



## 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.

TO: Board Members & Interested Parties  
FROM: John Terry, Chairman  
Date: August 6, 2025  
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 13<sup>th</sup> at 5:00 p.m.** Please respond via email to Michell Krossber at [admin@FLXgateway.com](mailto: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 2025\*
7. **Financial Statements**

*No financials for review (June 2025 financials were reviewed/approved at the July 2025 meeting)*
8. **New Business**
  - a. Fred Bonn, NYS Parks Regional Director- Sentry Bridge at Watkins Glen State Park
  - b. Tim Perfetti, Regional Director (Southern Tier), NYS Comptroller
  - c. Initial Project Resolution #2025-04 – Haentges Holdings, LLC
  - d. Annual CEO Performance Evaluation – Schedule Executive Committee Review
  - e. SCIDA PILOT & Lease Summary – August 2025
9. **Ongoing Business**
  - a. Camp Monterey Facilities Condition Assessment - Update
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\***

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/83466147851?pwd=K2tXVHE0cVhPZ1NyTlQyVnRsMEtLdz09>

Meeting ID: 834 6614 7851

Passcode: 036234

\*Requires Action

**The next meeting is on September 10, 2025 at 5:00 p.m.**

**Schuyler County Industrial Development Agency  
216 N. Franklin Street - Watkins Glen, NY 14891  
Meeting Minutes – July 16, 2025**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:00 pm by John Terry, Board Chair.

<b>Roll Call:</b>	John Terry	Chair
	Margaret Lawrence	Treasurer
	Laury Ward	Secretary
	Mark Taylor	Member
	Chad Hendrickson	Vice Chair
<b>Staff:</b>	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
<b>Absent/Excused:</b>	Hon. Carl Blowers	Schuyler County Legislature
	Kevin Murphy	Board Emeritus
<b>Guest:</b>	Shawn Rosno	Schuyler County Administrator
	Carl Taber	Community Member

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**Roll Call - Confirmation of Quorum**

**Conflict of Interest:** No conflicts were reported.

**Public Comment:** No comments were made.

**Meeting Minutes – May 2025**

Margaret Lawrence made a motion to accept the May 2025 minutes, as written. The motion was seconded by Laury Ward. The motion carried, unanimously.

**Financials**

Margaret Lawrence reviewed the April, May, and June 2025 financial statements, noting the highlights of each:

- April 2025 income includes Capiotti Properties PILOT application fee. Expenses include professional audit and attorney fees.
- May 2025 income shows the interest earned on the CD we partially cashed out and renewed, as well as a PILOT application fee from Haentges Holdings (the Montour Falls dentist). Expenses include legal fees. Annual sublease payments were received from Finger Lakes Cycle Boats & Lakeside Trolley, which were passed through to the county (95% paid to the county, 5% retained as admin fees).
- June 2025 income includes some interest earnings and the Capiotti Properties Mortgage Exemption Fee. A new income line item has been added, the Finger Lakes Railway Lease Income line. The Finger Lakes Railway PILOT payment requires a payment of 3% of revenues from the prior year and is now evenly split between 5 IDAs (we receive 1/5 of the full payment). At the directive of our attorney, it is illegal to pay anything over what is due for the actual property tax. Going forward, all municipalities will be made whole (100% of taxes due), and the IDA will retain any extra payment as lease income.

No financial reports will be presented at the August meeting, since we covered the June financials today. We believe we will not need to cash out the CD that is maturing in September (as we had previously thought may be needed for operations), but we will continue to monitor financial needs and confirm closer to September.

A motion was made by Mark Taylor to approve the April, May, and June 2025 financial statements. The motion was seconded by Laury Ward. The motion carried, unanimously.

## **New Business**

### **CEO Annual Performance Evaluation**

Our 2024 Annual Confidential Board Review showed concern that we didn't have a regular process for reviewing the performance of and/or providing feedback to the CEO. As a result, we created this document (which aligns with the Annual Board Review form), to be completed annually, to help remedy that concern.

Please complete the review form and return it to John Terry at or before the August 13<sup>th</sup> meeting. The Executive Committee will convene, review, and send a summary report to the SCOPED Board Chair.

