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**Tioga County Industrial Development Agency**  
**August 2, 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, M. Sauerbrey, T. Monell, J. Ceccherelli
      - a. Absent:
      - b. Excused: K. Dougherty
    2. Guests:
      - a. B. Myers, L. Tinney, J. Bellis, J. Meagher, C. Haskell
- 3. Privilege of the Floor-**  
**J. Bellis – Larson Design Group**
- 4. Project Updates**
  - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
    1. Nichols WWTP/ESD – ESD agenda topic for September
  - B. Tioga Downs Racetrack, LLC Phase 3– B. Myers
    1. Update
  - C. Tioga Downs Racetrack, LLC Phase IV
    1. Update
  - D. Gateway Project
    1. Update
      - a. ST Documents – Sent out 8/01/2017
      - b. Construction – Tentative start date – September 2017
      - c. Agency Fee - \$28,786.39 to be received
  - E. Project Freehold
    1. Update
  - F. Upstate Shredding
    1. Update
  - G. Owego Gardens –
    1. Update
  - 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. None

- 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)
    - a. Procurement Policy Update
  - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
    - a. Quarterly Review
  - B. Housing Study
    - 1. Update
    - 2. Webinar – Affordable Housing Strategies 8/17 2:30-4pm
  - C. E-Site
    - 1. Update
  - D. Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY
    - 1. Update
      - a. Demolition
  - E. Lounsberry – 19.8 Acres in the Town of Nichols
    - 1. Update
      - a. Due-Diligence
        - i. Wetland Survey – Tioga County Soil and Water
          - Full delineation recommended
        - ii. Archeological Study
        - iii. Bridge
- F. NYS DOT Eminent Domain – Harford
  - 1. Execute Contract
- 6. PILOT Updates – B. Myers**
  - A. New Reports for Taxing Authorities
    - 1. Gateway Closing – 8/18/17
    - 2. Ameresco Solar
- 7. New Business – B. Myers**
  - A. Reaffirm Email Vote for Archeological Study
  - B. TCIDA Strategic Plan
  - C. Town of Richford Walking Path
  - D. IEDC Class
- 8. Approval of Minutes –**
  - A. July 12, 2017 Regular Meeting 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. NYS DOT Invoice – OHRY
  - B. Loan Program
    - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
      - a. Ford – Commercial Façade Loan Application
- 11. Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 12. Next Meeting – September 6, 2017**
- 13. Adjourned**



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## Tioga County Industrial Development Agency

July 12, 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: K. Dougherty

##### 2. Guests:

- a. B. Myers, L. Tinney, C. Davis, M. Freeze

#### 3. Privilege of the Floor:

##### C. Davis – Town of Richford Supervisor, Walking Path

Town of Richford Supervisor, Charles Davis, presented the concept of a walking path. Mr. Davis reported this would involve an easement request from Department of Transportation. The IDA was in favor of a resolution contingent on Steve May's final approval and insurance. Steve May will have to lease to the Town of Richford.

**Motion to approve the resolution for the Town of Richford walking path contingent upon Steve May's final approval and insurance. (M. Sauerbrey, J. Ceccherelli)**

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

#### 4. Correspondence – The IDA acknowledge receipt of the following correspondence:

- A. Card and Pictures from NV Historical Society
- B. OHRV Financial Audit

#### 5. Project Updates

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

1. **Update** – The final invoices were received on 7/5/17. B. Myers reported Project Manager O. Sanders has left and new Project Manager S. Mora is in charge of grant. The project will be presented for approval in August – September timeframe. B. Myers reported the draft Grant Disbursement Agreement (GDA) is forthcoming and repayment is expected 5-6 months following execution of GDA and all materials are provided for the audit. B. Myers reported materials are ready once project is approved.

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

1. **Update** – B. Myers reported the work is being completed. Both buildings are weather tight.

- C. **Tioga Downs Racetrack, LLC Phase IV – B. Myers**
    - 1. **Update –**
      - a. **Update** – B. Myers reported work has begun in prepping site for clubhouse. A temporary clubhouse is on-site for the interim.
  - D. **Gateway Project – B. Myers**
    - 1. **Update** – B. Myers reported the Community Preservation Corporation (CPC) approved the permanent loan and the commitment letter has been issued. B. Myers reported going to Housing Trust Fund for \$1.6 million dollars from Small Project Affordable Rental Construction (SPARC) Program. B. Myers reported he hopes to close the PILOT with financing in August.
  - E. **Project Freehold**
    - 1. **Update** – B. Myers reported the project is moving forward and the first “demo” home was constructed over the July 4<sup>th</sup> weekend. B. Myers reported this demo home was constructed outside of Tioga County. L. Tinney reported the village has been alerted of this progress.
  - F. **Upstate Shredding**
    - 1. **Update** – B. Myers reported construction has not yet begun. B. Myers reported the owner assumed this was a tax abatement project, however, owner has since been informed this is not a tax abatement project. Budget needs to be re-worked and construction will begin once new budget is finalized.
  - G. **Owego Gardens**
    - 1. **Update** – B. Myers reported the PILOT schedule has been updated. B. Myers reported the Village of Owego received a grant to assist with the Equivalent Dwelling Unit (EDU) rate, however, grant terms were unclear as to whether the amount is \$425,000 per year or for the course of the 3-year grant.
  - H. **Distributed Sun –**
    - 1. **Update** – B. Myers reported there has been a change in NYSEG tariff and the Public Service Commission (PSC) needs to adopt the tariff. This project is on hold until the tariff is finalized. B. Myers reported groundbreaking is anticipated for August – September 2017 timeframe or at the latest by Spring 2018.
6. **Old Business – B. Myers**
- A. **Public Authority Accountability Act**
    - 1. **Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan) –**
      - a. Nothing new to report.

- 2. **Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli) –**
  - a. **Procurement Policy Update** - B. Myers reported J. Meagher reviewed and approved the updated Procurement Policy. B. Myers reported he will send out to the Board for adoption at the August 2, 2017 meeting.
- 3. **Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)**
  - a. **2018-2022 Operating Budget – August/September** - B. Myers reported the budget process will begin shortly.

**B. Housing Study**

- 1. **Update** – L. Tinney provided information from Three Rivers Development Foundation; the same firm doing Broome’s Student Housing Study. L. Tinney reported their costs are substantially less than others we have been quoted. B. Myers will set up a meeting with Susan Payne from Three Rivers Development Foundation, Ralph Kelsey, LeeAnn Tinney, and Maureen Abbot from Tioga Opportunities, Inc. t to discuss Tioga County’s needs.

