

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

Tioga County Industrial Development Agency August 7, 2019 • 4:30pm• Ronald E. Dougherty County Office Building 56 Main Street, Owego, NY 13827 Agenda

Call to Order and Introductions

Attendance

IDA Board Members

Roll Call: R. Kelsey, J. Ceccherelli T. Monell, A. Gowan, K. Gillette, M. Sauerbrey, E. Knolles Absent: Excused: Guests: C. Curtis, C. Haskell

Privilege of the Floor: Susan Payne Fourth Wave Presentation

Approval of Minutes:

A. July 10, 2019 Regular Meeting Minutes

Financials

- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail; Cash Accounts Only

Project Updates: C. Curtis

- A. Best Buy Sales Tax Agreement Authorizing \$352,517.68 sales tax exemption
- B. V&S Construction in progress
- C. Owego Gardens II Sales Tax Agreement

New Business: C. Curtis

- A. New York State Economic Development Council membership
- B. Hess Site Development Considerations Housing / Manufacturing
- C. FOIL Request from Melvin & Melvin, PLLC received 7/19/2019; Response Due by 9/2/2019
- D. <u>V&S Sales Tax Exemption Extension Request</u>



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Old Business: C. Curtis

A. Public Authority Accountability Act (PAAA)

- 1. Audit Committee Report: R. Kelsey, A. Gowan
 - a. NYS Comptroller Audit ongoing
 - b. Audit RFP distributed 6/26/2019; The Bonadio Group proposal received; insero&co proposal received
- 2. Governance Committee: J. Ceccherelli, A. Gowan, R. Kelsey a. Oath of Office
- 3. Finance Committee: R. Kelsey, A. Gowan, K. Gillette a. Nothing to Report

PILOT Updates: C. Curtis

- A. Potential PILOT Collapse Nichols Distribution/Best Buy 2002 PILOT
- B. Sales Tax Exemption Update
 - 1. V&S New York Galvanizing
 - 2. Spencer-Tioga Solar
 - 3. Gateway

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

Next Meeting: Wednesday September 4, 2019

Adjournment

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

Tioga County Industrial Development Agency July 10, 2019 • 4:30 p.m. • Ronald E. Dougherty County Office Building 56 Main Street, Owego, NY 13827

Regular Meeting Minutes

I. **Call to Order and Introductions –** Chairman R. Kelsey called the meeting to order at 4:30 p.m.

II. Attendance

TEAM TIOGA we work for you

DRAFT

IDA Board Members:

- A. Roll Call: R. Kelsey, A. Gowan, J. Ceccherelli, K. Gillette, M. Sauerbrey, E. Knolles, T. Monell
- B. Absent: None
- C. Excused: None
- D. Guests: C. Curtis, J. Meagher, W. Walsh (*departed @ 4:55 p.m.*),
 M. Jura (*departed @ 4:55 p.m.*), C. Haskell (*arrived @ 5:00 p.m.*),
 M. Freeze (*departed @ 5:37 p.m.*), T. Pipher (*departed @ 5:45 p.m.*)
- III. Privilege of the Floor W. Walsh and M. Jura, Tioga County Soil & Water Conservation District, presented a summary of the Huntington Creek Background Report. TCIDA is considered a stakeholder by ownership of impacted property.

IV. Approval of Minutes

A. June 5, 2019 Regular Meeting Minutes

Motion to approve June 5, 2019 regular meeting minutes, as written. (K. Gillette, J. Ceccherelli)

Aye -	• 7
No –	0

Abstain – 0 Carried

- V. Financials
 - A. Balance Sheet
 - B. Profit & Loss
 - C. Transaction Detail; Cash Accounts Only
 - D. 2nd Quarter Operating Income & Expense

Motion to acknowledge financials, as presented. (A. Gowan, K. Gillette)

Aye - 7Abstain - 0No - 0Carried

VI. Project Updates:

- A. NYS Senate Investigations and Government Operations Committee Report & Email Response – C. Curtis reported she sought permission to submit the requested information directly to <u>investigations@nysenate.gov</u>. S. DiBernardo granted permission via voicemail on 6/27/19 at 1:03 p.m. from telephone number (518) 455-2800. C. Curtis reported upon submission, she received an out of office email response on 6/27/19 @ 10:03 p.m. stating, "I am out of the office from Sunday, 5/12/2019, until Tuesday, 5/3/2022".
- B. V&S Water & Sewer Extension C. Curtis reported the TCIDA Owego Utilities Capital Project #132,906 Financial Assistance Application was submitted on 6/17/19. C. Curtis reported she would frequently check on the progress to move this forward.
- C. 96 Smith Creek Road Demolition C. Curtis reported the demolition is completed and provided post-demolition photos of the property. C. Curtis reported receipts were reviewed, verified, and approved.
- D. Campville Fire Department Purchase Offer C. Curtis reported the Campville Fire Department declined Tioga County IDA's purchase offer.

VII. New Business: C. Curtis

- A. DEC Permit Emergency Beaver and Dam Removal C. Curtis reported DEC issued the necessary permit and the dams and beavers were removed. C. Curtis reported the impacted property is no longer experiencing issues.
- B. Southern Tier Fourth Wave Funding Request C. Curtis reported L. Tinney drafted a memo to the Tioga County IDA Board requesting financial support for the Southern Tier Fourth Wave proposal related to battery technology and energy storage. C. Curtis reported this proposal is for Phase I funding. Current contributors include Three Rivers Development \$18,000; The Agency (Broome County IDA) \$7,000; and Tioga County ED&P \$5,000 toward the initial data gathering and assessment process. As addressed in the memo, L. Tinney is requesting the IDA consider partnering with Tioga County ED&P for a 50/50 match toward the hire of the consultant. Tioga County ED&P would contribute an additional \$2,500 if Tioga County IDA will consider the additional \$2,500 match. Board members expressed interest in this proposal citing future business and employment opportunities for Tioga County.

Motion to approve the 50/50 funding match request with Tioga County ED&P for an additional \$2,500 towards the hire of a consultant. (K. Gillette, M. Sauerbrey)

Aye – 7	-	Abstain – 0
No – 0		Carried

C. Authorities Budget Office (ABO) Policy Guidelines – C. Curtis reported the ABO issued new policy guidelines on 6/3/19. C. Curtis will review the guidelines to determine what, if any, required information is missing from the IDA website and then post accordingly. C. Curtis reported the new guidelines require posting of all project cost benefit analysis, public hearing transcripts, and sales tax exemptions documents on the IDA website to ensure compliancy. D. Easement Request & Proposed Contract for Lodestar Energy – C. Curtis provided a map for IDA Board review regarding the easement request for NYSEG pole locations, as well as a proposed annual lease contract. Question raised regarding contract language for ability to move poles and whether the IDA wants to grant them the ability to do so. Question raised regarding the difference in the tax map numbers referenced in the contract. J. Meagher will review contract language and verify tax map numbers for accuracy.