### **“Big Beautiful Bill” Webinar Recap**

Judy attended a BBB webinar today that discussed the accounting impact of the BBB on high-dollar earners and businesses. While there are concerns about the impact it will have on our schools, charities, hospitals, and county funding and programs, one positive takeaway is the reworking of Opportunity Zones, specifically in rural areas. Further details are needed but this could ultimately be a benefit to Tyrone, Orange, Montour, Catherine, and/or Cayuta. SCOPED is currently working on a joint venture project in Cayuta and are hopeful to bring in a railcar manufacturer from France. They're also working with a company with a possible interest in growing cherry tomatoes at the Camp Monterey site. Unfortunately, another foreign company SCOPED was working with has opted to hold off on expansion into the US due to the current political uncertainty.

### **Discussions on Various Schuyler County Active Projects**

The Board held a discussion about various sites and activities in Schuyler County:

- SCOPED is working with John Franzese on a possible housing project in Montour. He was thinking of four apartments but we're trying for a grant that could allow for a 20-unit project.
- The "It's Greener Now" gravel pit will be getting their permit. While the community doesn't want it, the only way to not approve a permit is for legal reasons, which were not proven. The board has a concern about the increased volume of trucks on the roads, their historically poorly maintained equipment, and that they didn't follow the rules under their first permit. They did fix the reports they were required to. The board asked about eminent domain. While the IDA does have the authority to do so, the property owner has protected himself by completing an assessment of the rocks/gravel underneath and the IDA would need to pay an exorbitant amount (billions of dollars) to be able to move forward.
- The Esses housing project has been abandoned due to lack of funding and project fatigue. WGI has purchased the land and currently has no intention of building on the site.
- The Seneca Nation had an interest in purchasing the WGI site for a potential casino or other development, but the seller was anxious to move and they didn't have enough time to make a well-thought-out offer. The Board asked Judy to reach back out to them and see if they had any interest in the golf course site instead.
- The Board asked about our current litigation. There's been no movement at this time. We've submitted all evidence, and are prepared for any next steps, if necessary. Mr. Lilly has sold the Great Escape and we're aware that there have been two offers on the Glen Mountain Market property. His property on 4<sup>th</sup> Street needs a lot of structural repairs. Both properties have apartments and retail space.
- The Atlas Pizza building is on the market.
- 712 N. Franklin (old ESB bank) is for sale but will need to install a bathroom on the first floor and an elevator for ADA compliance. That cost alone will be around \$100,000.
- The site across from Tai Elephants is undergoing repairs but we're unsure of the plans.
- The church needs a lot of repairs and there is no parking. Suggestion was made to create a kid's gaming site – they don't drive and don't care what the building looks like. The Great Escape Gaming shop at the Arnot Mall has been successful.
- The Board feels we need a brand name hotel (Radison, Hampton Inn, or other) for name recognition and to be able to compete for year-round conferences and events that would help to create a steady income. Several developers have had an interest in building a hotel here, but the challenge is that the footprint is too small to make money. Some have discussed building up (a hotel with parking underneath).
- Hop Notch Brewing is permanently closed. The owner also owns the property headed toward Montour (where the trailers have been removed). It is unknown what they plan to do with the site; but there's concern that removing the trees could create a potential landslide.
- The Taichi Restaurant is open and we've had great feedback from the community. Their prices are a little high, but they serve incredibly fresh ingredients, including salmon and avocado.
- The Board shared their interest/hope for an Indian and/or Greek restaurant.

## **ONGOING BUSINESS**

### **Camp Monterey Facilities Assessment – Update**

The agreement has just been signed by the county. Now the IDA will sign. This will then be sent to ESD for their approval, and then to the Dept. of Corrections for final signature. The contract includes up to \$5 million in reimbursements for activities such as the assessment of the facilities and removal of condemned buildings. We will hold off on the Phase II Wastewater Review portion until after the contract has been signed by all parties.

Once all parties have signed the agreement, we will have just one year to find a buyer/developer for the Camp Monterey site. If we do not find a use for the property, the DEC will return it to the state forest.

### **Update from STN Presentation**

The cost to run internet cable from the existing STN lines on Rt. 16 to the Camp Monterey property (a 1.25 mile buildout), will cost approximately \$86,000.