**C. E-Site**

- 1. **Update** –
  - a. **Wetland Delineation Update** – B. Myers reported maps have been updated. B. Myers reported the letter of intent to serve from Suez is vague.

**D. Lounsberry 1.2A – 540 Stanton Hill Road, Nichols, NY**

**1. Update -**

- a. **Demolition Bids** – B. Myers reported the Request for Proposal (RFP) was sent to LCP Group, Gorick Construction, and All Around Excavating. B. Myers reported this demolition project includes asbestos abatement and is a prevailing wage project. B. Myers reported LCP Group was the lowest bidder at \$14,600 plus \$800 - \$1,000 for air monitoring. B. Myers reported Gorick Construction bid was \$18,400 and All Around Excavating was unable to provide a bid. B. Myers recommended pursuing the lowest bidder; LCP Group. B. Myers reported LCP Group estimates a total of four days for project completion.

**Motion to accept LCP Group bid of \$14,600 plus an additional \$800 - \$1,000 for air monitoring for the demolition and asbestos abatement of 540 Stanton Hill Road, Nichols, NY. (M. Sauerbrey, A. Gowan)**

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

**E. Lounsberry 19.8 Acres – Town of Nichols, NY**

**1. Update -**

- a. **Purchase Contract** – B. Myers reported the purchase contract, which includes a \$20,000 deposit, has been drafted and approved by J. Meagher.

**Motion to approve the purchase contract with a \$20,000 deposit for the Lounsberry 19.8 acres located in the Town of Nichols, NY (A. Gowan, M. Sauerbrey)**

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

**b. Due-Diligence**

- i. **Wetland Survey – Tioga County Soil and Water** – B. Myers received a quote in the amount of \$5,800 was received from Tioga County Soil & Water to do the wetland survey.

**Motion to accept the quote from Tioga County Soil & Water not to exceed \$800.00 to do the wetland survey on the Lounsberry 19.8 acres located in the Town of Nichols.**

**(A. Gowan, J. Ceccherelli)**

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

- ii. **Access Bridge** – B. Myers reported he is working with J. Bellis and Tioga County Commissioner of Public Works, Gary Hammond, to determine what is involved. B. Myers reported J. Bellis is of the opinion that using a bridge on the premise will require a joint application and endangered species permit with NYS DEC and USACE.
    - iii. **Archeological Study** – B. Myers reported that he will seek quotes for an archeological study of the property.
  - F. **Davis/Bodle Hill Property** – B. Myers reported this property is not zoned properly and the permitting process for zoning change is extensive. IDA Board is in agreement to not pursue this property at this time.
  - G. **Public Work Enforcement Fund** –
    - 1. **Update** – J. Meagher confirmed Broome County is working on a plan for a Public Work Enforcement Fund. B. Myers will contact S. Dunkin to get their approach on this issue.
  - H. **NYS DOT Eminent Domain – Harford** – B. Myers reported he met with the DOT appraiser on 6/26/17 and anticipates an offer by September 2017. B. Myers reported Steve May has removed the tracks.

**PILOT Updates – B. Myers**

- A. **New Reports for Taxing Authorities**
    - 1. **“Tax Abatement Disclosure – GASB Statement No. 77** – B. Myers reported this is a new request for tax authorities, as they are now required by law to get written statements from IDA’s showing any abatements that happened in their jurisdiction. B. Myers reported Town of Owego and Tioga Central School District are done and will compile information for all other authorities by August.

**New Business – B. Myers**

- A. **TCIDA Strategic Plan** – B. Myers reported the TCIDA Strategic Plan is in its preliminary stages. B. Myers will be requesting opinions from Board members, L. Tinney, and staff on how the IDA can be as effective as possible.
- B. **Town of Richford Walking Path** – B. Myers reported OHRY has expressed no issue with this request. Distance from rail has been requested and Town of Richford Supervisor, Charles Davis, is working on measurements.
- C. **Support Letters** –
  - 1. **Reaffirm Town of Owego Sewer Renovations**  
**Motion to reaffirm Town of Owego sewer renovations (A. Gowan, M. Sauerbrey)**  
**Aye – 6            Abstain – 0**  
**No – 0             Carried**
  - 2. **Minka CFA** – B. Myers reported the CFA is for equipment and machinery.
  - 3. **Midwestern Pet Foods CFA** – B. Myers reported the CFA is for renovations and equipment. Working on final grant.
  - 4. **Raymond Hadley CFA** – B. Myers reported the CFA is for renovations and equipment.  
**Motion to approve the CFA support letters for Minka, Midwestern Pet Foods, and Raymond Hadley. (A. Gowan, K. Gillette)**  
**Aye – 6            Abstain – 0**  
**No – 0             Carried**

- D. **NY Grown and Certified CFA** - B. Myers reported this request is for a joint application with Delaware County for the purpose of marketing ag products. B. Myers is scheduling a call with Delaware County, Tioga County CCE, and ED&P for further discussion. IDA Board is in favor of this joint application. It was suggested that Margaret Ball, CCE, do the administrative work on behalf of the IDA.

**Motion to approve a joint application with Delaware County for the NY Grown and Certified CFA. (T. Monell, M. Sauerbrey)**

Aye – 6            Abstain – 0  
No – 0             Carried

9. **Approval of Minutes –**

A. **June 7, 2017 Regular Meeting Minutes**

Motion to approve the June 7, 2017 Regular Board Meeting minutes

(T. Monell, K. Gillette)

Aye – 6            Abstain – 0  
No – 0             Carried

B. **June 7, 2017 Governance Committee Meeting Minutes**

Motion to approve the June 7, 2017 Governance Committee Meeting minutes

(T. Monell, A. Gowan)

Aye – 6            Abstain – 0  
No – 0             Carried

C. **June 7, 2017 Loan Committee Meeting Minutes**

Motion to approve the June 7, 2017 Loan Committee Meeting minutes

(T. Monell, J. Ceccherelli)

Aye – 6            Abstain – 0  
No – 0             Carried

10. **Financial Reports –** B. Myers presented the financial reports.

A. **Reports**

1. **Balance Sheet** – B. Myers reported this report reflects the Nichols WWTP final adjustment entry of \$2.89M.
2. **Profit & Loss** – B. Myers reported this report reflects the PILOT program fees.
3. **Transaction Detail** – B. Myers reported this report reflects the Raymond Hadley loan payoff.
4. **Semi-Annual Operating Revenue & Expense** – B. Myers reported this report reflects the net increase of \$10,000 over the last year.