Motion to approve the easement request and proposed annual lease contract with Lodestar Energy for \$1,000 subject to IDA Attorney review and approval. (K. Gillette, T. Monell)

Aye – 7	Abstain – 0
No – 0	Carried

E. ED&P Economic Development Specialist Position/IDA Contribution – C. Curtis reported L. Tinney drafted a memo to the ED&P Legislative Committee requesting the backfill of the Economic Development Specialist position recently vacated in June due to Zack Baker's resignation. C. Curtis reported the memo further addresses the potential IDA annual stipend of \$20,000 for 2020. C. Curtis reported the IDA previously agreed to a \$26,700 contribution of which \$4,131 has been paid to date. In light of Mr. Baker's resignation and the position being vacant, no further payments will occur in 2019. C. Curtis reported L. Tinney would be addressing this position request with the Tioga County Legislature this month, therefore, requesting a response from the IDA Board in regards to the \$20,000 annual stipend. In light of the projects over the last five years and other agricultural projects on the horizon, Chairman Kelsey recommended the IDA Board consider Ms. Tinney's request.

Motion to approve the \$20,000 annual stipend for the Tioga County ED&P Economic Development Specialist position for 2020. (A. Gowan, J. Ceccherelli)

Aye – 7	Abstain – 0	
No – 0	Carried	

VIII. Old Business: C. Curtis

A. Public Authority Accountability Act (PAAA)

- 1. Audit Committee Report: R. Kelsey, A. Gowan
 - a. NYS Comptroller Audit Summary of Findings Meeting C. Curtis reported the lead auditor would be on-site 7/11/19 at 9:00 a.m. to meet with Chairman Kelsey and herself. C. Curtis reported final findings could take up to three months.
 - b. Audit RFP C. Curtis prepared and distributed an audit RFP with a requested deadline submission date of 8/31/19.
- 2. Governance Committee: J. Ceccherelli, A. Gowan, R. Kelsey
 - a. Committee Assignments: Loan and Audit Committees -
 - Loan Committee In light of K. Dougherty's recent board resignation,
 J. Ceccherelli reported there is currently a vacancy on the Loan
 Committee. R. Kelsey and A. Gowan reported K. Dougherty agreed to
 continue serving on the Loan Committee. In addition to K. Dougherty,
 the Loan Committee has two members who are non-IDA Board members.

Chairman Kelsey recommended the IDA Board consider K. Dougherty to continue serving on the Loan Committee.

Motion to acknowledge and approve K. Dougherty's willingness to continue serving on the Loan Committee as a non-IDA Board member. (R. Kelsey, A. Gowan)

Aye – 7	Abstain – 0
No – 0	Carried

- ii. Audit Committee In light of K. Dougherty's recent board resignation, J. Ceccherelli reported there is currently a vacancy on the Audit Committee. Newly appointed board member, E. Knolles, expressed interest in filling the vacancy on the Audit Committee.
 Motion to acknowledge and approve E. Knolles' willingness to serve on the Audit Committee and fill the current vacancy. (J. Ceccherelli, T. Monell)
- b. Attendance Review J. Ceccherelli reported criteria is established addressing all Board members are required to attend meetings. J. Ceccherelli distributed copies of the annual attendance records and inquired as to whether there are any planned absences from now to year-end. Board members who are unable to attend meetings are required to contact
 C. Curtis regarding their absence. J. Ceccherelli reported she would be unavailable for the October 2nd meeting due to a planned vacation.
- c. Acknowledgement of Fiduciary Responsibilities for E. Knolles J. Ceccherelli thanked E. Knolles for signing the acknowledgement, which was submitted to C. Curtis.
- d. Sexual Harassment Training J. Ceccherelli reported this is a yearly training requirement and for 2019, this training must be satisfied by October 2019.
 K. Gillette, A. Gowan, and E. Knolles reported they have completed this training and provided certification to C. Curtis. M. Sauerbrey reported she consulted with the County Attorney who stated new regulations stipulate the IDA Board is required to comply with this yearly training. M. Sauerbrey reported Tioga County cannot currently administer this training electronically, however, is in the process of exploring the option of paper format submission.

ACTION: J. Meagher will research whether outside certifications are acceptable. J. Ceccherelli will follow-up with C. Curtis on exploring other sources of training in the event the County is unable to provide the required training by the established October 2019 deadline.

e. ABO Training – J. Ceccherelli reported E. Knolles is required to complete the ABO Public Authorities Accountability Act Training (PAAA) as a new board member.

ACTION: C. Curtis will register E. Knolles for the next available training and provide E. Knolles with the necessary information and URL link.

f. Executive Administrator Evaluation – J. Ceccherelli reported she plans to meet with C. Curtis for an open discussion regarding the position in

anticipation of completing her evaluation in the fall. Board members were encouraged to share feedback with J. Ceccherelli.

3. Finance Committee: R. Kelsey, A. Gowan, and K. Gillette

a. Bank Signature Cards – In light of K. Dougherty's recent resignation,

C. Curtis reported new signature cards are required for the removal of K. Dougherty's name. In addition, the IDA Board should consider appointing someone in his stead. J. Ceccherelli expressed interest in replacing K. Dougherty on the bank signature cards.

Motion to approve the removal of K. Dougherty and the addition of J. Ceccherelli on the bank signature cards. (T. Monell. E. Knolles)

Aye – 7	Abstain – 0
No – 0	Carried

IX. PILOT Updates: C. Curtis:

A. Owego Gardens II

 Sales Tax Exemption – C. Curtis reported sales tax exemption issued for \$524,194.40. C. Curtis will continue to monitor and provide regular updates to the IDA Board.

X. Correspondence: C. Curtis:

A. Live Stream Legislation Letter – A. Gowan reported L. Tinney has not been able to prepare a letter for IDA Board review/approval, however, plans to do this by the August meeting. In addition to the letter, IDA Board requested C. Curtis and L. Tinney survey other counties as to how they plan to proceed with the new legislation requirements.
 ACTION: L. Tinney will draft letter for IDA Board review/approval.
 C. Curtis and L. Tinney will survey other counties as to how they plan to proceed with

the new legislation requirements.

XI. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:47 p.m. to discuss financial matters. (M. Sauerbrey, R. Kelsey)

Aye – 7	Abstain – 0
No – 0	Carried

K. Gillette motioned to adjourn Executive Session adjourned at 5:54 p.m.

- XII. Next Meeting: Wednesday, August 7, 2019 at 4:30 p.m. in the Legislative Conference Room.
- XIII. Adjournment J. Ceccherelli motioned to adjourn the meeting at 5:54 p.m.

