



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: January 7, 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, January 14, 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. December 2025 Board Meeting Minutes*
7. **Financial Statements**
 - a. Financial Reports for November 2025*
8. **New Business**
 - a. Introduction of newly appointed board members
 - b. Board Orientation
 - c. 2026 Election of Officers*
 - d. 2026 Annual Reaffirming of the CEO (SCIDA Resolution #2026-01)*
 - e. Confirmation of Bank Account Signers (SCIDA Resolution #2026-02)*
 - f. Annual Sexual Harassment Training
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 – *The 2025 Preaudit Meeting will be held on January 20th*
12. **Broadband**
13. **Executive Session**
14. **Adjournment***

Join Zoom Meeting
<https://us02web.zoom.us/j/83466147851>
Meeting ID: 834 6614 7851

*Requires Action

The next meeting is scheduled for February 11, 2026 at 5:00 p.m.

Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – December 10, 2025

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:01 pm by John Terry, Board Chair.

Roll Call:	John Terry	Chair
	Chad Hendrickson	Vice Chair
	Margaret Lawrence	Treasurer
	Laury Ward	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Mark Taylor	Member
	Carl Taber	Board Emeritus
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
Absent/Excused:		
Guest:	Shawn Rosno	Schuyler County Administrator
	Steve Berry	Community Member

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: John Terry welcomed our guests, Shawn Rosno and Steve Berry.

Public Comment: No comments were made.

Meeting Minutes – November 2025

Laury Ward made a motion to accept the November 2025 minutes, as written. The motion was seconded by Mark Taylor. The motion carried, unanimously.

Financials

Margaret Lawrence reviewed the October 2025 Financial Reports. Income includes interest earned, admin income for the SHMR lease, and the equipment lease. Expenses include equipment depreciation and records management expense. Restricted income and expenses balance to zero for the SHMR October lease payment.

Margaret confirmed that we moved the \$50k CD from CCTC to Visions FCU, as discussed last month. We do not have any CD's maturing until March 2026 and have sufficient operating funds to last through that date.

Laury Ward made a motion to accept the October 2025 financial reports. The motion was seconded by Chad Henrickson. The motion carried, unanimously.

New Business

Bank Account Signers

Mark Taylor made a motion to remove Carl Taber as an account signer effective 12/31/2024 (end of term), and to affirm Margaret Lawrence, Carl Blowers, and Judy McKinney Cherry as financial account signers for calendar year 2025. The motion was seconded by Laury Ward. The motion carried, unanimously.

**In January, we will remove Margaret as a signer (term off board 12/31/25), elect a new Treasurer, and determine who will have account signing privileges for 2026.*

New York Power Authority RFI

SCOPED is submitting an RFI to the New York Power Authority (NYPA), to move Camp Monterey forward as an advanced energy site. They are asking for a letter of support from the IDA. While Camp Monterey isn't suitable for a large reactor, we do want to get it on the state's radar as a potential site for a smaller reactor or deep-source-earth/geothermal site.

Laury Ward made a motion for the IDA to write a letter of support for SCOPED to move Camp Monterey forward as a potential advanced energy site. The motion was seconded by Margaret Lawrence. The motion carried, unanimously.

2026 SCIDA-SCOPED MOU for Administrative Services

This is the same MOU as previous years, where SCOPED will provide administrative services to SCIDA for 2026, and SCIDA will pay the annual fee of \$70,000.

Margaret Lawrence made a motion to accept the 2026 SCIDA-SCOPED MOU. The motion was seconded by Mark Taylor. The motion carried, unanimously.

Judy confirmed that SCOPED is responsible for administering all SCIDA's financial ops, as well as the full audit process. While both agencies utilize Insero CPAs, SCIDA's audit process is entirely separate from SCOPED's audit. Michell confirmed that two entirely different teams administer these annual audits.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

Judy reported that there has been a lot of interest shown in this site! She received a call from a self-funded developer from Long Island, who has experience in dealing with multiple state agencies. The developer asked for details on the historical interest and why they didn't work out; Judy sent him all the files for proposed uses of the site. She also reached out to a previous developer she had spoken with, who confirmed they are still interested in the site as well. Both developers have asked if there are any local incentives available from the county. Whoever purchases the site will still be required to meet the milestones as directed by NYS.