**Motion to acknowledge financial statements (A. Gowan, T. Monell)**

Aye – 6            Abstain – 0  
No – 0             Carried

11. **Reports**

A. **Railroads – B. Myers**

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

- a. **Income to Date** – B. Myers reported the income to date is \$3,841 over last year.

**B. Loan Program – B. Myers**

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

- a. **Loan Fund Availability Report** – B. Myers reported the IDA has granted \$308,500 in loans over the last 9 months with \$123,500 in the last 3 months. B. Myers reported the IDA currently has \$345,000 available to lend.
- b. **Loan Updates** –
  - i. Elston – Financing with Citizens & Northern has closed and the project is underway.
  - ii. Stiletto’s – Work at Garfield St. is almost complete. Anticipate move-in next week.
  - iv. Parkview – Windows, brickwork, and lighting installed. Ordering signage.

**12. Executive Session –**

**Motion to move into Executive Session at 5:45 p.m. pursuant to Public Officers Law Section 105 to discuss financial, property acquisitions, and individual personnel matters. (J. Ceccherelli, T. Monell)**

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

**Motion to exit Executive Session at 6:15 p.m. (J. Ceccherelli, A. Gowan)**

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

**Motion to hire Riley Curry as a summer intern for the months of July and August 2017 for a salary not to exceed \$3,000. (J. Ceccherelli, M. Sauerbrey)**

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

**Motion to approve job descriptions for the Executive Director and Administrative Assistant. (K. Gillette, A. Gowan)**

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

**13. Next Meeting – Wednesday, August 2, 2017**

**14. Adjournment –**

**Motion to adjourn at 6:15 p.m. (K. Gillette, R. Kelsey)**

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



**Industrial Development Agency  
Governance Committee  
July 12, 2017 4:00pm  
Legislative Conference Room  
Minutes**

**DRAFT**

**I. Call to Order and Introductions**

R. Kelsey, J. Ceccherelli, K. Dougherty, and B. Myers

Chairperson, R. Kelsey, called the meeting to order at 4:07

**II. Attendance**

R. Kelsey, J. Ceccherelli, B. Myers

**III. New Business**

1. Procurement Policy Update

The Governance Committee recommends changes to the procurement policy which will be reviewed by counsel and recommended to the board for approval. (J. Ceccherelli, R. Kelsey)

Aye – 2 Abstain – 0

No – 0 Carried

**IV. Adjourned**

The meeting was adjourned by a motion from J. Ceccherelli at 4:26p.m.

## Tioga County Industrial Development Agency

# Balance Sheet

### As of July 28, 2017

	Jul 28, 17	Jul 28, 16	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	129,250.15	96,577.51	32,672.64
CCTC- Industrial Park	12,000.37	12,000.37	0.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,394.37	40,374.17	20.20
TSB- IRP 2	0.00	97,636.55	-97,636.55
TSB- IRP 3	0.00	176,215.95	-176,215.95
TSB- IRP 2016 (Formerly IRP 4)	244,328.95	123,481.93	120,847.02
TSB- RBEG	205,484.92	205,422.43	62.49
TSB- marketing	1,496.77	1,496.36	0.41
<b>Total USDA Funds</b>	<b>491,705.01</b>	<b>644,627.39</b>	<b>-152,922.38</b>
<b>Total Restricted Cash Accounts</b>	<b>632,955.53</b>	<b>753,205.27</b>	<b>-120,249.74</b>
<b>CCTC- CDs</b>			
Site Development (878)	0.00	253,164.66	-253,164.66
Infrastructure (877)	0.00	93,341.13	-93,341.13
Land Acquisition (879)	522,405.10	516,424.15	5,980.95
Capital Improvement (284)	308,059.91	303,652.79	4,407.12
<b>Total CCTC- CDs</b>	<b>830,465.01</b>	<b>1,166,582.73</b>	<b>-336,117.72</b>
<b>Temporarily Restricted Cash Acc</b>			
TSB-Owego Gardens	21,702.69	0.00	21,702.69
TSB-Crown Cork and Seal	300,054.00	0.00	300,054.00
Crown Cork Seal	0.00	671,126.21	-671,126.21
Community- BestBuy PILOT Acct.	620,111.74	470,095.53	150,016.21
<b>Total Temporarily Restricted Cash Acc</b>	<b>941,868.43</b>	<b>1,141,221.74</b>	<b>-199,353.31</b>
<b>Unrestricted Cash Accounts</b>			
TSB- checking	899,812.73	418,542.98	481,269.75
TSB- general fund	125,166.87	1,193,568.21	-1,068,401.34
<b>Total Unrestricted Cash Accounts</b>	<b>1,024,979.60</b>	<b>1,612,111.19</b>	<b>-587,131.59</b>
<b>Total Checking/Savings</b>	<b>3,430,268.57</b>	<b>4,673,120.93</b>	<b>-1,242,852.36</b>
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	433,976.40	443,717.65	-9,741.25
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2016-03-C	17,228.88	0.00	17,228.88
Loan Rec - 2016-02-C	41,666.72	48,611.12	-6,944.40
Loan Rec - 2016-01-C	8,713.26	10,547.58	-1,834.32
Loan Rec - 2015-06-C	19,756.38	24,146.70	-4,390.32
Loan Rec - 2014-01-C	6,272.78	8,307.26	-2,034.48
Loan Rec - 2015-01-C	11,944.39	15,277.75	-3,333.36
Loan Rec - 2015-02-C	2,079.06	3,712.67	-1,633.61
Loan Rec - 2015-04-C	0.00	1,150.00	-1,150.00
Loan Rec - 2015-05-C	15,868.59	19,161.00	-3,292.41
<b>Total Commercial Facade Loan Program</b>	<b>123,530.06</b>	<b>130,914.08</b>	<b>-7,384.02</b>
<b>IRP 4</b>			
Loan Rec 2017-05-A	22,759.32	0.00	22,759.32
Loan Rec 2017-04-A	39,747.04	0.00	39,747.04
Loan Rec 2017-03-A	19,711.45	0.00	19,711.45
Loan Rec 2017-02-A	97,447.30	0.00	97,447.30
Loan Rec 2017-01-A	24,438.16	0.00	24,438.16
Loan Rec 2016-01-A	32,211.55	39,461.34	-7,249.79
Loan Rec 2015-03-A	9,432.51	12,114.72	-2,682.21
Loan Rec 2013-02-A	4,082.53	6,639.32	-2,556.79
Loan Rec 2010-01-A	0.00	12,459.55	-12,459.55
Loan Rec 2009-03-A	0.00	702.81	-702.81
Loan Rec 2009-02-A	54,051.58	56,251.58	-2,200.00