Respectfully submitted,

Cathy Haskell

IDA Executive Assistant

10:44 AM

08/05/19

Accrual Basis

Tioga County Industrial Development Agency **Balance Sheet**

As of July 31, 2019

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Commercial Facade Loan Program 7,500.00 45,000.00 -7,500.00 Loan Rec - 2018-03-C 18,125.00 21,562.50 -3,437.50 Loan Rec - 2018-03-C 18,125.00 21,562.50 -1,323.25 Loan Rec - 2018-03-C 17,729.50 3,552.75 -1,1723.73 Loan Rec - 2018-01-C 7,020.02 8,783.75 -1,177.73 Loan Rec - 2017-03-C 8,320.00 11,320.00 -3,000.00 Loan Rec - 2017-03-C 27,036.72 30,748.26 -3,711.54 Loan Rec - 2016-03-C 10,391.88 13,673.64 -3,281.76 Loan Rec - 2016-04-C 2,033.82 4,1394.56 -8,333.28 Loan Rec - 2016-04-C 10,975.74 15,000.20 -4,024.46 Loan Rec - 2016-04-C 2,033.82 4,238.30 -2,034.48 Loan Rec - 2016-05-C 0,00 296.94 -2,054.48 Loan Rec - 2016-04-C 8,385.84 11,977.56 -3,591.72 Total Commercial Facade Loan Program 160,191.46 204,834.54 -44,643.02 RBEG 10,00 78,911.61 0.00 </td <td></td> <td></td> <td></td> <td>,</td>				,
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Loan Rec - 2017-03-C 6,320.00 11,320.00 -3,000.00 Loan Rec - 2016-03-C 27,036.72 30,748.26 -3,711.54 Loan Rec - 2016-03-C 10,391.88 13,875.84 -3,281.76 Loan Rec - 2016-03-C 23,611.28 31,944.56 -6,333.28 Loan Rec - 2015-06-C 10,975.74 15,000.20 -4,024.46 Loan Rec - 2015-06-C 10,975.74 15,000.20 -4,024.46 Loan Rec - 2015-06-C 2,203.82 4,238.30 -2,034.48 Loan Rec - 2015-05-C 8,385.84 11,977.56 -3,591.72 Total Commercial Facade Loan Program 160,191.46 204,834.54 -44,643. RBEG 10,911.61 0.00 78,911.61 0.00 Loan Rec - 2019 - 06A 98,639.50 0.00 98,639.50 Loan Rec - 2019 - 06A 98,653.13 0.00 8,655.13 Loan Rec 2019 - 06A 98,639.50 0.00 98,639.50 Loan Rec 2019 - 06A 98,639.50 0.00 98,639.50 Loan Rec 2019 - 06A 98,653.13 0.00 8,655.13 <td>Loan Rec - 2018-02-C</td> <td>1,729.50</td> <td>3,552.75</td> <td>-1,823.25</td>	Loan Rec - 2018-02-C	1,729.50	3,552.75	-1,823.25
Loan Rec : 2017-02-C 27,036,72 30,748,26 -3,711,54 Loan Rec : 2016-03-C 10,391,88 13,673,64 -3,321,76 Loan Rec : 2016-02-C 23,611,28 31,944,56 -8,333,28 Loan Rec : 2016-01-C 4,991,66 6,726,08 -1,834,42 Loan Rec : 2016-01-C 4,991,66 6,726,08 -4,024,46 Loan Rec : 2015-06-C 10,975,77 115,000,20 -4,024,46 Loan Rec : 2015-06-C 2,203,82 4,238,30 -2,034,48 Loan Rec : 2015-06-C 8,385,84 11,977,56 -3,591,72 Total Commercial Facade Loan Program 160,191,46 204,834,54 -44,643. REEG -266,94 -44,643. Icoan Rec : RBEG 2019 -06 78,911,61 0.00 78,911.61 Total RBEG -44,643. -44,643. IRP 4				
Loan Rec - 2016-03-C 10,391.88 13,673,64 -3,281.76 Loan Rec - 2016-02-C 23,611.28 31,944.56 -8,333.28 Loan Rec - 2016-02-C 23,611.28 31,944.56 -8,333.28 Loan Rec - 2016-02-C 10,975.74 15,000.20 -4,024.46 Loan Rec - 2014-01-C 2,203.82 4,238.30 -2,034.48 Loan Rec - 2015-02-C 0.00 296.94 -206.94 Loan Rec - 2015-05-C 8,385.84 11,977.56 -3,591.72 Total Commercial Facade Loan Program 160,191.46 204,834.54 -44,643. RBEG 0.00 78,911.61 0.00 78,911.61 Loan Rec - 2019 - 06 78,911.61 0.00 78,911.61 Loan Rec - 2019 - 06A 98,639.50 0.00 98,639.50 Loan Rec 2017 - 05A 98,655.13 0.00 -3,434.67				
Loan Rec - 2016-02-C 23 611.28 31 644.56 -6,333.28 Loan Rec - 2016-01-C 4,891.66 6,726.08 -1,834.42 Loan Rec - 2015-06-C 10,975.74 15,000.20 -4,024.46 Loan Rec - 2015-06-C 2,203.82 4,238.30 -2,034.48 Loan Rec - 2015-05-C 8,385.84 11,977.56 -3,591.72 Total Commercial Facade Loan Program 160,191.46 204,834.54 -44,643. RBEG - - - - Loan Rec - 2019-06 78,911.61 0.00 78,911.61 Total RBEG - - - - Loan Rec - 2019-06A 98,639.50 0.00 98,639.50 Loan Rec - 2019-06A 98,639.50 0.00 8,655.13 Loan Rec - 2019-06A 8,655.13 0.00 8,655.13 Loan Rec - 2019-05A 13,486.68 17,662.08 -4,375.40 Loan Rec - 2019-05A 13,486.68 17,682.08 -4,375.40 Loan Rec 2017-05-A 13,486.68 17,682.08 -4,375.40 Loan Rec				
Loan Rec - 2016-01-C 4,891.66 6,726.08 -1,834.42 Loan Rec - 2015-06-C 10,975.74 15,000.20 -4,024.46 Loan Rec - 2015-02-C 0.00 296.94 -206.94 Loan Rec - 2015-05-C 8,385.84 11,977.56 -3,591.72 Total Commercial Facade Loan Program 160,191.46 204,834.54 -44,643. RBEG - - - - Loan Rec - RBEG 2019-06 78,911.61 0.00 78,911.61 Total RBEG - - - - Loan Rec - 2019-06A 98,639.50 0.00 98,639.50 Loan Rec 2018-02-A 8,655.13 0.00 8,655.13 Loan Rec 2017-05-A 13,466.68 17,862.08 -4,375.40 Loan Rec 2017-02-A 6,658.36.99 80,412.30 -1,4778.61 Loan Rec 2017-02-A				,
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Loan Rec - 2015-02-C 0.00 296.94 296.94 Loan Rec - 2015-05-C 8,385.84 11,977.56 -3,591.72 Total Commercial Facade Loan Program 160,191.46 204,834.54 -44,643. RBEG Loan Rec - RBEG 2019-06 78,911.61 0.00 78,911.61 Total RBEG 0.00 98,639.50 0.00 78,911.61 Loan Rec - 2019 - 06A 98,639.50 0.00 98,639.50 Loan Rec 2018-02-A 8,655.13 0.00 98,639.50 Loan Rec 2017-04-A 8,655.13 0.00 8,655.13 Loan Rec 2017-05-A 13,486.68 17,824.31 -2,011.05 Loan Rec 2017-04-A 35,813.26 37,824.31 -2,011.05 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-03-A 16,085.96 21,957.49 -2,159.23 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,259.23 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,259.23 Loan Rec 2013-02-A 51,251.58 52,251.58 -1,000.00		,		
