106,434.00
CNYOG	0.05
4170 · PILOT Program Fees - Other	2,500.00
Total 4170 · PILOT Program Fees	<u>-896,748.50</u>
Sale of Property	<u>3,014.07</u>
Total Income	<u>173,814.99</u>
Expense	
IDA Paint Program	
2018	1,000.00
Total IDA Paint Program	<u>1,000.00</u>
66900 · Reconciliation Discrepancies	-0.01
Grant Expense	17,595.10
2017 · Housing Study	10,000.00
Leases/Licenses Refund	
Berkshire Land	-122.76
Total Leases/Licenses Refund	<u>-122.76</u>

Profit & Loss

July 1, 2017 through July 27, 2018

	<u>\$ Change</u>
Bodle Hill Land	-200.00
WWTP Crown Cork and Seal	-26,998.19
Marketing	103.25
Waverly Trade Center DOT Grant	223,898.03
Tioga Industrial Park Corporate Drive	<u>5.00</u>
Total Tioga Industrial Park	5.00
Education	2,060.00
Loan Admin Fee	
IRP 2	-266.14
IRP 3	-271.25
IRP 4	<u>-560.97</u>
Total Loan Admin Fee	-1,098.36
Loan Program Expense	-101.80
6120 · Bank Service Charges	-233.47
conference	-940.00
Copies	28.25
6150 · Depreciation Expense	-3,620.74
6160 · Dues and Subscriptions	770.00
E=mt3	
Wetland Delineation	-7,000.00
site preparation	-650.00
E=mt3 - Other	<u>-250.00</u>
Total E=mt3	-7,900.00
Employee benefit	
IRA Company Match	497.46
IRA	845.94
Employee benefit - Other	<u>0.00</u>
Total Employee benefit	1,343.40
6180 · Insurance	
Travel/Accident (Hartford)	0.00
D & O (Philadelphia Ins. Co)	-942.00
6190 · Disability (First Rehab Life)	131.88
Employee Dishonesty (Utica)	-625.00
6185 · Property & Liability (Dryden)	-9,309.98
RR Liability (Steadfast)	-19,456.88
WC (Amtrust)	-326.00
6180 · Insurance - Other	<u>32,869.54</u>
Total 6180 · Insurance	2,341.56
6200 · Interest Expense	
6210 · Finance Charge	0.39
6220 · Loan Interest	
IRP 3	<u>0.21</u>
Total 6220 · Loan Interest	0.21
6200 · Interest Expense - Other	<u>2,270.04</u>
Total 6200 · Interest Expense	2,270.64
6550 · Office Supplies	
other	375.11
stationary	135.00
ink cartridges	-232.42
6550 · Office Supplies - Other	<u>714.53</u>
Total 6550 · Office Supplies	992.22

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	<u>\$ Change</u>
6560 · Payroll Expenses	
M. Tinney	2,498.24
Curry	1,308.90
6560 · Payroll Expenses - Other	<u>7,814.80</u>
Total 6560 · Payroll Expenses	11,621.94
PILOT Best Buy	-52.85
PILOT Program Expenses	
Distributed Sun	61.00
Gateway	-228.50
Tioga Downs	-233.50
231 Main	2,121.93
PILOT Program Expenses - Other	<u>-80.97</u>
Total PILOT Program Expenses	1,639.96
6250 · Postage and Delivery	-88.88
6270 · Professional Fees	
Administrative Services	
Fiato	-112.50
Haskell	882.00
Tinney	<u>9,000.00</u>
Total Administrative Services	9,769.50
6650 · Accounting	
Piaker & Lyons	0.00
Jan Nolis	<u>1,352.50</u>
Total 6650 · Accounting	1,352.50
6655 · Consulting	19,500.00
6280 · Legal Fees	
Loan Program Fees	-1,765.00
Monthly Fees	-10,713.50
Special Project Fees	467.50
6280 · Legal Fees - Other	<u>36,194.00</u>
Total 6280 · Legal Fees	24,183.00
6270 · Professional Fees - Other	<u>15,417.04</u>
Total 6270 · Professional Fees	70,222.04
Property Taxes	
96 · Smith Creek Rd	2,197.55
540 · Stanton Hill	81.74
Spring St	0.22
Berry Road (47)	-14.70
Carmichael Road	0.33
Smith Creek Road	-2.44
Glenmary Drive	1.00
Metro Road	<u>0.84</u>
Total Property Taxes	2,264.54
Recording fees	-496.00
6770 · Supplies	
6780 · Marketing	-325.00
6790 · Office	518.49
6770 · Supplies - Other	<u>0.00</u>
Total 6770 · Supplies	193.49
6340 · Telephone	326.41