Judy noted that the support letter to NYPA will include the availability of water on-site and that she will update the currently listed refreshment amount (from the 2024 water system review results). While not enough water to support a trout farm, it is sufficient for electronic needs. Also, the existing powerline is only $\frac{3}{4}$ mile away.

Shawn Rosno noted that the Town of Orange is in support of one of the proposed uses, and asked what the process would be if there was more than one potential project? We would have to ask the town at that time.

A.B.O./PAAA-

Michell will submit the 2025 Summary Results of the Confidential Board Survey by the 12/31/2025 deadline.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: The committee met at 4:30 pm today to review the results of the 2025 Confidential Board Survey. Most responses were unanimous (6/6), and a few had 5/1. No one responded with any "disagree" or "somewhat disagree" responses.

The committee focused on the two (2) sections had 4-Agree/2-Somewhat agree responses:

#1. The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually. The IDA does have board adopted policies; however, they are not currently reviewed annually. To address the concern, the Governance Committee will do

a formal review of the policies and recommend any needed changes. Margaret Lawrence reminded the committee that a full review of the polices was completed circa-2024. Judy noted that our attorneys do keep us updated with any requirement changes but it's always good practice to review them.

#2) The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission. The IDA does have these goals identified in the 2020-2026 Strategic Plan. To address the concern, staff will add the goals to the agenda (along with the mission statement) to help raise internal awareness.

Laury Ward noted that, while just a 5/1 response, it wasn't addressed in Governance Committee, but she has a personal concern that anyone responded with less than full agreement to: **Board members demonstrate leadership and vision and work respectfully with each other.** She feels this response should always be 6/6. If anyone has any concerns, please talk with Judy or the Board Chair immediately. We will prioritize addressing any concerns regarding board integrity and/or the respect we show to one another.

Judy noted that we have a strong board and she hopes the new 2026 board will have as much integrity, belief, and desire as this one!

Chad Hendrickson made a motion to accept the 2025 Summary Results of the Confidential Board Survey. The motion was seconded by Carl Blowers. The motion carried, unanimously.

Audit Committee: Did not meet. No report.

Margaret Lawrence noted that she is the sitting committee chair and, with her term ending in December, a new chair needs to be selected. The board meets next on January 14, 2026, where a new Treasurer and this chairperson seat needs to be filled. Michell will reach out to Insero to schedule the Preaudit Meeting, sometime between January 15 and the February 2, 2026 audit start date.

BROADBAND

Mark Taylor reported that the NYS Connect All site has a great map that he plans to share at our January meeting, showing the updated line installations. The state posted an update in November (*see the Connect All website*). He will reach out to Jeff from Southern Tier Network to get an update on their recent installations too.

Mark noted that some of the \$660 million originally earmarked for this initiative has been held up by the federal government. The state is currently working to respond to the federal demands.

Executive Session

Not needed at today's meeting.

ADJOURNMENT:

A motion was made by John Terry to adjourn the December 10, 2025 meeting. The motion was seconded by Mark Taylor. The motion carried, unanimously.

The meeting adjourned at 5:33 pm.

Respectfully Submitted,

Laury Ward, Secretary
mak 12.11.2025

Schuyler County IDA
Profit & Loss Budget Performance
November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Nonoperating Revenues (ABO)					
Interest - Community Bank	978.65	416.67	9,451.41	4,583.37	5,000.00
Interest Income	1,075.66	458.33	6,870.78	5,041.63	5,500.00
Total Nonoperating Revenues (ABO)	2,054.31	875.00	16,322.19	9,625.00	10,500.00
Operating Income/Revenue (ABO)					
Agency Fees					
Capriotti - Mortgage Rec Exempt Fee	0.00		5,750.00		
Agency Fees - Other	0.00	0.00	0.00	0.00	0.00
Total Agency Fees	0.00	0.00	5,750.00	0.00	0.00
Application Fees					
Finger Lakes Railway LEASE	0.00		38,222.60		
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	208.96	208.96	208.96
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	5.00	5.00
					NOV'25 LHBC Admin Fees
Lease - Admin Fee - Lucky Hare	78.75	0.00	1,848.62	1,050.00	1,050.00
Lease - Admin Fee - Schooner	0.00	0.00	219.41	219.41	219.41
Lease - Admin Fee - VM Docks	0.00	0.00	2,791.27	2,600.00	2,600.00
Lease - Admin Fee - Wine & Gla	0.00	0.00	834.60	834.60	834.60
PILOT- Admin Fee-FL Railway	0.00	0.00	5,000.00	4,000.00	4,000.00
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	500.00	500.00	500.00
PILOT- Admin Wine&Glass Tour	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT-Admin Fee-WG Apartments	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT - Admin - FLX Gateway Ent	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT Admin- Above Grid Montou	0.00	0.00	0.00	0.00	0.00
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)	78.75	0.00	74,880.46	22,917.97	45,417.97
Rental & Financing Income					
Restaurant Equipment Lease	1,181.25	1,181.25	14,962.50	14,962.50	15,750.00
Total Rental & Financing Income	1,181.25	1,181.25	14,962.50	14,962.50	15,750.00
Restricted Income					
Lease Pass Thru - Lucky Hare Br					
Lucky Hare Brewing - Rev. Share	0.00		10,946.38		

