

Schuyler County Industrial Development Agency

Annual Accomplishments and Operations
Report 2025

The following information is intended to outline the basic operations and accomplishments of the Schuyler County Industrial Development Agency (SCIDA). SCIDA received administrative support from the Schuyler County Partnership for Economic Development (SCOPED). SCOPED is a separate not-for-profit economic development organization. SCIDA receives attorney and bond counsel services from Harris Beach, PLLC.

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Operations

The operations of the Schuyler County Industrial Development Agency continued to improve its operations and policies. The Board met each month except February and June. The Finance, Governance, and Audit Committees each met once during the year. All meetings provided live streaming via ZOOM. The Board completed and reviewed the Board Performance Survey. The results of the survey were provided to the State of New York. The Board also completed its mandatory Sexual Harassment Training. A Succession and Transition plan for both planned and unplanned absences of the CEO/CFO was reaffirmed.

The financial audit resulted in no findings for 2025.

Two new IDA board members were appointed by the Schuyler County Legislature. Erin Shawkey and Kai D'Alleva were appointed to serve until 12/31/2028. There remains one vacancy on the board.

Policies and Procedures – 2025

- The CEO/CFO is to be reaffirmed each year by the Board. Per the Bylaws, the CEO/CFO was reaffirmed to serve in that capacity.
- The SCIDA continues the use of a rubric for assessing the impact of future solar installations on the landscape, viewshed, and prime agriculture properties. While it is not a policy, it is used to inform the SCIDA, in addition to all other information including the cost-benefit analysis, in deliberating the need and value of wind and solar-related financial assistance.
- The SCIDA reaffirmed its Mission, Vision, and Values.

Accomplishments - 2025

During 2025, there were several actions taken regarding projects:

The SCIDA approved the transfer of the existing Montour Falls House PILOT to the new property owner, James Capriotti. No extension or changes were granted.

Approved the transfer of the existing Water Works Center PILOT to the new property owner, James Capriotti. No extension or changes granted.

The IDA approved financial assistance to Haentges Holds, LLC, including sales tax abatement, mortgage tax abatement, and Payment in Lieu of Taxes (PILOT) for a new mixed-use commercial facility. This project includes 2 housing units and a commercial space in the Village of Montour Falls. This project is part of the New York Forward program.

The SCIDA selected LaBella Associates to complete a well/wastewater facility condition assessment study at Monterey "SHOCK" Camp in the Town of Orange. This facility, owned by New York State, has been vacant since 2015. The well study was completed, determining that the 3 wells currently produce 136,000 gallons per day and with new equipment installed could increase to 156,000 per day. Actively marketing the site began in September, resulting in 11 inquiries, 6 proposals submitted and 3 site tours.

The SCIDA approved an extension of the Finger Lakes Railway PILOT for a term of 10 years. SCIDA is party to a 6-county PILOT Agreement based upon a percentage of the value of freight. Similar to the PILOT experience to date, it is expected that the PILOT will equal the real property tax assessment for all taxing jurisdictions. Furthermore, Finger Lakes Railway anticipates providing tourism-related rail excursions after the needed maintenance is made on the tracks and ballast between Watkins Glen and Himrod. Finger Lakes Railway provides freight services for both Cargill Salt and US SALT LLC.

The SCIDA released an RFP for a 3-year lease for the Seneca Harbor Marina Restaurant with a due date of October 18, 2023. Six site visits were conducted and five proposals were received and reviewed. The SCIDA awarded the lease to Lucky Hare due, in large part, to the robust year-round

programming. The prior tenant, who held a one-year term, was granted an extension until November 8, 2023. They vacated the site on October 31, 2023, and brought litigation against the SCIDA in 2024, demanding that they be allowed to move back into the site. Much time on SCIDA's behalf was spent responding to Freedom of Information Law requests and depositions. During 2025, the litigant continued their lawsuit, causing significant staff time and legal fees to be expended.

Schuyler County Industrial Development Agency

2025 Summary

Income

Fees	\$ 70,473
Interest	\$ 18,471
Other Operating Revenue	\$ <u>154,035</u>
Total	\$ 242,979

Expenses

Administration	\$ 109,490
Lease Interest Expense	\$ 103,459
Amortization Expense	\$ 13,215
Other Expenses	\$ <u>0</u>
Total	\$ 236,164

Net Income	\$ 6,815
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SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

2025 Board of Directors

Carl Blowers *

PO Box 416
3910 Hawks View Drive
Montour Falls NY 14865
Legislative Chair has no term limit
carlblowersmf@aol.com

Home Phone 535-6174
Fax 535-6174
Cell 237-5469

Margaret Lawrence, Treasurer *%

3889 North Falls Road
Burdett, NY 14818
margaretjanelawrence@gmail.com
Term Expires 12/31/25

Cell (607) 329-0992

John Terry, Chairman % *

112 7th Street
Watkins Glen, NY 14891
jht1@cornell.edu
Term Expires 12/31/25

Cell (607) 857-7613

Mark Taylor #

1565 Fitzpatrick Hill Road
Montour Falls, NY 14865
Term Expires 12/31/27

Cell: (607) 229-8425

Laury Ward, Secretary #

4238 State Route 414
Burdett, NY 14818
laury@fingerlakeswinecountry.com
Term Expires 12/31/26

Cell: (717) 307-0244

Chad Hendrickson, Vice Chair #

3896 Station Hill Spur
Watkins Glen, NY 14891
Chadhendrickson.wg@gmail.com
Term Expires 12/31/26

Cell: (607) 731-9749

(Following 2 non-voting members) and 1 vacant)

Carl Tabor, Board Member Emeritus

Work Phone: (607) 280-0428

Judy McKinney Cherry, CEcD
CEO/CFO

Work Phone: (607) 210-6363

216 North Franklin Street
Watkins Glen, NY 14891
judy@flxgateway.com

* = member of Audit Committee

#= member of Governance Committee

%= member of Finance Committee

Additional Comments on Operations

Currently, the SCIDA does not own any real property. Any information on outstanding bonds or notes for current SCIDA projects is reported in its Annual Financial Report. There is no compensation schedule, as SCIDA does not have any employees. Administrative management is provided by the Schuyler County Partnership for Economic Development.