### **Board Feedback Needed: LSE MUSCA Solar PILOT**

The board recalls a previous issue with LSE MUSCA selling to another solar company without permission. At that time, they were notified that they needed to request a transfer of the PILOT to the purchasing company and that the PILOT could not be transferred without IDA approval. We have just discovered that they have sold again and did not notify or request a transfer of the PILOT to the new owners. The board feels that they were notified of the appropriate process for this and would like our attorney to contact them, notify them that they are in default for the true tax amounts due, and require them to reapply and pay the appropriate application fee(s). It was noted that the solar site in Orange is owned by a bank and is operational at this time.

### **Lucky Hare Brewing Co. at the Seneca Harbor Marina Restaurant**

Judy thanked Shawn Rosno and his B&G team for their attention and care at the Marina Restaurant. We know there always seems to be something that needs attention there! The B&G staff have been instrumental in LHBC's success!

### **A.B.O./PAAA-**

No updates/No report.

### **Committee Reports**

**Finance Committee:** Did not meet. No report.

**Governance Committee:** Did not meet. No report.

**Audit Committee:** Did not meet. No report.

### **BROADBAND**

Mark Taylor reported that Sullivan County received a \$29 million award for their broadband expansion.

### **Executive Session**

Not needed at today's meeting.

### **Adjournment:**

A motion was made by Chad Hendrickson to adjourn the July 16, 2025 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 6:28 pm.

Respectfully Submitted,

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Laury Ward, Secretary

mak 07/17/25

**INITIAL PROJECT RESOLUTION**  
*(Haentges Holdings, LLC Project)*

A regular meeting of the Schuyler County Industrial Development Agency was convened on Wednesday, August 13, 2025.

The following resolution was duly offered and seconded, to wit:

Resolution No. 2025 - 04

RESOLUTION OF THE SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING AN APPLICATION FOR FINANCIAL ASSISTANCE SUBMITTED BY HAENTGES HOLDINGS, LLC (THE “COMPANY”) RELATING TO A CERTAIN PROJECT (AS FURTHER DESCRIBED BELOW); (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law (“GML”) of the State of New York, as amended, and Chapter 21 of the Laws of 1971 of the State of New York, as amended (hereinafter collectively called the “Act”), **SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”) was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **HAENTGES HOLDINGS, LLC** for itself or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application (the “Application”) to the Agency requesting the Agency’s assistance with respect to a certain project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately .49 acres of real property located at Catherine Street in the Village of Montour Falls, Schuyler County, New York (the “Land”, being more particularly described as tax parcel Nos. 86.07-6-1 and 86.07-6-22, as may be merged); (ii) the planning, design, engineering, construction and operation of a mixed-use commercial facility containing three (3) apartment units and commercial space, along with related site and utility improvements, curbage, sidewalks, landscaping, stormwater retention and related improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Improvements of certain items of equipment and other tangible personal property (the “Equipment” and, collectively with the Land and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”); and

WHEREAS, the Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the “Financial Assistance”) in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal

property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility, (B) a mortgage recording tax exemption and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the “PILOT Agreement”), pursuant to which the Company would make payments in lieu of real property taxes to each affected tax jurisdiction (the “Affected Tax Jurisdictions”); and

WHEREAS, pursuant to and in accordance with Section 859-a of the Act, the Agency desires to schedule and conduct a public hearing relating to the Project and the proposed Financial Assistance; and

WHEREAS, the Agency desires to (i) accept the Application, (ii) authorize the scheduling and conduct of a public hearing pursuant to and in accordance with the Act, and (iii) negotiate, but not enter into an Agent and Financial Assistance and Project Agreement (the “Agent Agreement”), pursuant to which the Agency will designate the Company as its agent for the purpose of acquiring, constructing and equipping the Project (the “Agent Agreement”), a Lease Agreement (the “Lease Agreement”), Leaseback Agreement (the “Leaseback Agreement”) and related Payment-in-Lieu-of-Tax agreement (the “PILOT Agreement”) with the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company’s Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Agency has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Schuyler County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the “State”) to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company’s application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The proposed financial assistance being contemplated by the Agency includes (i) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Project or used in the acquisition, construction or equipping of the Project, (ii) a mortgage recording tax exemption and (iii) a partial real property tax abatement through a PILOT Agreement, pursuant to which the Company would make payments in lieu of real property taxes to the Affected Tax Jurisdictions.

