



**Tioga County Industrial Development Agency  
January 4, 2017 • Immediately Following Annual Meeting •  
Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827**

**Agenda**

- 1. Call to Order and Introductions**
- 2. Attendance**
  - A. IDA Board Members**
    1. Roll Call: R. Kelsey, A. Gowan, T. Monell, K. Gillette, K. Dougherty, M. Sauerbrey
      - a. Absent:
      - b. Excused:
    2. Guests:
      - a. B. Myers, L. Tinney, J. Meagher, Z. Baker
- 3. Privilege of the Floor-**
  - A. None**
- 4. Project Updates**
  - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis/J. Meagher**
    1. Update [Picture 1](#) [Picture 2](#)
    2. Costs Spreadsheet
    3. Larson Design Group – B. Myers
      - a. WWTP Update
      - b. Water Update
  - B. Tioga Downs Racetrack, LLC Phase 2 & 3 – B. Myers**
    1. Update [Picture 1](#) [Picture 2](#)
  - C. Tioga Downs Racetrack, LLC Phase IV**
    1. Update
  - D. Owego Gardens Project Update – B. Myers**
    1. Update [Picture 1](#) [Picture 2](#)
  - E. FedEx Project – B. Myers**
    1. Update [Picture 1](#) [Picture 2](#)
    2. FedEx Owner Assignment – J. Meagher
  - F. Gateway Project**
    1. Update

5. **Old Business – B. Myers**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty)
      - a. 2016 Audit – Piaker and Lyons
    2. Governance Committee Report (R. Kelsey, K. Dougherty)
      - a. None
    3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
      - a. Investment Report
  - B. Tioga Commons Study
    1. Received Final Version
  - C. E-Site Wetland Delineation
    1. Update
  - D. United Water/Suez
    1. Update
  - E. Farview Farms
  - F. Archeological Study of E-Site – Phase 1B Village Portion
  - G. Intern Report – B. Myers
  
6. **PILOT Updates – B. Myers**
  - A. Lockheed Martin
    1. Terminate Bill of Sale for sales tax abatement only project – J. Meagher
  - B. PILOT Bills 2017
  
7. **Approval of Minutes –**
  - A. December 7, 2016 Regular Meeting Minutes
  - B. December 7, 2016 Loan Committee Meeting Minutes
  
8. **Financial Report – B. Myers**
  - A. Reports
    1. Balance Sheet
    2. Profit & Loss
    3. Transaction Detail
  
9. **New Business – B. Myers**
  - A. EDC: Albany Conference - \$200, 1/18/17
  - B. Raymond Hadley – Grant Application for Expansion
  
10. **Reports**
  - A. Railroads
    1. Committee Report (T. Monell, K. Gillette)
      - a. Income to Date
  - B. Loan Program – B. Myers
    - a. Granite Works Received Executed Commitment Letter
    - b. Tioga Gardens Awaiting Executed Commitment Letter
  
11. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
12. **Next Meeting – February 1, 2017**
13. **Adjourned**



**Tioga County Industrial Development Agency**  
**December 7, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building**  
**56 Main Street, Owego, NY 13827**

**Minutes**

**DRAFT**

**1. Call to Order and Introductions**

The meeting was called to order by Vice-Chairperson, K. Dougherty at 4:32 p.m.

**2. Attendance**

**A. IDA Board Members**

1. Roll Call: A. Gowan, K. Gillette, K. Dougherty, M. Sauerbrey

a. Absent:

b. Excused: R. Kelsey, T. Monell

2. Guests: B. Myers, L. Tinney, C. Haskell, J. Bellis, J. Meagher

**3. Privilege of the Floor –**

A. None

**4. Approval of Minutes –**

A. November 9, 2016 Regular Board Meeting Minutes

**Motion to approve the Regular Board Meeting minutes (M. Sauerbrey, A. Gowan)**

**Aye – 4      Abstain – 0**

**No – 0      Carried**

B. November 23, 2016 Public Hearing Gateway Meeting Minutes

**Motion to approve the Public Hearing Gateway minutes (M. Sauerbrey, A. Gowan)**

**Aye – 4      Abstain – 0**

**No – 0      Carried**

C. November 30, 2016 Special Meeting Minutes

**Motion to approve the Special Meeting minutes (M. Sauerbrey, A. Gowan)**

**Aye – 4      Abstain – 0**

**No – 0      Carried**

**5. Financial Report – B. Myers**

A. Reports – B. Myers reported all issues with negative expense accounts were rectified.

1. Balance Sheet

2. Profit & Loss

3. Transaction Detail

**Motion to acknowledge the financial statements (J. Nolis, K. Gillette)**

**Aye – 4      Abstain – 0**

**No – 0      Carried**

J. Nolis arrived at 4:45 p.m.

**6. Project Updates**

- A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis/J. Meagher
  - 1. Update – B. Myers reported Crown is starting to produce small batches of product. Crown anticipates to be fully operable by mid-January 2017. A site visit will be scheduled following start up.
  - 2. Costs Spreadsheet – B. Myers reported the company is budgeted to have \$745,000 remaining to expend for the project.

Larson Design Group – J. Bellis

- 1. WWTP Update – J. Bellis reported work is completed for the season and will resume in the spring. J. Bellis confirmed the electrical work has been completed. J. Bellis reported the wet test is completed. J. Bellis reported DEC will be on site Thursday, 12/15/16. J. Bellis reported Vacri Construction is on site doing minor plumbing. J. Bellis reported the final payment is anticipated in January or February and the project is significantly under budget. J. Bellis reported roofing is needed on the WWTP Control Building and a metal roof has been proposed. Material costs are estimated at \$3,600 with an overall cost of \$20,000 for material and labor. Need to obtain actual square footage. This proposal needs to go through the Town of Nichols first.
- 2. Water Update – J. Bellis reported work is being done in December 2016 and January 2017. The original estimated cost is \$150,000, however, it is anticipated the amount will come in under budget.

**Motion to approve the change order for Diekow Electric. (A. Gowan, J. Nolis)**

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

- B. Tioga Downs Racetrack, LLC Phase 2 & 3 – B. Myers
  - 1. Update – B. Myers reported the Phase 2 ribbon cutting was held on 12/2/16 and the IDA was well represented with R. Kelsey, T. Monell, M. Sauerbrey, A. Gowan, L. Tinney, and B. Myers in attendance. B. Myers reported the hotel foundation is completed and vertical build is expected to begin the week of 12/22/16.
- C. Tioga Downs Racetrack, LLC Phase 4 – B. Myers
  - 1. Update – B. Myers reported all sales tax forms; ST-60, ST-123, and ST-340 were mailed to Tioga Downs on 12/2/16.
- D. Owego Gardens Project Update – B. Myers
  - 1. Update – B. Myers reported this project is nearing completion.
- E. FedEx Project – B. Myers
  - 1. Update – B. Myers reported this project is nearing completion and the water easement with the Army Training Center is completed. B. Myers reported FedEx anticipates taking occupancy of the building on 1/9/17 and being operational by 1/16/17. A ribbon cutting ceremony is anticipated for the first week in January 2017. B. Myers reported site visit tour information is forthcoming.

F. Gateway Project – B. Myers

1. Update – B. Myers reported the HCR application was submitted today, as 12/7/16 was the application deadline. B. Myers reported the CFA awards will be announced 12/8/16 and it is possible the Restore NY awards may also be announced at the same time.

**7. New Business – B. Myers**

- A. Annual Meeting – B. Myers reported the Annual Meeting is scheduled for 1/4/17 at 4:30 p.m. in the Legislative Conference Room with the Regular Board meeting immediately following. B. Myers is preparing information for Board members and committees and will distribute via email.
- B. Lounsbury Property 1.2A – B. Myers reported the \$5,000 deposit was issued on 12/2/16 and the deposit was submitted to Coughlin & Gerhart.
- c. IEDC Course – February 8-10, 2017 – B. Myers reported the IEDC is offering an Economic Development Credit Analysis Course February 8-10, 2017 in Phoenix, Arizona. B. Myers reported this course would be beneficial to the IDA's Loan Program. B. Myers estimated cost of attendance at \$1,500.