Tioga County Industrial Development Agency

Profit & Loss

07/27/18

July 1, 2017 through July 27, 2018

Accrual Basis

	<u>\$ Change</u>
6350 · Travel & Ent	
6370 · Meals	424.11
6380 · Travel	336.46
6350 · Travel & Ent - Other	1,441.80
	<hr/>
Total 6350 · Travel & Ent	2,202.37
	<hr/>
Total Expense	309,025.14
	<hr/>
Net Ordinary Income	-135,210.15
Other Income/Expense	
Other Income	
Interest Income- TSB ICS	482.22
TSB- CCS	-4.80
	<hr/>
Total Other Income	477.42
Other Expense	
donated assets	2,899,623.29
	<hr/>
Total Other Expense	2,899,623.29
	<hr/>
Net Other Income	-2,899,145.87
	<hr/>
Net Income	<u><u>-3,034,356.02</u></u>

Tioga County Industrial Development Agency

07/27/18

Transaction Detail by Account

Accrual Basis

July 1 - 27, 2018

Type	Date	Num	Memo	Amount	Balance
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	07/05/2018		Loan Payments	299.31	299.31
Deposit	07/11/2018		Loan Pmt	188.54	487.85
Deposit	07/12/2018		Facade Loan Pmts	1,388.03	1,875.88
Deposit	07/12/2018		Facade Loan Pmt	250.00	2,125.88
Deposit	07/18/2018		Loan Payments	1,319.58	3,445.46
Deposit	07/24/2018		Facade Loan Pmts	725.65	4,171.11
Deposit	07/27/2018		Loan Pymt	656.25	4,827.36
Total Community- Facade Improvement				4,827.36	4,827.36
USDA Funds					
TSB- IRP 2016 (Formerly IRP 4)					
Deposit	07/05/2018		Loan Payments	3,800.76	3,800.76
Deposit	07/12/2018		Loan Pmt	478.86	4,279.62
Deposit	07/12/2018		Loan Pmt	1,357.80	5,637.42
Deposit	07/12/2018		Loan Pmt	306.00	5,943.42
Deposit	07/12/2018		Loan Pmt	559.08	6,502.50
Deposit	07/24/2018		Loan Pmt	728.81	7,231.31
Total TSB- IRP 2016 (Formerly IRP 4)				7,231.31	7,231.31
Total USDA Funds				7,231.31	7,231.31
Total Restricted Cash Accounts				12,058.67	12,058.67
Unrestricted Cash Accounts					
TSB ICS					
Transfer	07/10/2018		Funds Transfer	200,000.00	200,000.00
Transfer	07/24/2018		Funds Transfer	420,000.00	620,000.00
Total TSB ICS				620,000.00	620,000.00
TSB- checking					
Check	07/02/2018	6078	6/17-6/30/18	-1,640.59	-1,640.59
Deposit	07/10/2018		Deposit	288,073.00	286,432.41
General Journal	07/10/2018	JN_E...	Reverse of GJE JN_EOY...	1,500.00	287,932.41
Check	07/10/2018	6079	Wetland Delineation Wor...	-3,600.00	284,332.41
Check	07/10/2018	6080	Invoice #: NBJ5001	-176.73	284,155.68
Check	07/10/2018	6081	Marketing/Office Supplies	-318.75	283,836.93
Check	07/10/2018	6082	June Phone Charges	-40.01	283,796.92
Check	07/10/2018	6083	Gravel Pit Map-Legal Des...	-3,200.00	280,596.92
Check	07/10/2018	6084	Freehold Invoice: 92065	-1,500.00	279,096.92
Check	07/11/2018	6085	June 2018	-3,555.00	275,541.92
Check	07/11/2018	6086	Postage Charges	-16.04	275,525.88
Deposit	07/12/2018		PILOT App Fee	2,500.00	278,025.88
Check	07/13/2018	X	June 2018	-1,025.08	277,000.80
Check	07/17/2018	6087	7/1-7/14/2018	-1,640.59	275,360.21
Check	07/17/2018	6088	Bryant R. Myers/Tioga C...	-258.48	275,101.73
Transfer	07/17/2018		Funds Transfer	-400,000.00	-124,898.27
Check	07/18/2018	X	July 2017	-201.74	-125,100.01
Check	07/18/2018	6089	2018 Business Council M...	-620.00	-125,720.01
Deposit	07/18/2018		Deposit	64,384.36	-61,335.65
Transfer	07/23/2018		Funds Transfer	-124,000.00	-185,335.65
Deposit	07/24/2018		Loan App Fee	150.00	-185,185.65
Check	07/25/2018	6090	WTC Phase 2 Invoice: 98...	-52,248.06	-237,433.71
Check	07/25/2018	6091	DRI Video Contribution	-1,670.00	-239,103.71
Total TSB- checking				-239,103.71	-239,103.71
TSB- general fund					
Transfer	07/10/2018		Funds Transfer	-200,000.00	-200,000.00
Transfer	07/17/2018		Funds Transfer	400,000.00	200,000.00
Transfer	07/23/2018		Funds Transfer	124,000.00	324,000.00
Transfer	07/24/2018		Funds Transfer	-420,000.00	-96,000.00
Total TSB- general fund				-96,000.00	-96,000.00
Total Unrestricted Cash Accounts				284,896.29	284,896.29

