



SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
216 N. Franklin St. Watkins Glen, NY 14891 - (607) 535-4341

Schuyler County IDA Mission Statement

The Schuyler County Industrial Development Agency was created to promote the prosperity of its residents through the creation of jobs (new and retained), increased private investment, additional housing, competitive educational resources, and notable recreational, and other economic opportunities in Schuyler County. The Agency will achieve these goals through the use of various tax incentives provided by the Agency, which shall be proportional to jobs, economic activity projected, or opportunities provided to the citizens of Schuyler County.

Schuyler County IDA Strategic Goals (2020-2026)

- Encourage year-round business & employment growth
- Invest in infrastructure to enable the digital economy for all residents/businesses
- Actively support and facilitate investment in energy resources (solar, wind, hydropower, emerging, etc.) and programs to ensure all businesses and residents have equal opportunity to receive affordable energy.
- Create a predictable funding mechanism to ensure operating funds for SCIDA.
- Encourage sustainable practices and protect the environment.
- Support efforts to become the leading producer of dairy cows, sheep, wine, and cheese in the region.

TO: Board Members & Interested Parties
FROM: SCOPED Administrative Staff
Date: August 5, 2026
RE: **Meeting Notice**

Please plan to join the Board meeting held at **FLX WORKS located at 216 N. Franklin St. Watkins Glen, NY** on **Wednesday, August 12, 2026 at 5:00 p.m.** Please respond via email to Michell Krossber at admin@FLXgateway.com or call 607-535-4341 with questions or to RSVP with your attendance.

Agenda

1. Call meeting to order – Confirmation of Quorum
2. Public disclosure of any potential conflict of interest
3. Roll Call
4. Introduction of Guests
5. Public comment period
6. **Minutes**
 - a. July 2026 Board Meeting Minutes*
7. **Financial Statements**
 - a. Financial Reports – June 2026*
8. **New Business**
 - a. CEO Annual Review
 - b. 2027 Board Vacancies
9. **Ongoing Business**
 - a. Haentges Holdings Mixed Use Project – Update
 - b. Camp Monterey – Update
 - c. Seneca Harbor Marina Restaurant Lease Extension
 - d. SCIDA & Schuyler County - Master Lease Extension
 - e. Public Hearing – Adding Child Care Details to UTEP
10. **A.B.O. / PAAA Updates**
11. **Committee Reports**
 - a. Finance Committee
 - b. Governance Committee
 - c. Audit Committee
12. **Broadband**
13. **Executive Session**
14. **Adjournment***

*Requires Action

Join Zoom Meeting

[https://us02web.zoom.us/j/83](https://us02web.zoom.us/j/83466147851)

[466147851](https://us02web.zoom.us/j/83466147851)

Meeting ID: 834 6614 7851

The next meeting is scheduled for September 9, 2026 at 5:00 p.m.

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – July 8, 2026**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:00 pm by Mark Taylor, Vice Chair.

Roll Call:	Chad Hendrickson	Chair
	Mark Taylor	Vice Chair
	Erin Shawkey	Treasurer
	Laury Ward	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Kai D’Alleva	Member
	Carl Taber	Board Emeritus
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
Absent/Excused:	None	
Guests:	Shawn Rosno	Schuyler County Administrator
	Scott Burnside	Community Member
	Richard Thiel	President, Lucky Hare Brewing Co.
	Ian Conboy	Vice President/Head Brewer, Lucky Hare Brewing
	Denise Purrazzi	General Manager, Lucky Hare Brewing Bar & Grill
	Terry Stewart	Owner/Operator, True Love
	Beren Argetsinger	Owner, Ravines Wine Cellars
	Jennifer Vaughn	LaBella Associates

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Guests in attendance introduced themselves.

Public Comment:

Richard Thiel, President, Lucky Hare Brewing Co.

Mr. Thiel thanked the Board for the opportunity to lease the Seneca Harbor Marina Restaurant, where he operates the Lucky Hare Brewing Bar & Grill. He provided the Board with a summary of revenues and sales tax payments for the two years they have operated out of the site, noting the increase in revenue to Schuyler County in both sales tax and revenue shares. He made note of the building issues. Originally built as a seasonal bait shop, they have encountered many issues in trying to operate the site as a year-round, full-service bar & restaurant. He provided a formal, written request asking for an extension to the existing lease end date. Due to reasons beyond his control, the lease (originally scheduled to be signed in January 2024) was delayed and he did not gain possession of the building until May 2024. There was an additional delay, also outside of his control, in obtaining his operating license. Usually, a 4 – 6-month period to get a new operation built-out, operational, and fully staffed – they were able to complete that in 100 days and opened in late August 2024. Mr. Thiel is asking the Board to consider an extension to the existing lease through the end of the 2027 summer season, in place of the summer season 2024 he was unable to be operational for.