**Motion to authorize IDA Executive Administrator, B. Myers, to attend the IEDC Economic Development Credit Analysis Course on February 8-10, 2017 in Phoenix, Arizona at a cost not to exceed \$1,500. (M. Sauerbrey, A. Gowan)**

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

**8. Old Business – B. Myers**

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
  - a. Charter was sent out on 11/29/16. Committee members need review prior to 1/4/17 Annual Meeting.
2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
  - a. Policies, List of Officers, and List of Committee members were sent out on 11/29/16. B. Myers reported no changes have been made to the policies that were sent out.
3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
  - a. Charter was sent out on 11/29/16.
  - b. Investment Report – B. Myers will send out to the Board on 12/8/16.

B. Tioga Commons Study – B. Myers reported the IDA is awaiting final version. Once received, the final payment will be disbursed to Fagan Engineers.

C. E-Site Wetland Delineation –

1. Update – B. Myers reported the IDA is waiting on Army Corp. of Engineers (ACOE) to schedule a date. L. Tinney reported worst case scenario ACOE indicated permits could be acquired.

- D. United Water/Suez –
  - 1. Meeting Summary – B. Myers reported meeting was held last month with United Water/Suez and Allison Hunt from Congressman Reed’s office. Bill Madden, United Water/Suez, indicated if a proposal is received he would move it through the proper channels.
  - 2. Next Steps – L. Tinney is in the process of drafting a proposal for submission to United Water/Suez detailing usage for Owego Gardens, Owego Gardens 2, and other potential development prospects.

**9. Reports**

A. Railroad

- 1. Committee Report (T. Monell, K. Gillette)
  - a. Income to Date – B. Myers reported the information is only through September, however, the IDA is ahead of where we were last year at this time.

B. Loan Program – B. Myers reported the Loan Committee met just prior to this meeting and is recommending approval of the following two applications:

- a. **Granite Works Loan Request for \$100,000** – B. Myers reported Granite Works is requesting consideration of a \$100,000 loan at 2.5% fixed for 6 years for machinery. B. Myers reported the internal IDA Loan Guidelines stipulate that a borrower cannot have more than \$120,000 in existing debt and Granite Works currently has two existing loans with the IDA totaling approximately \$140,000. It is important to note that within 6 months the loan debt for Granite Works will be reduced to \$125,000, therefore, only \$5,000 over the stipulated guideline. B. Myers reported this loan will allow for the retention of 25 jobs and creation of 1 job.

**Motion to authorize a one-time increase exception for Granite Works not to exceed \$150,000 in existing debt and approve the Granite Works loan request in the amount of \$100,000, as recommended by the Loan Committee with the following terms/conditions: (K. Gillette, A. Gowan)**

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

- Maximum of \$100,000.00 loan at 2.5% fixed interest for six (6) years (\$1,497.10/mo.)
- Collateral to include a second lien position to Steuben Trust Company on purchase money security interest in the equipment being purchased, a subordinate security interest to all financial institutions at the time of closing on all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned or hereafter acquired and all sales contracts, leases, accounts receivable and any other agreements relating to the premises. And 1st lien on real property located at 540 Chemung Street, Waverly NY, including a copy of the property appraisal.
- Jason Vandyke will provide his unconditional personal guarantee.
- Loan funds will be used to cover 12% of the TPC of \$422,150.00, with funds used for the acquisition of machinery.
- Key person life insurance on Jason at least in the amount of the outstanding debt and assigned to the Tioga County IDA shall be provided. A provision can be made for the

insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.

- All applicable local, state, and federal requirements to apply.
- The applicant agrees to obtain all necessary Federal, State, and Local permits/approvals prior to the loan closing.
- Resolution from The IDA Board of Directors to permit \$141,484.00 in total debt owed to The IDA. The current maximum is set at \$120,000.00

b. **Tioga Gardens Loan Request for \$20,000** – B. Myers reported Tioga Gardens is requesting consideration of a \$20,000 loan at 2.5% fixed for 10 years for the purpose of refurbishing the existing pond on the business premises.

**Motion to approve the Tioga Gardens loan request in the amount of \$20,000, as recommended by the Loan Committee with the following/terms conditions:**

**(M. Sauerbrey, A. Gowan)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No - 0</b>	<b>Carried</b>

- \$20,000.00 loan at 2.5% fixed interest for ten (10) years (\$188.54/mo.)
- Collateral to include a subordinate security interest to all financial institution’s interest at the time of closing on all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned or hereafter acquired and all sales contracts, leases, accounts receivable and any other agreements relating to the premises.
- Edward Kuhlman will provide his unconditional personal guarantee.
- Loan funds will be used to cover 62% of the TPC of \$32,700.00, with funds used for the renovation of the pond.
- Key person life insurance on Edward at least in the amount of the outstanding debt and assigned to the Tioga County IDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.
- All applicable local, state, and federal requirements to apply.

10. Motion to move into Executive Session pursuant to Public Officers Law Section 105  
**Motion to move into Executive Session at 5:22 p.m. pursuant to Public Officers Law Section 105 to discuss acquisition of properties, financial matter, individual personnel matters, and contract negotiations. (A. Gowan, J. Nolis)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No - 0</b>	<b>Carried</b>

Executive Session adjourned at 5:56 p.m.

**Resolution to authorize a one-year contract with L. Tinney commencing January 1, 2017 for additional work performed on behalf of the IDA at the monthly stipend rate of \$1,500. (A. Gowan, M. Sauerbrey)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No - 0</b>	<b>Carried</b>

**Resolution to authorize the IDA Executive Administrator to hire an intern at minimum wage for a period not to exceed 35 hours per week and terminable at will.**

**(M. Sauerbrey, J. Nolis)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No - 0</b>	<b>Carried</b>

11. **Next Meeting** – January 4, 2017 at 4:30 p.m. in the Legislative Conference Room  
*(meeting will commence immediately following 2017 Annual Meeting)*

12. **Adjournment** –

**Motion to adjourn the meeting at 6:00 p.m. (M. Sauerbrey, J. Nolis)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No - 0</b>	<b>Carried</b>



**DRAFT**

**December 7, 2016**  
**Tioga County IDA Loan Committee**  
**Economic Development and Planning Conference Room**  
**3:30pm**  
**Minutes**

1. Call to Order: S. Thomas called the meeting to order at 3:35pm

2. **Roll Call:** S. Thomas, A. Gowan, K. Dougherty, and D. Barton

Absent:

Excused: R. Kelsey

Guests: B. Myers

3. **New Business**

Tioga Gardens

**Proposed Loan Terms and Conditions**

-\$20,000.00 loan at 2.5% fixed interest for ten (10) years (\$188.54/mo.)

- Collateral to include a subordinate security interest to all financial institution's interest at the time of closing on all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned or hereafter acquired and all sales contracts, leases, accounts receivable and any other agreements relating to the premises.

-Edward Kuhlman will provide his unconditional personal guarantee.

-Loan funds will be used to cover 62% of the TPC of \$32,700.00, with funds used for the renovation of the pond.

