



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: April 1, 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, April 8, 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. March 2026 Board Meeting Minutes*
7. **Financial Statements**
 - a. Financial Reports – February 2026*
8. **New Business**
 - a. Resolution 2026-03: Request Transfer of State Property to SCIDA*
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***

*Requires Action

Join Zoom Meeting

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

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

Meeting ID: 834 6614 7851

The next meeting is scheduled for May 13, 2026 at 5:00 p.m.

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – March 11, 2026**

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

Roll Call:	Chad Hendrickson	Vice Chair
	Laury Ward	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Mark Taylor	Member
	Erin Shawkey	Member
	Carl Taber	Board Emeritus
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
Absent/Excused:	Kai D’Alleva	Member
Guest:	Evan Cleveland	Insero Advisors
	Duane Shoen	Insero Advisors
	Shawn Rosno	Schuyler County Administrator
	Scott Burnside	Community Member
	Rich Brown	M.E.G.
	Daniel Jenkins	M.E.G.
	Craig Stanley	M.E.G.

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Chad Hendrickson introduced the guests in attendance.

Public Comment: No public comments were made.

Meeting Minutes – January 2026

Carl Blowers made a motion to accept the January 2026 minutes, as written. The motion was seconded by Mark Taylor. The motion carried, unanimously.

Financials

Judy McKinney Cherry reviewed the December 2025 and January 2026 Financial Reports.

Mark Taylor made a motion to accept the December 2025 and January 2026 financial reports. The motion was seconded by Laury Ward. The motion carried, unanimously.

Community Bank CD Maturing 3/9/2026:

SCIDA has a \$283,000 CD that reached has maturity, so we need to decide what to do with the funds. SCIDA is not currently expecting to have any high-dollar expenses that would require these funds. Erin Shawkey reviewed the available interest rates from all Schuyler County financial institutions. The board directed staff to pull the funds from Community Bank and reinvest the full amount at Visions FCU, for the current best CD rate of 3.65% for 12 months.

New Business

2025 Audit – Presented by Insero Advisors, LLC

Evan Cleveland introduced Duane Shoen. The ABO requires audit partner rotation every five years. In 2026, Duane will be SCIDA’s audit partner. The same team of staff will still conduct the audit; however, Duane will supervise this process for 2026. Evan will be back as the partner in 2027, after the rotation.

Evan reviewed the 2025 Executive Summary and Financial Report. Inero has provided an Unmodified Opinion for the Auditors' Report on Financial Statements and Supplementary Information and the Auditors' Report on Internal Control Over Financial Reporting and Compliance. This is the best report they can provide, meaning they found no issues and encountered no trouble in completing the audit process. Evan thanked Michell for her work. He appreciates that she asks questions when they arise, instead of waiting for the audit process to begin.

Next year, there will be a new GASB requirement, GASB 103. It will not require any changes to current processes or additional work on SCIDA's end. The rules requires Inero to provide additional information on the financial report, making it easier for non-accountants to read and understand the report. It will require additional hours of work for Inero, so there will likely be an increase in the cost of next years' audit.

Upon approval of this draft report, Inero will send a final report that must be submitted to PARIS by March 31.

2025 Financial Report*

Mark Taylor made a motion to accept the 2025 Audit and Financial Report. The motion was seconded by Laury Ward. The motion carried, unanimously.

2025 Annual Reports for PARIS:

- **2025 Internal Control Over Financial Reporting***
- **2025 Annual Accomplishments and Operations Report***
- **2025 Mission Statement and Measurement Report***
- **2025 Investment Report***
- **2025 Property Disposition Guidelines***
- **2025 Annual Report***

Judy McKinney Cherry reviewed the annual documents that were included in the March 2026 board packet (2025 Internal Control Over Financial Reporting, 2025 Annual Accomplishments and Operations Report, 2025 Mission Statement and Measurement Report, 2025 Investment Report, 2025 Property Disposition Guidelines, and the 2025 Annual Report).

The board noted a few changes that are needed on the Board Member page of the 2025 Annual Accomplishments and Operations Report:

- Chad Hendrickson should be listed as the Vice Chair for 2025.
- The term end date for Chad Hendrickson should be 2026.
- The term end date for John Terry should be 2025.
- The term end date for Mark Taylor should be 2027.