Schuyler County IDA
Profit & Loss Budget Performance

November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
Lease Pass Thru - Lucky Hare Br - Other	1,575.00	1,496.25	18,861.25	18,952.50	19,950.00
Total Lease Pass Thru - Lucky Hare Br	1,575.00	1,496.25	29,807.63	18,952.50	19,950.00
Lease Pass Thru - Schooner 9/1	0.00	0.00	4,168.72	4,168.72	4,168.72
Lease Pass Thru - Wine & Glass	0.00	0.00	15,857.40	15,857.40	15,857.40
Lease Pass Thru -FLXCycleBoat3/	0.00		3,970.22		
Lease Pass Thru Vlg Mar Dock	0.00	0.00	53,034.18	48,976.54	48,976.54
LeasePassThru LakesideTrolle5/1	0.00	0.00	95.00	90.00	90.00
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	36,387.59	36,387.59	36,387.59
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	15,468.39	19,749.12	19,749.12
PILOT - Above Grid Montour 2/1	0.00	0.00	0.00	0.00	0.00
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	12,537.34	12,537.34	12,537.34
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	27,465.91	27,465.91	27,465.91
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,110.77	16,110.77	16,110.77
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	31,057.82	54,217.09	54,217.09
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	4,287.43	5,556.77	5,556.77
PILOT Glen Beacon 12/1	0.00	0.00	0.00	0.00	11,209.39
PILOT Lin Zhu 2/1	0.00	0.00	3,858.51	3,858.51	3,858.51
PILOT Montour House- Due 8/1	0.00	0.00	28,463.84	37,982.42	37,982.42
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	306,567.33	390,216.49	390,216.49
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,784.92	22,784.92	22,784.92
PILOT Water Works					
PILOT Water Works Center 9/1	0.00	0.00	14,270.80	20,459.45	20,459.45
Unit 41 - Due Sept. 1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 43 - Due Sept. 1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 45 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 47 - Due Sept 1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 49 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 51 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 53 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 55 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06
Unit 61 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06
Total PILOT Water Works	0.00	0.00	31,056.34	37,244.99	37,244.99
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	21,796.16	27,828.05	27,828.05
PILOT WGA -SEPP Due Sept 1	0.00	0.00	53,635.75	53,635.75	53,635.75
Total Restricted Income	1,575.00	1,496.25	718,411.25	833,620.88	845,827.77
Total Income	4,889.31	3,552.50	824,576.40	881,126.35	917,495.74
Gross Profit	4,889.31	3,552.50	824,576.40	881,126.35	917,495.74
Expense					
Nonoperating Expenses - ABO					
Interest/Finance Charges -PARIS	0.00		15.00		
Rest. Equipment - Depreciation	833.33	1,003.66	9,166.63	11,040.26	12,043.92