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Loan Rec - RBEG 2019 -06 78,911.61 0.00 78,911.61 Total RBEG 78,911.61 0.00 78,911.61 IRP 4 0.00 0.00 98,639.50 0.00 98,639.50 Loan Rec - 2019 - 06A 98,639.50 0.00 98,639.50 0.00 8,655.13 Loan Rec 2018-01-A 67,058.43 70,493.10 -3,434.67 -3,434.67 Loan Rec 2017-05-A 13,486.68 17,862.08 -4,375.40 -4,375.40 Loan Rec 2017-04-A 35,813.26 37,824.31 -2,011.05 -4,375.40 Loan Rec 2017-02-A 16,085.96 17,921.33 -1,835.37 -1,835.37 Loan Rec 2017-02-A 16,085.96 17,921.33 -1,835.37 -2,159.23 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 -2,159.23 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 -2,208.84 Loan Rec 2019-02-A 51,251.58 2,208.84 -1,171.94 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961.30 -1,071	Total Commercial Facade Loan Program	160,191.46	204,834.54	-44,643.0
Total RBEG 78,911.61 0.00 78,911.61 IRP 4 Loan Rec - 2019 - 06A 98,639.50 0.00 98,639.50 Loan Rec 2018-02-A 8,655.13 0.00 8,655.13 Loan Rec 2018-01-A 67,058.43 70,493.10 -3,434.67 Loan Rec 2017-05-A 13,466.68 17,862.08 -4,375.40 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2017-01-A 16,580.27 23,338.47 -7,358.20 Loan Rec 2016-01-A 16,580.27 23,338.47 -2,208.84 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2015-03-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961.3 IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01 </td <td>RBEG</td> <td></td> <td></td> <td></td>	RBEG			
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Loan Rec - 2019 - 06A98,639.500.0098,639.50Loan Rec 2018-02-A8,655.130.008,655.13Loan Rec 2018-01-A67,058.4370,493.10-3,434.67Loan Rec 2017-05-A13,486.6817,862.08-4,375.40Loan Rec 2017-04-A35,813.2637,824.31-2,011.05Loan Rec 2017-03-A16,085.9617,921.33-1,835.37Loan Rec 2017-02-A65,633.6980,412.30-14,778.61Loan Rec 2017-01-A19,798.2621,957.49-2,159.23Loan Rec 2017-01-A16,580.2723,938.47-7,358.20Loan Rec 2013-02-A4,404.246,613.08-2,208.84Loan Rec 2013-02-A51,251.5852,251.58-1,000.00Total IRP 4397,392.84330,431.5266,961.3IRP 30.001,071.01-1,071.01	Total RBEG	78,911.61	0.00	78,911.6
Loan Rec 2018-02-A 8,655.13 0.00 8,655.13 Loan Rec 2018-01-A 67,058.43 70,493.10 -3,434.67 Loan Rec 2017-05-A 13,486.68 17,862.08 -4,375.40 Loan Rec 2017-04-A 35,813.26 37,824.31 -2,011.05 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-02-A 65,633.69 80,412.30 -14,778.61 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2015-03-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2015-03-A -14.16 1,157.78 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961.3 IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01				
Loan Rec 2018-01-A 67,058.43 70,493.10 -3,434.67 Loan Rec 2017-05-A 13,486.68 17,862.08 -4,375.40 Loan Rec 2017-04-A 35,813.26 37,824.31 -2,011.05 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-04-A 65,633.69 80,412.30 -14,778.61 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2015-03-A 16,680.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961.4 IRP 3 0.00 1,071.01 -1,071.01				
Loan Rec 2017-05-A 13,486.68 17,862.08 -4,375.40 Loan Rec 2017-04-A 35,813.26 37,824.31 -2,011.05 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-03-A 65,633.69 80,412.30 -14,778.61 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2016-01-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2013-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-03-A -14.16 1,157.78 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961.30 IRP 3 0.00 1,071.01 -1,071.01				
Loan Rec 2017-04-A 35,813.26 37,824.31 -2,011.05 Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-02-A 65,633.69 80,412.30 -14,778.61 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2016-01-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A 51,251.58 52,251.58 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 0.00 1,071.01 -1,071.01			,	
Loan Rec 2017-03-A 16,085.96 17,921.33 -1,835.37 Loan Rec 2017-02-A 65,633.69 80,412.30 -14,778.61 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2016-01-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A -14.16 1,157.78 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01				
Loan Rec 2017-02-A 65,633.69 80,412.30 -14,778.61 Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2016-01-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A -14.16 1,157.78 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 0.00 1,071.01 -1,071.01		,	,	
Loan Rec 2017-01-A 19,798.26 21,957.49 -2,159.23 Loan Rec 2016-01-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A -14.16 1,157.78 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 0.00 1,071.01 -1,071.01				
Loan Rec 2016-01-A 16,580.27 23,938.47 -7,358.20 Loan Rec 2015-03-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A -14.16 1,157.78 -1,171.94 Loan Rec 2009-02-A 51,251.58 52,251.58 -1,000.00 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 0.00 1,071.01 -1,071.01				
Loan Rec 2015-03-A Loan Rec 2013-02-A Loan Rec 2009-02-A 4,404.24 6,613.08 -2,208.84 Loan Rec 2013-02-A Loan Rec 2009-02-A -14.16 1,157.78 -1,171.94 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01				
Loan Rec 2013-02-A Loan Rec 2009-02-A -14.16 1,157.78 -1,171.94 Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01		,		
Total IRP 4 397,392.84 330,431.52 66,961. IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01				
IRP 3 Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01	Loan Rec 2009-02-A			
Loan Rec 2013-01-A 0.00 1,071.01 -1,071.01	Total IRP 4	397,392.84	330,431.52	66,961.3
	IRP 3			
Page	Loan Rec 2013-01-A	0.00	1,071.01	-1,071.01
				Page