Carl Blowers made a motion to accept the 2025 Annual Report, 2025 Internal Control Over Financial Reporting, 2025 Mission Statement and Measurement Report, 2025 Investment Report, 2025 Property Disposition Guidelines, and the 2025 Annual Accomplishments and Operations Report (after the previously noted Board Member changes have been completed). The motion was seconded by Erin Shawkey. The motion carried, unanimously.

2026 UPDATED SCOPED Succession and Transition Plan*

This is SCOPED Succession and Transition Policy. Because they do the administrative work for the IDA, they're asking for approval of this plan from the IDA Board. The only change from when the IDA approved this in 2024, is the change from Kerri Green (no longer with SCOPED) to Wendy Shutter, the new Economic Development Specialist.

Laury Ward made a motion to accept the 2026 UPDATED SCOPED Succession and Transition Plan. The motion was seconded by Erin Shawkey. The motion carried, unanimously.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

Judy and Wendy met with the DEC earlier today. They will act to better secure the site, including adding additional locks and placing barriers in the driveway. They noted that the land is considered park land, and as owners of the property, the DEC will decide if/what charges will be filed. Anyone entering any building or stealing any items will be charged with trespassing and/or theft. The Schuyler County Sheriff's Office is now checking on the site regularly.

Although our consulting company did send the updated proposal for the wastewater review study, the building that houses the wastewater system has been breached and there is now severe damage to the wastewater treatment equipment, to the extent that we are uncertain if the wastewater study can even be completed. The consultants have agreed to revisit the site, examine the damage, and determine if the review can be completed with the equipment that remains. The way some items are now arranged, it appears that whoever broke into the building may be planning to return and remove them.

Several cameras have been stolen since we began monitoring the site. Staff installed another three cameras on Friday. On Sunday alone, staff called police to report intruders 11 different times. Yesterday (Tuesday), another camera was stolen. As the weather is improving, uninvited visits to the site seem to be increasing. How can we get people to understand that they're stealing from themselves? How can we best share that we're trying to recruit a new business to the site, which will create jobs and additional income for Monterey, but the ongoing vandalism and theft will scare away a good investor?

The question was raised whether it was worth it to hire onsite security. No, we don't own the property.

A.B.O./PAAA- Judy will submit the 2025 approved reports by the deadline, March 31, 2026.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: Did not meet. No report.

Audit Committee: The Audit Committee met earlier today and approved to move the draft audit report forward to the full board.

BROADBAND

Mark Taylor reported that he did receive an update from STN but that he will table it until the April 8th meeting.

Executive Session

A motion was made by Carl Blowers to enter into Executive Session, pursuant to the Allowable OML Item #8: The proposed acquisition, sale or lease of real property or the proposed acquisition of securities. The motion was seconded by Laury Ward. The motion carried, unanimously. The Board entered into Executive Session at 5:38 p.m.

A motion was made by Carl Blowers to leave Executive Session. The motion was seconded by Mark Taylor. The motion carried, unanimously. The Board came out of Executive Session at: 6:31 p.m.

ADJOURNMENT:

Carl Blowers made a motion to adjourn the March 11, 2026 meeting. The motion was seconded by Erin Shawkey. The motion carried, unanimously.

The meeting adjourned at 6:32 pm.

