# Schuyler County Industrial Development Agency

# PILOT & SUBLEASE SUMMARY

## AUGUST 2025

(2025 PILOT & Lease Payments)

*To be distributed to all Affected Tax Jurisdictions in Schuyler County.*

## How to use this report

PILOT payments help local governments offset losses in property taxes due the existence of nontaxable lands within their boundaries.

This report is to be used to help determine the dollar amount of tax income each municipality will receive for Tax Roll Section 8 – Exempt Properties listed under the Schuyler County Industrial Development Agency (SCIDA); commonly known as PILOT (Payment in Lieu of Taxes) Payments.

The property lease holder makes payments directly to the Schuyler County Industrial Development Agency. These payments are divided up among the Affected Taxing Jurisdictions and paid directly to each jurisdiction. Each PILOT has different payment agreement plans, but all payments are processed and paid in the same manner. If you have any questions or would like more information on the PILOT process or PILOTs in your jurisdiction, please reach out to our office for clarification.

## How to read this report

Each municipality should locate the properties within their jurisdiction.
The amount listed to be paid to your jurisdiction is the amount you will receive for the given calendar year.
The due date of each PILOT will reflect the timing in which you will receive payments (payments are passed through within 30 days of receipt).
*Payments due in February are paid at the previous years rate and assessment value, due to timing of reevaluations*.
*Payments made May through December are paid at the current years rate and assessment value.*

**Reports dated February:** February amounts listed will be paid exactly as listed. May – December amounts are estimated and may change due to any rate and assessment adjustments in March.

**Reports Dated August:** All amounts listed will be paid exactly as shown, except any PILOT or lease payments that are based on the previous year revenues. Those amounts will be listed as the actual previous year payment amount and will vary based on the actual revenues reported on the due date.

## PILOT Termination

Each Affected Taxing Jurisdiction will be notified of the termination date within two years of termination.
This will allow sufficient time for each jurisdiction to return the terminated property back onto the regular tax rolls (Tax Roll Section 1) at the conclusion of the PILOT.

## Solar Installations

Solar installations have a separate parcel number than the property they are installed on. This is usually identical to the actual property parcel number, with a /1. The PILOT payments are to cover the solar installation portion only. The actual parcel will still be billed to the property owner at full tax amounts due. Solar installations pay a base amount (the actual assessed value at the time the PILOT began) and an additional amount for the Mwac they will produce. The Mwac amount increases by 2% annually.

## Leases

The listed lease payments are passthrough payments to the **Schuyler County Treasurer ONLY**.
The Schuyler County IDA is the leaseholder the Seneca Harbor Marina property, docks, and the Seneca Harbor Marina Restaurant.
When a tenant pays their annual lease payments, the payment is passed through to the County directly, less a 5% administration fee.

For questions on PILOTS, leases, or any other information provided in this report, please contact:
Schuyler County Industrial Development Agency
216 N. Franklin Street Watkins Glen, New York 14891
(607) 535-4341
admin@flxgateway.com

# Finger Lakes Railway – Due May 1

Parcel# 43.00-1-44 (Town of Reading, outside of Village)
Parcel# 65.09-6-4 (Town of Reading, inside of Village)
Parcel# 65.14-2-33 (Town of Dix, inside of Village)

**SCHEDULE A**

**TO PILOT AGREEMENT DATED AS OF FEBRUARY 12, 2016, AND AMENDED AS OF MAY 1, 2025**

**SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND FINGER LAKES RAILWAY CORP.**

"Total PILOT Payment" shall be calculated as follows:

The Company shall timely report Annual Freight Revenue, as defined below, to the Agency pursuant to Section 5.5(b) of the Agency Lease Agreement, as amended, and that certain Agent and Financial Assistance and Project Agreement, each dated as of May 1, 2025, for the Company's fiscal year immediately preceding the Payment Date in the table below.

The Company's report shall include a calculation of 3.5% of Annual Freight Revenue, along with a calculation of 5/6 of such Annual Freight Revenue (the "Annual PILOT Revenue").

The Company's report shall also include a calculation of 1/5 of the Annual PILOT Revenue payable to the Agency as the Total PILOT Payment. Payable to the Agency in accordance with the table below.

| PILOT Year | Town and County Tax Year | School Tax Year | Village Tax Year | Payment Date |
|---|---|---|---|---|
| 1 | 2025 | 2024-25 | 2024-25 | May 15, 2025 |
| 2 | 2026 | 2025-26 | 2025-26 | May 15, 2026 |
| 3 | 2027 | 2026-27 | 2026-27 | May 15, 2027 |
| 4 | 2028 | 2027-28 | 2027-28 | May 15, 2028 |
| 5 | 2029 | 2028-29 | 2028-29 | May 15, 2029 |
| 6 | 2030 | 2029-30 | 2029-30 | May 15, 2030 |
| 7 | 2031 | 2030-31 | 2030-31 | May 15, 2031 |
| 8 | 2032 | 2031-32 | 2031-32 | May 15, 2032 |
| 9 | 2033 | 2032-33 | 2032-33 | May 15, 2033 |
| 10 | 2034 | 2033-34 | 2033-34 | May 15, 2034 |

Note: Finger Lakes Railway pays their PILOT based on a portion of their previous year revenue. As this amount is divided evenly between 5 counties, and we have limited trackage in our county, their payment usually equates to the property tax liability.

| Finger Lakes Railway | 2025 PILOT Distribution Schedule | | | |
|---|---|---|---|---|
| **Parcel ID# 43.00-1-44** | | | | |
| **Total Property Value -** | **$ 1,524,927.00** | | | |
| **outside of village* | | 2025 Tax Rate | % of Total | Distribution |
| Schuyler County | | 4.493816 | 32% | $ 6,852.74 |
| Town of Reading | | 1.709833 | 12% | $ 2,607.37 |
| Watkins Glen School | | 7.82185 | 56% | $ 11,927.75 |
| **Total** | | **14.025499** | **100%** | **$ 21,387.86** |
| **Parcel ID# 65.09-6-4** | | | | |
| **Total Property Value -** | **$ 224,300.00** | | | |
| | | 2025 Tax Rate | % of Total | Distribution |
| Schuyler County | | 4.493816 | 21% | $ 1,007.96 |
| Town of Reading | | 1.207568 | 6% | $ 270.86 |
| Watkins Glen School | | 7.82185 | 36% | $ 1,754.44 |
| Village of Watkins Glen | | 8.349484 | 38% | $ 1,872.79 |
| **Total** | | **21.872718** | **100%** | **$ 4,906.05** |
| **Parcel ID# 65.14-2-33** | | | | |
| **Total Property Value -** | **$ 215,300.00** | | | |
| | | 2025 Tax Rate | % of Total | Distribution |
| Schuyler County | | 4.495903 | 20% | $ 967.97 |
| Town of Dix | | 1.459611 | 7% | $ 314.25 |
| Watkins Glen School | | 7.821839 | 35% | $ 1,684.04 |
| Village of Watkins Glen | | 8.349484 | 38% | $ 1,797.64 |
| **Total** | | **22.126837** | **100%** | **$ 4,763.91** |
| TOTAL PILOT DUE for Finger Lakes Railway Properties (2025) | | | | $ 31,057.82 |

# Montour Falls House, LLC

## Due August 1

Parcel# 86.07-9-51

**SCHEDULE A**
**TO PILOT AGREEMENT DATED AS OF SEPTEMBER 1, 2008**
**BY AND BETWEEN THE**
**SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND**
**MONTOUR FALLS HOUSE, LLC**

"Total PILOT Payment" shall be calculated as follows:

For PILOT Years 1 through PILOT Year 20, the Company shall continue to pay a

| PILOT Year | County and Town Tax Years | Village and School Tax Years | Total PILOT Payment |
|---|---|---|---|
| Year 1 | 2010 | 2009-10 | Base Payment, plus (Added Value x .00) |
| Year 2 | 2011 | 2010-11 | Base Payment, plus (Added Value x .00) |
| Year 3 | 2012 | 2011-12 | Base Payment, plus (Added Value x .00) |
| Year 4 | 2013 | 2012-13 | Base Payment, plus (Added Value x .00) |
| Year 5 | 2014 | 2013-14 | Base Payment, plus (Added Value x .00) |
| Year 6 | 2015 | 2014-15 | Base Payment, plus (Added Value x .00) |
| Year 7 | 2016 | 2015-16 | Base Payment, plus (Added Value x .00) |
| Year 8 | 2017 | 2016-17 | Base Payment, plus (Added Value x .00) |
| Year 9 | 2018 | 2017-18 | Base Payment, plus (Added Value x .00) |
| Year 10 | 2019 | 2018-19 | Base Payment, plus (Added Value x .00) |
| Year 11 | 2020 | 2019-20 | Base Payment, plus (Added Value x .10) |
| Year 12 | 2021 | 2020-21 | Base Payment, plus (Added Value x .20) |
| Year 13 | 2022 | 2021-22 | Base Payment, plus (Added Value x .30) |
| Year 14 | 2023 | 2022-23 | Base Payment, plus (Added Value x .40) |
| Year 15 | 2024 | 2023-24 | Base Payment, plus (Added Value x .50) |
| Year 16 | 2025 | 2024-25 | Base Payment, plus (Added Value x .60) |
| Year 17 | 2026 | 2025-26 | Base Payment, plus (Added Value x .70) |
| Year 18 | 2027 | 2026-27 | Base Payment, plus (Added Value x .80) |
| Year 19 | 2028 | 2027-28 | Base Payment, plus (Added Value x .90) |
| Year 20 | 2029 | 2028-29 | Full Taxes |

| | | | | | |
|---|---|---|---|---|---|
| 2025 PILOT Distribution Schedule for The Montour House | | | | | |
| Year 16 - @ *60% Added Value* | | | | | |
| Base Valuation | | | | | |
| | 2025 Tax Rate | % of Total | | Base Distribution | |
| County | 4.51237 | 17% | $ | 225.62 | |
| Town of Montour | 2.387739 | 9% | $ | 119.39 | |
| Village of Montour Falls | 9.790237 | 37% | $ | 489.51 | |
| Odessa Montour School | 9.514622 | 36% | $ | 475.73 | |
| Total without abatement | 26.204968 | 100% | $ | 1,310.25 | |
| 2025 PILOT Distribution Schedule for Montour House | | | | | |
| 2025 Assessment Amount | $ 1,777,000.00 | | | | |
| Minus Base | $ (50,000.00) | | | | |
| Total | $ 1,727,000.00 | | | | |
| Year 11-20 grad abatement (Year 16 = 60%) | 0.6 | | | | |
| | $ 1,036,200.00 | | | | |
| | | % of Total | | Abatement Distribution | TOTAL DISTRIBUTION |
| County | | 17% | $ | 4,675.72 | **$ 4,901.34** |
| Town of Montour | | 9% | $ | 2,474.18 | **$ 2,593.56** |
| Village of Montour Falls | | 37% | $ | 10,144.64 | **$ 10,634.16** |
| Odessa Montour School | | 36% | $ | 9,859.05 | **$ 10,334.78** |
| Total Abatement Due | | 100% | $ | 27,153.59 | |
| Total Base Due | | | $ | 1,310.25 | |
| TOAL PILOT PAYMENT DUE FOR 2025 | | | $ | 28,463.84 | **$ 28,463.84** |

# Seneca Market 1
# (DBA Watkins Glen Harbor Hotel)
# Due September 1

Parcel# 65.09-7-19

| Tax Year Commencing during Fiscal Year | Percentage of Normal Tax |
|---|---|
| 1-10 | 100%<br>(Company receiving Empire Zone benefits) |
| 11 | 50% |
| 12 | 55% |
| 13 | 60% |
| 14 | 65% |
| 15 | 70% |
| 16 | 75% |
| 17 | 80% |
| 18 | 85% |
| 19 | 90% |
| 20 | 95% |
| Year 21 and thereafter during the term of the Payment in Lieu of Tax Agreement | 100% |

| Seneca Market (DBA Watkins Harbor Hotel) 2025 PILOT (Year 18) | | |
|---|---|---|
| Total Assessed Value | | |
| $ 16,300,000.00 | | |
| | 2025 | |
| County | 4.495903 | |
| Town of Dix | 1.459611 | |
| Village of Watkins Glen | 8.349484 | |
| School | 7.821839 | |
| ASSESSED VALUE AND TAX DATA | | |
| Total Assessed Value | $ 16,300,000.00 | |
| Total Tax Rate | 22.126837 | 85% of Full Assessment |
| County Tax | $ 73,283.22 | $ 62,290.74 |
| Town Tax | $ 23,791.66 | $ 20,222.91 |
| Village | $ 136,096.59 | $ 115,682.10 |
| School Tax | $ 127,495.98 | $ 108,371.58 |
| | | |
| Total Tax at Full Value | $ 360,667.44 | |
| **Total Due for PILOT @ 85%** | **$ 306,567.33** | **$ 306,567.33** |

# Water Works Center

## Due September 1

Parcel# 64.08-4-12 & 64.08-4-13

SCHEDULE A
TO PILOT AGREEMENT DATED AS OF AUGUST 1, 2012
BY AND BETWEEN THE
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
WATER WORKS CENTER, LLC

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County and Town Tax Years | School Tax Years | Village Tax Years | Total PILOT Payment |
|---|---|---|---|---|
| Interim | 2012 and 2013 | 2012-13 | 2012-2013 | Full Taxes |
| Year 1 | 2014 | 2013-14 | 2013-14* | Base Payment, plus (Added Value x .00)* |
| Year 2 | 2015 | 2014-15 | 2014-15 | Base Payment, plus (Added Value x .00) |
| Year 3 | 2016 | 2015-16 | 2015-16 | Base Payment, plus (Added Value x .00) |
| Year 4 | 2017 | 2016-17 | 2016-17 | Base Payment, plus (Added Value x .00) |
| Year 5 | 2018 | 2017-18 | 2017-18 | Base Payment, plus (Added Value x .00) |
| Year 6 | 2019 | 2018-19 | 2018-19 | Base Payment, plus (Added Value x .00) |
| Year 7 | 2020 | 2019-20 | 2019-20 | Base Payment, plus (Added Value x .00) |
| Year 8 | 2021 | 2020-21 | 2020-21 | Base Payment, plus (Added Value x .00) |
| Year 9 | 2022 | 2021-22 | 2021-22 | Base Payment, plus (Added Value x .00) |
| Year 10 | 2023 | 2022-23 | 2022-23 | Base Payment, plus (Added Value x .00) |
| Year 11 | 2024 | 2023-24 | 2023-24 | Base Payment, plus (Added Value x .20) |
| Year 12 | 2025 | 2024-25 | 2024-25 | Base Payment, plus (Added Value x .40) |
| Year 13 | 2026 | 2025-26 | 2025-26 | Base Payment, plus (Added Value x .60) |
| Year 14 | 2027 | 2026-27 | 2026-27 | Base Payment, plus (Added Value x .80) |

| 2025 PILOT Distribution Schedule for Water Works Center | | | | |
|---|---|---|---|---|
| Base Assessed Value | $ 200,000.00 | | | |
| 2025 Actual Assessed Value | $ 2,338,200.00 | | | |
| Added Value (Actual - Base) | $ 2,138,200.00 | | | |
| 40% Added Value (Year 12 - 40% PILOT Abatement Factor) | $ 855,280.00 | | | |
| Total Assessed PILOT (Base + Abatement) | $ 1,055,280.00 | | | |
| | **2025 Tax Rates** | **% of Total** | | **Distribution** |
| County | 4.493816 | 33% | | **$ 4,742.23** |
| Town of Reading | 1.207568 | 9% | | **$ 1,274.32** |
| *Village of Watkins Glen (n/a billed direct from village)* | *(N/A Paid directly)* | *N/A* | | *N/A* |
| Watkins Glen School | 7.82185 | 58% | | **$ 8,254.24** |
| **Total PILOT 2025 PAYMENT DUE** | **13.523234** | **100%** | | **$ 14,270.80** |

# Water Works Center Omnibus Condo Units

## Due September 1

- Unit 41 – Matus (Parcel# 64.08-4-14/1)
- Unit 43 – Zentz (Parcel# 64.08-4-14/2)
- Unit 45 – Roebal/Gibson (Parcel# 64.08-4-14/3)
- Unit 47 – D'Amigo (Parcel# 64.08-4-14/4)
- Unit 49 – Makoske (Parcel# 64.08-4-14/5)
- Unit 51 – Elias (Parcel# 64.08-4-14/6)
- Unit 53 – Makoske (Parcel# 64.08-4-14/7)
- Unit 55 –Archer/Decker (Parcel# 64.08-4-14/8)
- Unit 61- Riegner (Parcel# 64.08-4-14/11)

| | | | | | |
|---|---|---|---|---|---|
| Water Works Condominium Units - PILOT 2025 | | | | | |
| PILOT Payment Allocation - Due Sep 1, 2025 | | | | | |
| | | | | | |
| **Annual Fee 2025:** | **$ 1,865.06** | | | | |
| TAX RATES | | | | | |
| | Schuyler County Rate | Reading Town Rate | Watkins School | Watkins Village | Total |
| | 4.493816 | 1.207568 | 7.82185 | 8.349484 | 21.872718 |
| Allocation percentage | 21% | 6% | 36% | 38% | 100% |
| Allocation | **$ 383.18** | **$ 102.97** | **$ 666.96** | **$ 711.95** | **$ 1,865.06** |