NOV'25

EquipDepreciation

Schuyler County IDA
Profit & Loss Budget Performance
November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
Total Nonoperating Expenses - ABO	833.33	1,003.66	9,181.63	11,040.26	12,043.92
Operating Expenses - ABO					
Other Operating Expenses -PARIS					
Advertising	0.00	0.00	461.68	100.00	200.00
Dues and Subscriptions					
IMPLAN	0.00	0.00	0.00	1,800.00	1,800.00
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	5,800.00	6,650.00
Insurance					
Flex Plus Five - D&O Insurance	0.00	0.00	2,697.00	2,900.00	2,900.00
Ultra Pack Plus-Gen. Liability	0.00	0.00	351.21	400.00	400.00
Total Insurance	0.00	0.00	3,048.21	3,300.00	3,300.00
Miscellaneous					
Records Management	0.00	0.00	375.00	500.00	500.00
Telephone/Postage	0.00	0.00	729.34	0.00	400.00
Total Other Operating Expenses -PARIS	0.00	0.00	8,614.23	9,700.00	11,250.00
Prof ServicesContracts - PARIS					
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00
AUDIT	0.00	0.00	8,400.00	8,400.00	8,400.00
Professional Fees incl Legal	0.00	0.00	20,493.00	0.00	25,000.00
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	100,000.00
Total Prof ServicesContracts - PARIS	0.00	0.00	98,893.00	78,400.00	203,400.00
Total Operating Expenses - ABO	0.00	0.00	107,507.23	88,100.00	214,650.00
Restricted Expense					
Lease - Schuyler Cty Pass Thru					
Lease- Wine & Glass Tours	0.00	0.00	15,857.40	15,857.40	15,857.40
Lease - Lakeside Trolley	0.00	0.00	95.00	90.00	90.00
Lease - FLX Cycle Boats	0.00	0.00	3,970.22	3,970.22	3,970.22
Lease - Lucky Hare Brewing					
LHBC Revenue Share	0.00		10,946.38		
Lease - Lucky Hare Brewing - Other	1,575.00	0.00	24,361.25	19,950.00	19,950.00
Total Lease - Lucky Hare Brewing	1,575.00	0.00	35,307.63	19,950.00	19,950.00
Lease - Schooner Excursions	0.00	0.00	4,168.72	4,168.72	4,168.72
Lease -Village Marina Docks	0.00	0.00	53,034.18	48,976.54	48,976.54
Total Lease - Schuyler Cty Pass Thru	1,575.00	0.00	112,433.15	93,012.88	93,012.88
PILOT-Wine & Glass Tour Holding	0.00	0.00	15,468.39	19,749.12	19,749.12
PILOT - First Second Dev.	0.00	0.00	12,537.34	12,537.34	12,537.34
PILOT Finger Lakes Rail	0.00	0.00	31,057.82	54,217.09	54,217.09
PILOT FLX Gate Enterprises	0.00	0.00	4,287.44	5,556.77	5,556.77
PILOT Glen Beacon	0.00	0.00	0.00	0.00	11,209.39

Schuyler County IDA
Profit & Loss Budget Performance

November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
PILOT Lin Zhu	0.00	0.00	3,858.52	3,858.51	3,858.51
PILOT LSE Musca	0.00	0.00	36,387.59	36,387.59	36,387.59
PILOT Montour House	0.00	0.00	28,463.84	37,982.42	37,982.42
PILOT NY Dix 1 Solar	0.00	0.00	27,465.91	27,465.91	27,465.91
PILOT NY Orange1 Solar	0.00	0.00	16,110.76	16,110.77	16,110.77
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	306,567.33	390,216.49	390,216.49
PILOT TJA-NY-DIX Solar	0.00	0.00	22,784.92	22,784.92	22,784.92
PILOT Water Works Center	0.00	0.00	14,270.79	20,459.45	20,459.45
PILOT Waterworks (Omnibus)	0.00	0.00	16,785.54	16,785.54	16,785.54
PILOT Watkins Brewery Holdings	0.00	0.00	21,796.16	27,828.05	27,828.05
PILOT WG Apts / SEPP	0.00	0.00	53,635.75	53,635.75	53,635.75
Total Restricted Expense	1,575.00	0.00	723,911.25	838,588.60	849,797.99
Total Expense	2,408.33	1,003.66	840,600.11	937,728.86	1,076,491.91
Net Ordinary Income	2,480.98	2,548.84	-16,023.71	-56,602.51	-158,996.17
Net Income	2,480.98	2,548.84	-16,023.71	-56,602.51	-158,996.17

Schuyler County IDA
Balance Sheet Prev Year Comparison
As of November 30, 2025

ASSETS

Current Assets

Checking/Savings

OPERATING CASH

	Nov 30, 25	Nov 30, 24	\$ Change	% Change
CCTC-CD_CLOSED 11/16/24	0.00	-879.15	879.15	100.0%
CCTC - CD-----CLOSED!	0.00	103,731.34	-103,731.34	-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 (3.75%) 4/06/26	102,138.23	127,189.25	-25,051.02	-19.7%
Comm Bank Savings -Redec	17,443.50	17,440.01	3.49	0.02%
COMMUNITY BANK (4.1%) 03/9/26	280,483.37	271,035.15	9,448.22	3.49%
Community Bank Checking	143,152.96	57,592.40	85,560.56	148.56%
Visions CD (3.75%; MAT 4/14/27)	51,074.48	0.00	51,074.48	100.0%
Visions FCU- Money Mkt	1,402.47	182.04	1,220.43	670.42%
Visions FDU - SAV	16.09	1,227.07	-1,210.98	-98.69%
Total OPERATING CASH	596,521.58	578,328.59	18,192.99	3.15%