Tioga County Industrial Development Agency

07/27/18

Transaction Detail by Account

Accrual Basis

July 1 - 27, 2018

Type	Date	Num	Memo	Amount	Balance
Commercial Facade Late Fee					
Deposit	07/18/2018	1484	June & July Late Fee	-8.91	-8.91
Total Commercial Facade Late Fee				-8.91	-8.91
Commercial Facade Loan Program					
Loan Rec - 2018-03-C					
Deposit	07/18/2018	118	August Pymt	-312.50	-312.50
Total Loan Rec - 2018-03-C				-312.50	-312.50
Loan Rec - 2018-02-C					
Deposit	07/18/2018	716	August Pymt	-165.75	-165.75
Total Loan Rec - 2018-02-C				-165.75	-165.75
Loan Rec - 2018-01-C					
Deposit	07/27/2018	1109	Loan Pymts	-656.25	-656.25
Total Loan Rec - 2018-01-C				-656.25	-656.25
Loan Rec - 2017-03-C					
Deposit	07/12/2018	X	July 2018 Facade Loan P...	-250.00	-250.00
Total Loan Rec - 2017-03-C				-250.00	-250.00
Loan Rec - 2017-02-C					
Deposit	07/12/2018	3630	July 2018 Facade Loan P...	-540.73	-540.73
Total Loan Rec - 2017-02-C				-540.73	-540.73
Loan Rec - 2016-03-C					
Deposit	07/24/2018	6775	August 2018 Facade Loa...	-273.48	-273.48
Total Loan Rec - 2016-03-C				-273.48	-273.48
Loan Rec - 2016-02-C					
Deposit	07/12/2018	11099...	July 2018 Facade Loan P...	-694.44	-694.44
Total Loan Rec - 2016-02-C				-694.44	-694.44
Loan Rec - 2016-01-C					
Deposit	07/12/2018	786	July 2018 Facade Loan P...	-152.86	-152.86
Deposit	07/24/2018	790	August 2018 Facade Loa...	-152.86	-305.72
Total Loan Rec - 2016-01-C				-305.72	-305.72
Loan Rec - 2015-06-C					
Deposit	07/18/2018	857	August Pymt	-365.86	-365.86
Total Loan Rec - 2015-06-C				-365.86	-365.86
Loan Rec - 2014-01-C					
Deposit	07/18/2018	70028	July Pymt	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
Loan Rec - 2015-02-C					
Deposit	07/18/2018	1484	June Payment	-148.51	-148.51
Deposit	07/18/2018	1484	July Pymt	-148.51	-297.02
Total Loan Rec - 2015-02-C				-297.02	-297.02
Loan Rec - 2015-05-C					
Deposit	07/05/2018	7777	July Pymt	-299.31	-299.31
Deposit	07/24/2018	7812	August 2018 Facade Loa...	-299.31	-598.62
Total Loan Rec - 2015-05-C				-598.62	-598.62
Total Commercial Facade Loan Program				-4,629.91	-4,629.91