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

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

Motion to recommend the Tioga Gardens Loan to The IDA Board of Directors with the above referenced terms and conditions (D. Barton, A. Gowan)

Aye – 3            Abstain – 0

No – 0

**DRAFT**

B) Granite Works

*K. Dougherty Arrived 3:50pm*

**Proposed Loan Terms and Conditions**

- \$100,000.00 loan at 2.5% fixed interest for six (6) years (\$1,497.10/mo.)
- Collateral to include a second lien position to Steuben Trust Company on purchase money security interest in the equipment being purchased, a subordinate security interest to all financial institutions at the time of closing on all property of the debtor including accounts receivable, inventory, furniture, fixtures and equipment now owned or hereafter acquired and all sales contracts, leases, accounts receivable and any other agreements relating to the premises. And 1st lien on real property located at 540 Chemung Street, Waverly NY, including a copy of the property appraisal.
- Jason Vandyke will provide his unconditional personal guarantee.
- Loan funds will be used to cover 12% of the TPC of \$422,150.00, with funds used for the acquisition of machinery.
- Key person life insurance on Jason at least in the amount of the outstanding debt and assigned to the Tioga County IDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.
- All applicable local, state, and federal requirements to apply.
- The applicant agrees to obtain all necessary Federal, State, and Local permits/approvals prior to the loan closing.
- Resolution from The IDA Board of Directors to permit \$141,484.00 in total debt owed to The IDA. The current maximum is set at \$120,000.00

Motion to authorize a one-time increase exception for Granite Works not to exceed \$150,000 in existing debt and approve the Granite Works loan application, as recommended by the Loan Committee, in the amount of \$100,000 at 2.5% fixed for 6 years. B. Myers will document the resolution. (K. Dougherty, A. Gowan)

Aye – 4            Abstain – 0

No – 0

**DRAFT**

Motion to recommend the Granite Works loan to The IDA Board of Directors with the above referenced terms and conditions (A. Gowan, K. Dougherty)

Aye – 4            Abstain – 0

No – 0

4.        **Adjourn – Motion to adjourn the meeting (K. Dougherty, A. Gowan)**

Aye – 3            Abstain – 0

No – 0

Meeting Adjourned 4:03pm.

*"This institution is an equal opportunity provider, employer, and Lender. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: 1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 2) Fax: (202)690-7442; or email [program.intake@usda.gov](mailto:program.intake@usda.gov)."*

12:21 PM

12/30/16

Accrual Basis

**Tioga County Industrial Development Agency**  
**Balance Sheet**  
**As of December 31, 2016**

	Dec 31, 16	Dec 31, 15	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	112,837.66	146,113.71	-33,276.05
CCTC- Industrial Park	12,000.37	12,005.37	-5.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,382.63	40,369.12	13.51
TSB- IRP 2	0.00	98,614.19	-98,614.19
TSB- IRP 3	0.00	181,427.91	-181,427.91
TSB- IRP 2016 (Formerly IRP 4)	425,474.66	154,160.88	271,313.78
TSB- RBEG	205,448.62	205,391.28	57.34
TSB- marketing	1,496.51	1,496.10	0.41
<b>Total USDA Funds</b>	<b>672,802.42</b>	<b>681,459.48</b>	<b>-8,657.06</b>
<b>Total Restricted Cash Accounts</b>	<b>797,640.45</b>	<b>839,578.56</b>	<b>-41,938.11</b>
<b>CCTC- CDs</b>			
Infrastructure (391)	0.00	127,354.49	-127,354.49
Site Development (383)	0.00	128,656.37	-128,656.37
Site Development (878)	0.00	253,164.66	-253,164.66
Infrastructure (877)	0.00	93,341.13	-93,341.13
Land Acquisition (879)	516,424.15	516,424.15	0.00
Capital Improvement (284)	303,652.79	303,652.79	0.00
<b>Total CCTC- CDs</b>	<b>820,076.94</b>	<b>1,422,593.59</b>	<b>-602,516.65</b>
<b>Temporarily Restricted Cash Acc</b>			
Crown Cork Seal	0.00	934,199.55	-934,199.55
Community- Lounsberry	53.57	52.75	0.82
<b>Total Temporarily Restricted Cash Acc</b>	<b>53.57</b>	<b>934,252.30</b>	<b>-934,198.73</b>
<b>Unrestricted Cash Accounts</b>			
TSB- checking	1,323,136.11	220,595.18	1,102,540.93
TSB- general fund	125,108.72	936,840.21	-811,731.49
<b>Total Unrestricted Cash Accounts</b>	<b>1,448,244.83</b>	<b>1,157,435.39</b>	<b>290,809.44</b>
<b>Total Checking/Savings</b>	<b>3,066,015.79</b>	<b>4,353,859.84</b>	<b>-1,287,844.05</b>
<b>Other Current Assets</b>			
Accounts Receivable 1300.01	512,376.45	512,376.45	0.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	0.00
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2016-03-A	18,869.76	0.00	18,869.76
Loan Rec - 2016-02-A	45,833.36	0.00	45,833.36
Loan Rec - 2016-01-A	9,783.28	0.00	9,783.28
Loan Rec - 2015-06-A	21,951.54	26,341.86	-4,390.32
Loan Rec - 2014-01-A	7,459.56	9,494.04	-2,034.48
Loan Rec - 2015-01-A	13,888.85	17,222.21	-3,333.36
Loan Rec - 2015-02-A	3,118.63	4,752.24	-1,633.61
Loan Rec - 2015-04-A	650.00	1,950.00	-1,300.00
Loan Rec - 2015-05-A	17,664.45	21,256.33	-3,591.88
<b>Total Commercial Facade Loan Program</b>	<b>139,219.43</b>	<b>81,016.68</b>	<b>58,202.75</b>
<b>IRP 4</b>			
Loan Rec 2016-01-A	36,484.49	0.00	36,484.49
Loan Rec 2015-03-A	11,013.37	13,618.75	-2,605.38
Loan Rec 2013-02-A	5,376.88	7,870.65	-2,493.77
Loan Rec 2010-01-A	5,595.21	23,149.94	-17,554.73
Loan Rec 2009-03-A	0.00	5,772.84	-5,772.84
Loan Rec 2009-02-A	55,251.58	57,851.58	-2,600.00
<b>Total IRP 4</b>	<b>113,721.53</b>	<b>108,263.76</b>	<b>5,457.77</b>
<b>IRP 3</b>			
Loan Rec 2013-01-A	8,612.01	12,900.71	-4,288.70
Loan Rec 2007-08-A	40,616.84	46,618.88	-6,002.04
<b>Total IRP 3</b>	<b>49,228.85</b>	<b>59,519.59</b>	<b>-10,290.74</b>
<b>IRP 2</b>			
Loan Rec 2012-08-A	21,971.27	26,742.51	-4,771.24
Loan Rec 2011-03-A	57,700.51	67,611.58	-9,911.07
Loan Rec 2011-01-A	0.00	9,874.80	-9,874.80
<b>Total IRP 2</b>	<b>79,671.78</b>	<b>104,228.89</b>	<b>-24,557.11</b>
<b>Total Other Current Assets</b>	<b>859,218.04</b>	<b>830,405.37</b>	<b>28,812.67</b>
<b>Total Current Assets</b>	<b>3,925,233.83</b>	<b>5,184,265.21</b>	<b>-1,259,031.38</b>