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Accrual Basis

Tioga County Industrial Development Agency Balance Sheet As of July 31, 2019

	Jul 31, 19	Jul 31, 18	\$ Change
Loan Rec 2007-08-A	23,263.46	30,314.26	-7,050.80
Total IRP 3	23,263.46	31,385.27	-8,121.8
IRP 2 Loan Rec 2011-03-A	29,686.12	40,960.70	-11,274.58
Total IRP 2	29,686.12	40,960.70	-11,274.5
Total Other Current Assets	1,385,334.38	901,770.72	483,563.60
Total Current Assets	6,140,936.40	5,627,725.21	513,211.19
Fixed Assets Land- Mitchell	58,453.51	58,453.51	0.0
Equipment 2012 computer upgrade Equipment - Other	1,436.88 264.00	1,436.88 264.00	0.00 0.00
Total Equipment	1,700.88	1,700.88	0.0
Land- Cavataio Land-general	2,500.00 601,257.05	2,500.00 444,766.59	0.00 156,490.46
Land-Louns Lopke Town of Nichols Hess Land-Louns - Other	8,993.03 20,000.00 259,551.43 139,612.53	8,993.03 20,000.00 259,561.43 139,612.53	0.00 0.00 0.00 0.00
Total Land-Louns	428,166.99	428,166.99	0.00
Land 434	376,800.36	376.800.36	0.00
Railroad Improvements Z Accumulated Depreciation	1,979,330.50 -1,175,790.43	1,979,330.50 -1,154,503.43	0.00 -21,287.00
Total Fixed Assets	2,272,418.86	2,137,215.40	135,203.4
TAL ASSETS	8,413,355.26	7,764,940.61	648,414.6
I in hillding			
Liabilities Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal	462,389.00 0.00 1,500.00 299,971.46	0.00 1,646.82 0.00 300,000.00	
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County	0.00 1,500.00 299,971.46 -0.01	1,646.82 0.00 300,000.00 -0.01	-1,646.82 1,500.00 -28.54 0.00
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens	0.00 1,500.00 299,971.46	1,646.82 0.00 300,000.00 -0.01 22,134.00	-1,646.82 1,500.00 -28.54
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County	0.00 1,500.00 299,971.46 -0.01	1,646.82 0.00 300,000.00 -0.01	-1,646.82 1,500.00 -28.54 0.00
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00	-1,646.8 1,500.00 -28.54 0.00 493.00 0.01
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46	-1,646.82 1,500.00 -28.54 0.00 493.00 0.01 244,858.03
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00	-1,646.82 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 44.08	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08	-1,646.82 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00 246,822.50
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone Total PILOT Payments	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 <u>44.08</u> 1,169,114.03	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08 922,291.53	-1,646.83 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00 246,822.50 707,564.63
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone Total PILOT Payments Total PILOT Payments Total Other Current Liabilities Total Current Liabilities Long Term Liabilities Loan Pay- IRP 4 Loan Pay- IRP 2	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 44.08 1,169,114.03 1,631,503.03 1,631,503.03 232,632.80 192,027.10 123,432.31	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08 922,291.53 923,938.35 923,938.35 232,632.80 202,342.67 134,427.04	-1,646.82 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00 246,822.50 707,564.60 707,564.60 0.00 -10,315.57 -10,994.73
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone Total PILOT Payments Total PILOT Payments Total Other Current Liabilities Total Other Current Liabilities Long Term Liabilities Loan Pay- IRP 4 Loan Pay- IRP 3 Loan Pay- IRP 1	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 44.08 1,169,114.03 1,631,503.03 1,631,503.03 232,632.80 192,027.10 123,432.31 51,531.31	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08 922,291.53 923,938.35 923,938.35 232,632.80 202,342.67 134,427.04 69,112.00	-1,646.82 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00 246,822.50 707,564.68 707,564.68 0.00 -10,315.55 -10,994.73 -17,580.68
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone Total PILOT Payments Total PILOT Payments Total Other Current Liabilities Total Current Liabilities Long Term Liabilities Loan Pay- IRP 4 Loan Pay- IRP 2	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 44.08 1,169,114.03 1,631,503.03 1,631,503.03 232,632.80 192,027.10 123,432.31	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08 922,291.53 923,938.35 923,938.35 232,632.80 202,342.67 134,427.04	-1,646.8 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00 246,822.5 707,564.6 707,564.6 0.0 -10,315.5 -10,994.7 -17,580.6 -38,890.9
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone Total PILOT Payments Total PILOT Payments Total Other Current Liabilities Total Other Current Liabilities Long Term Liabilities Loan Pay- IRP 4 Loan Pay- IRP 4 Loan Pay- IRP 2 Loan Pay- IRP 1 Total Long Term Liabilities Equity	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 44.08 1,169,114.03 1,631,503.03 1,631,503.03 1,631,503.03 232,632.80 192,027.10 123,432.31 51,531.31 599,623.52 2,231,126.55	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08 922,291.53 923,938.35 923,938.35 232,632.80 202,342.67 134,427.04 69,112.00 638,514.51 1,562,452.86	-1,646.82 1,500.00 -28.54 0.00 493.00 0.01 244,858.03 0.00 0.00 246,822.50 707,564.68 707,564.68 0.00 -10,315.57 -10,994.73 -17,580.66 -38,890.99 668,673.69
Current Liabilities Other Current Liabilities Accrued Expenses 2100 · Payroll Liabilities PILOT Payments Gateway Owego, LLC Crown Cork and Seal + · 231 Main Town/County Owego Gardens School - 231 Main Street CNYOG Best Buy PP Rynone Total PILOT Payments Total Other Current Liabilities Total Other Current Liabilities Total Current Liabilities Loan Pay- IRP 4 Loan Pay- IRP 3 Loan Pay- IRP 1 Total Long Term Liabilities	0.00 1,500.00 299,971.46 -0.01 22,627.00 0.01 274,971.49 570,000.00 44.08 1,169,114.03 1,631,503.03 1,631,503.03 232,632.80 192,027.10 123,432.31 51,531.31 599,623.52	1,646.82 0.00 300,000.00 -0.01 22,134.00 0.00 30,113.46 570,000.00 44.08 922,291.53 923,938.35 232,632.80 202,342.67 134,427.04 69,112.00 638,514.51	-28.54 0.00 493.00 0.01 244,858.03 0.00

10:44 AM 08/05/19 Accrual Basis	Tioga County Industrial Develop Balance Sheet As of July 31, 2019			
	Jul 31, 19	Jul 31, 18	\$ Change	
TOTAL LIABILITIES & EQUITY	8,413,355.26	7,764,940.61	648,414.65	

10:45 AM

08/05/19

Accrual Basis

Tioga County Industrial Development Agency Profit & Loss Prev Yr. Comparison January through July 2019