Tioga County Industrial Development Agency

07/27/18

Transaction Detail by Account

Accrual Basis

July 1 - 27, 2018

Type	Date	Num	Memo	Amount	Balance
IRP 4					
Loan Rec 2018-01-A					
Deposit	07/12/2018	X	July 2018 Principal	-278.94	-278.94
Total Loan Rec 2018-01-A				-278.94	-278.94
Loan Rec 2017-05-A					
Deposit	07/05/2018		July Prin	-381.20	-381.20
Total Loan Rec 2017-05-A				-381.20	-381.20
Loan Rec 2017-04-A					
Deposit	07/12/2018	X	July 2018 Principal	-163.55	-163.55
Total Loan Rec 2017-04-A				-163.55	-163.55
Loan Rec 2017-03-A					
Deposit	07/11/2018	19984	July 2018 Principal	-150.89	-150.89
Total Loan Rec 2017-03-A				-150.89	-150.89
Loan Rec 2017-02-A					
Deposit	07/05/2018		July Prin	-1,324.05	-1,324.05
Total Loan Rec 2017-02-A				-1,324.05	-1,324.05
Loan Rec 2016-01-A					
Deposit	07/05/2018	9611	July Prin	-649.68	-649.68
Total Loan Rec 2016-01-A				-649.68	-649.68
Loan Rec 2015-03-A					
Deposit	07/12/2018	1103	July 2018 Principal	-240.36	-240.36
Total Loan Rec 2015-03-A				-240.36	-240.36
Loan Rec 2013-02-A					
Deposit	07/12/2018	2106	July 2018 Principal	-232.66	-232.66
Deposit	07/12/2018	2106	August 2018 Principal	-233.62	-466.28
Total Loan Rec 2013-02-A				-466.28	-466.28
Total IRP 4				-3,654.95	-3,654.95
IRP 3					
Loan Rec 2013-01-A					
Deposit	07/05/2018	9611	July Prin	-392.28	-392.28
Total Loan Rec 2013-01-A				-392.28	-392.28
Loan Rec 2007-08-A					
Deposit	07/05/2018		July Prin	-565.02	-565.02
Deposit	07/24/2018	7811	August 2018 Principal	-567.97	-1,132.99
Total Loan Rec 2007-08-A				-1,132.99	-1,132.99
Total IRP 3				-1,525.27	-1,525.27
IRP 2					
Loan Rec 2011-03-A					
Deposit	07/12/2018	3629	July 2018 Principal	-914.40	-914.40
Total Loan Rec 2011-03-A				-914.40	-914.40
Total IRP 2				-914.40	-914.40
Land-general					
Check	07/10/2018	6083	Gravel Pit Survey Map-Le...	3,200.00	3,200.00
Total Land-general				3,200.00	3,200.00

Tioga County Industrial Development Agency

07/27/18

Transaction Detail by Account

Accrual Basis

July 1 - 27, 2018

Type	Date	Num	Memo	Amount	Balance
Loan Interest Income					
IRP 2					
2011-03-A					
Deposit	07/12/2018	3629	July 2018 Interest	-174.48	-174.48
Total 2011-03-A				-174.48	-174.48
Total IRP 2				-174.48	-174.48
IRP 3					
2013-01-A					
Deposit	07/05/2018	9611	July Interest	-7.72	-7.72
Total 2013-01-A				-7.72	-7.72
2007-08-A					
Deposit	07/05/2018		July Interest	-163.79	-163.79
Deposit	07/24/2018	7811	August 2018 Interest	-160.84	-324.63
Total 2007-08-A				-324.63	-324.63
Total IRP 3				-332.35	-332.35
IRP 4					
2018-01-A					
Deposit	07/12/2018	X	July 2018 Interest	-280.14	-280.14
Total 2018-01-A				-280.14	-280.14
2017-04-A					
Deposit	07/12/2018	X	July 2018 Interest	-142.45	-142.45
Total 2017-04-A				-142.45	-142.45
2017-03-A					
Deposit	07/11/2018	19984	July 2018 Interest	-37.65	-37.65
Total 2017-03-A				-37.65	-37.65
2017-05-A					
Deposit	07/05/2018		July Interest	-38.80	-38.80
Total 2017-05-A				-38.80	-38.80
2017-02-A					
Deposit	07/05/2018		July Interest	-173.05	-173.05
Total 2017-02-A				-173.05	-173.05
2016-01-A					
Deposit	07/05/2018		July Interest	-105.17	-105.17
Total 2016-01-A				-105.17	-105.17
2015-03-A					
Deposit	07/12/2018	1103	July 2018 Interest	-28.56	-28.56
Total 2015-03-A				-28.56	-28.56
2013-02-A					
Deposit	07/12/2018	2106	July 2018 Interest	-6.77	-6.77
Deposit	07/12/2018	2106	August 2018 Interest	-5.81	-12.58
Total 2013-02-A				-12.58	-12.58
Total IRP 4				-818.40	-818.40
Total Loan Interest Income				-1,325.23	-1,325.23