Terry Stewart, Owner, True Love & Beren Argetsinger, Interested Party

Mr. Stewart thanked the board for the opportunity to assume the True Love lease in 2020 and is excited to celebrate the 100-year anniversary this September. In looking to the future, he’d like to develop a succession plan. The existing True Love sublease ends in 2033, as it aligns with the County and IDA’s 25-year lease agreement. Beren Argetsinger would like to know the plan for the Seneca Harbor Marina subleases at the end of

2033, when the existing County-IDA lease expires. Mr. Argetsinger is asking for the County and the IDA to consider extending their lease for another 20(+) years, so the future of subleases can be better determined.

Meeting Minutes – June 2026

Laury Ward made a motion to approve the June 2026 meeting minutes as written. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

Financial Report – May 2026

Erin Shawkey reviewed the May 2026 Financial Reports. May income includes the Finger Lakes Railway lease payment and administrative fee, as well as the Seneca Harbor Marina Restaurant administration fee and equipment rental. Expenses include the monthly equipment depreciation and the 2026-2027 insurance renewal. Restricted income/expenses are the two (2) passthrough lease payments to the County. While the aging leases have reduced, the IDA has seen a 14% increase in cash funds since this time last year. Laury Ward thanked Erin for her work as the IDA's Treasurer.

Laury Ward made a motion to accept the May 2026 financial reports. The motion was seconded by Carl Blowers. The motion carried, unanimously.

New Business

Application Modification – Follow Up from Governance Committee:

The SCIDA Governance Committee met on Tuesday, July 7th and discussed the UTEP Policy changes. The IDA must now consider a business' plan for childcare for their employees into project decision-making.

The committee focused on four items:

- Adding the language into the UTEP: This is prescribed and the wording will be provided by our attorney.
- Determining the evaluation criteria: The committee proposed creating a rubric, similar to the Solar PILOT rubric, with varying levels (Level 0-doing nothing, Level 1-offering vouchers, Level 2-partnering/investing in existing Schuyler County childcare centers, Level 3-creating a new space and subcontracting childcare services, and Level 4-building and managing a new center). The levels would not disqualify a project but would be used for informational purposes in the evaluation of a project.
- Scoring Policy: Similar to the Solar PILOT rubric, these would not be given an official score, it would only be used for informational purposes.
- Deviations: If an official score isn't tied to the rubric/selection process, no deviation would occur. If no deviation exists, we don't have to define it.

Judy McKinney Cherry reviewed the proposed language additions to the UTEP and application, which were provided by the IDA's attorney. The Governance Committee feels supporting childcare is an important economic driver, as businesses have lost employees that are unable to secure low-cost, available childcare services. We want to encourage and support this initiative, as it will be beneficial to employees and employers.

Further discussion was held on how this will impact employers, employees, taxing jurisdictions, and the public. Ideas were shared, including that the IDA can incentivize, perhaps by reducing PILOT payments equal to the investment into childcare services. This reduction should not fall below the base level payment amount. However, this option would require the approval of all affected taxing jurisdictions. Concern was shared on unionized employment and collective bargaining agreements, as well as the regulations required for childcare.

Shawn Rosno, County Administrator, shared his experience with an onsite childcare program. That program was open to the employees, as well as to the public. They didn't see any union issues arise (this offer was like family insurance vs. individual insurance, or an employee gym that can be used or not).

The board gave staff permission to proceed with the public hearing to add the wording to our UTEP and application. Further discussion will be held in the future on the best approach to implementation. We will need the attorney to review whatever plan is selected, to ensure it's legality.

Camp Monterey Facilities Assessment/Wastewater Treatment Follow-Up: Jennifer Vaughn, LaBella
Wendy Shutter provided a recap from last month's meeting. We applied and have been awarded a grant from ESD to study the viability of the wastewater treatment system and do a buildings condition assessment at Camp Monterey. Some questions arose at the last meeting, so Ms. Vaughn is here to answer those questions.

Jennifer Vaughn, LaBella Associates, provided answers to outstanding questions. Part of the review will include a discussion with the DEC to determine what levels will be required to be met, determining the existing state of the equipment, and what it may take to get the equipment up to the level required by the DEC. Additionally, the review will include a review of the structural integrity, existing condition, and what type of treatment is feasible with the existing equipment. Originally designed for human waste, the review will also help to determine what type of business could be supported (light manufacturing) or what it may take to upgrade to the needs of a larger manufacturer. The cost of repairs will be the responsibility of the new owner.