**EXHIBIT B**

**SCHEDULE OF SUPPLEMENTAL PILOT PAYMENTS**

| Calendar Year | PILOT Year | Payment Date | Supplemental PILOT Payment Amount |
|---|---|---|---|
| 2014 | 1 | September 1 | $1,500.00 |
| 2015 | 2 | September 1 | $1,530.00 |
| 2016 | 3 | September 1 | $1,560.60 |
| 2017 | 4 | September 1 | $1,591.81 |
| 2018 | 5 | September 1 | $1,623.65 |
| 2019 | 6 | September 1 | $1,656.12 |
| 2020 | 7 | September 1 | $1,689.24 |
| 2021 | 8 | September 1 | $1,723.03 |
| 2022 | 9 | September 1 | $1,757.49 |
| 2023 | 10 | September 1 | $1,792.64 |
| 2024 | 11 | September 1 | $1,828.49 |
| 2025 | 12 | September 1 | $1,865.06 |
| 2026 | 13 | September 1 | $1,902.36 |
| 2027 | 14 | September 1 | $1,940.41 |

Note: The Water Works Omnibus Units have a predetermined payment amount. Each unit will be billed the amount above for the given year.

# Watkins Glen Apartments/SEPP, Inc.

## Due September 1

Parcel# 65.13-6-21

SCHEDULE A
TO PILOT AGREEMENT DATED AS OF NOVEMBER 7, 2014
BY AND BETWEEN THE
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
WATKINS GLEN APARTMENTS COMPANY I, L.P.

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | Calendar Year | Payment Date | Total PILOT Payment |
|---|---|---|---|
| Interim | 2014* | Closing Date* | Pro-rated Amount* |
| Year 1 | 2015 | September 1, 2015 | $44,000.00 |
| Year 2 | 2016 | September 1, 2016 | $44,880.00 |
| Year 3 | 2017 | September 1, 2017 | $45,777.60 |
| Year 4 | 2018 | September 1, 2018 | $46,693.15 |
| Year 5 | 2019 | September 1, 2019 | $47,627.02 |
| Year 6 | 2020 | September 1, 2020 | $48,579.56 |
| Year 7 | 2021 | September 1, 2021 | $49,551.15 |
| Year 8 | 2022 | September 1, 2022 | $50,542.17 |
| Year 9 | 2023 | September 1, 2023 | $51,553.01 |
| Year 10 | 2024 | September 1, 2024 | $52,584.07 |
| Year 11 | 2025 | September 1, 2025 | $53,635.75 |
| Year 12 | 2026 | September 1, 2026 | $54,708.47 |
| Year 13 | 2027 | September 1, 2027 | $55,802.64 |
| Year 14 | 2028 | September 1, 2028 | $56,918.69 |
| Year 15 | 2029 | September 1, 2029 | $58,057.07 |
| Year 16 | 2030 | September 1, 2030 | $59,218.21 |
| Year 17 | 2031 | September 1, 2031 | $60,402.57 |
| Year 18 | 2032 | September 1, 2032 | $61,610.62 |
| Year 19 | 2033 | September 1, 2033 | $62,842.83 |
| Year 20 | 2034 | September 1, 2034 | $64,099.69 |
| Year 21 | 2035 | September 1, 2035 | $65,381.69 |
| Year 22 | 2036 | September 1, 2036 | $66,689.32 |
| Year 23 | 2037 | September 1, 2037 | $68,023.11 |
| Year 24 | 2038 | September 1, 2038 | $69,383.57 |
| Year 25 | 2039 | September 1, 2039 | $70,771.24 |
| Year 26 | 2040 | September 1, 2040 | $72,186.66 |
| Year 27 | 2041 | September 1, 2041 | $73,630.40 |
| Year 28 | 2042 | September 1, 2042 | $75,103.00 |
| Year 29 | 2043 | September 1, 2043 | $76,605.07 |
| Year 30 | 2044 | September 1, 2044 | $78,137.17 |

Note: Watkins Glen Apartments/SEPP Inc. has a predetermined payment amount. PILOT payments will be made at the amount as listed on the Schedule A.

| Watkins Glen Apartments/SEPP Inc. 2025 | | |
|---|---|---|
| | | |
| | % | 2025 |
| County | 23% | 6.359254 |
| Town of Dix | 7% | 2.049896 |
| Village of Watkins Glen | 30% | 8.538092 |
| School | 40% | 11.217066 |
| | | |
| ***PILOT Prorated Payment*** | | |
| Total Tax Rate | 100% | 28.164308 |
| County Tax | | **$ 12,110.48** |
| Town Tax | | **$ 3,903.80** |
| School Tax | | **$ 21,361.64** |
| Village | | **$ 16,259.83** |
| | | |
| Total Bill | | **$ 53,635.75** |
| | | |
| **Total Due for PILOT** | | **$ 53,635.75** |

# Watkins Brewery Holdings, LLC

## Due September 1

Parcel# 65.09-6-19 & 65.09-6-20

**SCHEDULE A**
**TO PILOT AGREEMENT DATED AS OF SEPTEMBER 25, 2015**
**SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND**
**WATKINS BREWERY HOLDINGS LLC**

Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County and Town Tax Years | School Tax Years | Village Tax Years | Total PILOT Payment |
|---|---|---|---|---|
| Interim | 2015 and 2016 | 2015-2016 | 2015-2016 and 2016-2017 | Full Taxes |
| Year 1 | 2017 | 2016-17 | 2017-18 | Base Payment, plus (Added Value x .00)* |
| Year 2 | 2018 | 2017-18 | 2018-19 | Base Payment, plus (Added Value x .00) |
| Year 3 | 2019 | 2018-19 | 2019-20 | Base Payment, plus (Added Value x .00) |
| Year 4 | 2020 | 2019-20 | 2020-21 | Base Payment, plus (Added Value x .00) |
| Year 5 | 2021 | 2020-21 | 2021-22 | Base Payment, plus (Added Value x .00) |
| Year 6 | 2022 | 2021-22 | 2022-23 | Base Payment, plus (Added Value x .10) |
| Year 7 | 2023 | 2022-23 | 2023-24 | Base Payment, plus (Added Value x .20) |
| Year 8 | 2024 | 2023-24 | 2024-25 | Base Payment, plus (Added Value x .30) |
| Year 9 | 2025 | 2024-25 | 2025-26 | Base Payment, plus (Added Value x .40) |
| Year 10 | 2026 | 2025-26 | 2026-27 | Base Payment, plus (Added Value x .50) |
| Year 11 | 2027 | 2026-27 | 2027-28 | Base Payment, plus (Added Value x .60) |
| Year 12 | 2028 | 2027-28 | 2028-29 | Base Payment, plus (Added Value x .70) |
| Year 13 | 2029 | 2028-29 | 2029-30 | Base Payment, plus (Added Value x .80) |
| Year 14 | 2030 | 2029-30 | 2030-31 | Base Payment, plus (Added Value x .90) |

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of $315,500.00, being comprised of $315,000.00 for TMID No. 65.09-1-16 and $500.00 for TMID No. 65.09-1-87. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Years 1 - 5 with such exemption being eliminated in 10% increments each PILOT year thereafter. This PILOT Agreement terminates on May 30, 2031.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

Total Taxable Valuation = Base Valuation + (Added Value x Abatement Factor)
Total PILOT Payment = Total Taxable Valuation (after equalization) x Tax Rate

* - Based upon the March 1, 2016 Taxable Status Date, this PILOT Agreement will become effective for purposes of Village Real Estate Taxes beginning with the Tax Years noted in PILOT Year 1, above. Therefore, the Company shall pay full Real Estate Taxes from the date hereof through the beginning of said tax based upon the assessed valuation of the Land and Existing Improvements as of the March 1, 2015 Taxable Status Date.