12:21 PM

12/30/16

Accrual Basis

**Tioga County Industrial Development Agency**  
**Balance Sheet**  
**As of December 31, 2016**

	Dec 31, 16	Dec 31, 15	\$ Change
<b>Fixed Assets</b>			
Asset WWTP	2,523,978.36	0.00	2,523,978.36
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
Equipment - Other	264.00	264.00	0.00
<b>Total Equipment</b>	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 434	371,800.36	371,800.36	0.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,111,513.55	-1,111,513.55	0.00
<b>Total Fixed Assets</b>	4,024,345.90	1,500,367.54	2,523,978.36
<b>Other Assets</b>			
HUD Loan Program			
L/R 2014-01-A	122,699.62	146,380.02	-23,680.40
L/R 2012-06-A	39,499.28	69,144.18	-29,644.90
L/R 2009-04-A	62,873.31	83,819.70	-20,946.39
<b>Total HUD Loan Program</b>	225,072.21	299,343.90	-74,271.69
<b>Total Other Assets</b>	225,072.21	299,343.90	-74,271.69
<b>TOTAL ASSETS</b>	<b>8,174,651.94</b>	<b>6,983,976.65</b>	<b>1,190,675.29</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable			
20000 - Accounts Payable	12,532.75	12,532.75	0.00
<b>Total Accounts Payable</b>	12,532.75	12,532.75	0.00
<b>Other Current Liabilities</b>			
Deferred Revenue	10,914.40	945,113.95	-934,199.55
2100 - Payroll Liabilities	1,073.80	1,073.80	0.00
PILOT Payments			
CNYOG			
Library Tax - CNYOG	0.01	0.00	0.01
School- CNYOG	-0.03	0.00	-0.03
CNYOG - Other	-0.01	0.00	-0.01
<b>Total CNYOG</b>	-0.03	0.00	-0.03
Best Buy PP	0.00	3.90	-3.90
Hadco			
School- Hadco	-0.01	-0.01	0.00
<b>Total Hadco</b>	-0.01	-0.01	0.00
Rynone			
Town- Rynone	-0.01	0.00	-0.01
<b>Total Rynone</b>	-0.01	0.00	-0.01
<b>Total PILOT Payments</b>	-0.05	3.89	-3.94
<b>Total Other Current Liabilities</b>	11,988.15	946,191.64	-934,203.49
<b>Total Current Liabilities</b>	24,520.90	958,724.39	-934,203.49
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	252,361.72	262,079.92	-9,718.20
Loan Pay- IRP 3	222,668.43	232,680.62	-10,012.19
Loan Pay- IRP 2	156,091.00	166,762.38	-10,671.38
Loan Pay- IRP 1	84,023.99	91,369.44	-7,345.45
Tioga County HUD prog			
2014-01-A	122,699.62	146,380.02	-23,680.40
2012-06-A	39,499.28	69,144.18	-29,644.90
2009-04-A	62,873.31	83,819.70	-20,946.39
<b>Total Tioga County HUD prog</b>	225,072.21	299,343.90	-74,271.69
<b>Total Long Term Liabilities</b>	940,217.35	1,052,236.26	-112,018.91
<b>Total Liabilities</b>	964,738.25	2,010,960.65	-1,046,222.40

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Accrual Basis

# Tioga County Industrial Development Agency

## Balance Sheet

As of December 31, 2016

	Dec 31, 16	Dec 31, 15	\$ Change
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
3000 · Opening Bal Equity	304,104.67	304,104.67	0.00
1110 · Retained Earnings	3,262,608.70	2,830,320.81	432,287.89
Net Income	2,236,897.69	432,287.89	1,804,609.80
<b>Total Equity</b>	<b>7,209,913.69</b>	<b>4,973,016.00</b>	<b>2,236,897.69</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,174,651.94</b>	<b>6,983,976.65</b>	<b>1,190,675.29</b>

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Accrual Basis

## Tioga County Industrial Development Agency Profit & Loss January 2015 through December 2016

	Jan '15 - Dec 16	Jan '14 - Dec 15	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Easement Pass-through	105.00	0.00	105.00
Refund of Insurance	2,533.42	0.00	2,533.42
Gain/Loss on Sale of Asset	-169,558.98	-169,558.98	0.00
<b>WWTP</b>			
Income thru Trust WWTP	934,199.55	0.00	934,199.55
WWTP - Other	430.15	0.00	430.15
<b>Total WWTP</b>	934,629.70	0.00	934,629.70
<b>FEMA Income</b>	0.00	0.00	0.00
<b>NYS OEM Funds Income</b>	0.00	0.00	0.00
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	2,689.75	3,142.91	-453.16
2011-03-A	6,504.96	7,446.27	-941.31
2011-02-A	0.00	561.26	-561.26
2011-01-A	986.76	2,147.47	-1,160.71
2008-02-B	119.88	484.19	-364.31
IRP 2 - Other	288.39	288.39	0.00
<b>Total IRP 2</b>	10,589.74	14,070.49	-3,480.75
<b>IRP 3</b>			
2013-01-A	1,149.34	1,642.31	-492.97
2008-02-A	226.62	725.20	-498.58
2007-09-A	0.00	3,375.68	-3,375.68
2007-08-A	6,156.21	6,585.21	-429.00
IRP 3 - Other	-31.59	-31.59	0.00
<b>Total IRP 3</b>	7,500.58	12,296.81	-4,796.23
<b>IRP 4</b>			
2016-01-A	1,013.59	0.00	1,013.59
2015-03-A	757.46	185.27	572.19
2013-02-A	795.18	1,047.42	-252.24
2010-02-A	2,541.86	2,541.86	0.00
2010-01-A	2,396.64	3,903.33	-1,506.69
2009-03-A	651.45	1,433.72	-782.27
IRP 4 - Other	-33.08	-33.08	0.00
<b>Total IRP 4</b>	8,123.10	9,078.52	-955.42
<b>RBEG</b>			
2012-07-B	20.09	485.37	-465.28
2007-01-A	1,078.13	2,667.44	-1,589.31
<b>Total RBEG</b>	1,098.22	3,152.81	-2,054.59

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
**January 2015 through December 2016**

	Jan '15 - Dec 16	Jan '14 - Dec 15	\$ Change
Loan Interest Income - Other	9,840.14	17,174.76	-7,334.62
<b>Total Loan Interest Income</b>	<b>37,151.78</b>	<b>55,773.39</b>	<b>-18,621.61</b>
<b>Loan Program Fee</b>			
Facade	3,467.48	2,477.64	989.84
IRP 2	0.00	550.00	-550.00
IRP 3	150.00	150.00	0.00
IRP 4	1,142.50	592.50	550.00
RBEG	0.48	0.65	-0.17
VEDA	142.50	942.50	-800.00
Loan Program Fee - Other	150.00	0.00	150.00
<b>Total Loan Program Fee</b>	<b>5,052.96</b>	<b>4,713.29</b>	<b>339.67</b>
<b>Loan Late Fee</b>			
2015-03 · 2015-03-A	75.71	0.00	75.71
2012-08	15.00	0.00	15.00
<b>Total Loan Late Fee</b>	<b>90.71</b>	<b>0.00</b>	<b>90.71</b>
<b>Loan Administrative Fee</b>			
IRP 2	3,522.73	8,199.39	-4,676.66
IRP 3	2,764.59	5,141.17	-2,376.58
IRP 4	2,079.05	6,965.08	-4,886.03
RBEG	188.24	1,124.06	-935.82
Loan Administrative Fee - Other	1,000.00	0.00	1,000.00
<b>Total Loan Administrative Fee</b>	<b>9,554.61</b>	<b>21,429.70</b>	<b>-11,875.09</b>
<b>Program Fees</b>	<b>0.00</b>	<b>1,862.05</b>	<b>-1,862.05</b>
<b>4110 · Grants</b>			
ESD Grant - E-Site	113,220.00	80,000.00	33,220.00
Waverly Trade Center DOT Grant	124,558.96	167,782.50	-43,223.54
USDA NRCS Grant Revenue	0.00	30,013.75	-30,013.75
STREDC Grant	25,000.00	0.00	25,000.00
<b>Total 4110 · Grants</b>	<b>262,778.96</b>	<b>277,796.25</b>	<b>-15,017.29</b>
<b>Interest Income-</b>			
Community- Facade Improvement	160.55	215.49	-54.94
CCTC Loan Loss Reserve Account	38.68	40.33	-1.65
CCTC CD Infrastructure (877)	466.61	1,066.90	-600.29
CCTC CD Site Development (878)	1,265.58	1,890.43	-624.85
CCTC CD Land Acquisition (879)	2,917.81	4,796.69	-1,878.88
CCTC CD Site Development (383)	547.98	867.22	-319.24
CCTC CD Infrastructure (391)	543.12	858.45	-315.33
CCTD CD Capital Improvement(284)	1,536.44	2,526.89	-990.45
Community- Lounsberry	98.00	48.85	49.15
TSB- checking	937.85	585.00	352.85
TSB-general fund	2,091.77	2,702.74	-610.97
TSB- IRP 2	46.28	44.16	2.12



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Accrual Basis

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
**January 2015 through December 2016**