Ms. Vaughn provided a summary of the proposal:

- Structural building assessment – The study will be a base level review that will determine whether the buildings are structurally sound or if they should be demolished.
- Wastewater Treatment – Will include a regulatory review with DEC. The report will provide an understanding of the existing data.
- Review of the collection systems – If no drawings exist, they would need to subcontract for a ground penetrating radar and will use cameras to see existing systems. If water is present now, it will show that damage does exist within the system. **The board shared that there is existing documentation that lists where the manhole locations are.*
- Electrical evaluation – Review of the operating electronics.
- The total fee for the review will be \$100,055, which includes expenses for subcontractors (CCTV & ground penetrating radar), if needed. The full review should take about 6 months from start to final report delivery.
- The final report will include the condition of the buildings and equipment, as well as photos and documentation of inspection reports, DEC potential discharge, recommended upgrades, and the estimated cost for those repairs.

Judy noted that she provides all reports to prospective companies, so they are aware of the likely cost from the start of discussions. Having the results of this report will help with marketing the site.

Discussion was held regarding the likely estimated cost of repairing the system. When it was built 20 years ago, the cost was around \$2.5 million. Now, building a new system of the same size is around \$50 million. Funding is available for a new owner, up to \$5,000,000. Knowing the cost of repairs needed will matter during those discussions.

The board asked if the six-month to complete the study will fit our timeline with the state. The MOU allows for an automatic extension while the systems and buildings are under review. Additionally, any buildings found to be condemnable will need to be demolished.

Judy reminded the board that they do have grant approval which will reimburse a portion of this study. We would need to pay upfront – but are eligible for a percentage of the cost reimbursement.

The question was raised about if someone didn't want to utilize the wastewater treatment system. They must have something because there is no public waste removal available to the site. If we want to put something there, we have to do the study and plan to get the system back operational.

Once the wastewater system condition is determined, the site still needs to be surveyed and the state will need to subdivide out the 25-acre parcel (it's currently part of a 200-acre parcel).

Once the final report is received, we can then determine what the best steps for moving forward would be. If the damage is unreparable, we can have an informed discussion if we should move forward or let the property go.

Mark Taylor made a motion to proceed with the wastewater treatment and building conditions assessment at Camp Monterey. The motion was seconded by Carl Blowers.

The question of proceeding with the wastewater treatment and building conditions assessment at Camp Monterey was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
Chad Hendrickson	[X]	[X]	[]	[]
Mark Taylor	[X]	[]	[]	[]
Laury Ward	[X]	[]	[]	[]
Carl Blowers	[X]	[]	[]	[]
Erin Shawkey	[X]	[]	[]	[]
Kai D'Alleva	[X]	[]	[]	[]

The motion was thereupon duly moved.

ONGOING BUSINESS

Haentges Holdings, LLC Mixed Use Project - Update: No update/still pending funding.

OTHER:

Judy McKinney Cherry notified the board that a hemp decorticating company has shared interest in looking at Camp Monterey. Additionally, she's been contacted by a dog training company that has interest as well.

Judy McKinney Cherry shared that the solar company that was looking to install the solar array on the decommissioned landfill is still interested. Currently, they need to determine if there is the capacity to take the power of a 4.99MW array. Judy is trying to connect with the Landfill Commission to get a letter of intent and is working with NYSEG to confirm their plans for moving the substation and upgrading the capacity. The NYSEG project must be completed first, as the current capacity is not sufficient to install the requested array.

Judy McKinney Cherry shared that the state has reached out to her regarding their concerns on two (2) of the Montour Falls New York Forward projects – the four (4) townhouse project and the mixed-use dental office project. The state is concerned that these projects are not moving forward and Judy has a fear that the state may rescind the funding. She has a meeting scheduled with them this Friday. She has reached out to both property owners – the dental office owner stated he's been in contact with the state and was given additional time. The four (4) townhouse project has changed their scope. Judy will continue to work with the property owners and the state to keep these projects on the table and (hopefully) moving forward.

A.B.O./PAAA-

No updates/No report. Judy notified the Board that Chemung Canal Trust Co. did make some changes to their collateral policy, which she has signed. Our current cash balance is below their overage amount.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: The committee met on Tuesday, July 7, 2026 at 4:00 pm to review the needed UTEP changes. The report from that meeting was provided earlier today.

Audit Committee: Did not meet. No report.

BROADBAND

No updates/No report.

Executive Session

Not needed at today's meeting.

ADJOURNMENT:

Erin Shawkey made a motion to adjourn the July 8, 2026 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 6:52 pm.