**2025 PILOT Distribution Schedule for Watkins Brewery Holdings**

| | | | | |
|---|---|---|---|---|
| Base Value (frozen for term of PILOT) | $ 315,500.00 | | | |
| 2025 Assessed Value | $2,018,000.00 | | | |
| Added Value | $1,702,500.00 | | | |
| Yr 9 abatement (40%) | **0.4** | | | |
| 40% of added Value | $ 681,000.00 | | | |
| Base Value + Added Value | $ 996,500.00 | | | |
| | | | | |
| | | **2025 Tax Rate** | **% of Total** | **Distribution** |
| County | | 4.493816 | 21% | $ 4,478.09 |
| Town of Reading | | 1.207568 | 6% | $ 1,203.34 |
| Village of Watkins Glen | | 8.349484 | 38% | $ 8,320.26 |
| Watkins Glen School | | 7.82185 | 36% | $ 7,794.47 |
| | | | | |
| Total Tax Rate | | 21.872718 | 100% | $ 21,796.16 |
| **Total PILOT Payment Due** | | | | **$ 21,796.16** |

# FLX Gateway Enterprises, LLC

## Due September 1

Parcel# 85.00-1-26

**SCHEDULE A**
**TO PILOT AGREEMENT DATED AS OF AUGUST 23, 2018**
**SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND**
**FLXGATEWAY ENTERPRISES, LLC**

Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County and Town Tax Years | School Tax Years | Total PILOT Payment |
|---|---|---|---|
| Interim | 2018 and 2019 | 2017-2018 2018-2019 | Full Taxes |
| Year 1 | 2020 | 2019-20 | Base Payment, plus (Added Value x .00) |
| Year 2 | 2021 | 2020-21 | Base Payment, plus (Added Value x .00) |
| Year 3 | 2022 | 2021-22 | Base Payment, plus (Added Value x .00) |
| Year 4 | 2023 | 2022-23 | Base Payment, plus (Added Value x .00) |
| Year 5 | 2024 | 2023-24 | Base Payment, plus (Added Value x .00) |
| Year 6 | 2025 | 2024-25 | Base Payment, plus (Added Value x .10) |
| Year 7 | 2026 | 2025-26 | Base Payment, plus (Added Value x .20) |
| Year 8 | 2027 | 2026-27 | Base Payment, plus (Added Value x .30) |
| Year 9 | 2028 | 2027-28 | Base Payment, plus (Added Value x .40) |
| Year 10 | 2029 | 2028-29 | Base Payment, plus (Added Value x .50) |
| Year 11 | 2030 | 2029-30 | Base Payment, plus (Added Value x .60) |
| Year 12 | 2031 | 2030-31 | Base Payment, plus (Added Value x .70) |
| Year 13 | 2032 | 2031-32 | Base Payment, plus (Added Value x .80) |
| Year 14 | 2033 | 2032-33 | Base Payment, plus (Added Value x .90) |

| 2025 PILOT Distribution Schedule for FLX Gateway Enterprises, LLC | | | | |
|---|---|---|---|---|
| Base Value (frozen for term of PILOT) | $ 37,000.00 | | | |
| 2025 Assessed Value | $ 2,498,300.00 | | | |
| Added Value | $ 2,461,300.00 | | | |
| Yr 6 Abatement (10%) | 0.1 | | | |
| 10% of added Value | $ 246,130.00 | | | |
| Base Value + Added Value | $ 283,130.00 | | | |
| | | **2025 Tax Rate** | **% of Total** | **Distribution** |
| Schuyler County | | 4.495903 | 30% | $ 1,272.93 |
| Town of Dix | | 2.82523 | 19% | $ 799.91 |
| Watkins Glen School | | 7.821839 | 52% | $ 2,214.60 |
| Total Tax Rate | | 15.142972 | 100% | $ 4,287.43 |
| **Total PILOT Payment Due** | | | | **$ 4,287.43** |

# Wine & Glass Tour Holdings, LLC

## Due September 30

Parcel# 65.09-6-17

SCHEDULE A
TO PILOT AGREEMENT DATED AS OF MARCH 20, 2020
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
WINE AND GLASS TOUR HOLDINGS LLC

Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County, and Town Tax Years | Village and School Tax Years | Total PILOT Payment |
|---|---|---|---|
| Interim | 2020 and 2021 | 2019-2020 and 2020-2021 | Full Taxes |
| Year 1 | 2022 | 2021-22 | Base Payment, plus (Added Value x .00) |
| Year 2 | 2023 | 2022-23 | Base Payment, plus (Added Value x .20) |
| Year 3 | 2024 | 2023-24 | Base Payment, plus (Added Value x .40) |
| Year 4 | 2025 | 2024-25 | Base Payment, plus (Added Value x .60) |
| Year 5 | 2026 | 2025-26 | Base Payment, plus (Added Value x .80) |

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation").

| 2025 PILOT Distribution Schedule for Wine & Glass Tour Holdings, LLC | | | |
|---|---|---|---|
| *Contract Year 5 (2025-2026)* ***FINAL PILOT BILLING*** | | | |
| ASSESSED VALUE (ACTUAL 2025) | $ 828,500.00 | | |
| Less PILOT BASE VALUE | $ 222,000.00 | | |
| Total ESCALATED VALUE | $ 606,500.00 | | |
| 2025 Escalator = 80% (80% of ESCALATED VALUE) | $ 485,200.00 | | |
| PILOT BASE VALUE (2020) | $ 222,000.00 | | |
| Total 2025 PILOT Assessed Value (Base + Escalator) | $ 707,200.00 | | |
| | **2025 Tax Rate** | **% of Total** | **Total PILOT Distribution** |
| **Schuyler County** | 4.493816 | 21% | **$ 3,178.03** |
| **Town of Reading** | 1.207568 | 6% | **$ 853.99** |
| **Watkins Central School** | 7.82185 | 36% | **$ 5,531.61** |
| **Village of Watkins Glen** | 8.349484 | 38% | **$ 5,904.76** |
| **Total Tax Rate** | 21.872718 | 100% | **$ 15,468.39** |

NOTE: Per billing cycle, 2025 is final reduced tax PILOT for Wine & Glass Tour Holdings. The SCIDA will bill full (100%) taxes in September 2026.
PILOT terminates December 31, 2026.

# The Glen Beacon

## Due December 31

Parcel# 65.45-1-11 & 65.45-1-12

**SCHEDULE A**

Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County, and Town Tax Years | Village and School Tax Years | Total PILOT Payment |
|---|---|---|---|
| Interim | 2021 and 2022 | 2021-2022 | Full Taxes |
| Year 1 | 2023 | 2022-23 | Base Payment, plus (Added Value x .00) |
| Year 2 | 2024 | 2023-24 | Base Payment, plus (Added Value x .00) |
| Year 3 | 2025 | 2024-25 | Base Payment, plus (Added Value x .00) |
| Year 4 | 2026 | 2025-26 | Base Payment, plus (Added Value x .00) |
| Year 5 | 2027 | 2026-27 | Base Payment, plus (Added Value x .00) |
| Year 6 | 2028 | 2027-28 | Base Payment, plus (Added Value x .10) |
| Year 7 | 2029 | 2028-29 | Base Payment, plus (Added Value x .20) |
| Year 8 | 2030 | 2029-20 | Base Payment, plus (Added Value x .30) |
| Year 9 | 2031 | 2030-31 | Base Payment, plus (Added Value x .40) |
| Year 10 | 2032 | 2031-32 | Base Payment, plus (Added Value x .50) |
| Year 11 | 2033 | 2032-33 | Base Payment, plus (Added Value x .60) |
| Year 12 | 2034 | 2033-34 | Base Payment, plus (Added Value x .70) |
| Year 13 | 2035 | 2034-35 | Base Payment, plus (Added Value x .80) |
| Year 14 | 2036 | 2035-36 | Base Payment, plus (Added Value x .90) |

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of $398,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Years 1-5 with such exemption being eliminated in increments per the above schedule each PILOT year thereafter. This PILOT Agreement terminates on December 31, 2036.