Section 3. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to cause the issuance of public hearing notices, hold a public hearing in compliance with the Act and negotiate (but not execute or deliver) the terms of (A) the Agent Agreement, whereby the Agency appoints the Company as its agent to undertake the Project, (B) a Lease Agreement whereby the Company leases the Project to the Agency, (C) a related Leaseback Agreement conveying the Project back to the Company, (D) a PILOT Agreement, whereby the Company agrees to make certain payments-in-lieu-of real property taxes and (E) related documents; provided (i) the rental payments under the Agent Agreement and Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project.

Section 4. The Agency is hereby authorized to schedule, notice and conduct a public hearing with respect to the Project in compliance with the Act.

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 6. This Resolution shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
John Terry	[ ]	[ ]	[ ]	[ ]
Carl Blowers	[ ]	[ ]	[ ]	[ ]
Margaret Lawrence	[ ]	[ ]	[ ]	[ ]
Laury Ward	[ ]	[ ]	[ ]	[ ]
Mark Taylor	[ ]	[ ]	[ ]	[ ]
Chad Hendrickson	[ ]	[ ]	[ ]	[ ]

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK                    )  
COUNTY OF SCHUYLER                ) SS:

I, the undersigned (Acting) Secretary of the Schuyler County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Schuyler County Industrial Development Agency (the “Agency”), including the resolution contained therein, held on August 13, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
(Acting) Secretary

[SEAL]



# Haentges Holdings LLC

Total Project Costs	\$1,980,000
Amount Subject to Sales Tax	\$767,047
Amount Subject to Mortgage Recording Tax	\$1,807,700
Assumed Assessed Value	\$1,300,000

2025	
County Tax Rate/\$1000	4.51237
Town Tax Rate/\$1000	2.387739
Village Tax Rate/\$1000	9.790237
School Tax Rate/\$1000	9.514622
	26.204968

PILOT Year	Operating Year	2025 Base Assessment	Post Improvement Estimated Assessment	PILOT Abatement Value	Est. Mill Rate	No Pilot Estimated Full Taxes	Percent Abatement on Investment	PILOT	Financial Assistance	Taxes If No Project
1	Construction	\$40,000	Frozen		\$26.20		100			\$ 1,048
2	1	\$40,000	\$1,300,000	\$1,260,000	\$26.73	\$34,748	100	\$1,069	\$ 33,679	\$ 1,069
3	2	\$40,000	\$1,300,000	\$1,260,000	\$27.26	\$35,443	100	\$1,091	\$ 34,352	\$ 1,091
4	3	\$40,000	\$1,300,000	\$1,260,000	\$27.81	\$36,152	100	\$1,112	\$ 35,040	\$ 1,112
5	4	\$40,000	\$1,300,000	\$1,260,000	\$28.37	\$36,875	100	\$1,135	\$ 35,740	\$ 1,135
6	5	\$40,000	\$1,300,000	\$1,260,000	\$28.93	\$37,612	90	\$4,803	\$ 32,809	\$ 1,157
7	6	\$40,000	\$1,300,000	\$1,260,000	\$29.51	\$38,364	80	\$8,617	\$ 29,747	\$ 1,180
8	7	\$40,000	\$1,300,000	\$1,260,000	\$30.10	\$39,132	70	\$12,582	\$ 26,549	\$ 1,204
9	8	\$40,000	\$1,300,000	\$1,260,000	\$30.70	\$39,914	60	\$16,703	\$ 23,212	\$ 1,228
10	9	\$40,000	\$1,300,000	\$1,260,000	\$31.32	\$40,713	50	\$20,983	\$ 19,730	\$ 1,253
11	10	\$40,000	\$1,300,000	\$1,260,000	\$31.94	\$41,527	40	\$25,427	\$ 16,100	\$ 1,278
12	11	\$40,000	\$1,300,000	\$1,260,000	\$32.58	\$42,357	20	\$34,147	\$ 8,211	\$ 1,303
						\$422,836		\$127,668	\$ 295,168	\$ 14,059