	Jan '15 - Dec 16	Jan '14 - Dec 15	\$ Change
TSB- IRP 3	94.64	92.31	2.33
TSB- IRP 4	122.73	58.09	64.64
TSB- RBEG	117.38	105.54	11.84
TSB- marketing	1.18	1.87	-0.69
TSB- NYSEG	0.68	4.80	-4.12
<b>Total Interest Income-</b>	<b>10,987.28</b>	<b>15,905.76</b>	<b>-4,918.48</b>
<b>Leases/Licenses</b>			
Lounsberry South - Engelbert	1,000.00	3,000.00	-2,000.00
RR leases	21,725.93	21,197.90	528.03
<b>Total Leases/Licenses</b>	<b>22,725.93</b>	<b>24,197.90</b>	<b>-1,471.97</b>
<b>OHRy</b>			
freight	277,801.40	276,134.00	1,667.40
<b>Total OHRy</b>	<b>277,801.40</b>	<b>276,134.00</b>	<b>1,667.40</b>
<b>4170 · PILOT Program Fees</b>			
Crown, Cork & Seal	44,725.45	44,500.00	225.45
Midwestern Pet Foods Inc.	16,050.23	2,500.00	13,550.23
Nichols Cross Dock LLC	114,673.94	2,500.00	112,173.94
Owego Garden - Home Leasing	42,500.00	42,500.00	0.00
Tioga Downs	1,116,018.10	21,158.80	1,094,859.30
Lockheed Martin	45,742.95	62,742.95	-17,000.00
<b>Total 4170 · PILOT Program Fees</b>	<b>1,379,710.67</b>	<b>175,901.75</b>	<b>1,203,808.92</b>
<b>Total Income</b>	<b>2,773,563.44</b>	<b>684,155.11</b>	<b>2,089,408.33</b>
<b>Expense</b>			
WWTP Crown Cork and Seal	0.00	0.00	0.00
Marketing	677.88	0.00	677.88
Waverly Trade Center DOT Grant	133,556.71	167,782.50	-34,225.79
Tioga Industrial Park			
Corporate Drive	10.00	5.00	5.00
<b>Total Tioga Industrial Park</b>	<b>10.00</b>	<b>5.00</b>	<b>5.00</b>
Education			
Myers	0.00	0.00	0.00
Fiato	299.00	424.00	-125.00
<b>Total Education</b>	<b>299.00</b>	<b>424.00</b>	<b>-125.00</b>
Loan Admin Fee			
IRP 2	3,514.86	8,199.39	-4,684.53
IRP 3	2,610.12	5,141.17	-2,531.05
IRP 4	1,936.61	6,965.08	-5,028.47
RBEG	188.24	1,124.06	-935.82
<b>Total Loan Admin Fee</b>	<b>8,249.83</b>	<b>21,429.70</b>	<b>-13,179.87</b>

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Accrual Basis

## Tioga County Industrial Development Agency Profit & Loss January 2015 through December 2016

	Jan '15 - Dec 16	Jan '14 - Dec 15	\$ Change
<b>Loan Program Expense</b>			
IRP 2	0.00	107.55	-107.55
IRP 4	20.55	205.30	-184.75
RBEG	72.70	72.70	0.00
Marketing	2,717.88	3,630.65	-912.77
VEDA Expense	0.00	15.10	-15.10
Loan Program Expense - Other	166.65	0.00	166.65
<b>Total Loan Program Expense</b>	2,977.78	4,031.30	-1,053.52
<b>Bad Debts</b>	-50,000.00	18,027.36	-68,027.36
<b>Property Maintenance</b>	2,131.46	0.00	2,131.46
<b>6120 · Bank Service Charges</b>			
Check order			
TSB IRP 3	57.09	0.00	57.09
TSB IRP 4	0.00	27.26	-27.26
<b>Total Check order</b>	57.09	27.26	29.83
<b>6120 · Bank Service Charges - Other</b>	315.87	25.01	290.86
<b>Total 6120 · Bank Service Charges</b>	372.96	52.27	320.69
<b>conference</b>	2,545.00	1,534.00	1,011.00
<b>Copies</b>	398.80	461.08	-62.28
<b>6150 · Depreciation Expense</b>	23,305.31	46,610.62	-23,305.31
<b>6160 · Dues and Subscriptions</b>	920.00	1,670.00	-750.00
<b>E=mt3</b>			
Wetland Delineation	7,000.00	0.00	7,000.00
Consultant	0.00	20,000.00	-20,000.00
ESD Grant Pass Thru Expenses	92,607.50	109,387.50	-16,780.00
site preparation	850.00	4,000.00	-3,150.00
E=mt3 - Other	250.00	0.00	250.00
<b>Total E=mt3</b>	100,707.50	133,387.50	-32,680.00
<b>Employee benefit</b>			
IRA Company Match	438.48	0.00	438.48
IRA	2,017.18	3,258.82	-1,241.64
Employee benefit - Other	0.00	0.00	0.00
<b>Total Employee benefit</b>	2,455.66	3,258.82	-803.16
<b>6180 · Insurance</b>			
Travel/Accident (Hartford)	750.00	750.00	0.00
D & O (Philadelphia Ins. Co)	6,630.00	5,879.00	751.00
6190 · Disability (First Rehab Life)	250.00	250.00	0.00
Employee Dishonesty (Utica)	0.00	622.00	-622.00
Employee Health (SSA)	9,819.14	22,392.48	-12,573.34

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
**January 2015 through December 2016**

	Jan '15 - Dec 16	Jan '14 - Dec 15	\$ Change
<b>6185 · Property &amp; Liability (Dryden)</b>	16,465.82	15,689.95	775.87
RR Liability (Steadfast)	40,929.53	39,366.15	1,563.38
WC (Amtrust)	1,466.00	1,224.00	242.00
<b>Total 6180 · Insurance</b>	76,310.49	86,173.58	-9,863.09
<b>6200 · Interest Expense</b>			
<b>6220 · Loan Interest</b>			
IRP 1	1,900.11	2,044.85	-144.74
IRP 2	3,440.90	3,651.16	-210.26
IRP 3	4,752.74	4,950.02	-197.28
IRP 4	2,717.02	5,529.31	-2,812.29
<b>Total 6220 · Loan Interest</b>	12,810.77	16,175.34	-3,364.57
<b>6200 · Interest Expense - Other</b>	12,461.02	17,174.84	-4,713.82
<b>Total 6200 · Interest Expense</b>	25,271.79	33,350.18	-8,078.39
Lounsberry land	5,507.52	0.00	5,507.52
<b>6550 · Office Supplies</b>			
other	1,256.40	1,397.84	-141.44
stationary	1,279.36	1,279.36	0.00
ink cartridges	1,498.37	2,367.30	-868.93
<b>6550 · Office Supplies - Other</b>	414.30	323.76	90.54
<b>Total 6550 · Office Supplies</b>	4,448.43	5,368.26	-919.83
<b>6560 · Payroll Expenses</b>	112,791.75	122,898.84	-10,107.09
PILOT Best Buy	52.85	0.00	52.85
<b>PILOT Program Expenses</b>			
Gateway	228.50	0.00	228.50
Crown Cork and Seal	-378,000.00	-378,000.00	0.00
Tioga Downs	-74,519.58	-74,753.08	233.50
Lockheed Martin	0.00	217.75	-217.75
<b>PILOT Program Expenses - Other</b>	790.99	790.99	0.00
<b>Total PILOT Program Expenses</b>	-451,500.09	-451,744.34	244.25
<b>6250 · Postage and Delivery</b>	580.11	795.42	-215.31
<b>6270 · Professional Fees</b>			
Administrative Services			
Fiato	922.50	292.50	630.00
Haskell	12,398.00	11,960.00	438.00
<b>Total Administrative Services</b>	13,320.50	12,252.50	1,068.00
<b>6650 · Accounting</b>			
Piaker & Lyons	22,700.00	26,400.00	-3,700.00

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
 January 2015 through December 2016