## Tioga County Industrial Development Agency

## Balance Sheet

As of July 28, 2017

	Jul 28, 17	Jul 28, 16	\$ Change
Total IRP 4	303,881.44	127,629.32	176,252.12
IRP 3			
Loan Rec 2013-01-A	6,066.39	10,443.89	-4,377.50
Loan Rec 2007-08-A	37,472.56	43,163.24	-5,690.68
Total IRP 3	43,538.95	53,607.13	-10,068.18
IRP 2			
Loan Rec 2012-08-A	0.00	23,988.26	-23,988.26
Loan Rec 2011-03-A	51,686.52	61,890.29	-10,203.77
Total IRP 2	51,686.52	85,878.55	-34,192.03
Total Other Current Assets	921,613.37	806,746.73	114,866.64
Total Current Assets	4,351,881.94	5,479,867.66	-1,127,985.72
Fixed Assets			
Asset WWTP	2,899,623.29	263,073.34	2,636,549.95
Land- Mitchell Equipment	58,453.51	58,453.51	0.00
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
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			
Berry	3,417.52	507.52	2,910.00
Hess	20,400.00	0.00	20,400.00
Land-Louns - Other	120,883.01	0.00	120,883.01
Total Land-Louns	144,700.53	507.52	144,193.01
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	4,524,047.81	1,763,948.40	2,760,099.41
Other Assets			
HUD Loan Program			
L/R 2014-01-A	108,278.35	132,652.75	-24,374.40
L/R 2012-06-A	0.00	63,553.13	-63,553.13
L/R 2009-04-A	50,361.60	71,677.31	-21,315.71
Total HUD Loan Program	158,639.95	267,883.19	-109,243.24
Total Other Assets	158,639.95	267,883.19	-109,243.24
<b>TOTAL ASSETS</b>	<b>9,034,569.70</b>	<b>7,511,699.25</b>	<b>1,522,870.45</b>
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	60,658.80	682,040.61	-621,381.81
Interest Payable			
L/P 2014-01-A Interest	-276.48	0.00	-276.48
Total Interest Payable	-276.48	0.00	-276.48
2100 · Payroll Liabilities	1,385.70	1,073.80	311.90
PILOT Payments			
Crown Cork and Seal	300,000.00	0.00	300,000.00
Owego Gardens	21,700.00	0.00	21,700.00
Tioga Downs Racetrack	-0.01	0.00	-0.01

**Tioga County Industrial Development Agency**  
**Balance Sheet**  
**As of July 28, 2017**

	Jul 28, 17	Jul 28, 16	\$ Change
CNYOG	-0.02	-0.01	-0.01
Best Buy PP	620,000.00	470,003.90	149,996.10
Hadco			
School- Hadco	0.00	-0.01	0.01
<b>Total Hadco</b>	<b>0.00</b>	<b>-0.01</b>	<b>0.01</b>
Rynone			
Recycle- Rynone	-0.01	0.00	-0.01
Town- Rynone	0.00	-0.01	0.01
<b>Total Rynone</b>	<b>-0.01</b>	<b>-0.01</b>	<b>0.00</b>
<b>Total PILOT Payments</b>	<b>941,699.96</b>	<b>470,003.87</b>	<b>471,696.09</b>
<b>Total Other Current Liabilities</b>	<b>1,003,467.98</b>	<b>1,153,118.28</b>	<b>-149,650.30</b>
<b>Total Current Liabilities</b>	<b>1,003,467.98</b>	<b>1,156,653.28</b>	<b>-153,185.30</b>
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	252,361.72	252,361.72	0.00
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	108,554.83	132,652.75	-24,097.92
2012-06-A	0.00	63,553.13	-63,553.13
2009-04-A	50,361.60	71,677.31	-21,315.71
<b>Total Tioga County HUD prog</b>	<b>158,916.43</b>	<b>267,883.19</b>	<b>-108,966.76</b>
<b>Total Long Term Liabilities</b>	<b>845,752.26</b>	<b>983,028.33</b>	<b>-137,276.07</b>
<b>Total Liabilities</b>	<b>1,849,220.24</b>	<b>2,139,681.61</b>	<b>-290,461.37</b>
<b>Equity</b>			
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	5,752,793.32	3,262,608.70	2,490,184.62
Net Income	26,253.51	399,001.64	-372,748.13
<b>Total Equity</b>	<b>7,185,349.46</b>	<b>5,372,017.64</b>	<b>1,813,331.82</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,034,569.70</b>	<b>7,511,699.25</b>	<b>1,522,870.45</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss

July 1, 2016 through July 28, 2017

	Jul 1, '16 - Jul 28, 17	Jul 1, '15 - Jul 28, 16	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	445.00	2,088.42	-1,643.42
Gain/Loss on Sale of Asset	0.00	-169,558.98	169,558.98
<b>WWTP</b>			
Income thru Trust WWTP	811,710.06	263,073.34	548,636.72
WWTP - Other	430.15	0.00	430.15
<b>Total WWTP</b>	<b>812,140.21</b>	<b>263,073.34</b>	<b>549,066.87</b>
FEMA Income	8,500.00	0.00	8,500.00
NYS OEM Funds Income	2,414.40	0.00	2,414.40
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	687.88	1,447.94	-760.06
2011-03-A	3,124.11	3,372.60	-248.49
2011-01-A	0.00	585.26	-585.26
IRP 2 - Other	0.00	288.39	-288.39
<b>Total IRP 2</b>	<b>3,811.99</b>	<b>5,694.19</b>	<b>-1,882.20</b>
<b>IRP 3</b>			
2013-01-A	467.47	644.88	-177.41
2008-02-A	0.00	47.91	-47.91
2007-08-A	2,783.67	3,447.03	-663.36
IRP 3 - Other	0.00	-31.59	31.59
<b>Total IRP 3</b>	<b>3,251.14</b>	<b>4,108.23</b>	<b>-857.09</b>
<b>IRP 4</b>			
2017-04-A	359.04	0.00	359.04
2017-03-A	88.53	0.00	88.53
2017-05-A	96.38	0.00	96.38
2017-01-A	158.16	0.00	158.16
2017-02-A	441.50	0.00	441.50
2016-01-A	2,024.60	216.19	1,808.41
2015-03-A	556.74	563.78	-7.04
2013-02-A	273.89	398.35	-124.46
2010-01-A	318.52	1,443.67	-1,125.15
2009-03-A	10.70	344.69	-333.99
IRP 4 - Other	0.00	-33.08	33.08
<b>Total IRP 4</b>	<b>4,328.06</b>	<b>2,933.60</b>	<b>1,394.46</b>
Loan Interest Income - Other	0.00	9,840.14	-9,840.14
<b>Total Loan Interest Income</b>	<b>11,391.19</b>	<b>22,576.16</b>	<b>-11,184.97</b>
<b>Loan Program Fee</b>			
Facade	944.40	1,905.69	-961.29
IRP 3	0.00	150.00	-150.00
IRP 4	2,000.00	142.50	1,857.50
VEDA	0.00	142.50	-142.50
Loan Program Fee - Other	1,435.00	0.00	1,435.00
<b>Total Loan Program Fee</b>	<b>4,379.40</b>	<b>2,340.69</b>	<b>2,038.71</b>
<b>Loan Late Fee</b>			
2015-03 - 2015-03-A	67.64	18.07	49.57
2012-08	15.00	0.00	15.00
<b>Total Loan Late Fee</b>	<b>82.64</b>	<b>18.07</b>	<b>64.57</b>
<b>Loan Administrative Fee</b>			
IRP 2	266.14	1,690.57	-1,424.43
IRP 3	271.25	1,937.66	-1,666.41
IRP 4	560.97	813.61	-252.64
<b>Total Loan Administrative Fee</b>	<b>1,098.36</b>	<b>4,441.84</b>	<b>-3,343.48</b>
<b>Program Fees</b>			
4110 - Grants	1,000.00	0.00	1,000.00
ESD Grant - E-Site	0.00	60,000.00	-60,000.00