Tioga County Industrial Development Agency

07/27/18

Transaction Detail by Account

Accrual Basis

July 1 - 27, 2018

Type	Date	Num	Memo	Amount	Balance
Loan Program Fee					
IRP 4					
Deposit	07/24/2018	3231	Loan Application Fee	-150.00	-150.00
Total IRP 4				-150.00	-150.00
Total Loan Program Fee				-150.00	-150.00
4110 · Grants					
Waverly Trade Center DOT Grant					
Deposit	07/18/2018	3216	WTC Passthrough	-52,248.06	-52,248.06
Total Waverly Trade Center DOT Grant				-52,248.06	-52,248.06
Total 4110 · Grants				-52,248.06	-52,248.06
OHRy					
freight					
Deposit	07/18/2018	18079	May Freight	-12,136.30	-12,136.30
Total freight				-12,136.30	-12,136.30
Total OHRy				-12,136.30	-12,136.30
4170 · PILOT Program Fees					
SUN8 PDC LLC					
Deposit	07/10/2018	X	Agency Fee	-288,073.00	-288,073.00
Total SUN8 PDC LLC				-288,073.00	-288,073.00
4170 · PILOT Program Fees - Other					
Deposit	07/12/2018	44721	PILOT Application Fee	-2,500.00	-2,500.00
Total 4170 · PILOT Program Fees - Other				-2,500.00	-2,500.00
Total 4170 · PILOT Program Fees				-290,573.00	-290,573.00
Marketing					
Check	07/10/2018	6081	Marketing (WEBO)	62.50	62.50
Total Marketing				62.50	62.50
Waverly Trade Center DOT Grant					
Check	07/25/2018	6090	WTC Phase 2 Invoice: 98...	52,248.06	52,248.06
Total Waverly Trade Center DOT Grant				52,248.06	52,248.06
6160 · Dues and Subscriptions					
Check	07/18/2018	6089	2018 Business Council M...	620.00	620.00
Total 6160 · Dues and Subscriptions				620.00	620.00
Employee benefit					
IRA Company Match					
Check	07/17/2018	6088	Employer Contibution July	129.24	129.24
Total IRA Company Match				129.24	129.24
IRA					
Check	07/17/2018	6088	Employee Contibution July	129.24	129.24
Total IRA				129.24	129.24
Total Employee benefit				258.48	258.48
6550 · Office Supplies					
other					
Check	07/10/2018	6080	QuickBooks 2018	176.73	176.73
Total other				176.73	176.73

Tioga County Industrial Development Agency

07/27/18

Transaction Detail by Account

Accrual Basis

July 1 - 27, 2018

Type	Date	Num	Memo	Amount	Balance
6550 · Office Supplies - Other					
Check	07/10/2018	6081	iNK	256.25	256.25
Total 6550 · Office Supplies - Other				256.25	256.25
Total 6550 · Office Supplies				432.98	432.98
6560 · Payroll Expenses					
Check	07/02/2018	6078	6/17-6/30/18	1,640.59	1,640.59
Check	07/13/2018	X	June 2018	1,025.08	2,665.67
Check	07/17/2018	6087	7/1-7/14/2018	1,640.59	4,306.26
Check	07/18/2018	X	July 2017	201.74	4,508.00
Total 6560 · Payroll Expenses				4,508.00	4,508.00
6250 · Postage and Delivery					
Check	07/11/2018	6086	Postage Charges	16.04	16.04
Total 6250 · Postage and Delivery				16.04	16.04
6270 · Professional Fees					
6280 · Legal Fees					
Check	07/11/2018	6085	Legal, June 2018	3,555.00	3,555.00
Total 6280 · Legal Fees				3,555.00	3,555.00
6270 · Professional Fees - Other					
General Journal	07/10/2018	JN_E...	Reverse of GJE JN_EOY...	-1,500.00	-1,500.00
Check	07/10/2018	6079	Project Freehold Invoice#...	3,600.00	2,100.00
Check	07/10/2018	6084	Project Freehold Invoice#...	1,500.00	3,600.00
Check	07/25/2018	6091	DRI Video Contribution	1,670.00	5,270.00
Total 6270 · Professional Fees - Other				5,270.00	5,270.00
Total 6270 · Professional Fees				8,825.00	8,825.00
6340 · Telephone					
Check	07/10/2018	6082	June Phone Charges	40.01	40.01
Total 6340 · Telephone				40.01	40.01
TOTAL				0.00	0.00