Respectfully Submitted,

Laury Ward, Secretary

mak 03/05/2026

Schuyler County IDA Profit & Loss Budget Performance February 2026

	Feb 26	Budget	Jan - Feb 26	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	988.83	416.66	1,974.23	833.32	5,000.00	
Interest Income	1.66	458.33	955.64	916.66	5,500.00	Feb'26 Interest Earnings
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	
Total Nonoperating Revenues (ABO)	990.49	874.99	2,929.87	1,749.98	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees						
Capriotti - MortgageRecExempFee	0.00	0.00	0.00	0.00	0.00	
Total Agency Fees	0.00	0.00	0.00	0.00	0.00	
Application Fees	0.00	0.00	0.00	0.00	0.00	
ETP Grant Reimburse(WW Study)	0.00	0.00	0.00	0.00	49,600.00	
Finger Lakes Railway LEASE	0.00	0.00	0.00	0.00	41,537.05	
FLX Gateway Lease	0.00	0.00	0.00	0.00	21,000.00	
Interest - PILOT Late Fee	0.00	0.00	0.00	0.00	0.00	
Lease - Admin Fee - FLX CYCLEBO	0.00	0.00	0.00	0.00	217.32	
Lease - Admin Fee - Lakeside Tr	5.00	0.00	5.00	0.00	5.00	2026 Admin (5%)
Lease - Admin Fee - Lucky Hare						
LHBC Revenue Share - 5/1	0.00	0.00	0.00	0.00	587.64	
Lease - Admin Fee - Lucky Hare - Other	52.50	0.00	105.00	0.00	1,076.00	Feb'26 Admin (5%)
Total Lease - Admin Fee - Lucky Hare	52.50	0.00	105.00	0.00	1,663.64	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	230.38	
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,875.01	
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	855.45	
PILOT- Admin Fee-FL Railway	0.00	0.00	0.00	0.00	5,000.00	
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	0.00	0.00	500.00	
PILOT- Admin Wine&Glass Tour	0.00	0.00	0.00	0.00	0.00	
PILOT-Admin Fee-WG Apartments	0.00	0.00	0.00	0.00	1,500.00	
PILOT - Admin - FLX Gateway Ent	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin- Above Grid Montou	0.00	1,500.00	0.00	1,500.00	1,500.00	*Paid MAR'26
PILOT Admin Fee- TJA-NY-DIX SOL	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2026 PILOT Admin
PILOT Admin Fee - First Second	0.00	1,500.00	1,500.00	1,500.00	1,500.00	*Paid JAN'26
PILOT Admin Fee - Glen Beacon	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin Fee - Lin Zhu	0.00	1,500.00	1,500.00	1,500.00	1,500.00	*Paid JAN'26
PILOT Admin Fee DIX 1 Solar	0.00	1,500.00	0.00	1,500.00	1,500.00	*Paid MAR'26
PILOT Admin Fee LSE MUSCA SOLAR	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2026 PILOT Admin
PILOT Admin Fee Orange 1 Solar	0.00	1,500.00	0.00	1,500.00	1,500.00	*Paid MAR'26
Total Operating Income/Revenue (ABO)	3,057.50	10,500.00	6,110.00	10,500.00	138,483.85	
Rental & Financing Income						
Restaurant Equipment Lease	826.88	826.88	1,653.76	1,653.76	15,671.27	Feb'26 EquipRent
Total Rental & Financing Income	826.88	826.88	1,653.76	1,653.76	15,671.27	

Schuyler County IDA Profit & Loss Budget Performance February 2026

	Feb 26	Budget	Jan - Feb 26	YTD Budget	Annual Budget	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	0.00	0.00	0.00	0.00	11,165.31	
Lease Pass Thru - Lucky Hare Br - Other	1,050.00	0.00	2,100.00	0.00	20,444.00	Feb'26 Lease Pmt IN
Total Lease Pass Thru - Lucky Hare Br	1,050.00	0.00	2,100.00	0.00	31,609.31	
Lease Pass Thru - Schooner 9/1	0.00	0.00	0.00	0.00	4,377.16	
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	16,253.55	
Lease Pass Thru -FLXCycleBoat3/	0.00	0.00	0.00	0.00	4,129.02	
Lease Pass Thru Vlg Mar Dock	0.00	0.00	0.00	0.00	54,625.21	
LeasePassThru LakesideTrolle5/1	95.00	0.00	95.00	0.00	95.00	2026 Lease Pmt IN
PILOT- LSE Musca Solar- Due 2/1	37,242.36	37,091.15	37,242.36	37,091.15	37,091.15	2026 PILOT IN
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour 2/1	0.00	35,206.13	0.00	35,206.13	35,206.13	
PILOT - FIRST SECOND DEV. 2/1	0.00	10,890.83	9,853.81	10,890.83	10,890.83	
PILOT - NY DIX 1 Solar-Due 2/1	0.00	26,755.72	0.00	26,755.72	26,755.72	
PILOT -NY Orange1 Solar-Due 2/1	0.00	16,325.63	0.00	16,325.63	16,325.63	
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	0.00	0.00	31,057.82	
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	0.00	0.00	10,387.37	
PILOT Glen Beacon 12/1	0.00	0.00	0.00	0.00	8,806.48	
PILOT Lin Zhu 2/1	0.00	3,031.38	2,742.73	3,031.38	3,031.38	
PILOT Montour House- Due 8/1	0.00	0.00	0.00	0.00	32,989.43	
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	324,600.70	
PILOT TJA-NY-DIX Solar 2/1	22,802.38	22,810.29	22,802.38	22,810.29	22,810.29	2026 PILOT IN
PILOT Water Works						
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,053.87	
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 53 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 55 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Total PILOT Water Works	0.00	0.00	0.00	0.00	37,175.11	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	25,519.99	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	54,708.47	
Total Restricted Income	61,189.74	152,111.13	74,836.28	152,111.13	806,567.30	
Total Income	66,064.61	164,313.00	85,529.91	166,014.87	971,222.42	
Gross Profit	66,064.61	164,313.00	85,529.91	166,014.87	971,222.42	
Expense						
Nonoperating Expenses - ABO						