## Tioga County Industrial Development Agency

## Profit &amp; Loss

07/27/17

July 1, 2016 through July 28, 2017

Accrual Basis

	Jul 1, '16 - Jul 28, 17	Jul 1, '15 - Jul 28, 16	\$ Change
Waverly Trade Center DOT Grant	313,082.54	92,287.46	220,795.08
STREDC Grant	25,000.00	0.00	25,000.00
<b>Total 4110 · Grants</b>	<b>338,082.54</b>	<b>152,287.46</b>	<b>185,795.08</b>
<b>Interest Income-</b>			
Community- Facade Improvement	52.22	93.75	-41.53
CCTC Loan Loss Reserve Account	20.20	20.21	-0.01
CCTC CD Infrastructure (877)	125.36	341.25	-215.89
CCTC CD Site Development (878)	340.02	925.56	-585.54
CCTC CD Land Acquisition (879)	5,980.95	2,917.81	3,063.14
CCTC CD Site Development (383)	0.00	259.97	-259.97
CCTC CD Infrastructure (391)	0.00	258.13	-258.13
CCTD CD Capital Improvement(284)	4,407.12	1,536.44	2,870.68
Community- Lounsberry	72.96	61.24	11.72
TSB- checking	925.32	394.67	530.65
TSB-general fund	335.92	1,141.00	-805.08
TSB- IRP 2	4.97	31.24	-26.27
TSB- IRP 3	9.10	58.83	-49.73
TSB- IRP 4	185.87	50.44	135.43
TSB- RBEG	62.49	62.64	-0.15
TSB- marketing	0.45	0.56	-0.11
<b>Total Interest Income-</b>	<b>12,522.95</b>	<b>8,153.74</b>	<b>4,369.21</b>
<b>Leases/Licenses</b>			
Swartwood	600.00	0.00	600.00
RR leases	10,214.94	11,137.62	-922.68
Leases/Licenses - Other	414.11	0.00	414.11
<b>Total Leases/Licenses</b>	<b>11,229.05</b>	<b>11,137.62</b>	<b>91.43</b>
<b>OHRy</b>			
freight	170,873.55	176,191.10	-5,317.55
<b>Total OHRy</b>	<b>170,873.55</b>	<b>176,191.10</b>	<b>-5,317.55</b>
<b>4170 · PILOT Program Fees</b>			
SUN8 PDC LLC	2,500.00	0.00	2,500.00
Crown, Cork & Seal	0.00	422,725.45	-422,725.45
Midwestern Pet Foods Inc.	0.00	16,050.23	-16,050.23
Nichols Cross Dock LLC	112,173.94	112,173.94	0.00
Owego Garden - Home Leasing	0.00	40,000.00	-40,000.00
Tioga Downs	1,106,434.00	77,135.20	1,029,298.80
CNYOG	-0.05	0.00	-0.05
Lockheed Martin	0.00	31,242.95	-31,242.95
<b>Total 4170 · PILOT Program Fees</b>	<b>1,221,107.89</b>	<b>699,327.77</b>	<b>521,780.12</b>
<b>Total Income</b>	<b>2,595,372.18</b>	<b>1,172,077.23</b>	<b>1,423,294.95</b>
<b>Expense</b>			
<b>Leases/Licenses Refund</b>			
Berkshire Land	122.76	0.00	122.76
<b>Total Leases/Licenses Refund</b>	<b>122.76</b>	<b>0.00</b>	<b>122.76</b>
Bodle Hill Land	200.00	0.00	200.00
WWTP Crown Cork and Seal	-250.00	250.00	-500.00
Marketing	602.13	490.38	111.75
Waverly Trade Center DOT Grant	313,082.54	107,573.96	205,508.58
Tioga Industrial Park Corporate Drive	0.00	10.00	-10.00
<b>Total Tioga Industrial Park</b>	<b>0.00</b>	<b>10.00</b>	<b>-10.00</b>
<b>Education</b>			
Myers	0.00	0.00	0.00
Fiato	0.00	299.00	-299.00
<b>Total Education</b>	<b>0.00</b>	<b>299.00</b>	<b>-299.00</b>
<b>Loan Admin Fee</b>			
IRP 2	266.14	1,838.62	-1,572.48