Total Checking/Savings

596,521.58 578,328.59 18,192.99 3.15%

Other Current Assets

Accrued Interest Rec'vable Curr	271.00	234.00	37.00	15.81%
Lease Receivable - Current	46,453.00	20,320.00	26,133.00	128.61%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	198,690.00	172,520.00	26,170.00	15.17%

Total Current Assets

795,211.58 750,848.59 44,362.99 5.91%

Fixed Assets

Accumulated Depreciation- Equip	-12,499.63	46,989.02	-59,488.65	-126.6%
EQUIPMENT	50,000.36	0.00	50,000.36	100.0%

Total Fixed Assets

37,500.73 46,989.02 -9,488.29 -20.19%

Other Assets

Accrued Interest Receivable LT	3,211.00	3,483.00	-272.00	-7.81%
Accumulated Amortization	-39,643.00	-26,430.00	-13,213.00	-49.99%
Lease Receivable - LT	435,867.00	398,240.00	37,627.00	9.45%
Total Other Assets	399,435.00	375,293.00	24,142.00	6.43%

TOTAL ASSETS

1,232,147.31 **1,173,130.61** **59,016.70** **5.03%**

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	3,308.00	3,530.00	-222.00	-6.29%
Lease Liability - Current	9,781.00	8,475.00	1,306.00	15.41%

Schuyler County IDA
Balance Sheet Prev Year Comparison

As of November 30, 2025

	Nov 30, 25	Nov 30, 24	\$ Change	% Change
Security Deposits	4,375.00	4,375.00	0.00	0.0%
SHMR Annual Lease Passthru HOLD	3,491.25	0.00	3,491.25	100.0%
Total Other Current Liabilities	20,955.25	16,380.00	4,575.25	27.93%
Total Current Liabilities	24,626.39	20,051.14	4,575.25	22.82%
Long Term Liabilities				
Deferred Inflows of Resources	468,083.00	409,313.00	58,770.00	14.36%
Lease Liability LT	116,067.00	125,848.00	-9,781.00	-7.77%
Total Long Term Liabilities	584,150.00	535,161.00	48,989.00	9.15%
Total Liabilities	608,776.39	555,212.14	53,564.25	9.65%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	639,370.49	637,778.78	1,591.71	0.25%
Net Income	-16,023.71	-19,884.45	3,860.74	19.42%
Total Equity	623,370.92	617,918.47	5,452.45	0.88%
TOTAL LIABILITIES & EQUITY	1,232,147.31	1,173,130.61	59,016.70	5.03%

Schuyler County IDA

12/24/2025 11:31 AM

Register: OPERATING CASH:Community Bank Checking

From 11/01/2025 through 11/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/03/2025			Restricted Income:Leas...	Deposit - LHB...		X	1,575.00	141,970.53
11/03/2025			Rental & Financing Inc...	Deposit - LHB...		X	1,181.25	143,151.78
11/30/2025			Nonoperating Revenue...	Interest		X	1.18	143,152.96

SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Resolution Number #2026-01

RESOLUTION REAFFIRMING THE APPOINTMENT OF THE CHIEF EXECUTIVE OFFICER

A regular meeting of the Schuyler County Industrial Development Agency (the “Agency”) was held on the 14th day of January 14, 2026, at 5:00 p.m., at which a quorum was present and acting throughout.