**2025 PILOT Distribution Schedule for The Glen Beacon**

| | | | |
|---|---|---|---|
| Base Valuation | | | |
| $ 398,000.00 | | | |
| | **2025 Tax Rate** | **% of Total** | **Distribution** |
| Schuyler County | 4.495903 | 20% | $ 1,789.37 |
| Town of Dix | 1.459611 | 7% | $ 580.93 |
| Village of Watkins Glen | 8.349484 | 38% | $ 3,323.09 |
| Watkins Glen School | 7.821839 | 35% | $ 3,113.09 |
| | | | |
| Total Tax Rate | 22.126837 | 100% | |
| **Total PILOT Payment Due** | | | **$ 8,806.48** |

# First Second Development

## Due February 1

Parcel# 65.09-7-20

**SCHEDULE A**

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County/Town Tax Years | Village and School Tax Years | Total PILOT Payment |
|---|---|---|---|
| Interim | 2021 and 2022 | 2021/2022 | Full taxes |
| Year 1 | 2023 | 2022/2023 | Base Valuation, plus (Added Value x .10) |
| Year 2 | 2024 | 2023/2024 | Base Valuation, plus (Added Value x .20) |
| Year 3 | 2025 | 2024/2025 | Base Valuation, plus (Added Value x .30) |
| Year 4 | 2026 | 2025/2026 | Base Valuation, plus (Added Value x .40) |
| Year 5 | 2027 | 2026/2027 | Base Valuation, plus (Added Value x .50) |
| Year 6 | 2028 | 2027/2028 | Base Valuation, plus (Added Value x .60) |
| Year 7 | 2029 | 2028/2029 | Base Valuation, plus (Added Value x .70) |
| Year 8 | 2030 | 2029/2030 | Base Valuation, plus (Added Value x .80) |
| Year 9 | 2031 | 2030/2031 | Base Valuation, plus (Added Value x .90) |

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this Agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of $304,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 90% exemption from taxation for the Added Value in PILOT Year 1 with such exemption being eliminated in increments per the above schedule each PILOT Year thereafter. This Agreement terminates on December 31, 2031.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

Total Taxable Valuation = Base Valuation + (Added Value x Abatement Factor)
Total PILOT Payment = Total Taxable Valuation (after equalization) x. Tax Rate

| 2025 PILOT Distribution First Second Development | | | | |
|---|---|---|---|---|
| Base Value (frozen for term of PILOT) | $ 304,000.00 | | | |
| 2024/5 Assessed Value | $ 774,500.00 | | | |
| Added Value | $ 470,500.00 | | | |
| Yr 3 abatement (30%) | x.30 | | | |
| 30% of added Value | $ 141,150.00 | | | |
| Base Value + Added Value | $ 445,150.00 | | | |
| | | | | |
| | | **2025 Tax Rate** | **% of Total** | **Distribution** |
| Schuyler County | | 6.359254 | 23% | $ 2,830.82 |
| Town of Dix | | 2.049896 | 7% | $ 912.51 |
| Village of Watkins Glen | | 8.538092 | 30% | $ 3,800.73 |
| Watkins Glen School | | 11.217066 | 40% | $ 4,993.28 |
| | | | | |
| Total Tax Rate | | 28.164308 | 100% | $ 12,537.34 |
| **Total PILOT Payment Due** | | | | **$ 12,537.34** |

# Lin-Zhu Commercial Company

## Due February 1

Parcel# 65.17-6-19

**SCHEDULE A**

Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County, and Town Tax Years | Village and School Tax Years | Total PILOT Payment |
|---|---|---|---|
| Interim | 2022 and 2023 | 2021-2022 and 2022-2023 | Full Taxes |
| Year 1 | 2024 | 2023-24 | Base Payment, plus (Added Value x .00) |
| Year 2 | 2025 | 2024-25 | Base Payment, plus (Added Value x .00) |
| Year 3 | 2026 | 2025-26 | Base Payment, plus (Added Value x .00) |
| Year 4 | 2027 | 2026-27 | Base Payment, plus (Added Value x .00) |
| Year 5 | 2028 | 2027-28 | Base Payment, plus (Added Value x .00) |
| Year 6 | 2029 | 2028-29 | Base Payment, plus (Added Value x .10) |
| Year 7 | 2030 | 2029-20 | Base Payment, plus (Added Value x .20) |
| Year 8 | 2031 | 2030-31 | Base Payment, plus (Added Value x .30) |
| Year 9 | 2032 | 2031-32 | Base Payment, plus (Added Value x .40) |
| Year 10 | 2033 | 2032-33 | Base Payment, plus (Added Value x .50) |
| Year 11 | 2034 | 2033-34 | Base Payment, plus (Added Value x .60) |
| Year 12 | 2035 | 2034-35 | Base Payment, plus (Added Value x .80) |

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of \$137,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Years 1-5 with such exemption being eliminated in increments per the above schedule each PILOT year thereafter. This PILOT Agreement terminates on December 31, 2035.

| 2025 PILOT Distribution Schedule for LIN-ZHU Commercial Company, Inc. | | | |
|---|---|---|---|
| | | | |
| ASSESSED VALUE (BASE) | $ 137,000.00 | | |
| | | | |
| | 2025 Tax Rate | % of Total Distribution | Total Distribution |
| Schuyler County | 6.359254 | 23% | $ 871.22 |
| Town of Dix | 2.049896 | 7% | $ 280.84 |
| Watkins Central School | 11.217066 | 40% | $ 1,536.74 |
| Village of Watkins Glen | 8.538092 | 30% | $ 1,169.72 |
| **Total Tax Rate** | **28.164308** | **100%** | **$ 3,858.51** |
| | | | |
| | | | |
| **Total PILOT Payment Due 2/1/2025** | | | **$ 3,858.51** |

# Solar Installation: NY Orange 1, LLC

## Due February 1

Parcel# 83.00-1-20/1

**SCHEDULE A**

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County/Town Tax Year | School Tax Year | Total PILOT Payment |
|---|---|---|---|
| Interim | 2020 and 2021 | 2019/2020 and 2020/2021 | Full taxes |
| Year 1 | 2022 | 2021/2022 | (Base Valuation Payment), plus $12,000.00 |
| Year 2 | 2023 | 2022/2023 | (Base Valuation Payment), plus $12,240.00 |
| Year 3 | 2024 | 2023/2024 | (Base Valuation Payment), plus $12,484.80 |
| Year 4 | 2025 | 2024/2025 | (Base Valuation Payment), plus $12,734.50 |
| Year 5 | 2026 | 2025/2026 | (Base Valuation Payment), plus $12,989.19 |
| Year 6 | 2027 | 2026/2027 | (Base Valuation Payment), plus $13,248.97 |
| Year 7 | 2028 | 2027/2028 | (Base Valuation Payment), plus $13,513.95 |
| Year 8 | 2029 | 2028/2029 | (Base Valuation Payment), plus $13,784.23 |
| Year 9 | 2030 | 2029/2030 | (Base Valuation Payment), plus $14,059.91 |
| Year 10 | 2031 | 2030/2031 | (Base Valuation Payment), plus $14,341.11 |
| Year 11 | 2032 | 2031/2032 | (Base Valuation Payment), plus $14,627.93 |
| Year 12 | 2033 | 2032/2033 | (Base Valuation Payment), plus $14,920.49 |
| Year 13 | 2034 | 2033/2034 | (Base Valuation Payment), plus $15,218.90 |
| Year 14 | 2035 | 2034/2035 | (Base Valuation Payment), plus $15,523.28 |
| Year 15 | 2036 | 2035/2036 | (Base Valuation Payment), plus $15,833.75 |

For the term of this PILOT Agreement, the Company shall pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at $157,000.00, or such amount as may be assigned by the assessor in connection with subdivision or establishment of a new tax parcel for the Land. The Base Valuation Payment component for each Total PILOT Payment shall be calculated by multiplying the Base Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

In addition to the Base Valuation Payment, the Company shall also pay an amount equal to $6,000.00 per MWac PV solar electrical generation capacity, which as of the date of this Agreement is 2.00MWac, with such amount escalating at 2% per year during the term hereof.

| | | | | | |
|---|---|---|---|---|---|
| 2025 PILOT NY Orange 1, LLC | | | | | |
| Due February 1, 2025 | | | | | |
| Assessed Value (frozen @) | $ 157,000.00 | | | | |
| | | | | | |
| | 2025 Tax Rate | % of Total | Distribution | Mwac PV Charge | Total |
| County | 5.623603 | 26% | $ 882.91 | $ 3,330.12 | $ 4,213.02 |
| Town of Orange | 5.953578 | 28% | $ 934.71 | $ 3,525.52 | $ 4,460.23 |
| Watkins Glen School | 9.927699 | 46% | $ 1,558.65 | $ 5,878.86 | $ 7,437.51 |
| | | | | | |
| Total | 21.50488 | 100% | $ 3,376.27 | $ 12,734.50 | $ 16,110.77 |
| | | | | | |
| **Total Due for 2025 PILOT** | | | | | **$ 16,110.77** |