	Jan '15 - Dec 16	Jan '14 - Dec 15	\$ Change
<b>Jan Nolis</b>			
internal control services	665.00	1,757.50	-1,092.50
payroll	445.00	1,160.00	-715.00
audit	0.00	1,306.25	-1,306.25
bookkeeping	125.00	125.00	0.00
<b>Total Jan Nolis</b>	<u>1,235.00</u>	<u>4,348.75</u>	<u>-3,113.75</u>
<b>Total 6650 · Accounting</b>	23,935.00	30,748.75	-6,813.75
<b>6655 · Consulting</b>	300.00	0.00	300.00
<b>6280 · Legal Fees</b>			
Loan Program Fees	8,806.00	9,854.00	-1,048.00
Monthly Fees	53,296.00	56,604.00	-3,308.00
6280 · Legal Fees - Other	-3,965.00	-3,965.00	0.00
<b>Total 6280 · Legal Fees</b>	58,137.00	62,493.00	-4,356.00
<b>6270 · Professional Fees - Other</b>	2,484.96	2,075.00	409.96
<b>Total 6270 · Professional Fees</b>	98,177.46	107,569.25	-9,391.79
<b>6670 · Program Expense</b>			
Façade Improvement Loan Program	751.10	718.75	32.35
<b>Total 6670 · Program Expense</b>	751.10	718.75	32.35
<b>Property Taxes</b>			
Newark Valley Property	160.87	0.15	160.72
Berry Road (47)	82.91	294.42	-211.51
Berry Road (46)	0.00	118.02	-118.02
Carmichael Road	3.07	5.55	-2.48
Smith Creek Road	13.78	26.53	-12.75
Glenmary Drive	7.20	14.52	-7.32
Metro Road	6.00	12.10	-6.10
<b>Total Property Taxes</b>	273.83	471.29	-197.46
<b>Recording fees</b>	245.50	0.00	245.50
<b>6300 · Repairs</b>			
6320 · Computer Repairs	31.25	43.75	-12.50
6330 · Equipment Repairs	0.00	6.25	-6.25
<b>Total 6300 · Repairs</b>	31.25	50.00	-18.75
<b>6770 · Supplies</b>			
6780 · Marketing	1,116.20	2,594.12	-1,477.92
<b>Total 6770 · Supplies</b>	1,116.20	2,594.12	-1,477.92
<b>6340 · Telephone</b>	224.53	345.49	-120.96

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Profit & Loss**  
**January 2015 through December 2016**

	<u>Jan '15 - Dec 16</u>	<u>Jan '14 - Dec 15</u>	<u>\$ Change</u>
<b>6350 · Travel &amp; Ent</b>			
<b>6360 · Entertainment</b>	111.68	111.68	0.00
<b>6370 · Meals</b>	70.35	35.35	35.00
<b>6380 · Travel</b>	1,305.22	1,504.72	-199.50
<b>Total 6350 · Travel &amp; Ent</b>	<u>1,487.25</u>	<u>1,651.75</u>	<u>-164.50</u>
<b>Total Expense</b>	<u>104,377.86</u>	<u>308,916.74</u>	<u>-204,538.88</u>
<b>Net Ordinary Income</b>	<u>2,669,185.58</u>	<u>375,238.37</u>	<u>2,293,947.21</u>
<b>Net Income</b>	<u><u>2,669,185.58</u></u>	<u><u>375,238.37</u></u>	<u><u>2,293,947.21</u></u>

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Accrual Basis

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2016**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>Restricted Cash Accounts</b>									
<b>Community- Facade Improvement</b>									
Deposit	12/6/2016			Loan Pmt			-SPLIT-	1,373.59	1,373.59
Deposit	12/12/2016			Loan Pmt			Loan Rec - 201...	169.54	1,543.13
Deposit	12/29/2016			Loan Payment			-SPLIT-	938.65	2,481.78
Total Community- Facade Improvement								2,481.78	2,481.78
<b>USDA Funds</b>									
<b>TSB- IRP 2016 (Formerly IRP 4)</b>									
Deposit	12/1/2016			Loan Pmt			-SPLIT-	1,088.88	1,088.88
Deposit	12/6/2016			Loan Pmt			-SPLIT-	2,154.85	3,243.73
Transfer	12/8/2016			November Lo...			TSB- checking	-288.80	2,954.93
Deposit	12/12/2016			Loan Pmt			-SPLIT-	1,268.92	4,223.85
Transfer	12/13/2016			October Admi...			TSB- checking	-296.43	3,927.42
Deposit	12/15/2016			Loan Pmt			Loan Rec 2009...	200.00	4,127.42
Deposit	12/29/2016			Loan Payment			-SPLIT-	1,200.59	5,328.01
Deposit	12/29/2016			Loan Pmt			-SPLIT-	1,413.39	6,741.40
Total TSB- IRP 2016 (Formerly IRP 4)								6,741.40	6,741.40
Total USDA Funds								6,741.40	6,741.40
Total Restricted Cash Accounts								9,223.18	9,223.18
<b>Unrestricted Cash Accounts</b>									
<b>TSB- checking</b>									
Check	12/1/2016	5719	Lloyd & Donna Berry	VOID: Deposit...		X	Lounsberry land	0.00	0.00
Check	12/6/2016	5720	Coughlin and Gerhar...	Deposit for Lo...			Lounsberry land	-5,000.00	-5,000.00
Check	12/6/2016	5721	Bryant R. Myers	11/19/2016-12...			-SPLIT-	-1,273.83	-6,273.83
Check	12/6/2016	5722	Cathy Haskell	Administrative...			Haskell	-628.00	-6,901.83
Check	12/6/2016	5723	Hometown Bookkee...	Inv #560			6270 · Professi...	-211.00	-7,112.83
Check	12/6/2016	5724	Franklin Templeton	Bryant R. Mye...			-SPLIT-	-219.24	-7,332.07
Check	12/6/2016	5725	Tioga County Clerk	Record Ease...			Recording fees	-5.00	-7,337.07
Deposit	12/6/2016			HUD Rec			-SPLIT-	5,209.15	-2,127.92
Transfer	12/8/2016			November Lo...	Loan Pro...		TSB- IRP 2016...	288.80	-1,839.12
Deposit	12/12/2016			RR Income			freight	4,677.70	2,838.58
Check	12/12/2016	5726	Tioga County Treasu...	December 20...			-SPLIT-	-5,209.15	-2,370.57
Check	12/12/2016	5727	Bryant R. Myers	IEDC Flight R...			-SPLIT-	-424.70	-2,795.27
Check	12/12/2016	5728	VACRI Construction ...	Vacri Paymen...			WWTP Crown ...	-77,874.00	-80,669.27
Check	12/12/2016	5730	Diekow Electric, INC.	Diekow Paym...			-SPLIT-	-89,632.50	-170,301.77
Check	12/12/2016	5731	International Econom...	IEDC Credit A...			conference	-770.00	-171,071.77
Transfer	12/13/2016			October Admi...	Loan Pro...		TSB- IRP 2016...	296.43	-170,775.34
Check	12/14/2016	X	EFTPS	Nov 2016			6560 · Payroll ...	-1,103.04	-171,878.38
Check	12/14/2016	X	NYS Tax Department	10/26/2016 Ta...			6560 · Payroll ...	-173.04	-172,051.42
Check	12/14/2016	5732	CBC Innovis	credit reports			Loan Program ...	-16.30	-172,067.72
Deposit	12/15/2016			Easement Re...			Easement Pas...	105.00	-171,962.72
Deposit	12/16/2016			Loan Pmt			L/R 2012-06-A	20,000.00	-151,962.72
Check	12/19/2016	5735	Shelter Point Life	2017 Disabilit...			6190 · Disabilit...	-125.00	-152,087.72
Check	12/19/2016	5736	Tioga County Clerk	Record Ease...			Recording fees	-105.00	-152,192.72
Check	12/19/2016	5737	Tioga Cou nty Treas...	2016 Copier l...			-SPLIT-	-36.65	-152,229.37
Check	12/20/2016	5733	Tioga County Treasu...	Raymond Had...			-SPLIT-	-20,000.00	-172,229.37
Check	12/20/2016	5734	Bryant R. Myers	12/03/2016-12...			-SPLIT-	-1,273.83	-173,503.20
Total TSB- checking								-173,503.20	-173,503.20
Total Unrestricted Cash Accounts								-173,503.20	-173,503.20
<b>Commercial Facade Loan Program</b>									
<b>Loan Rec - 2016-03-A</b>									
Deposit	12/29/2016	6556	Towne Diner, LLC	January Loan ...	Loan Pro...		Community- Fa...	-273.48	-273.48
Total Loan Rec - 2016-03-A								-273.48	-273.48
<b>Loan Rec - 2016-02-A</b>									
Deposit	12/6/2016	38633...	Five Star Realty Dev...	December Lo...	Loan Pro...		Community- Fa...	-694.44	-694.44
Total Loan Rec - 2016-02-A								-694.44	-694.44
<b>Loan Rec - 2016-01-A</b>									
Deposit	12/6/2016	657	Rawley Filbin	December Lo...	Loan Pro...		Community- Fa...	-152.86	-152.86
Total Loan Rec - 2016-01-A								-152.86	-152.86
<b>Loan Rec - 2015-06-A</b>									
Deposit	12/29/2016	692	Ike & Julie Lovelass	January Loan ...	Loan Pro...		Community- Fa...	-365.86	-365.86
Total Loan Rec - 2015-06-A								-365.86	-365.86
<b>Loan Rec - 2014-01-A</b>									
Deposit	12/12/2016	600016	Arkay Property Mana...	December Pmt	Loan Pro...		Community- Fa...	-169.54	-169.54
Total Loan Rec - 2014-01-A								-169.54	-169.54