Schuyler County IDA Profit & Loss Budget Performance February 2026

	Feb 26	Budget	Jan - Feb 26	YTD Budget	Annual Budget	
Rest. Equipment - Depreciation	833.33	833.33	1,666.66	1,666.66	9,999.96	Feb'26 Depreciation
Total Nonoperating Expenses - ABO	833.33	833.33	1,666.66	1,666.66	9,999.96	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	0.00	0.00	0.00	0.00	400.00	
Dues and Subscriptions						
IMPLAN	0.00	0.00	0.00	0.00	7,500.00	
NYSEDC	0.00	0.00	0.00	0.00	850.00	
Website & Hosting (GIS)	0.00	0.00	0.00	0.00	4,000.00	
Total Dues and Subscriptions	0.00	0.00	0.00	0.00	12,350.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	0.00	0.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	0.00	0.00	400.00	
Total Insurance	0.00	0.00	0.00	0.00	3,300.00	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	0.00	0.00	500.00	
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
Total Other Operating Expenses -PARIS	0.00	0.00	0.00	0.00	17,150.00	
Prof ServicesContracts - PARIS						
Administration	70,000.00	0.00	70,000.00	70,000.00	70,000.00	2026 SCOPED Admin
AUDIT	7,000.00	7,190.40	7,000.00	7,190.40	8,988.00	2026 Audit(Progress)
Professional Fees incl Legal	0.00	0.00	3,755.50	0.00	25,000.00	
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	49,600.00	
Total Prof ServicesContracts - PARIS	77,000.00	7,190.40	80,755.50	77,190.40	153,588.00	
Supplies & Materials - PARIS						
Office Supplies	0.00		61.55			
Total Supplies & Materials - PARIS	0.00		61.55			
Total Operating Expenses - ABO	77,000.00	7,190.40	80,817.05	77,190.40	170,738.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	16,253.55	
Lease - Lakeside Trolley	95.00	0.00	95.00	0.00	95.00	2026 Lease Pmt OUT
Lease - FLX Cycle Boats	0.00	0.00	0.00	0.00	4,129.02	
Lease - Lucky Hare Brewing						
LHBC Revenue Share	0.00	0.00	0.00	0.00	11,165.31	
Lease - Lucky Hare Brewing - Other	1,050.00	0.00	2,100.00	0.00	20,444.00	Feb'26 Lease Pmt OU
Total Lease - Lucky Hare Brewing	1,050.00	0.00	2,100.00	0.00	31,609.31	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,377.16	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	54,625.21	
Total Lease - Schuyler Cty Pass Thru	1,145.00	0.00	2,195.00	0.00	111,089.25	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour Sola	0.00	35,206.13	0.00	35,206.13	35,206.13	