Respectfully Submitted,

Laury Ward, Secretary

mak 07/10/2026

Schuyler County IDA
Profit & Loss Budget Performance
June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	0.00	416.66	2,870.98	2,499.96	5,000.00	June'26 Interest Income (*Includes Visions quarterly statements)
Interest Income	2,812.79	458.33	4,243.13	2,749.98	5,500.00	
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	
Total Nonoperating Revenues (ABO)	2,812.79	874.99	7,114.11	5,249.94	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees						
Capriotti - MortgageRecExempFee	0.00	0.00	0.00	0.00	0.00	
Total Agency Fees	0.00	0.00	0.00	0.00	0.00	
Application Fees	0.00	0.00	0.00	0.00	0.00	
ETP Grant Reimburse(WW Study)	0.00	0.00	0.00	0.00	49,600.00	
Finger Lakes Railway LEASE	0.00	0.00	40,989.48	41,537.05	41,537.05	
FLX Gateway Lease	0.00	0.00	0.00	0.00	21,000.00	
Interest - PILOT Late Fee	0.00	0.00	0.00	0.00	0.00	
Lease - Admin Fee - FLX CYCLEBO	0.00	0.00	217.32	217.32	217.32	
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	5.00	5.00	
Lease - Admin Fee - Lucky Hare						
LHBC Revenue Share - 5/1	0.00	587.64	0.00	587.64	587.64	
Lease - Admin Fee - Lucky Hare - Other	110.25	0.00	453.90	0.00	1,076.00	June'26 LuckyHare Admin Fee
Total Lease - Admin Fee - Lucky Hare	110.25	587.64	453.90	587.64	1,663.64	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	230.38	
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,875.01	
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	855.45	
PILOT- Admin Fee-FL Railway	0.00	0.00	5,000.00	5,000.00	5,000.00	
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	0.00	0.00	500.00	
PILOT- Admin Wine&Glass Tour	0.00	0.00	0.00	0.00	0.00	
PILOT-Admin Fee-WG Apartments	0.00	0.00	0.00	0.00	1,500.00	
PILOT - Admin - FLX Gateway Ent	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin- Above Grid Montou	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee- TJA-NY-DIX SOL	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - First Second	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - Glen Beacon	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin Fee - Lin Zhu	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee DIX 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee LSE MUSCA SOLAR	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee Orange 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00	
Total Operating Income/Revenue (ABO)	110.25	587.64	57,165.70	57,847.01	138,483.85	
Rental & Financing Income						
Restaurant Equipment Lease	787.50	787.50	6,162.20	6,162.20	15,671.27	June'26 Equipment Lease
Total Rental & Financing Income	787.50	787.50	6,162.20	6,162.20	15,671.27	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	0.00	11,165.31	0.00	11,165.31	11,165.31	
Lease Pass Thru - Lucky Hare Br - Other	2,205.00	0.00	9,078.00	0.00	20,444.00	June'26 SHMR Lease IN
Total Lease Pass Thru - Lucky Hare Br	2,205.00	11,165.31	9,078.00	11,165.31	31,609.31	
Lease Pass Thru - Schooner 9/1	0.00	0.00	0.00	0.00	4,377.16	
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	16,253.55	
Lease Pass Thru -FLXCycleBoat3/	0.00	0.00	4,346.34	4,129.02	4,129.02	
Lease Pass Thru Vig Mar Dock	0.00	0.00	0.00	0.00	54,625.21	
LeasePassThru LakesideTrolle5/1	0.00	0.00	95.00	95.00	95.00	
PILOT - LSE Musca Solar- Due 2/1	0.00	0.00	37,242.36	37,091.15	37,091.15	
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour 2/1	0.00	0.00	35,241.42	35,206.13	35,206.13	
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	9,853.81	10,890.83	10,890.83	
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	26,732.56	26,755.72	26,755.72	
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,312.42	16,325.63	16,325.63	
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	29,683.97	31,057.82	31,057.82	
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	0.00	0.00	10,387.37	