## Tioga County Industrial Development Agency

## Profit &amp; Loss

July 1, 2016 through July 28, 2017

07/27/17

Accrual Basis

	Jul 1, '16 - Jul 28, 17	Jul 1, '15 - Jul 28, 16	\$ Change
IRP 3	271.25	1,789.61	-1,518.36
IRP 4	560.97	813.61	-252.64
<b>Total Loan Admin Fee</b>	<b>1,098.36</b>	<b>4,441.84</b>	<b>-3,343.48</b>
<b>Loan Program Expense</b>			
IRP 4	0.00	20.55	-20.55
Marketing	0.00	1,652.50	-1,652.50
Loan Program Expense - Other	217.85	120.75	97.10
<b>Total Loan Program Expense</b>	<b>217.85</b>	<b>1,793.80</b>	<b>-1,575.95</b>
<b>Bad Debts</b>	<b>0.00</b>	<b>-50,000.00</b>	<b>50,000.00</b>
<b>Property Maintenance</b>	<b>0.00</b>	<b>2,131.46</b>	<b>-2,131.46</b>
<b>6120 · Bank Service Charges</b>			
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
<b>Total Check order</b>	<b>183.42</b>	<b>57.09</b>	<b>126.33</b>
<b>6120 · Bank Service Charges - Other</b>	<b>220.25</b>	<b>155.62</b>	<b>64.63</b>
<b>Total 6120 · Bank Service Charges</b>	<b>403.67</b>	<b>212.71</b>	<b>190.96</b>
conference	1,720.00	750.00	970.00
Copies	123.85	180.16	-56.31
<b>6150 · Depreciation Expense</b>	<b>23,305.31</b>	<b>23,305.31</b>	<b>0.00</b>
<b>6160 · Dues and Subscriptions</b>	<b>285.00</b>	<b>210.00</b>	<b>75.00</b>
<b>E=mt3</b>			
Wetland Delineation	7,000.00	0.00	7,000.00
ESD Grant Pass Thru Expenses	0.00	26,297.75	-26,297.75
site preparation	850.00	0.00	850.00
E=mt3 - Other	5,250.00	0.00	5,250.00
<b>Total E=mt3</b>	<b>13,100.00</b>	<b>26,297.75</b>	<b>-13,197.75</b>
<b>Employee benefit</b>			
IRA Company Match	1,305.00	0.00	1,305.00
IRA	976.14	756.24	219.90
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	<b>2,281.14</b>	<b>756.24</b>	<b>1,524.90</b>
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	4,229.00	3,969.00	260.00
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	3,694.30	-3,694.30
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)	857.00	609.00	248.00
<b>Total 6180 · Insurance</b>	<b>34,942.99</b>	<b>38,415.83</b>	<b>-3,472.84</b>
<b>6200 · Interest Expense</b>			
<b>6220 · Loan Interest</b>			
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
IRP 4	0.00	2,717.02	-2,717.02
<b>Total 6220 · Loan Interest</b>	<b>0.00</b>	<b>7,625.14</b>	<b>-7,625.14</b>
<b>6200 · Interest Expense - Other</b>	<b>7,248.63</b>	<b>12,460.94</b>	<b>-5,212.31</b>
<b>Total 6200 · Interest Expense</b>	<b>7,248.63</b>	<b>20,086.08</b>	<b>-12,837.45</b>
Lounsberry land	0.00	0.00	0.00
<b>6550 · Office Supplies</b>			
other	204.64	302.07	-97.43
stationary	0.00	193.00	-193.00
ink cartridges	232.42	816.45	-584.03

## Tioga County Industrial Development Agency

## Profit &amp; Loss

July 1, 2016 through July 28, 2017

07/27/17

Accrual Basis

	Jul 1, '16 - Jul 28, 17	Jul 1, '15 - Jul 28, 16	\$ Change
6550 · Office Supplies - Other	90.54	323.76	-233.22
<b>Total 6550 · Office Supplies</b>	<b>527.60</b>	<b>1,635.28</b>	<b>-1,107.68</b>
6560 · Payroll Expenses	57,446.60	61,160.23	-3,713.63
PILOT Best Buy	52.85	0.00	52.85
PILOT Program Expenses			
Distributed Sun	244.00	0.00	244.00
Gateway	228.50	0.00	228.50
Tioga Downs	233.50	227.68	5.82
PILOT Program Expenses - Other	0.00	436.03	-436.03
<b>Total PILOT Program Expenses</b>	<b>706.00</b>	<b>663.71</b>	<b>42.29</b>
6250 · Postage and Delivery	253.92	305.54	-51.62
6270 · Professional Fees			
Administrative Services			
Fiato	112.50	810.00	-697.50
Haskell	8,164.00	8,038.00	126.00
Tinney	10,500.00	0.00	10,500.00
<b>Total Administrative Services</b>	<b>18,776.50</b>	<b>8,848.00</b>	<b>9,928.50</b>
6650 · Accounting			
Piaker & Lyons	9,500.00	9,500.00	0.00
Jan Nolis			
internal control services	0.00	190.00	-190.00
payroll	1,523.75	105.00	1,418.75
<b>Total Jan Nolis</b>	<b>1,523.75</b>	<b>295.00</b>	<b>1,228.75</b>
<b>Total 6650 · Accounting</b>	<b>11,023.75</b>	<b>9,795.00</b>	<b>1,228.75</b>
6655 · Consulting	0.00	300.00	-300.00
6280 · Legal Fees			
Loan Program Fees	2,153.00	3,430.00	-1,277.00
Monthly Fees	10,713.50	33,008.00	-22,294.50
6280 · Legal Fees - Other	8,120.00	-3,965.00	12,085.00
<b>Total 6280 · Legal Fees</b>	<b>20,986.50</b>	<b>32,473.00</b>	<b>-11,486.50</b>
6270 · Professional Fees - Other	2,152.96	538.00	1,614.96
<b>Total 6270 · Professional Fees</b>	<b>52,939.71</b>	<b>51,954.00</b>	<b>985.71</b>
6670 · Program Expense			
Façade Improvement Loan Program	0.00	579.60	-579.60
<b>Total 6670 · Program Expense</b>	<b>0.00</b>	<b>579.60</b>	<b>-579.60</b>
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
<b>Total Property Taxes</b>	<b>151.37</b>	<b>273.83</b>	<b>-122.46</b>
Recording fees	891.00	55.50	835.50
6300 · Repairs			
6320 · Computer Repairs	0.00	31.25	-31.25
<b>Total 6300 · Repairs</b>	<b>0.00</b>	<b>31.25</b>	<b>-31.25</b>
6770 · Supplies			
6780 · Marketing	325.00	-541.20	866.20
6770 · Supplies - Other	259.32	0.00	259.32
<b>Total 6770 · Supplies</b>	<b>584.32</b>	<b>-541.20</b>	<b>1,125.52</b>
6340 · Telephone	57.12	83.26	-26.14
6350 · Travel & Ent			
6370 · Meals	133.97	70.35	63.62
6380 · Travel	1,939.95	352.76	1,587.19