Schuyler County IDA Profit & Loss Budget Performance February 2026

	Feb 26	Budget	Jan - Feb 26	YTD Budget	Annual Budget	
PILOT - First Second Dev.	0.00	10,890.83	9,853.81	10,890.83	10,890.83	
PILOT Finger Lakes Rail	0.00	0.00	0.00	0.00	31,057.82	
PILOT FLX Gate Enterprises	0.00	0.00	0.00	0.00	10,387.37	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	8,806.48	
PILOT Lin Zhu	0.00	3,031.38	2,742.73	3,031.38	3,031.38	
PILOT LSE Musca	37,242.36	37,091.15	37,242.36	37,091.15	37,091.15	2026 PILOT OUT
PILOT Montour House	0.00	0.00	0.00	0.00	32,989.43	
PILOT NY Dix 1 Solar	0.00	26,755.72	0.00	26,755.72	26,755.72	
PILOT NY Orange1 Solar	0.00	16,325.63	0.00	16,325.63	16,325.63	
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	0.00	0.00	324,600.70	
PILOT TJA-NY-DIX Solar	22,802.38	22,810.29	22,802.38	22,810.29	22,810.29	2026 PILOT OUT
PILOT Water Works Center	0.00	0.00	0.00	0.00	20,053.87	
PILOT Waterworks (Omnibus)	0.00	0.00	0.00	0.00	17,121.24	
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	25,519.99	
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	54,708.47	
Total Restricted Expense	61,189.74	152,111.13	74,836.28	152,111.13	806,567.30	
Total Expense	139,023.07	160,134.86	157,319.99	230,968.19	987,305.26	
Net Ordinary Income	-72,958.46	4,178.14	-71,790.08	-64,953.32	-16,082.84	
Net Income	-72,958.46	4,178.14	-71,790.08	-64,953.32	-16,082.84	

Note: SCOPED ADMIN FEE
 Paid in FEB instead of JAN.

Also - Several PILOT Admin
 Fees were paid in JAN & MAR.

Schuyler County IDA Balance Sheet Prev Year Comparison As of February 28, 2026

	Feb 28, 26	Feb 28, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC - CD-----CLOSED!	0.00	106,058.01	-106,058.01	-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	103,090.77	127,189.25	-24,098.48	-18.95%
Comm Bank Savings -Redec	17,444.36	17,440.87	3.49	0.02%
COMMUNITY BANK (4.1%) 03/9/26	283,407.11	271,983.86	11,423.25	4.2%
Community Bank Checking	94,454.06	10,088.10	84,365.96	836.29%
Visions CD (3.75%; MAT 4/14/27)	51,322.24	0.00	51,322.24	100.0%
Visions FCU- Money Mkt	1,406.51	182.04	1,224.47	672.64%
Visions FDU - SAV	16.09	1,227.07	-1,210.98	-98.69%
Total OPERATING CASH	<u>551,951.62</u>	<u>534,979.68</u>	<u>16,971.94</u>	<u>3.17%</u>
Total Checking/Savings	551,951.62	534,979.68	16,971.94	3.17%
Other Current Assets				
Accrued Interest Rec'vable Curr	310.00	271.00	39.00	14.39%
Lease Receivable - Current	49,203.00	46,453.00	2,750.00	5.92%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	<u>201,479.00</u>	<u>198,690.00</u>	<u>2,789.00</u>	<u>1.4%</u>
Total Current Assets	753,430.62	733,669.68	19,760.94	2.69%
Fixed Assets				
Accumulated Depreciation- Equip	-14,999.62	-4,999.66	-9,999.96	-200.01%
EQUIPMENT	<u>50,000.36</u>	<u>50,000.36</u>	<u>0.00</u>	<u>0.0%</u>
Total Fixed Assets	35,000.74	45,000.70	-9,999.96	-22.22%
Other Assets				
Accrued Interest Receivable LT	2,901.00	3,211.00	-310.00	-9.65%
Accumulated Amortization	-52,858.00	-39,643.00	-13,215.00	-33.34%
Lease Receivable - LT	368,612.00	435,867.00	-67,255.00	-15.43%
Total Other Assets	<u>318,655.00</u>	<u>399,435.00</u>	<u>-80,780.00</u>	<u>-20.22%</u>
TOTAL ASSETS	<u><u>1,107,086.36</u></u>	<u><u>1,178,105.38</u></u>	<u><u>-71,019.02</u></u>	<u><u>-6.03%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Total Accounts Payable	<u>3,671.14</u>	<u>3,671.14</u>	<u>0.00</u>	<u>0.0%</u>
Other Current Liabilities				
Accrued Interest Liability	3,051.00	3,308.00	-257.00	-7.77%
Lease Liability - Current	11,182.00	9,781.00	1,401.00	14.32%
Security Deposits	4,375.00	4,375.00	0.00	0.0%