Schuyler County IDA
Profit & Loss Budget Performance
June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget	
PILOT Glen Beacon 12/1	0.00	0.00	0.00	0.00	8,806.48	
PILOT Lin Zhu 2/1	0.00	0.00	2,742.73	3,031.38	3,031.38	
PILOT Montour House- Due 8/1	0.00	0.00	0.00	0.00	32,989.43	
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	324,600.70	
PILOT T.JA-NY-DIX Solar 2/1	0.00	0.00	22,802.38	22,810.29	22,810.29	
PILOT Water Works						
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,053.87	
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 53 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 55 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Total PILOT Water Works	0.00	0.00	0.00	0.00	37,175.11	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	25,519.99	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	54,708.47	
Total Restricted Income	2,205.00	11,165.31	194,130.99	198,558.28	806,567.30	
Total Income	5,915.54	13,415.44	264,573.00	267,817.43	971,222.42	
Gross Profit	5,915.54	13,415.44	264,573.00	267,817.43	971,222.42	
Expense						
Nonoperating Expenses - ABO						
Rest. Equipment - Depreciation	833.33	833.33	4,999.98	4,999.98	9,999.96	June'26 Equip Depreciation
Total Nonoperating Expenses - ABO	833.33	833.33	4,999.98	4,999.98	9,999.96	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	0.00	0.00	0.00	0.00	400.00	
Dues and Subscriptions						
IMPLAN	0.00	0.00	0.00	0.00	7,500.00	
NYSEDC	0.00	0.00	0.00	0.00	850.00	
Website & Hosting (GIS)	0.00	0.00	4,000.00	4,000.00	4,000.00	
Total Dues and Subscriptions	0.00	0.00	4,000.00	4,000.00	12,350.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	3,089.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	351.25	400.00	400.00	
Total Insurance	0.00	0.00	3,440.25	3,300.00	3,300.00	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	125.00	125.00	500.00	
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
Total Other Operating Expenses -PARIS	0.00	0.00	7,565.25	7,425.00	17,150.00	
Prof ServicesContracts - PARIS						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	8,800.00	8,988.00	8,988.00	
Professional Fees incl Legal	0.00	0.00	11,319.00	0.00	25,000.00	
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	49,600.00	
Total Prof ServicesContracts - PARIS	0.00	0.00	90,119.00	78,988.00	153,588.00	
Supplies & Materials - PARIS						
Office Supplies	0.00		61.55			
Total Supplies & Materials - PARIS	0.00		61.55			
Total Operating Expenses - ABO	0.00	0.00	97,745.80	86,413.00	170,738.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	16,253.55	
Lease - Lakeside Trolley	0.00	0.00	95.00	95.00	95.00	
Lease - FLX Cycle Boats	0.00	0.00	4,346.34	4,129.02	4,129.02	
Lease - Lucky Hare Brewing						
LHBC Revenue Share	0.00	11,165.31	0.00	11,165.31	11,165.31	

Schuyler County IDA Profit & Loss Budget Performance June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget	
Lease - Lucky Hare Brewing - Other	2,205.00	0.00	9,078.00	0.00	20,444.00	June'26 SHMR Lease OUT
Total Lease - Lucky Hare Brewing	2,205.00	11,165.31	9,078.00	11,165.31	31,609.31	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,377.16	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	54,625.21	
Total Lease - Schuyler Cty Pass Thru	2,205.00	11,165.31	13,519.34	15,389.33	111,089.25	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour Sola	0.00	0.00	35,241.43	35,206.13	35,206.13	
PILOT - First Second Dev.	0.00	0.00	9,853.81	10,890.83	10,890.83	
PILOT Finger Lakes Rail	0.00	0.00	29,683.98	31,057.82	31,057.82	
PILOT FLX Gate Enterprises	0.00	0.00	0.00	0.00	10,387.37	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	8,806.48	
PILOT Lin Zhu	0.00	0.00	2,742.73	3,031.38	3,031.38	
PILOT LSE Musca	0.00	0.00	37,242.36	37,091.15	37,091.15	
PILOT Montour House	0.00	0.00	0.00	0.00	32,989.43	
PILOT NY Dix 1 Solar	0.00	0.00	26,732.56	26,755.72	26,755.72	
PILOT NY Orange1 Solar	0.00	0.00	16,312.42	16,325.63	16,325.63	
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	0.00	0.00	324,600.70	
PILOT TJA-NY-DIX Solar	0.00	0.00	22,802.38	22,810.29	22,810.29	
PILOT Water Works Center	0.00	0.00	0.00	0.00	20,053.87	
PILOT Waterworks (Omnibus)	0.00	0.00	0.00	0.00	17,121.24	
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	25,519.99	
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	54,708.47	
Total Restricted Expense	2,205.00	11,165.31	194,131.01	198,558.28	806,567.30	
Total Expense	3,038.33	11,998.64	296,876.79	289,971.26	987,305.26	
Net Ordinary Income	2,877.21	1,416.80	-32,303.79	-22,153.83	-16,082.84	
Net Income	2,877.21	1,416.80	-32,303.79	-22,153.83	-16,082.84	