Total PILOT Payments	\$127,668
Full Taxes no PILOT	\$422,836

Estimated Real Estate Tax Savings	\$ 295,167.63
Estimated Mortgages Tax Savings	\$ 18,077.00
Estimated Sales Tax Savings	\$ 61,363.76
Estimated Financial Assistance	\$ 374,608.39
IDA Administrative Fee	\$ 27,012.00

Total Benefits Provided	\$374,608
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Jobs Created	5 Perm. 30 Construction
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## Note:

The community is in dire need of year-round housing which this project provides 2 units.  
This project is located in the New York Forward area and Empire Zone.

Schuyler  
County  
Industrial  
Development  
Agency

**PILOT & SUBLEASE  
SUMMARY**

**AUGUST 2025**

(2025 PILOT & Lease Payments)

### 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](mailto: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

<b>PILOT Year</b>	<b>County and Town Tax Years</b>	<b>Village and School Tax Years</b>	<b>Total PILOT Payment</b>
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

	<b>2025 Tax Rate</b>	<b>% of Total</b>	<b>Base Distribution</b>
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
<b>Total without abatement</b>	<b>26.204968</b>	<b>100%</b>	<b>\$ 1,310.25</b>

**2025 PILOT Distribution Schedule for Montour House**

2025 Assessment Amount	\$ 1,777,000.00
Minus Base	\$ (50,000.00)
<b>Total</b>	<b>\$ 1,727,000.00</b>
Year 11-20 grad abatement (Year 16 = 60%)	0.6
	<b>\$ 1,036,200.00</b>

	<b>% of Total</b>	<b>Abatement Distribution</b>	<b>TOTAL DISTRIBUTION</b>
County	17%	\$ 4,675.72	<b>\$ 4,901.34</b>
Town of Montour	9%	\$ 2,474.18	<b>\$ 2,593.56</b>
Village of Montour Falls	37%	\$ 10,144.64	<b>\$ 10,634.16</b>
Odessa Montour School	36%	\$ 9,859.05	<b>\$ 10,334.78</b>
<b>Total Abatement Due</b>	<b>100%</b>	<b>\$ 27,153.59</b>	
<b>Total Base Due</b>		<b>\$ 1,310.25</b>	
<b>TOAL PILOT PAYMENT DUE FOR 2025</b>		<b>\$ 28,463.84</b>	<b>\$ 28,463.84</b>

# 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% (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:

<u>PILOT Year</u>	<u>County and Town Tax Years</u>	<u>School Tax Years</u>	<u>Village Tax Years</u>	<u>Total PILOT Payment</u>
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)

<b>2025 PILOT Distribution Schedule for Water Works Center</b>				
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		
	<b>2025 Tax Rates</b>		<b>% of Total</b>	<b>Distribution</b>
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
<b>Total PILOT 2025 PAYMENT DUE</b>		<b>13.523234</b>	<b>100%</b>	<b>\$ 14,270.80</b>

# 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)

<b>Water Works Condominium Units - PILOT 2025</b>					
PILOT Payment Allocation - Due Sep 1, 2025					
Annual Fee 2025:	\$	1,865.06			
TAX RATES					
	Schuyler	Reading	Watkins	Watkins	
	County Rate	Town Rate	School	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:

<u>PILOT Year</u>	<u>Calendar Year</u>	<u>Payment Date</u>	<u>Total PILOT Payment</u>
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
<b>PILOT Prorated Payment</b>		
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:

<u>PILOT Year</u>	<u>County and Town Tax Years</u>	<u>School Tax Years</u>	<u>Village Tax Years</u>	<u>Total PILOT Payment</u>
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
County			4.493816	21%
Town of Reading			1.207568	6%
Village of Watkins Glen			8.349484	38%
Watkins Glen School			7.82185	36%
Total Tax Rate			21.872718	100%
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:

<b><u>PILOT Year</u></b>	<b><u>County and Town Tax Years</u></b>	<b><u>School Tax Years</u></b>	<b><u>Total PILOT Payment</u></b>
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)