# Solar Installation: NY Dix 1, LLC

## Due February 1

Parcel# 74.00-1-29.21/1

**SCHEDULE A**

"Total PILOT Payment" shall be calculated as follows:

| **PILOT Year** | **County/Town Tax Year** | **School Tax Year** | **Total PILOT Payment** |
|---|---|---|---|
| Interim | 2020 and 2021 | 2019/2020 and 2020/2021 | Full taxes |
| Year 1 | 2022 | 2021/2022 | (Base Valuation Payment), plus $22,200.00 |
| Year 2 | 2023 | 2022/2023 | (Base Valuation Payment), plus $22,644.00 |
| Year 3 | 2024 | 2023/2024 | (Base Valuation Payment), plus $23,096.88 |
| Year 4 | 2025 | 2024/2025 | (Base Valuation Payment), plus $23,558.82 |
| Year 5 | 2026 | 2025/2026 | (Base Valuation Payment), plus $24,029.99 |
| Year 6 | 2027 | 2026/2027 | (Base Valuation Payment), plus $24,510.59 |
| Year 7 | 2028 | 2027/2028 | (Base Valuation Payment), plus $25,000.81 |
| Year 8 | 2029 | 2028/2029 | (Base Valuation Payment), plus $25,500.82 |
| Year 9 | 2030 | 2029/2030 | (Base Valuation Payment), plus $26,010.84 |
| Year 10 | 2031 | 2030/2031 | (Base Valuation Payment), plus $26,531.06 |
| Year 11 | 2032 | 2031/2032 | (Base Valuation Payment), plus $27,061.68 |
| Year 12 | 2033 | 2032/2033 | (Base Valuation Payment), plus $27,602.91 |
| Year 13 | 2034 | 2033/2034 | (Base Valuation Payment), plus $28,154.97 |
| Year 14 | 2035 | 2034/2035 | (Base Valuation Payment), plus $28,718.07 |
| Year 15 | 2036 | 2035/2036 | (Base Valuation Payment), plus $29,292.43 |

For the term of this PILOT Agreement, the Company shall pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at $180,000, or such amount as may be assigned by the assessor in connection with subdivision or establishment of a new tax parcel for the Land. The Base Valuation Payment component for each Total PILOT Payment shall be calculated by multiplying the Base Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

In addition to the Base Valuation Payment, the Company shall also pay an amount equal to $6,000.00 per MWac PV solar electrical generation capacity, which as of the date of this Agreement is 3.70MWac, with such amount escalating at 2% per year during the term hereof. Any future upgrades to the Project increasing the MWac PV solar electrical generation capacity

**2025 PILOT Distribution Schedule for NY Dix 1, LLC**

Assessed Value (frozen @) $ 180,000.00

Payment Due: February 1, 2025

| | 2025 Tax Rate | % of Total | Distribution | % of Total | MWAC PV | Total Due |
|---|---|---|---|---|---|---|
| County | 6.359254 | 29% | $ 1,144.67 | 29% | $ 6,902.06 | $ 8,046.73 |
| Town of Dix | 4.129729 | 19% | $ 743.35 | 19% | $ 4,482.23 | $ 5,225.58 |
| Watkins Glen School | 11.217066 | 52% | $ 2,019.07 | 52% | $ 12,174.53 | $ 14,193.60 |
| Total Tax Rate | 21.706049 | 100% | $ 3,907.09 | 100% | $ 23,558.82 | **$ 27,465.91** |

Mwac PV Charge $ 23,558.82

**Total PILOT Payment Due $ 27,465.91**

# Solar Installation: LSE MUSCA, LLC

## Due February 1

Parcel# 92.00-2-37.1/1

**SCHEDULE A**

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County/Town Tax Year | School Tax Year | Total PILOT Payment |
|---|---|---|---|
| Interim | 2021 | 2020/2021 | Full taxes |
| Year 1 | 2022 | 2021/2022 | (Base Valuation Payment), plus $29,940.00 ✓ |
| Year 2 | 2023 | 2022/2023 | (Base Valuation Payment), plus $30,538.80 |
| Year 3 | 2024 | 2023/2024 | (Base Valuation Payment), plus $31,149.58 |
| Year 4 | 2025 | 2024/2025 | (Base Valuation Payment), plus $31,772.57 |
| Year 5 | 2026 | 2025/2026 | (Base Valuation Payment), plus $32,408.02 |
| Year 6 | 2027 | 2026/2027 | (Base Valuation Payment), plus $33,056.18 |
| Year 7 | 2028 | 2027/2028 | (Base Valuation Payment), plus $33,717.30 |
| Year 8 | 2029 | 2028/2029 | (Base Valuation Payment), plus $34,391.65 |
| Year 9 | 2030 | 2029/2030 | (Base Valuation Payment), plus $35,079.48 |
| Year 10 | 2031 | 2030/2031 | (Base Valuation Payment), plus $35,781.07 |
| Year 11 | 2032 | 2031/2032 | (Base Valuation Payment), plus $36,496.69 |
| Year 12 | 2033 | 2032/2033 | (Base Valuation Payment), plus $37,226.63 |
| Year 13 | 2034 | 2033/2034 | (Base Valuation Payment), plus $37,971.16 |
| Year 14 | 2035 | 2034/2035 | (Base Valuation Payment), plus $38,730.58 |
| Year 15 | 2036 | 2035/2036 | (Base Valuation Payment), plus $39,505.19 |

For the term of this PILOT Agreement, the Company shall pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the "Base

| 2025 PILOT Distribution Schedule for LSE Musca, LLC | | | | | | |
|---|---|---|---|---|---|---|
| Assessed Value (frozen @) | $ 181,500.00 | | | | | |
| Payment Due: February 1, 2025 | | | | | | |
| | 2025 Tax Rate | % of Total | Distribution | % of Total | MWAC PV | Total Due |
| County | 5.623603 | 22% | $ 1,020.68 | 22% | $ 7,027.00 | $ 8,047.69 |
| Town of Orange | 5.953578 | 23% | $ 1,080.57 | 23% | $ 7,439.32 | $ 8,519.90 |
| Bradford Central School | 13.849923 | 54% | $ 2,513.76 | 54% | $ 17,306.24 | $ 19,820.00 |
| Total Tax Rate | 25.427104 | 100% | $ 4,615.02 | 100% | $ 31,772.57 | **$ 36,387.59** |
| Mwac PV Charge 2025 | | | $ 31,772.57 | | | |
| **Total PILOT Payment Due** | | | **$ 36,387.59** | | | |

# Solar Installation: TJA NY DIX SOLAR

## Due February 1

Parcel# 95.00-3-27/1

**SCHEDULE A**

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County/Town Tax Year | School Tax Year | Total PILOT Payment |
|---|---|---|---|
| Interim | 2023 and 2024 | 2022/2023 and 2023/2024 | Full taxes |
| Year 1 | 2025 | 2024/2025 | (Base Valuation Payment), plus $21,450.00 |
| Year 2 | 2026 | 2025/2026 | (Base Valuation Payment), plus $21,879.00 |
| Year 3 | 2027 | 2026/2027 | (Base Valuation Payment), plus $22,316.58 |
| Year 4 | 2028 | 2027/2028 | (Base Valuation Payment), plus $22,762.91 |
| Year 5 | 2029 | 2028/2029 | (Base Valuation Payment), plus $23,218.17 |
| Year 6 | 2030 | 2029/2030 | (Base Valuation Payment), plus $23,682.53 |
| Year 7 | 2031 | 2030/2031 | (Base Valuation Payment), plus $24,156.18 |
| Year 8 | 2032 | 2031/2032 | (Base Valuation Payment), plus $24,639.31 |
| Year 9 | 2033 | 2032/2033 | (Base Valuation Payment), plus $25,132.09 |
| Year 10 | 2034 | 2033/2034 | (Base Valuation Payment), plus $25,634.74 |
| Year 11 | 2035 | 2034/2035 | (Base Valuation Payment), plus $26,147.43 |
| Year 12 | 2036 | 2035/2036 | (Base Valuation Payment), plus $26,670.38 |
| Year 13 | 2037 | 2036/2037 | (Base Valuation Payment), plus $27,203.79 |
| Year 14 | 2038 | 2037/2038 | (Base Valuation Payment), plus $27,747.86 |
| Year 15 | 2039 | 2038/2039 | (Base Valuation Payment), plus $28,302.82 |