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of June 30, 2026

	Jun 30, 26	Jun 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC - CD-----CLOSED!	0.00	50,000.00	-50,000.00	-100.0%
CCTC - ICS (Opened 2008)	807.94	807.94	0.00	0.0%
CCTC -ICS Shadow Acct *090	2.54	2.54	0.00	0.0%
CCTC CD*8944 (3.55%) 10/06/26	103,090.77	100,000.00	3,090.77	3.09%
Comm Bank Savings -Redec	17,445.24	17,442.04	3.20	0.02%
COMMUNITY BANK (CLOSED)	0.00	275,687.72	-275,687.72	-100.0%
Community Bank Checking	139,722.64	129,662.16	10,060.48	7.76%
Visions CD (3.75%; MAT 4/14/27)	52,267.35	0.00	52,267.35	100.0%
Visions CD 3.55%, Mat 4/9/27	286,633.29	0.00	286,633.29	100.0%
Visions FCU- Money Mkt	1,414.47	1,398.45	16.02	1.15%
Visions FDU - SAV	16.09	16.08	0.01	0.06%
Total OPERATING CASH	601,400.33	575,016.93	26,383.40	4.59%
Total Checking/Savings	601,400.33	575,016.93	26,383.40	4.59%
Other Current Assets				
Accrued Interest Rec'vble Curr	310.00	271.00	39.00	14.39%
Lease Receivable - Current	49,203.00	46,453.00	2,750.00	5.92%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	201,479.00	198,690.00	2,789.00	1.4%
Total Current Assets	802,879.33	773,706.93	29,172.40	3.77%
Fixed Assets				
Accumulated Depreciation- Equip	-18,332.94	-8,332.98	-9,999.96	-120.01%
EQUIPMENT	50,000.36	50,000.36	0.00	0.0%
Total Fixed Assets	31,667.42	41,667.38	-9,999.96	-24.0%
Other Assets				
Accrued Interest Receivable LT	2,901.00	3,211.00	-310.00	-9.65%
Accumulated Amortization	-52,858.00	-39,643.00	-13,215.00	-33.34%
Lease Receivable - LT	368,612.00	435,867.00	-67,255.00	-15.43%
Total Other Assets	318,655.00	399,435.00	-80,780.00	-20.22%
TOTAL ASSETS	1,153,201.75	1,214,809.31	-61,607.56	-5.07%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Total Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Other Current Liabilities				
Accrued Interest Liability	3,051.00	3,308.00	-257.00	-7.77%
Lease Liability - Current	11,182.00	9,781.00	1,401.00	14.32%

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of June 30, 2026

	<u>Jun 30, 26</u>	<u>Jun 30, 25</u>	<u>\$ Change</u>	<u>% Change</u>
Security Deposits	4,375.00	4,375.00	0.00	0.0%
SHMR Annual Lease Passthru HOLD	13,112.85	0.00	13,112.85	100.0%
Total Other Current Liabilities	31,720.85	17,464.00	14,256.85	81.64%
Total Current Liabilities	35,391.99	21,135.14	14,256.85	67.46%
Long Term Liabilities				
Deferred Inflows of Resources	399,964.00	468,083.00	-68,119.00	-14.55%
Lease Liability LT	104,885.00	116,067.00	-11,182.00	-9.63%
Total Long Term Liabilities	504,849.00	584,150.00	-79,301.00	-13.58%
Total Liabilities	540,240.99	605,285.14	-65,044.15	-10.75%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	645,240.41	639,370.49	5,869.92	0.92%
Net Income	-32,303.79	-29,870.46	-2,433.33	-8.15%
Total Equity	612,960.76	609,524.17	3,436.59	0.56%
TOTAL LIABILITIES & EQUITY	<u>1,153,201.75</u>	<u>1,214,809.31</u>	<u>-61,607.56</u>	<u>-5.07%</u>

Schuyler County IDA

7/14/2026 9:16 AM

Register: OPERATING CASH:Community Bank Checking

From 06/01/2026 through 06/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/04/2026			-split-	Deposit - LHB...	X		2,992.50	139,721.49
06/30/2026			Nonoperating Revenue...	Interest	X		1.15	139,722.64

Schuyler County IDA Chief Executive Officer Performance Appraisal Process and Assessment Form

DESCRIPTION OF THE PROCESS

1. The Chairman of the Board initiates the CEO performance appraisal process by asking the CEO to complete a self-appraisal using these same performance appraisal materials. Ideally, this will occur in November of each year, after the SCIDA Board self-assessment.
2. The Chairman then asks each Director to appraise the CEO's performance using the performance appraisal materials. In conjunction with this, the Chairman distributes the following documents to each reviewer:
 - A blank CEO performance appraisal form.
3. The Chairman collects the surveys from reviewers, compiles responses, and averages scores and presents a summary to the Board for approval.
4. Directors meet to decide what to emphasize in their feedback to the CEO (and on the final appraisal document).
5. The Chairman incorporates modifications requested by the Board and prepares final documentation of the appraisal.
6. The Board goes into executive session to meet with the CEO to discuss the appraisal results. This session should ideally focus solely on providing feedback to the CEO.

Assessment of Key Accountabilities

Please evaluate the SCIDA CEO's performance for each Key Accountability. Be as thorough as possible in describing the CEO's performance on each Key Accountability.