		664.40
531.54	0.00	531.54
977.06	1.300.48	-323.42
		-323.42
	,	
0.00	94 04	-94.04
1,081.28	1,368.32	-287.04
1,081.28	1,462.36	-381.08
213 39	0.00	213.39
		-332.65
		-44.66
		-61.01
		-112.23
		-88.25
		-551.22
		-332.26
		-136.94
		-73.01
148.01	0.00	148.01
4,524.44	5,895.27	-1,370.83
572.27	0.00	572.27
8,350.99	8,658.11	-307.1
1,800.00	150.00	1,650.00
0.00	200.00	-200.00
1,800.00	350.00	1,450.
5.00	0.00	5.00
30.00	30.00	0.00
0.00	15.99	-15.99
35.00	45.99	-10.5
10,880.00 465,000.00	73,443.06 1,696,136.00	-62,563.06 -1,231,136.00
475,880.00	1,769,579.06	-1,293,699.0
10,593.43	2,054.65	8,538.78
		-9.51
9.92	11.86	-1.94
		-5.28
225.31	293.57	-68.26
49.80	143.70	-93.90
31.26	44.61	-13.35
28.78	36.31	-7.53
0.22	0.26	-0.04
11,018.56	2,679.59	8,338.9
-	1,081.28 213.39 1,079.00 819.18 209.10 221.15 300.23 888.01 562.61 83.76 0.00 148.01 4,524.44 572.27 8,350.99 1,800.00 0.00 1,800.00 0.00 1,800.00 0.00 30.00 0.00 30.00 0.00 30.00 0.00 1,800.00 465,000.00 475,880.00 10,593.43 18.25 9.92 61.59 225.31 49.80 31.26 28.78	$\begin{array}{c c c c c c c c c c c c c c c c c c c $

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Accrual Basis

Tioga County Industrial Development Agency Profit & Loss Prev Yr. Comparison January through July 2019

	Jan - Jul 19	Jan - Jul 18	\$ Change
freight	60,506.70	90,385.30	-29,878.60
Total OHRy	60,506.70	90,385.30	-29,878.60
4170 · PILOT Program Fees V&S NY Galvanizing LLC Gateway SUN8 PDC LLC Owego Garden - Home Leasing Best Buy 4170 · PILOT Program Fees - Other	84,131.50 16,416.39 0.00 2,500.00 2,500.00 0.00	0.00 0.00 288,073.00 0.00 0.00 2,500.00	84,131.50 16,416.39 -288,073.00 2,500.00 2,500.00 -2,500.00
Total 4170 · PILOT Program Fees	105,547.89	290,573.00	-185,025.11
Total Income	674,085.79	2,173,819.13	-1,499,733.34
Expense IDA Paint Program 2019 · 2019 2018	1,000.00	0.00 1,000.00	1,000.00 -1,000.00
Total IDA Paint Program	1,000.00	1,000.00	0.00
66900 · Reconciliation Discrepancies Grant Expense WWTP Crown Cork and Seal Marketing Waverly Trade Center DOT Grant Tioga Industrial Park	-152.54 465,000.00 0.00 0.00 10,880.00	-0.01 17,595.10 -18,633.74 710.38 73,443.06	-152.53 447,404.90 18,633.74 -710.38 -62,563.06
Corporate Drive	0.00	5.00	-5.00
Total Tioga Industrial Park	0.00	5.00	-5.00
Education Haskell Curtis Education - Other	139.00 139.00 25.00	0.00 0.00 3,501.80	139.00 139.00 -3,476.80
Total Education	303.00	3,501.80	-3,198.80
Loan Admin Fee IRP 4	0.00	0.00	0.00
Total Loan Admin Fee	0.00	0.00	0.00
Loan Program Expense	60.00	87.65	-27.65
6120 · Bank Service Charges Check order TSB IRP 4	57.30	0.00	57.30
Total Check order	57.30	0.00	57.30
6120 · Bank Service Charges - Other	60.00	155.20	-95.20
Total 6120 · Bank Service Charges	117.30	155.20	-37.90
Copies 6160 · Dues and Subscriptions E=mt3	489.40 960.00	288.15 1,580.00	201.25 -620.00
site preparation	0.00		-200.00
Total E=mt3	0.00	200.00	-200.00
Employee benefit IRA Company Match IRA	833.68 0.00	1,098.57 1,098.57	-264.89 -1,098.57
Total Employee benefit	833.68	2,197.14	-1,363.46
6180 · Insurance Travel/Accident (Hartford)	750.00	750.00	0.00 Page 2

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Accrual Basis

Tioga County Industrial Development Agency Profit & Loss Prev Yr. Comparison January through July 2019

	Jan - Jul 19	Jan - Jul 18	\$ Change
D & O (Philadelphia Ins. Co) 6190 · Disability (First Rehab Life) Employee Health (SSA)	3,292.00 157.04 2,626.26	3,287.00 0.00 0.00	5.00 157.04 2,626.26
6185 · Property & Liability (Dryden) RR Liability (Steadfast) WC (Amtrust)	9,803.08 19,923.84 0.00	11,575.83 20,883.84 -333.00	-1,772.75 -960.00 333.00
Total 6180 · Insurance	36,552.22	36,163.67	388.5
6200 · Interest Expense 6210 · Finance Charge 6220 · Loan Interest	0.00	0.39	-0.39
IRP 3	0.00	0.21	-0.21
Total 6220 · Loan Interest	0.00	0.21	-0.21
6200 · Interest Expense - Other	6,385.15	6,770.20	-385.05
Fotal 6200 · Interest Expense	6,385.15	6,770.80	-385.65
6240 · Miscellaneous 6550 · Office Supplies	602.66	0.00	602.66
other 6550 · Office Supplies - Other	0.00 718.36	176.73 581.67	-176.73 136.69
Total 6550 · Office Supplies	718.36	758.40	-40.04
560 · Payroll Expenses M. Tinney 6560 · Payroll Expenses - Other	0.00 24,395.59	1,480.28 37,534.64	-1,480.28 -13,139.05
rotal 6560 · Payroll Expenses	24,395.59	39,014.92	-14,619.33
PILOT Program Expenses Distributed Sun	0.00	305.00	-305.00
Total PILOT Program Expenses	0.00	305.00	-305.00
6250 · Postage and Delivery 6270 · Professional Fees Ag Ec Dev Specialist Position Administrative Services	68.47 4,131.00	88.44 0.00	-19.9 ⁻ 4,131.00
Tinney, M Haskell Tinney	2,000.00 5,425.00 12,750.00	0.00 6,053.00 12,000.00	2,000.00 -628.00 750.00
Total Administrative Services	20,175.00	18,053.00	2,122.00
6650 · Accounting Piaker & Lyons Jan Nolis	0.00 3,116.25	9,500.00 2,183.75	-9,500.00 932.50
6650 · Accounting - Other	12,500.00	0.00	12,500.00
Total 6650 · Accounting	15,616.25	11,683.75	3,932.50
6655 · Consulting	0.00	19,500.00	-19,500.00
6280 · Legal Fees Loan Program Fees Special Project Fees 6280 · Legal Fees - Other	0.00 18,000.00 20,985.50	388.00 0.00 23,029.50	-388.00 18,000.00 -2,044.00
Total 6280 · Legal Fees	38,985.50	23,417.50	15,568.00
6270 · Professional Fees - Other	8,744.94	7,720.00	1,024.94