**2025 PILOT Distribution Schedule for TJA NY DIX SOLAR (Year 1)**

| | 2025 Tax Rate | % of Total | Distribution | % of Total | MWAC PV | Total Due (municipality) |
|---|---|---|---|---|---|---|
| **Base Valuation** | **$61,500.00** | | | | | |
| Payment Due: February 1, 2025 | | | | | | |
| County | 6.359254 | 29% | $391.09 | 29% | $6,284.24 | **$6,675.33** |
| Town of Dix | 4.129729 | 19% | $253.98 | 19% | $4,081.01 | **$4,334.99** |
| Watkins Glen School | 11.217066 | 52% | $689.85 | 52% | $11,084.75 | **$11,774.60** |
| **Total Tax Rate** | **21.706049** | **100%** | **$1,334.92** | 100% | **$21,450.00** | **$22,784.92** |
| Mwac PV Charge | | | $21,450.00 | | | |
| **Total PILOT Payment Due** | | | **$22,784.92** | | | |

# Solar Installation:
# Above Grid Montour Solar
# Due February 1
## N/A 2025: PILOT BEGINS in 2026

**SCHEDULE A**

"Total PILOT Payment" shall be calculated as follows:

| PILOT Year | County/Town Tax Year | School Tax Year | Total PILOT Payment |
|---|---|---|---|
| Interim | 2025 | 2024/2025 | Full taxes |
| Year 1 | 2026 | 2025/2026 | (Base Valuation Payment), plus $30,000.00 |
| Year 2 | 2027 | 2026/2027 | (Base Valuation Payment), plus $30,600.00 |
| Year 3 | 2028 | 2027/2028 | (Base Valuation Payment), plus $31,212.00 |
| Year 4 | 2029 | 2028/2029 | (Base Valuation Payment), plus $31,836.24 |
| Year 5 | 2030 | 2029/2030 | (Base Valuation Payment), plus $32,472.96 |
| Year 6 | 2031 | 2030/2031 | (Base Valuation Payment), plus $33,122.42 |
| Year 7 | 2032 | 2031/2032 | (Base Valuation Payment), plus $33,784.87 |
| Year 8 | 2033 | 2032/2033 | (Base Valuation Payment), plus $34,460.57 |
| Year 9 | 2034 | 2033/2034 | (Base Valuation Payment), plus $35,149.78 |
| Year 10 | 2035 | 2034/2035 | (Base Valuation Payment), plus $35,852.78 |
| Year 11 | 2036 | 2035/2036 | (Base Valuation Payment), plus $36,569.83 |
| Year 12 | 2037 | 2036/2037 | (Base Valuation Payment), plus $37,301.23 |
| Year 13 | 2038 | 2037/2038 | (Base Valuation Payment), plus $38,047.25 |
| Year 14 | 2039 | 2038/2039 | (Base Valuation Payment), plus $38,808.20 |
| Year 15 | 2040 | 2039/2040 | (Base Valuation Payment), plus $39,584.36 |

| 2026 PILOT Above Grid Montour Solar | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| BASE VALUATION | **$295,000.00** | | | | | |
| Payment Due: | | | | | | |
| | **2025 Tax Rate** | **% of Total** | **Distribution** | % of Total | **MWAC PV** | **Total Due** |
| Schuyler County | | #DIV/0! | $0.00 | #DIV/0! | #DIV/0! | #DIV/0! |
| Town of Dix | | #DIV/0! | $0.00 | #DIV/0! | #DIV/0! | #DIV/0! |
| Watkins Glen Central School | | #DIV/0! | $0.00 | #DIV/0! | #DIV/0! | #DIV/0! |
| Total Tax Rate | 0 | #DIV/0! | **$0.00** | #DIV/0! | **$30,000.00** | **#DIV/0!** |
| | | | | | | |
| Mwac PV Charge | | | #DIV/0! | | | |
| Total PILOT Payment Due | | PILOT PLUS: | $30,000.00 | | | |

# SUBLEASE (County Only):
# Village Marina Docks
## Due August 1

Note: This lease amount is based on the previous year revenue. If this report is distributed before the current year payment is made, the amount listed will be an estimated amount based on the previous year reporting. The payment amount may vary depending on the actual revenue reported for the previous year.

| LEASE YEAR | RENTAL | LEASE YEAR* | RENTAL | LEASE YEAR * | RENTAL | LEASE YEAR * | RENTAL |
|---|---|---|---|---|---|---|---|
| 1 – 2014 | 12.0% OF GROSS | 6 – 2019 | 14.5% OF GROSS | 11 – 2024 | 17. 0% OF GROSS | 16 – 2029 | 19.5% OF GROSS |
| 2 – 2015 | 12.5% OF GROSS | 7 – 2020 | 15.0% OF GROSS | 12 - 2025 | 17.5% OF GROSS | 17 - 2030 | 20.0% OF GROSS |
| 3 – 2016 | 13.0% OF GROSS | 8 – 2021 | 15.5% OF GROSS | 13 - 2026 | 18.0% OF GROSS | 18 - 2031 | 20.5% OF GROSS |
| 4 - 2017 | 13.5% OF GROSS | 9 - 2022 | 16.0% 0F GROSS | 14 - 2027 | 18.5% OF GROSS | 19 - 2032 | 21.0% OF GROSS |
| 5 – 2018* | 14.0% OF GROSS | 10 – 2023 | 16.5% OF GROSS | 15 – 2028 | 19.0% OF GROSS | 20 – 2033 | 21.5% OF GROSS |

* - Lease Year and Rentals subject to timely and enforceable Option exercise by Agency.
** - Rental for Lease Year 20 (2032-2033) shall be due and payable on or before June 1, 2033.

| Village Marina Docks Lease Payment | | August 1 2025 | |
|---|---|---|---|
| | | | |
| Slip Rental 2024 Total Lease (Year 11) | | $ 328,385.00 | *Based on 2024 reported revenue* |
| Total Paid | 17% | $ 55,825.45 | |
| Less 5% Retained by IDA: | | $ 2,791.27 | |
| **County Total:** | | **$ 53,034.18** | |

*Amount listed is **actual** for 2025 payment.*

# SUBLEASE (County Only):
# Wine & Glass Tours
## Due September 1

| LEASE YEAR | REANTAL | LEASE YEAR * | RENTAL | LEASE YEAR * | RENTAL | LEASE YEAR * | RENTAL |
|---|---|---|---|---|---|---|---|
| 1 – 2013/14 | 2.6(A) ABOVE | 6 – 2018/19 | $13,500 | 11 – 2023/24 | $15,888 | 16 – 2028/29 | $17,975 |
| 2 – 2014/15 | $10,000 | 7 – 2019/20 | $14,000 | 12 - 2024/25 | $16,285 | 17 – 2029/30 | $18,424 |
| 3 – 2015-16 | $12,000 | 8 – 2020/21 | $14,500 | 13 – 2025/26 | $16,692 | 18 – 2030/31 | $18,885 |
| 4 – 2016/17 | $12,500 | 9 – 2021/22 | $15,000 | 14 – 2026/27 | $17,109 | 19 – 2031/32 | $19,357 |
| 5 – 2017-18 | $13,000 | 10 – 2022/23 | $15,500 | 15 – 2027/28 | $17,537 | 20 – 2032/33 | $19,841** |

| | | |
|---|---|---|
| **Wine & Glass Tours** | | **2025** |
| Lease Payment Allocation | | |
| | | |
| 2025 Sublease Agreement Payment | | $ 16,692.00 |
| SCIDA - 5% | | $ 834.60 |
| **Schuyler County** | **Total:** | **$ 15,857.40** |

# SUBLEASE (County Only):
# Schooner Excursions
## Due September 1

| Lease Year | Rental | Lease Year* | Rental | Lease Year* | Rental | Lease Year* | Rental |
|---|---|---|---|---|---|---|---|
| 1<br>2014-15 | 2.6(a) above | 6<br>2019-20 | $3,502.00 | 11<br>2024-25 | $4,179.18 | 16<br>2029-30 | $5,333.80 |
| 2<br>2015-16 | $2,800.00 | 7<br>2020-21 | $3,607.06 | 12<br>2025-26 | $4,388.13 | 17<br>2030-31 | $5,600.49 |
| 3<br>2016-17 | $3,000.00 | 8<br>2021-22 | $3,715.27 | 13<br>2026-27 | $4,607.54 | 18<br>2031-32 | $5,880.52 |
| 4<br>2017-18 | $3,200.00 | 9<br>2022-23 | $3,863.88 | 14<br>2027-28 | $4,837.92 | 19<br>2032-33 | **$6,174.55 |
| 5<br>2018-19 | $3,400.00 | 10<br>2023-24 | $4,018.44 | 15<br>2028-29 | $5,079.81 | | |

| **Schooner Excursions** | **2025** |
|---|---|
| Lease Payment Agreement | |
| | |
| Lease | $ 4,388.13 |
| SCIDA -5% | $ 219.41 |
| Schuyler County Total: | $ 4,168.72 |