## Tioga County Industrial Development Agency

## Profit &amp; Loss

07/27/17

Accrual Basis

July 1, 2016 through July 28, 2017

	<u>Jul 1, '16 - Jul 28, 17</u>	<u>Jul 1, '15 - Jul 28, 16</u>	<u>\$ Change</u>
Total 6350 - Travel & Ent	2,073.92	423.11	1,650.81
<b>Total Expense</b>	<u>514,168.64</u>	<u>293,828.63</u>	<u>220,340.01</u>
<b>Net Ordinary Income</b>	2,081,203.54	878,248.60	1,202,954.94
<b>Other Income/Expense</b>			
Other Income			
TSB- CCS	56.69	0.00	56.69
<b>Total Other Income</b>	<u>56.69</u>	<u>0.00</u>	<u>56.69</u>
<b>Net Other Income</b>	<u>56.69</u>	<u>0.00</u>	<u>56.69</u>
<b>Net Income</b>	<u><u>2,081,260.23</u></u>	<u><u>878,248.60</u></u>	<u><u>1,203,011.63</u></u>

## Tioga County Industrial Development Agency

## Transaction Detail by Account

July 1 - 28, 2017

Type	Date	Num	Memo	Amount	Balance
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	7/6/2017		Facade Loan ...	152.86	152.86
Deposit	7/11/2017		Loan Pymt	318.05	470.91
Deposit	7/14/2017		Loan App Fee	100.00	570.91
Total Community- Facade Improvement				570.91	570.91
<b>USDA Funds</b>					
<b>TSB- IRP 2016 (Formerly IRP 4)</b>					
Deposit	7/6/2017		Loan Pmt	2,891.95	2,891.95
Deposit	7/11/2017		Loan Pymt	921.87	3,813.82
Deposit	7/20/2017		Loan Payment	200.00	4,013.82
Total TSB- IRP 2016 (Formerly IRP 4)				4,013.82	4,013.82
Total USDA Funds				4,013.82	4,013.82
Total Restricted Cash Accounts				4,584.73	4,584.73
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Check	7/5/2017	5855	6/18-7/1/2017	-1,485.07	-1,485.07
Check	7/5/2017	5856	Administrative ...	-628.00	-2,113.07
Check	7/5/2017	5857	Bryant R. Myer...	-244.62	-2,357.69
Check	7/5/2017	X	June 2017	-1,239.78	-3,597.47
Check	7/5/2017	X	June 2017	-192.34	-3,789.81
Check	7/5/2017	5858	Invoice #: 876...	-25,000.00	-28,789.81
Check	7/5/2017	5859	Legal Fees Ma...	-1,487.50	-30,277.31
Check	7/5/2017	5860	Vacri Payment...	-166,329.75	-196,607.06
Check	7/5/2017	5861	June Supplies ...	-259.32	-196,866.38
Deposit	7/6/2017		HUD Rec	4,243.54	-192,622.84
Check	7/10/2017	X	Loan Overpay...	-965.61	-193,588.45
Deposit	7/11/2017		RR Payment	15,254.70	-178,333.75
Check	7/11/2017	5862	Hess Property ...	-20,000.00	-198,333.75
Check	7/11/2017	5863	L. Tinney July ...	-1,500.00	-199,833.75
Check	7/11/2017	5864	July 2017 HUD...	-4,243.54	-204,077.29
Check	7/11/2017	5865	2017 2nd Quar...	-22.40	-204,099.69
Check	7/18/2017	5866	7/2-7/15/2017	-1,485.07	-205,584.76
Check	7/18/2017	5867	Professional S...	-180.00	-205,764.76
Check	7/26/2017	5868	2017 Valley G...	-132.50	-205,897.26
Check	7/26/2017	5869	2nd Quarter Fi...	-166.25	-206,063.51
Total TSB- checking				-206,063.51	-206,063.51
Total Unrestricted Cash Accounts				-206,063.51	-206,063.51
<b>Commercial Facade Loan Program</b>					
<b>Loan Rec - 2016-01-C</b>					
Deposit	7/6/2017	706	July 2017 Fac...	-152.86	-152.86
Total Loan Rec - 2016-01-C				-152.86	-152.86
<b>Loan Rec - 2014-01-C</b>					
Deposit	7/11/2017	70002	July Pymt	-169.54	-169.54
Total Loan Rec - 2014-01-C				-169.54	-169.54
<b>Loan Rec - 2015-02-C</b>					
Deposit	7/11/2017	0137...	July Pymt	-148.51	-148.51
Total Loan Rec - 2015-02-C				-148.51	-148.51
Total Commercial Facade Loan Program				-470.91	-470.91
<b>IRP 4</b>					
<b>Loan Rec 2017-05-A</b>					
Deposit	7/11/2017	1172	July Principal	-368.87	-368.87
Total Loan Rec 2017-05-A				-368.87	-368.87
<b>Loan Rec 2017-02-A</b>					
Deposit	7/6/2017	9268	July 2017 Prin...	-1,291.39	-1,291.39
Total Loan Rec 2017-02-A				-1,291.39	-1,291.39

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**July 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
<b>Loan Rec 2017-01-A</b>					
Deposit	7/6/2017	640	July 2017 Prin...	-188.68	-188.68
Total Loan Rec 2017-01-A				-188.68	-188.68
<b>Loan Rec 2016-01-A</b>					
Deposit	7/6/2017	9267	July 2017 Prin...	-618.06	-618.06
Total Loan Rec 2016-01-A				-618.06	-618.06
<b>Loan Rec 2015-03-A</b>					
Deposit	7/11/2017	1074	July Principal	-228.66	-228.66
Total Loan Rec 2015-03-A				-228.66	-228.66
<b>Loan Rec 2013-02-A</b>					
Deposit	7/11/2017	2089	July Principal	-217.97	-217.97
Total Loan Rec 2013-02-A				-217.97	-217.97
<b>Loan Rec 2009-02-A</b>					
Deposit	7/20/2017	5753	June Payment	-200.00	-200.00
Total Loan Rec 2009-02-A				-200.00	-200.00
Total IRP 4				-3,113.63	-3,113.63
<b>IRP 3</b>					
<b>Loan Rec 2013-01-A</b>					
Deposit	7/6/2017	1998...	July 2017 Prin...	-373.19	-373.19
Total Loan Rec 2013-01-A				-373.19	-373.19
Total IRP 3				-373.19	-373.19
<b>Asset WWTP</b>					
General Journal	7/5/2017	BRM...	WWTP Final	218,577.94	218,577.94
Total Asset WWTP				218,577.94	218,577.94
<b>Land-Louns</b>					
<b>Hess</b>					
Check	7/11/2017	5862	Hess Land De...	20,000.00	20,000.00
Total Hess				20,000.00	20,000.00
Total Land-Louns				20,000.00	20,000.00
<b>HUD Loan Program</b>					
<b>L/R 2014-01-A</b>					
Deposit	7/6/2017	61617	July 2017 Prin...	-2,035.85	-2,035.85
Deposit	7/6/2017	61617	July 2017 Inter...	-276.48	-2,312.33
Total L/R 2014-01-A				-2,312.33	-2,312.33
<b>L/R 2012-06-A</b>					
Check	7/10/2017	X	Overpayment	965.61	965.61
Total L/R 2012-06-A				965.61	965.61
<b>L/R 2009-04-A</b>					
Deposit	7/6/2017	61616	July 2017 Prin...	-1,800.80	-1,800.80
Total L/R 2009-04-A				-1,800.80	-1,800.80
Total HUD Loan Program				-3,147.52	-3,147.52
<b>Interest Payable</b>					
<b>L/P 2014-01-A Interest</b>					
Check	7/11/2017	5864	July Interest	276.48	276.48
Total L/P 2014-01-A Interest				276.48	276.48
<b>L/P 2009-04-A Interest</b>					
Deposit	7/6/2017	61616	July 2017 Inter...	-130.41	-130.41
Check	7/11/2017	5864	July Interest	130.41	0.00
Total L/P 2009-04-A Interest				0.00	0.00
Total Interest Payable				276.48	276.48