10:45 AM 08/05/19 Accrual Basis

Tioga County Industrial Development Agency Profit & Loss Prev Yr. Comparison

January	through	July 2019
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	Jan - Jul 19	Jan - Jul 18	\$ Change
Water Tower	30,547.25	0.00	30,547.25
Total 6670 · Program Expense	30,547.25	0.00	30,547.25
Property Taxes			
96 - Smith Creek Rd	181.63	2,197.55	-2,015.92
540 · Stanton Hill	21.03	81.74	-60.71
Spring St	0.25	0.22	0.03
Berry Road (47)	106.32	97.94	8.38
Carmichael Road	3.95	3.74	0.21
Smith Creek Road	17.66	16.27	1.39
Glenmary Drive	11.03	10.06	0.97
Metro Road	9.19	8.39	0.80
Total Property Taxes	351.06	2,415.91	-2,064.85
Real Estate Taxes	2,357.00	0.00	2,357.00
Recording fees	0.00	235.00	-235.00
6770 · Supplies			
6790 · Office	0.00	518.49	-518.49
6770 · Supplies - Other	127.70	0.00	127.70
Total 6770 · Supplies	127.70	518.49	-390.79
6340 · Telephone	80.02	160.04	-80.02
6350 · Travel & Ent			
6370 · Meals	0.00	325.93	-325.93
6380 · Travel	188.25	508.49	-320.24
Total 6350 · Travel & Ent	188.25	834.42	-646.17
Total Expense	669,517.26	249,769.07	419,748.19
Net Ordinary Income	4,568.53	1,924,050.06	-1,919,481.53
Other Income/Expense Other Expense			
Transferred Assets	0.00	2,899,623.29	-2,899,623.29
Total Other Expense	0.00	2,899,623.29	-2,899,623.29
Net Other Income	0.00	-2,899,623.29	2,899,623.29
Net Income	4,568.53	-975,573.23	980,141.76

Tioga County Industrial Development Agency Transaction Detail by Account July 2019