# SUBLEASE (County Only):
# Lucky Hare Brewing Co.
## (Seneca Harbor Marina Restaurant)
## Due September 1

**EXHIBIT B**

**SCHEDULE OF BASE RENT**

| Rental Month | Base Rent Payment | Rental Month | Base Rent Payment | Rental Month | Base Rent Payment |
|---|---|---|---|---|---|
| June 1, 2024 | $2,000 | June 1, 2025 | $2,100 | June 1, 2026 | $2,205 |
| July 1, 2024 | $2,500 | July 1, 2025 | $2,625 | July 1, 2026 | $2,756 |
| August 1, 2024 | $2,500 | August 1, 2025 | $2,625 | August 1, 2026 | $2,756 |
| September 1, 2024 | $2,000 | September 1, 2025 | $2,100 | September 1, 2026 | $2,205 |
| October 1, 2024 | $2,000 | October 1, 2025 | $2,100 | October 1, 2026 | $2,205 |
| November 1, 2024 | $1,500 | November 1, 2025 | $1,575 | November 1, 2026 | $1,150 |
| December 1, 2024 | $1,000 | December 1, 2025 | $1,050 | December 1, 2026 | $1,000 |
| January 1, 2025 | $1,050 | January 1, 2026 | $1,050 | January 1, 2027 | $1,158 |
| February 1, 2025 | $1,050 | February 1, 2026 | $1,050 | February 1, 2027 | $1,158 |
| March 1, 2024 | $1,050 | March 1, 2026 | $1,050 | March 1, 2027 | $1,158 |
| April 1, 2025 | $1,575 | April 1, 2026 | $1,518 | | |
| May 1, 2025 | $2,100 | May 1, 2026 | $2,205 | | |

**Lucky Hare Brewing Company, Inc.**
**Seneca Harbor Marina Restaurant Lease Payment Breakout**

| | | Lease Year: | 2024-2025 |
|---|---|---|---|
| **Rental Month** | **Base Rent Payment** | **SCIDA Admin 5%** | **Schuyler County** |
| *(Initiation Pmt)* Sep-24 | $ 1,000.00 | $ 50.00 | $ 950.00 |
| Oct-24 | $ 2,000.00 | $ 100.00 | $ 1,900.00 |
| Nov-24 | $ 1,500.00 | $ 75.00 | $ 1,425.00 |
| Dec-24 | $ 1,000.00 | $ 50.00 | $ 950.00 |
| Jan-25 | $ 1,050.00 | $ 52.50 | $ 997.50 |
| Feb-25 | $ 1,050.00 | $ 52.50 | $ 997.50 |
| Mar-25 | $ 1,050.00 | $ 52.50 | $ 997.50 |
| Apr-25 | $ 1,575.00 | $ 78.75 | $ 1,496.25 |
| May-25 | $ 2,100.00 | $ 105.00 | $ 1,995.00 |
| Jun-25 | $ 2,100.00 | $ 105.00 | $ 1,995.00 |
| Jul-25 | $ 2,625.00 | $ 131.25 | $ 2,493.75 |
| Aug-25 | $ 2,625.00 | $ 131.25 | $ 2,493.75 |
| Sep-25 | $ 2,100.00 | $ 105.00 | $ 1,995.00 |
| **TOTAL 2024** | **$ 21,775.00** | **$ 1,088.75** | **$ 20,686.25** |

**Additional payment are added, based on gross income generated on the property that exceeds $400,000. This amount is TBD and supported with financial records.*

# SUBLEASE (County Only):
# FLX Cycle Boats
## Due March 1

| Lease Year | Rental |
|---|---|
| 1 - 2024 ✓ | $4,018.44 pd. 3/1 |
| 2 - 2025 | $4,179.18 |
| 3 - 2026 | $4,346.34 |
| 4 - 2027 | $4,520.20 |
| 5 - 2028 | $4,701.00 |
| 6 - 2029 | $4,889.05 |
| 7 - 2030 | $5,084.61 |
| 8 - 2031 | $5,288.00 |
| 9 - 2032 | $5,499.51 |
| 10 - 2033 | $5,719.49 |

FLX Cycle Boats, LLC
Seneca Pier Dock Rental Lease
March 1, 2025 to December 31, 2025
*Annual Lease Payments Due March 1 Each Year.

| | |
|---|---|
| 2025 Annual Lease Payment | $4,179.18 |
| Less 5% SCIDA Admin Fees | $208.96 |
| **Total Due to County** | **$3,970.22** |

# SUBLEASE (County Only):
# Lakeside Trolley
## Due May 1

**Memorandum of Understanding**
SCIDA – Lakeside Trolley, LLC
May 10, 2023 – September 30, 2027

This memorandum of Understanding sets forth the obligation of Lakeside Trolley, LLC and the Schuyler County Industrial Development Agency (SCIDA) regarding the lease of one (1) parking space at 2 Seneca Harbor Drive, Watkins Glen, NY 14891 for the period of May 10, 2023, through September 30, 2027. The right to enter into this agreement was approved through the Authorizing Resolution, No. 2023-4, approved at the public SCIDA Board of Directors meeting on Wednesday, May 10, 2023.

The primary obligations of the SCIDA shall be to provide Lakeside Trolley, LLC with the use of one (1) parking space in the bonded premise of the Seneca Harbor Marina Restaurant. This parking space will be in addition to the parking spaces currently leased through Schuyler County (Lease Agreement dated October 1, 2022, and ending September 30, 2027) and will specifically be used to house the Ticket Booth to service the Trolley Business (see attached photo).

The primary obligations of Lakeside Trolley, LLC shall be to:

a. Lakeside Trolley, LLC will lease the space for the amount of $100 per year, for no more than five (5) years, coinciding with the existing parking space lease through the County of Schuyler. The annual payment will be due on May 1st of each year.
b. Lakeside Trolley, LLC will add the Schuyler County Industrial Development Agency as additionally insured on their liability insurance coverage and will maintain an active policy throughout the term of this agreement. The insurance requirement for all subleases and IDA Projects with a total capital investment of less than $1.5 million will include coverage equaling $1 million for each occurrence, $1 million for damage to rented facilities, $1 million for personal injury, and $2 million general aggregate. *If Lakeside Trolley, LLC is already carrying insurance to meet the Schuyler County requirements, the SCIDA can simply be as additional insured.*
c. Lakeside Trolley, LLC will remove the structure, at the owners' expense, at the end of the lease period or before if the trolleys are no longer housed at the location.

| **Lakeside Trolley** | **2025** |
|---|---|
| Lease Payment Agreement | |
| | |
| Lease | $ 100.00 |
| SCIDA -5% | $ 5.00 |
| Schuyler County Total: | **$ 95.00** |

# Upcoming Termination of PILOTs & Leases

Wine & Glass Tour Holdings – PILOT Terminates December 31, 2026

Seneca Market 1 (dba Watkins Glen Harbor Hotel) – PILOT Terminates Dec. 31, 2027

All remaining Water Works Omnibus Units – PILOTs Terminate Dec. 31, 2027

# PILOT & Lease Due Dates

*(Payments to jurisdictions are paid within 30 days of receipt of payment)*

**PILOT DUE DATES**

Lin Zhu – Due February 1

First Second Development – Due February 1

Finger Lakes Rail – Due May 1

Montour House – Due August 1

Water Works Center – Due September 1

Omnibus WWC – Due September 1

Seneca Market I dba Watkins Harbor Hotel - Due September 1

Watkins Brewery Holdings – Due September 1

SEPP – Watkins Apartments – Due September 1

FLX Gateway Enterprises LLC – Due September 1

Wine & Glass Tour Holdings, LLC – Due September 30

The Glen Beacon – Due December 31

**SOLAR PILOTS**

LSE MUSCA – Due February 1

NY DIX 1 – Due February 1

NY ORANGE – Due February 1

TJA NY DIX Solar – Due February 1

Above Grid Montour Solar – Due February 1 (beginning in 2026)

**LEASE DUE DATES**

Marina Docks Lease – Due August 1

Wine & Glass Tours Lease – Due September 1

Schooner Excursions Lease – Due September 1

FLX Cycle Boats, LLC – Due March 1

Lakeside Trolley – Due May 1

Lucky Hare Brewing Company, Inc. – Paid monthly/Disbursed September 1