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
 July 1 - 28, 2017

Type	Date	Num	Memo	Amount	Balance
<b>Tioga County HUD prog</b>					
<b>2014-01-A</b>					
Check	7/11/2017	5864	July Principal	2,035.85	2,035.85
Total 2014-01-A				2,035.85	2,035.85
<b>2009-04-A</b>					
Check	7/11/2017	5864	July Principal	1,800.80	1,800.80
Total 2009-04-A				1,800.80	1,800.80
Total Tioga County HUD prog				3,836.65	3,836.65
<b>Loan Interest Income</b>					
<b>IRP 3</b>					
<b>2013-01-A</b>					
Deposit	7/6/2017	1998...	July 2017 Inter...	-26.81	-26.81
Total 2013-01-A				-26.81	-26.81
Total IRP 3				-26.81	-26.81
<b>IRP 4</b>					
<b>2017-05-A</b>					
Deposit	7/11/2017	1172	July Interest	-48.19	-48.19
Total 2017-05-A				-48.19	-48.19
<b>2017-01-A</b>					
Deposit	7/6/2017	640	July 2017 Inter...	-51.32	-51.32
Total 2017-01-A				-51.32	-51.32
<b>2017-02-A</b>					
Deposit	7/6/2017	9268	July 2017 Inter...	-205.71	-205.71
Total 2017-02-A				-205.71	-205.71
<b>2016-01-A</b>					
Deposit	7/6/2017	9267	July 2017 Inter...	-136.79	-136.79
Total 2016-01-A				-136.79	-136.79
<b>2015-03-A</b>					
Deposit	7/11/2017	1074	July Interest	-40.26	-40.26
Total 2015-03-A				-40.26	-40.26
<b>2013-02-A</b>					
Deposit	7/11/2017	2089	July Interest	-17.92	-17.92
Total 2013-02-A				-17.92	-17.92
Total IRP 4				-500.19	-500.19
Total Loan Interest Income				-527.00	-527.00
<b>Loan Program Fee</b>					
<b>Facade</b>					
Deposit	7/14/2017	2154	Loan Applicati...	-100.00	-100.00
Total Facade				-100.00	-100.00
Total Loan Program Fee				-100.00	-100.00
<b>OHRy</b>					
<b>freight</b>					
Deposit	7/11/2017	17553	May 2017 Pymt	-15,254.70	-15,254.70
Total freight				-15,254.70	-15,254.70
Total OHRy				-15,254.70	-15,254.70
<b>WWTP Crown Cork and Seal</b>					
Check	7/5/2017	5858	Professional S...	25,000.00	25,000.00
Check	7/5/2017	5860	Vacri Payment...	166,329.75	191,329.75
General Journal	7/5/2017	BRM...	WWTP Final	-218,577.94	-27,248.19
Total WWTP Crown Cork and Seal				-27,248.19	-27,248.19

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**July 1 - 28, 2017**

Type	Date	Num	Memo	Amount	Balance
<b>Marketing</b>					
Check	7/26/2017	5868	2017 Valley G...	132.50	132.50
Total Marketing				132.50	132.50
<b>Employee benefit</b>					
<b>IRA Company Match</b>					
Check	7/5/2017	5857	Employer Cont...	122.31	122.31
Total IRA Company Match				122.31	122.31
<b>IRA</b>					
Check	7/5/2017	5857	Employee Con...	122.31	122.31
Total IRA				122.31	122.31
Total Employee benefit				244.62	244.62
<b>6560 · Payroll Expenses</b>					
Check	7/5/2017	5855	6/18-7/1/2017	1,485.07	1,485.07
Check	7/5/2017	X	June 2017	1,239.78	2,724.85
Check	7/5/2017	X	June 2017	192.34	2,917.19
Check	7/18/2017	5866	7/2-7/15/2017	1,485.07	4,402.26
Total 6560 · Payroll Expenses				4,402.26	4,402.26
<b>6250 · Postage and Delivery</b>					
Check	7/11/2017	5865	2017 2nd Quar...	22.40	22.40
Total 6250 · Postage and Delivery				22.40	22.40
<b>6270 · Professional Fees</b>					
<b>Administrative Services</b>					
<b>Haskell</b>					
Check	7/5/2017	5856	2017-June	628.00	628.00
Total Haskell				628.00	628.00
<b>Tinney</b>					
Check	7/11/2017	5863	L. Tinney July ...	1,500.00	1,500.00
Total Tinney				1,500.00	1,500.00
Total Administrative Services				2,128.00	2,128.00
<b>6650 · Accounting</b>					
<b>Jan Nolis payroll</b>					
Check	7/18/2017	5867	Monthly Payrol...	180.00	180.00
Check	7/26/2017	5869	2nd Quarter Fi...	166.25	346.25
Total payroll				346.25	346.25
Total Jan Nolis				346.25	346.25
Total 6650 · Accounting				346.25	346.25
<b>6280 · Legal Fees</b>					
Check	7/5/2017	5859	Legal Fees - M...	1,487.50	1,487.50
Total 6280 · Legal Fees				1,487.50	1,487.50
Total 6270 · Professional Fees				3,961.75	3,961.75
<b>6770 · Supplies</b>					
Check	7/5/2017	5861	June Supplies ...	259.32	259.32
Total 6770 · Supplies				259.32	259.32
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>