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**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2016**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>Loan Rec - 2015-01-A</b>									
Deposit	12/6/2016	1047	Barbara Crannel - Bit...	December Lo...	Loan Pro...		Community- Fa...	-277.78	-277.78
Total Loan Rec - 2015-01-A								-277.78	-277.78
<b>Loan Rec - 2015-02-A</b>									
Deposit	12/6/2016	13087...	William MillHollen - T...	December Lo...	Loan Pro...		Community- Fa...	-148.51	-148.51
Total Loan Rec - 2015-02-A								-148.51	-148.51
<b>Loan Rec - 2015-04-A</b>									
Deposit	12/6/2016	4630	Good Shepard Bed ...	January Loan ...	Loan Pro...		Community- Fa...	-100.00	-100.00
Total Loan Rec - 2015-04-A								-100.00	-100.00
<b>Loan Rec - 2015-05-A</b>									
Deposit	12/29/2016	6874	Becky and Coby You...	January Loan ...	Loan Pro...		Community- Fa...	-299.31	-299.31
Total Loan Rec - 2015-05-A								-299.31	-299.31
Total Commercial Facade Loan Program								-2,481.78	-2,481.78
<b>IRP 4</b>									
<b>Loan Rec 2016-01-A</b>									
Deposit	12/6/2016	9098	Granite Works	December Prin	Loan Pro...		TSB- IRP 2016...	-600.33	-600.33
Total Loan Rec 2016-01-A								-600.33	-600.33
<b>Loan Rec 2015-03-A</b>									
Deposit	12/12/2016	1055	Charles Cornell	December Pri...	Loan Pro...		TSB- IRP 2016...	-222.11	-222.11
Total Loan Rec 2015-03-A								-222.11	-222.11
<b>Loan Rec 2013-02-A</b>									
Deposit	12/29/2016	2063	At Your Door Mobile ...	December Pri...	Loan Pro...		TSB- IRP 2016...	-211.72	-211.72
Deposit	12/29/2016	2063	At Your Door Mobile ...	January Princi...	Loan Pro...		TSB- IRP 2016...	-212.60	-424.32
Total Loan Rec 2013-02-A								-424.32	-424.32
<b>Loan Rec 2010-01-A</b>									
Deposit	12/29/2016	9117	Granite Works	January Princ...	Loan Pro...		TSB- IRP 2016...	-1,384.31	-1,384.31
Total Loan Rec 2010-01-A								-1,384.31	-1,384.31
<b>Loan Rec 2009-02-A</b>									
Deposit	12/15/2016	5661	Harold & Harry's	December Pmt	Loan Pro...		TSB- IRP 2016...	-200.00	-200.00
Total Loan Rec 2009-02-A								-200.00	-200.00
Total IRP 4								-2,831.07	-2,831.07
<b>IRP 3</b>									
<b>Loan Rec 2013-01-A</b>									
Deposit	12/6/2016	17533...	Stiletto's Hair & Nails	December Prin	Loan Pro...		TSB- IRP 2016...	-362.49	-362.49
Total Loan Rec 2013-01-A								-362.49	-362.49
<b>Loan Rec 2007-08-A</b>									
Deposit	12/29/2016	6873	Becky's Diner	January Princ...	Loan Pro...		TSB- IRP 2016...	-514.58	-514.58
Total Loan Rec 2007-08-A								-514.58	-514.58
Total IRP 3								-877.07	-877.07
<b>IRP 2</b>									
<b>Loan Rec 2012-08-A</b>									
Deposit	12/6/2016	7031	Burgess	November Prin	Loan Pro...		TSB- IRP 2016...	-405.07	-405.07
Deposit	12/6/2016	7031	Burgess	December Prin	Loan Pro...		TSB- IRP 2016...	-406.76	-811.83
Total Loan Rec 2012-08-A								-811.83	-811.83
<b>Loan Rec 2011-03-A</b>									
Deposit	12/1/2016	2961	The Parkview	Dec. Princ.	Loan Pro...		TSB- IRP 2016...	-844.94	-844.94
Total Loan Rec 2011-03-A								-844.94	-844.94
Total IRP 2								-1,656.77	-1,656.77
<b>Asset WWTP</b>									
General Journal	12/29/2016	JN adj		WWTP Vacri ...			WWTP Crown ...	167,506.50	167,506.50
Total Asset WWTP								167,506.50	167,506.50
<b>HUD Loan Program</b>									
<b>L/R 2014-01-A</b>									
Deposit	12/6/2016	60122	Double Aught Lumber	December HU...	Loan Pro...		TSB- checking	-2,000.58	-2,000.58
Total L/R 2014-01-A								-2,000.58	-2,000.58