Deposit 07/02/2019 Loan Payment 694.4 Deposit 07/08/2019 Deborah Smith Paint Program Reim -1,000.0 Deposit 07/08/2019 Deborah Smith Paint Program Reim -1,000.0 Deposit 07/15/2019 Loan Payment 1,334.8 Deposit 07/12/2019 Loan Payment 262.3 Deposit 07/12/2019 Loan Payment 692.4 Deposit 07/12/2019 Loan Payment 692.4 Total Community- Facade Improvement 3,893.9 Geopait 694.4 Deposit 07/10/2019 Loan Payment 692.4 Deposit 07/10/2019 Loan Payments 1,241.4 Deposit 07/10/2019 Loan Payments 1,241.4 Deposit 07/10/2019 Loan Payment 1,012.4 Check 07/28/2019 Loan Payment 1,012.4 Deposit 07/10/2019 Loan Payment 1,012.4 Deposit 07/10/2019 Loan Payment 1,012.4 Deposit 07/	Туре	Date	Num	Name	Memo	Amount
Deposit 07/01/2019 Loan Payment 690.4 Deposit 07/02/2019 Loan Payment 690.4 Check 07/08/2019 105.4 Deborah Smith Paint Program Reim -1,000.0 Deposit 07/08/2019 Deborah Smith Paint Program Reim -1,000.0 Deposit 07/08/2019 Loan Payment 680.4 Deposit 07/08/2019 Loan Payment 680.4 Deposit 07/30/2019 Loan Payment 680.4 Deposit 07/08/2019 Loan Payment 580.0 Deposit 07/08/2019 Loan Payment 2,860.4 Deposit 07/08/2019 Loan Payment 1,214.4 Deposit	Restricted Cash Acc	counts				
Deposit 07/02/2019 Loan Payment 684.4 Deposit 07/08/2019 Deboral Smith Paint Program Reim -1,000.0 Deposit 07/08/2019 Loan Payment 625.0 Deposit 07/15/2019 Loan Payment 625.0 Deposit 07/15/2019 Loan Payment 627.4 Deposit 07/25/2019 Loan Payment 627.4 Deposit 07/25/2019 Loan Payment 627.4 Deposit 07/08/2019 Loan Payment 628.4 Deposit 07/08/2019 Loan Payment 638.4 Deposit 07/08/2019 Loan Payment 638.4 Deposit 07/08/2019 Loan Payments 1.24.14 Deposit 07/08/2019 Loan Payments 1.24.14 Deposit 07/08/2019 Loan Payments 1.24.14 Deposit 07/08/2019 Loan Payment 1.012.4 Check 07/22/2019 Loan Payment 1.012.4 Total TSB- IRP 2016 (Formerly IRP 4) -3.706.7 -3.706.7	Community- Fac	ade Improvemen	t			
Deposit 07/02/2019 Lean Payment 625.0 Check 07/03/2019 Deborah Smith 1.000.0 Deposit 07/03/2019 Lean Payments 1.384.8 Deposit 07/03/2019 Lean Payment 685.5 Deposit 07/03/2019 Lean Payment 682.5 Deposit 07/03/2019 Lean Payment 682.4 Total Community- Facade Improvement 3.693.9 Jan Payment 682.4 Deposit 07/01/2019 Lean Payment 2.860.4 Deposit 07/01/2019 Lean Payment 2.860.4 Deposit 07/01/2019 Lean Payment 2.860.4 Deposit 07/09/2019 Lean Payment 1.012.4 Deposit 07/09/2019 Lean Payment 2.080.8 <		07/01/2019				250.0
Check 07/08/2019 Deborah Smith Paint Program Reim -1.000.00 Deposit 07/15/2019 Loan Payment 1.384.8 Deposit 07/13/2019 Loan Payment 273.4 Deposit 07/13/2019 Loan Payment 662.4 Total Community- Facade Improvement 3.693.9 Just Action 1000000000000000000000000000000000000	Deposit	07/02/2019				694.4
Deposit 07/03/2019 Loan Payments 1,38.4 Deposit 07/13/2019 Loan Payment 68.5 Deposit 07/13/2019 Loan Payment 68.5 Deposit 07/30/2019 Loan Payment 68.2 USDA Funds 3,693.9 Jan Payment 659.4 Total Community-Facade Improvement 3,693.9 Loan Payment 659.4 Deposit 07/01/2019 Loan Payment 550.0 Deposit 07/01/2019 Loan Payments 1,241.4 Deposit 07/01/2019 Loan Payments 68.8 Deposit 07/01/2019 Loan Payments 68.9 Deposit 07/13/2019 Loan Payment 1,012.4 Total TSB- IRP 2016 (Formerly IRP 4) -3,706.7 -3,706.7 TSB- REEG 1,60.2 -2,086.8 -2,086.8	•	07/02/2019				625.0
Deposit 07/16/2019 Loan Payment 1665 Deposit 07/25/2019 Loan Payment 6621 Deposit 07/25/2019 Loan Payment 6621 Total Community-Facade Improvement 3,693.9 0 0 USDA Funds TSB- IRP 2016 (Formerly IRP 4) Deposit 07/10/2019 Loan Payment 556.0 Deposit 07/10/2019 Loan Payment 3,683.9 0 0 Deposit 07/10/2019 Loan Payment 3,683.9 0 <t< td=""><td></td><td></td><td>1054</td><td>Deborah Smith</td><td></td><td></td></t<>			1054	Deborah Smith		
Deposit 07/19/2019 Loan Payment 2724 Deposit 07/30/2019 Loan Payment 6924 Total Community- Facade Improvement 3,693.9 3,693.9 USDA Funds Table Improvement 3,693.9 USDA Funds Table Payment 559.0 Deposit 07/01/2019 Loan Payment 559.0 Deposit 07/02/2019 Loan Payment 2,860.4 Deposit 07/02/2019 Loan Payments 2,860.4 Deposit 07/02/2019 Loan Payment 1012.4 Deposit 07/02/2019 X USDA 2019 Annual USDA -12.330.0 Deposit 07/20/2019 X TSB Deposit 10.12.4 Check 07/20/2019 X TSB Deposit -12.330.0 Deposit 07/19/2019 Loan Payment 209.8 2.006.8 Total TSB- RBEG 1.619.9 -2.006.8 -2.006.8 -2.006.8 Total USDA Funds -2.006.28 Total TSB- RBEG 1.619.9 -2.006.8						
Deposit 07/25/2019 Loan Payment 662.1 Deposit 07/30/2019 Loan Payment 694.4 Total Community- Facade Improvement 3,693.9 3,693.9 USDA Funds 550.00 550.00 Deposit 07/01/2019 Loan Payment 550.00 Deposit 07/01/2019 Loan Payments 2,266.4 Deposit 07/09/2019 Loan Payments 2,266.4 Deposit 07/09/2019 Loan Payment 1,012.4 Deposit 07/09/2019 Loan Payment 1,012.4 Deposit 07/26/2019 X USDA 2019 Annual USDA -21,2330.0 Deposit 07/30/2019 Loan Payment 1,012.4 -3,706.7 TSB. RBEG 1 -2,066.8 -2,066.8 -2,066.8 Deposit 07/30/2019 Loan Payment 800.9 -2,066.8 Total TSB- RBEG 1,619.9 -2,066.8 -2,066.8 -2,066.8 -2,066.8 -2,066.8 -2,066.8 -2,066.8 -2,066.8 -2,066.8 -2,066	•					
Deposit 07/30/2019 Loan Payment 694.4 Total Community-Facade Improvement 3,693.9 3,693.9 3,693.9 USDA Funds TSB-IRP 2016 (Formerly IRP 4) 550.0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td></t<>						
Total Community-Facade Improvement 3,693.9 USDA Funds 3,693.9 TSB- IRP 2016 (Formerly IRP 4) 550.0 Deposit 07/01/2019 Loan Payment 550.0 Deposit 07/01/2019 Loan Payments 2,460.4 Deposit 07/09/2019 Loan Payments 1,241.4 Deposit 07/09/2019 Loan Payments 1,012.4 Deposit 07/19/2019 X USDA 2019 Annual USDA -12,339.0 Deposit 07/26/2019 X TSB Deposit Silips Purch	•					
USDA Funds TSB-IRP 2016 (Formerty IRP 4) Deposit 07/01/2019 Loan Payment 559.0 Deposit 07/01/2019 Loan Payments 2,860.4 Deposit 07/00/2019 Loan Payments 1,241.4 Deposit 07/00/2019 Loan Payments 1,243.4 Deposit 07/19/2019 X USDA 2019 Annual USDA -12,339.0 Check 07/22/2019 X USDA 2019 Annual USDA -12,339.0 Deposit 07/20/2019 TSB Deposit Sips Purch -57.3 Deposit 07/20/2019 Loan Payment 809.9 Deposit 07/19/2019 Loan Payment 809.9 Deposit 07/19/2019 Loan Payment 809.9 Total TSB- RBEG 1,607.0 -2,086.8 Total USDA Funds -2,086.8 -2,086.8 Total USDA Funds -2,086.8 -2,086.8 Total USDA Funds -2,086.8 -2,086.8 Total USDA Funds -2,098 -2,086.8					Loan Payment	694.4
TSB- IRP 2016 (07/01/2019 Loan Payment 550.0 Deposit 07/01/2019 Loan Payment 306.0 Deposit 07/02/2019 Loan Payments 2,860.4 Deposit 07/03/2019 Loan Payments 2,860.4 Deposit 07/03/2019 Loan Payments 1,821.4 Deposit 07/03/2019 Loan Payments 1,821.4 Deposit 07/03/2019 Loan Payment 1,022.4 Check 07/22/2019 X USDA 2019 Annual USDA -12,339.0 Deposit 07/20/2019 Total TSB- IRP 2016 (Formerly IRP 4) -3,706.7 -3,706.7 Total TSB- REEG Deposit 07/30/2019 Loan Payment 809.9 Deposit 07/30/2019 Loan Payment 809.9 Total TSB- RBEG 1,619.9 -2,068.8 -2,068.8 Total USDA Funds -2,068.8 -2,068.8 -2,068.8 Total USDA Funds -2,068.9 -2,068.9 -2,068.9 Total USDA Funds -2,069.9 -2,069.9 -2,068.9	Total Community-	- Facade Improven	nent			3,693.9
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Total TSB- checking 2,973.6	Check	07/31/2019			Prep Bi-weekly payr	-180.0
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	ເວັດtal Unrestricted Ca	ash Accounts				2,973.63

10:44 AM 08/05/19 Accrual Basis		Tioga County Industrial Development Agency Transaction Detail by Account July 2019				
TOTAL	Туре	Date	Num	Name	Memo	Amount 4,580.68

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987 Buckeye Park Road Columbus, OH 43207

V&S NEW YORK

GALVANIZING LLC

Phone (614) 449-8281 Fax (614) 449-8851

July 26, 2019

Christine Curtis Executive Administrator Tioga County Industrial Development Agency 56 Main Street Owego, NY 13827

Christine:

The purposes of the this letter is to respectfully request an extension to the expiration date for the Sales Tax Agreement entered into on March 21, 2019 between V&S New York Galvanizing LLC and the Tioga County Industrial Development Agency. The agreement will expire on August 21, 2019. We have made progress on the project, but due to typical start up delays, we will not be completed by August 21. We anticipate based on current conditions construction will be completed towards the end of 2019. If possible, please extend the agreement to December 31, 2019.

Please let me know if you have any questions or need additional information.

Best regards,

Droy Um

Troy Gaerke Chief Financial Officer