<b>2025 PILOT Distribution Schedule for FLX Gateway Enterprises, LLC</b>				
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		
			<b>2025 Tax Rate</b>	<b>% of Total</b>
Schuyler County			4.495903	30%
Town of Dix			2.82523	19%
Watkins Glen School			7.821839	52%
Total Tax Rate			15.142972	100%
<b>Total PILOT Payment Due</b>				<b>\$ 4,287.43</b>



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:

<u>PILOT Year</u>	<u>County, and Town Tax Years</u>	<u>Village and School Tax Years</u>	<u>Total PILOT Payment</u>
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:

<u>PILOT Year</u>	<u>County/Town Tax Years</u>	<u>Village and School Tax Years</u>	<u>Total PILOT Payment</u>
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

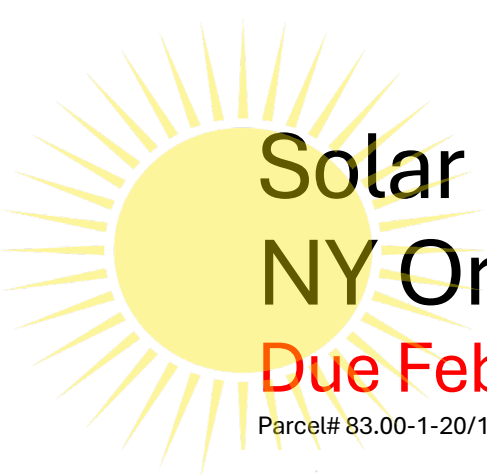
### SCHEDULE A

Total PILOT Payment" shall be calculated as follows:

<u>PILOT Year</u>	<u>County, and Town Tax Years</u>	<u>Village and School Tax Years</u>	<u>Total PILOT Payment</u>
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	2029-30	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:

<u>PILOT Year</u>	<u>County/Town Tax Year</u>	<u>School Tax Year</u>	<u>Total PILOT Payment</u>
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

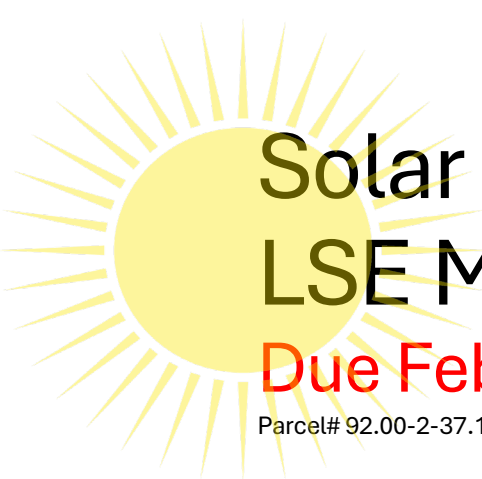
"Total PILOT Payment" shall be calculated as follows:

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 shall be paid by the Company.

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

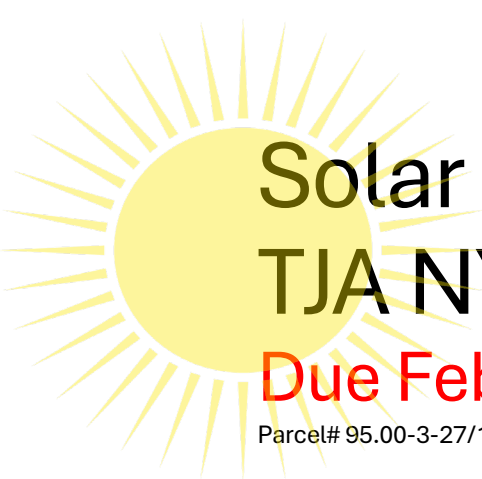
### SCHEDULE A

“Total PILOT Payment” shall be calculated as follows:

<u>PILOT Year</u>	<u>County/Town Tax Year</u>	<u>School Tax Year</u>	<u>Total PILOT Payment</u>
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 Valuation”). During the term of this PILOT Agreement, the Company shall pay the PILOT Payment as follows:

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:

<u>PILOT Year</u>	<u>County/Town Tax Year</u>	<u>School Tax Year</u>	<u>Total PILOT Payment</u>
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)							
Base Valuation	\$61,500.00						
Payment Due: February 1, 2025							
	2025 Tax Rate	% of Total	Distribution	% of Total	MWAC PV	Total Due (municipality)	
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:

<u>PILOT Year</u>	<u>County/Town Tax Year</u>	<u>School Tax Year</u>	<u>Total PILOT Payment</u>
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% OF 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 2014-15	2.6(a) above	6 2019-20	\$3,502.00	11 2024-25	\$4,179.18	16 2029-30	\$5,333.80
2 2015-16	\$2,800.00	7 2020-21	\$3,607.06	12 2025-26	\$4,388.13	17 2030-31	\$5,600.49
3 2016-17	\$3,000.00	8 2021-22	\$3,715.27	13 2026-27	\$4,607.54	18 2031-32	\$5,880.52
4 2017-18	\$3,200.00	9 2022-23	\$3,863.88	14 2027-28	\$4,837.92	19 2032-33	**\$6,174.55
5 2018-19	\$3,400.00	10 2023-24	\$4,018.44	15 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
<b>TOTAL 2024</b>	<b>\$ 21,775.00</b>	<b>\$ 1,088.75</b>	<b>\$ 20,686.25</b>

\*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 <i>pg. 3</i>
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

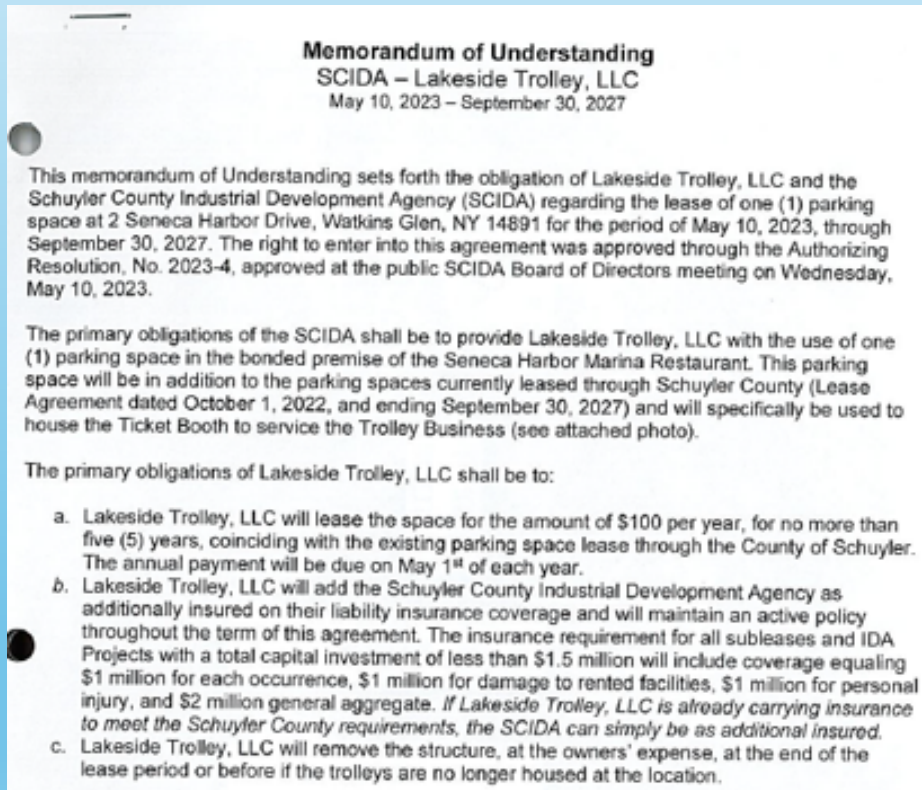
## FLX Cycle Boats, LLC Seneca Pier Dock Rental Lease March 1, 2025 to December 31, 2025

\*Annual Lease Payments Due March 1 Each Year.

2025 Annual Lease Payment	\$4,179.18
Less 5% SCIDA Admin Fees	\$208.96
<b>Total Due to County</b>	<b>\$3,970.22</b>

# SUBLEASE (County Only): Lakeside Trolley

Due May 1



<b>Lakeside Trolley</b>	<b>2025</b>
Lease Payment Agreement	
Lease	\$ 100.00
SCIDA -5%	\$ 5.00
Schuyler County Total:	<b>\$ 95.00</b>

# 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