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**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2016**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>L/R 2012-06-A</b>									
Deposit	12/6/2016	X	Raymond-Hadley Co...	December HU...	Loan Pro...		TSB- checking	-814.82	-814.82
Deposit	12/16/2016	50223	Raymond-Hadley Co...	\$20,000.00 P...	Loan Pro...		TSB- checking	-20,000.00	-20,814.82
Total L/R 2012-06-A								-20,814.82	-20,814.82
<b>L/R 2009-04-A</b>									
Deposit	12/6/2016	60121	Double Aught Lumber	December HU...	Loan Pro...		TSB- checking	-1,769.60	-1,769.60
Total L/R 2009-04-A								-1,769.60	-1,769.60
Total HUD Loan Program								-24,585.00	-24,585.00
<b>Interest Payable</b>									
<b>L/P 2014-01-A Interest</b>									
Deposit	12/6/2016	60122	Double Aught Lumber	December HU...	Loan Pro...		TSB- checking	-311.75	-311.75
Check	12/12/2016	5726	Tioga County Treasu...	Double Aught ...			TSB- checking	311.75	0.00
Total L/P 2014-01-A Interest								0.00	0.00
<b>L/P 2012-06-A Interest</b>									
Deposit	12/6/2016	X	Raymond-Hadley Co...	December HU...	Loan Pro...		TSB- checking	-150.79	-150.79
Check	12/12/2016	5726	Tioga County Treasu...	Raymond-Had...			TSB- checking	150.79	0.00
Total L/P 2012-06-A Interest								0.00	0.00
<b>L/P 2009-04-A Interest</b>									
Deposit	12/6/2016	60121	Double Aught Lumber	December HU...	Loan Pro...		TSB- checking	-161.61	-161.61
Check	12/12/2016	5726	Tioga County Treasu...	Double Aught ...			TSB- checking	161.61	0.00
Total L/P 2009-04-A Interest								0.00	0.00
Total Interest Payable								0.00	0.00
<b>Tioga County HUD prog</b>									
<b>2014-01-A</b>									
Check	12/12/2016	5726	Tioga County Treasu...	Double Aught ...			TSB- checking	2,000.58	2,000.58
Total 2014-01-A								2,000.58	2,000.58
<b>2012-06-A</b>									
Check	12/12/2016	5726	Tioga County Treasu...	Raymond-Had...			TSB- checking	814.82	814.82
Check	12/20/2016	5733	Tioga County Treasu...	Raymond Had...			TSB- checking	20,000.00	20,814.82
Total 2012-06-A								20,814.82	20,814.82
<b>2009-04-A</b>									
Check	12/12/2016	5726	Tioga County Treasu...	Double Aught ...			TSB- checking	1,769.60	1,769.60
Total 2009-04-A								1,769.60	1,769.60
Total Tioga County HUD prog								24,585.00	24,585.00
<b>Easement Pass-through</b>									
Deposit	12/15/2016	41330	Trumansburg Teleph...	Fingerlakes T...			TSB- checking	-105.00	-105.00
Total Easement Pass-through								-105.00	-105.00
<b>Loan Interest Income</b>									
<b>IRP 2</b>									
<b>2012-08-A</b>									
Deposit	12/6/2016	7031	Burgess	November Int	Loan Pro...		TSB- IRP 2016...	-94.93	-94.93
Deposit	12/6/2016	7031	Burgess	December Int	Loan Pro...		TSB- IRP 2016...	-93.24	-188.17
Total 2012-08-A								-188.17	-188.17
<b>2011-03-A</b>									
Deposit	12/1/2016	2961	The Parkview	Dec. Int.	Loan Pro...		TSB- IRP 2016...	-243.94	-243.94
Total 2011-03-A								-243.94	-243.94
Total IRP 2								-432.11	-432.11
<b>IRP 3</b>									
<b>2013-01-A</b>									
Deposit	12/6/2016	17533...	Stiletto's Hair & Nails	December Int	Loan Pro...		TSB- IRP 2016...	-37.51	-37.51
Total 2013-01-A								-37.51	-37.51
<b>2007-08-A</b>									
Deposit	12/29/2016	6873	Becky's Diner	January Interest	Loan Pro...		TSB- IRP 2016...	-214.23	-214.23
Total 2007-08-A								-214.23	-214.23
Total IRP 3								-251.74	-251.74



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**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2016**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>IRP 4</b>									
<b>2016-01-A</b>									
Deposit	12/6/2016	9098	Granite Works	December Int	Loan Pro...		TSB- IRP 2016...	-154.52	-154.52
Total 2016-01-A								-154.52	-154.52
<b>2015-03-A</b>									
Deposit	12/12/2016	1055	Charles Cornell	December Int...	Loan Pro...		TSB- IRP 2016...	-46.81	-46.81
Total 2015-03-A								-46.81	-46.81
<b>2013-02-A</b>									
Deposit	12/29/2016	2063	At Your Door Mobile ...	December Int...	Loan Pro...		TSB- IRP 2016...	-24.17	-24.17
Deposit	12/29/2016	2063	At Your Door Mobile ...	January Interest	Loan Pro...		TSB- IRP 2016...	-23.29	-47.46
Total 2013-02-A								-47.46	-47.46
<b>2010-01-A</b>									
Deposit	12/29/2016	9117	Granite Works	January Interest	Loan Pro...		TSB- IRP 2016...	-29.08	-29.08
Total 2010-01-A								-29.08	-29.08
Total IRP 4								-277.87	-277.87
Total Loan Interest Income								-961.72	-961.72
<b>Loan Administrative Fee</b>									
Deposit	12/12/2016	023154	Granite Works	Loan Applicati...	Loan Pro...		TSB- IRP 2016...	-1,000.00	-1,000.00
Total Loan Administrative Fee								-1,000.00	-1,000.00
<b>OHRy freight</b>									
Deposit	12/12/2016	17259	Owego Harford Rail...	October 2016 ...			TSB- checking	-4,677.70	-4,677.70
Total freight								-4,677.70	-4,677.70
Total OHRy								-4,677.70	-4,677.70
<b>WWTP Crown Cork and Seal</b>									
Check	12/12/2016	5728	VACRI Construction ...	Vacri Paymen...			TSB- checking	77,874.00	77,874.00
Check	12/12/2016	5730	Diekow Electric, INC.	Diekow Paym...			TSB- checking	89,632.50	167,506.50
General Journal	12/29/2016	JN adj		WWTP Vacri ...			Asset WWTP	-167,506.50	0.00
Total WWTP Crown Cork and Seal								0.00	0.00
<b>Loan Program Expense</b>									
Check	12/14/2016	5732	CBC Innovis	credit reports			TSB- checking	16.30	16.30
Total Loan Program Expense								16.30	16.30
<b>conference</b>									
Check	12/12/2016	5731	International Econom...	IEDC Credit A...			TSB- checking	770.00	770.00
Total conference								770.00	770.00
<b>Copies</b>									
Check	12/19/2016	5737	Tioga Cou nty Treas...	2016 Copier I...			TSB- checking	36.65	36.65
Total Copies								36.65	36.65
<b>Employee benefit</b>									
<b>IRA Company Match</b>									
Check	12/6/2016	5724	Franklin Templeton	Employer Con...			TSB- checking	109.62	109.62
Total IRA Company Match								109.62	109.62
<b>IRA</b>									
Check	12/6/2016	5724	Franklin Templeton	Employee Co...			TSB- checking	109.62	109.62
Total IRA								109.62	109.62
Total Employee benefit								219.24	219.24
<b>6180 · Insurance</b>									
<b>6190 · Disability (First Rehab Life)</b>									
Check	12/19/2016	5735	Shelter Point Life	2017 Disabilit...			TSB- checking	125.00	125.00
Total 6190 · Disability (First Rehab Life)								125.00	125.00
Total 6180 · Insurance								125.00	125.00
<b>Lounsberry land</b>									
Check	12/1/2016	5719	Lloyd & Donna Berry	Deposit for La...		X	TSB- checking	0.00	0.00
Check	12/6/2016	5720	Coughlin and Gerhar...	Deposit for Lo...			TSB- checking	5,000.00	5,000.00
Total Lounsberry land								5,000.00	5,000.00

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**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2016**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>6560 · Payroll Expenses</b>									
Check	12/6/2016	5721	Bryant R. Myers	11/19/2016-12...			TSB- checking	1,273.83	1,273.83
Check	12/14/2016	X	EFTPS	Nov 2016			TSB- checking	1,103.04	2,376.87
Check	12/14/2016	X	NYS Tax Department	10/26/2016 Ta...			TSB- checking	173.04	2,549.91
Check	12/20/2016	5734	Bryant R. Myers	12/03/2016-12...			TSB- checking	1,273.83	3,823.74
Total 6560 · Payroll Expenses								3,823.74	3,823.74
<b>6270 · Professional Fees</b>									
<b>Administrative Services</b>									
<b>Haskell</b>									
Check	12/6/2016	5722	Cathy Haskell	2016-November			TSB- checking	628.00	628.00
Total Haskell								628.00	628.00
Total Administrative Services								628.00	628.00
<b>6270 · Professional Fees - Other</b>									
Check	12/6/2016	5723	Hometown Bookkee...	Inv #560			TSB- checking	211.00	211.00
Total 6270 · Professional Fees - Other								211.00	211.00
Total 6270 · Professional Fees								839.00	839.00
<b>Recording fees</b>									
Check	12/6/2016	5725	Tioga County Clerk	Record Ease...			TSB- checking	5.00	5.00
Check	12/19/2016	5736	Tioga County Clerk	Record Ease...			TSB- checking	105.00	110.00
Total Recording fees								110.00	110.00
<b>6350 · Travel &amp; Ent</b>									
<b>6380 · Travel</b>									
Check	12/12/2016	5727	Bryant R. Myers	IEDC Flight R...			TSB- checking	424.70	424.70
Total 6380 · Travel								424.70	424.70
Total 6350 · Travel & Ent								424.70	424.70
<b>TOTAL</b>								<b>0.00</b>	<b>0.00</b>