WHEREAS, the Schuyler County Industrial Development Agency is a public benefit corporation duly organized and existing under Article 18-A of the New York State General Municipal Law; and

WHEREAS, pursuant to Section 856 of the New York State General Municipal Law and the Agency’s bylaws, the Agency is authorized to appoint a Chief Executive Officer/Chief Financial Officer to administer the day-to-day operations of the Agency; and

WHEREAS, the Board of Directors of the Agency previously appointed Judy McKinney Cherry to serve as Chief Executive Officer/Chief Financial Officer of the Agency; and

WHEREAS, the Board of Directors desires to annually reaffirm the appointment of the Chief Executive Officer/Chief Financial Officer and confirm its continued confidence in the leadership, performance, and service of Judy McKinney Cherry; and

WHEREAS, the Board of Directors finds that it is in the best interest of the Agency to reaffirm said appointment for the ensuing year.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Schuyler County Industrial Development Agency hereby reaffirms the appointment of Judy McKinney Cherry as Chief Executive Officer/Chief Financial Officer of the Agency, to continue serving in such capacity subject to the Agency’s bylaws, applicable law, and the terms and conditions of any existing employment agreement; and

BE IT FURTHER RESOLVED, that the Chief Executive Officer/Chief Financial Officer shall continue to exercise all powers and duties prescribed by law, the Agency’s bylaws, and resolutions of the Board of Directors; and

BE IT FURTHER RESOLVED, that the Chair, Vice Chair, and/or General Counsel of the Agency be, and hereby are, authorized to take any and all actions necessary to carry out the intent of this resolution; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

CERTIFICATION: The question of the adoption of the foregoing resolution (#2026-01) was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
Chad Hendrickson	[]	[]	[]	[]
Mark Taylor	[]	[]	[]	[]
Laury Ward	[]	[]	[]	[]
Carl Blowers	[]	[]	[]	[]
Erin Shawkey	[]	[]	[]	[]

Kai D'Alleva

[] [] [] []

The resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF SCHUYLER) ss:

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

That I have compared the foregoing extract of the minutes of the meeting of the Schuyler
County Industrial Development Agency (the “Agency”) including the resolution contained
therein, held on January 14, 2026, 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 relates 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 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 seal of said Agency this ____ day of _____, 2026.

Secretary

Laury Ward

[SEAL]

SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Resolution Number #2026-02

RESOLUTION AFFIRMING AUTHORIZED BANK ACCOUNT SIGNERS

A regular meeting of the Schuyler County Industrial Development Agency (the “Agency”) was held on January 14, 2026, at which a quorum was present and acting throughout.

WHEREAS, the Schuyler County Industrial Development Agency maintains one or more bank accounts for the purpose of conducting Agency business; and

WHEREAS, it is necessary and appropriate for the Agency to periodically affirm the individuals authorized to sign checks, drafts, and other instruments and to otherwise act with respect to such bank accounts; and

WHEREAS, the Board of Directors desires to reaffirm the authorized signers for the Agency’s bank accounts to ensure continuity of operations and compliance with Agency policies and applicable law;

NOW, THEREFORE, BE IT RESOLVED that:

- Authorized Signers.** The Board of Directors of the Schuyler County Industrial Development Agency hereby reaffirms that the following officers of the Agency are authorized signers on all Agency bank accounts, including checking, savings, and investment accounts, whether now existing or hereafter established:
 - Carl Blowers
 - Chad Hendrickson
 - Erin Shawkey
 - Judy McKinney Cherry
- Authority to Act.** Each authorized signer is hereby authorized, acting individually, to sign checks, drafts, transfers, and other instruments for and on behalf of the Agency, subject to any limitations set forth in the Agency’s bylaws, policies, or prior resolutions.
- Banks Authorized to Rely.** Any bank or financial institution at which the Agency maintains accounts is hereby authorized to rely upon this resolution and the signatures of the individuals holding the above offices until such institution receives written notice of amendment or revocation of this authority.
- Prior Actions Ratified.** All prior actions taken by the authorized signers consistent with this resolution are hereby ratified, confirmed, and approved.
- Effective Date.** This resolution shall take effect immediately upon adoption.

CERTIFICATION: The question of the adoption of the foregoing resolution (#2026-02) was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
Chad Hendrickson	[]	[]	[]	[]
Mark Taylor	[]	[]	[]	[]
Laury Ward	[]	[]	[]	[]
Carl Blowers	[]	[]	[]	[]

Erin Shawkey	[]	[]	[]	[]
Kai D'Alleva	[]	[]	[]	[]

The resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF SCHUYLER) ss:

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

That I have compared the foregoing extract of the minutes of the meeting of the Schuyler
County Industrial Development Agency (the “Agency”) including the resolution contained
therein, held on January 14, 2026, 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 relates 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 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 seal of said Agency this __ day of _____, 2026.

Secretary

Laury Ward

[SEAL]