Key Accountabilities Description of Accountabilities	Please Circle the Applicable Performance Factor and Write in Your Comments				
	Meets minimal expectations	Meets some expectations	Meets expectations	Exceeds expectations	Don't Know or Not Applicable
Financial Management	1	2	3	4	N/A
- Ensures that adequate financial controls are in place to protect the financial health of the organization. - Ensures accurate and complete financial reports to the Board for their review, revision, and approval. - Enhances revenue and controls costs to ensure achievement of planned operating budget. - Ensures Treasurer has access to financial information prior to the Board meetings	Comments:				
Quality of Service	1	2	3	4	N/A
- Ensures that the organization delivers quality of service for IDA applicants and is readily available to the SCIDA Board. Demonstrates continuous quality improvement and progress towards meeting the highest standards for quality. - Ensures that the organization delivers customer service that meets customer service standards. - Ensures risk mitigation strategies developed by the Board are implemented before the problem occurs.	Comments:				
Supporting the IDA Board	1	2	3	4	N/A
- Ensures that the Board is provided with accurate and complete information before actions are taken by the Board. - Ensures that the minutes, meeting postings, on-line meeting information is accurate and the website meets all State requirements for the postings. - Ensures all State ABO-PAAA reporting is completed by their deadlines.	Comments:				
Leadership and Governance	1	2	3	4	N/A
- Demonstrates and articulates the vision and mission of the SCIDA - Works with the Board to establish and maintain the highest ethical standards for the SCIDA.	Comments:				

Assessment of Key Accountabilities *(continued)*

Key Accountabilities Description of Accountabilities	Please Circle the Applicable Performance Factor and Write in Your Comments				
	Meets minimal expectations	Meets some expectations	Meets expectations	Exceeds expectations	Don't Know or Not Applicable
Operational Management	1	2	3	4	N/A
- Develops, communicates and leads the implementation of annual operating and financial plans. - Identifies obstacles and problems and takes corrective action to achieve plans and goals.	Comments:				
Strategic Planning	1	2	3	4	N/A
- Works with the IDA Board to translate vision and mission into realistic strategic goals and objectives. - Develops, communicates and leads the implementation of the organization's strategic plan. - Ensures that the planning process is effective and that the organization's strategic direction is clear to all SCOPED staff.	Comments:				
Performance Management	1	2	3	4	N/A
- Follows and meets the State of New York ABO PAAA reporting requirements. - Ensures Auditors have complete records and IDA audits do not have findings. - If findings occur, ensure action is taken to remedy the finding. - Ensure PILOTS are calculated accurately and dispersed within 7 working days	Comments:				
Board Relations and Communications	1	2	3	4	N/A
- Develops and maintains effective working relationships with Board members. - Keeps Board fully informed of important developments and issues. - Provides clear and timely information to the Board to inform and support their decisions.	Comments:				
Community Relations and Communications	1	2	3	4	N/A
- Represents and promotes the interests and the image of the IDA to businesses, government at all levels, to the local community, and to the public at large. - Ensures all affected taxing jurisdictions are informed of IDA projects - meeting the State requirements for notification.	Comments:				

Summary Evaluation and Comments

Identify any achievements or contributions not already addressed above. Note any major accomplishments you believe should be recognized.

Describe any areas in which you believe the CEO's performance should be improved. Identify specific development goals for the coming year.

Record any additional comments about the CEO's performance. Also comment on any circumstances that may have influenced the CEO's performance during the year.

Signature

Schuyler County Seneca Harbor Leases Administered by SCIDA - Income Breakdown 2021-2026

Leaseholder	SCIDA Lease Income	Schuyler County Lease Income
2026 Fiscal Year To Date (Paid a/o Jan 1 to August 10, 2026)	SCIDA 5%	County 95%
LHBC Revenue Share - (based on 2025 income)	3,824.60	72,667.54
Lease - Vlg Mar Dock (based on 2025 income)	3,126.41	59,401.79
Lease - FLX CYCLEBO	217.32	4,129.02
Lease - Lakeside Tr	5.00	95.00
ACTUAL REALIZED INCOME AS OF AUGUST 2026	7,173.33	136,293.35
Invoiced 2026 :		
Lease - Lucky Hare (Oct'25-Sep'26)	1,076.00	20,444.00
Lease - Schooner 9/1	230.38	4,377.16
Lease - Wine & Glass	855.45	16,253.55
Total 2026 Invoiced	2,161.83	41,074.71
TOTAL LEASE BREAKDOWN - 2026	9,335.16	177,368.06
2025 Fiscal Year (Jan. 1 to Dec. 31, 2025)	SCIDA 5%	County 95%
Lease - FLX CYCLEBO	208.96	3,970.22
Lease - Lakeside Tr	5.00	95.00
Lease - Lucky Hare (Sep'24 initiation - Sep'25) + REV SHARE	1,664.88	31,632.63
Lease - Schooner	219.41	4,168.72
Lease - VM Docks	2,791.27	53,034.18
Lease - Wine & Glass	834.60	15,857.40
TOTAL LEASE BREAKDOWN - 2025	5,724.12	108,758.15
2024 Fiscal Year (Jan 1 to Dec 31, 2024)	SCIDA 5%	County 95%
Lease - FLX CYCLEBOAT (first year)	200.92	3,817.52
Lease - Lakeside Trolley (2 years/match to county lease docs)	10.00	190.00
Lease - Lucky Hare (*2024 payments processed in 2025, DELAYED OPENING)	0	0.00
Lease - Schooner	208.96	3,970.22
Lease - VM Docks	2,577.71	48,976.54
Lease - Wine & Glass	814.25	15,470.75
TOTAL LEASE BREAKDOWN - 2024	3,811.84	72,425.03
2023 Fiscal Year (Jan 1 to Dec 31, 2023)	SCIDA 5%	County 95%
Lease + Rev Share - Horseheads Brewing Co	1,529.69	29,064.02
Lease - Schooner	200.92	3,817.52
Lease - VM Docks	2,364.56	44,926.64
Lease - Wine & Glass	775.00	14,725.00
TOTAL LEASE BREAKDOWN - 2023	4,870.17	92,533.18
2022 Fiscal Year (Jan 1 to Dec 31, 2022)	*SCIDA 5%	County 95%
Lease + Rev Share - Horseheads Brewing Co.*	2,289.50	40,700.48
Lease - Schooner	193.14	3,670.74
Lease - VM Docks	2,244.46	42,644.78
Lease - Wine & Glass	750.00	14,250.00
TOTAL LEASE BREAKDOWN - 2022	5,477.10	101,266.00
2021 Fiscal Year (Jan 1 to Dec 31, 2021)	*SCIDA 5%	County 95%

Lease + Rev Share - Schamel's	1,064.71	20,229.50
Lease - Schooner	185.76	3,529.51
Lease - VM Docks	1,866.21	35,457.92
Lease - Wine & Glass	725.00	13,775.00
TOTAL LEASE BREAKDOWN - 2021	3,841.68	72,991.93
	SCIDA 5%	County 95%
TOTAL LEASE INCOME - Jan 1, 2021 to Dec 31, 2026	33,060.07	625,342.35

**2022 Horseheads Brewing Revenue Share - Not regular 95/5 split: Revenue Share Payment was \$20,000. Of this amount, \$2,800 in legal fees were paid to Harris Beach, the IDA retained \$1,000, and the county received \$16,200.*

Costs incurred by the IDA for the Seneca Harbor Marina Restaurant 2023-26

Date of Payment	Vendor	For	Amount
9/20/2023	Brian Ervay	Locksmith – Lock Kitchen	\$ 118.97
11/13/2023	Brian Ervay	Locksmith – Unlock Kitchen/Change Locks Exterior	\$ 138.00
12/19/2023	Superior Plus Propane	Propane Refill	\$ 1,262.46
1/2/2024	Seneca Heating & AC	Furnace Check/Repair	\$ 125.00
1/29/2024	Superior Plus Propane	Propane Refill	\$ 1,014.49
7/8/2024	Superior Plus Propane	REFUND – Transfer to LHBC	\$ (1,211.37)
4/30/2024	KangaRoof Geneva	Remove Sign and Roof Repair	\$ 1,373.00
7/26/2024	Jeff's On Site Services	Clean Grease Trap - (left from Horseheads Brewing)	\$ 365.00
7/26/2024	Northeast Kitchen Exhaust	Clean Vent Hood - (left from Horseheads Brewing)	\$ 600.00
8/1/2024	Brian Ervay	Locksmith - REPAIR Door Closer and Panic Device	\$ 105.00
9/26/2024	Schuyler County Treasurer (B&G)	Jan - Aug 2024 utilities at SHMR. (No tenant.)	\$ 2,552.60
5/22/2024 - 3/19/2026	Harris Beach	Legal: Re Lilly Brothers Brewing, LLC (12/7/23-2/25/26)	\$ 76,804.04
TOTAL EXPENSES TO MANAGE THE MARINA RESTAURANT 2023-2026			\$ 83,247.19

Total Income SCIDA Earned 2021-2026 for Seneca Harbor Lease Admin Fees (5%)	\$ 33,060.07
Less Expenses to Manage the Seneca Harbor Restaurant Leases 2021-2026	\$ (83,247.19)
Total Income SCIDA Earned for Seneca Harbor Lease Administration 2021-2026	\$ (50,187.12)