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of February 28, 2026

	<u>Feb 28, 26</u>	<u>Feb 28, 25</u>	<u>\$ Change</u>	<u>% Change</u>
SHMR Annual Lease Passthru HOLD	6,483.75	0.00	6,483.75	100.0%
Total Other Current Liabilities	<u>25,091.75</u>	<u>17,464.00</u>	<u>7,627.75</u>	<u>43.68%</u>
Total Current Liabilities	28,762.89	21,135.14	7,627.75	36.09%
Long Term Liabilities				
Deferred Inflows of Resources	399,964.00	468,083.00	-68,119.00	-14.55%
Lease Liability LT	104,885.00	116,067.00	-11,182.00	-9.63%
Total Long Term Liabilities	<u>504,849.00</u>	<u>584,150.00</u>	<u>-79,301.00</u>	<u>-13.58%</u>
Total Liabilities	533,611.89	605,285.14	-71,673.25	-11.84%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	645,240.41	639,370.49	5,869.92	0.92%
Net Income	-71,790.08	-66,574.39	-5,215.69	-7.83%
Total Equity	<u>573,474.47</u>	<u>572,820.24</u>	<u>654.23</u>	<u>0.11%</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,107,086.36</u></u>	<u><u>1,178,105.38</u></u>	<u><u>-71,019.02</u></u>	<u><u>-6.03%</u></u>

Schuyler County IDA

3/18/2026 8:50 AM

Register: OPERATING CASH:Community Bank Checking

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/04/2026			Undeposited Funds	Deposit - LSE ...		X	38,742.36	205,312.88
02/04/2026	4867	Schuyler County Tre...	Restricted Expense:PIL...	LSE MUSCA (...	7,876.81			197,436.07
02/04/2026	4868	Town of Orange	Restricted Expense:PIL...	LSE MUSCA (...	8,166.33			189,269.74
02/04/2026	4869	Bradford Central Sch...	Restricted Expense:PIL...	LSE MUSCA (...	21,199.22			168,070.52
02/05/2026			-split-	Deposit - LHB...		X	1,876.88	169,947.40
02/06/2026			Undeposited Funds	Deposit - Lakes...		X	100.00	170,047.40
02/06/2026	4870	Schuyler County Tre...	Restricted Expense:Lea...	2026 Lease Pay...	95.00			169,952.40
02/10/2026			Undeposited Funds	Deposit - TJA-...		X	24,302.38	194,254.78
02/10/2026	4871	Schuyler County Tre...	Restricted Expense:PIL...	TJA-NY-Dix S...	6,827.98			187,426.80
02/10/2026	4872	Town of Dix	Restricted Expense:PIL...	TJA-NY-Dix S...	4,290.71	X		183,136.09
02/10/2026	4873	Watkins Glen School...	Restricted Expense:PIL...	TJA-NY-Dix S...	11,683.69	X		171,452.40
02/18/2026	4874	Insero & Co. CPA	Accounts Payable	Cust# 4298.C...	7,000.00			164,452.40
02/20/2026	4875	SCOPED	Operating Expenses - ...	2026 Administr...	70,000.00	X		94,452.40
02/23/2026			Nonoperating Revenue...	Deposit - KSI (...		X	0.01	94,452.41
02/28/2026			Nonoperating Revenue...	Interest		X	1.65	94,454.06

PRELIMINARY RESOLUTION
(Monterey Correction Facility Redevelopment Project)

A regular meeting of the Schuyler County Industrial Development Agency was convened on Wednesday, April 8, 2026.

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

Resolution No. 2026 - 03

RESOLUTION OF THE SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING PRELIMINARY ACTIONS TOWARD THE ACQUISITION AND REDEVELOPMENT OF THE FORMER MONTEREY CORRECTIONAL FACILITY (THE "FACILITY", AS MORE PARTICULARLY DESCRIBED HEREIN

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, the former Monterey Shock Incarceration Correctional Facility (the "Facility") is located at 2150 Evergreen Hill Road in the Town of Orange, New York, and situated on an approximately 25 acre portion of tax parcel number 82-1-12.1 (the "Land"), and is comprised of various existing former correctional facility dormitories, administrative buildings, utility improvements and structures, and various security and infrastructure improvements (the "Existing Improvements"); and

WHEREAS, the Facility has been decommissioned as an active correctional facility since 2014, and is owned by the State of New York (the "State"), and under the jurisdiction and control of the New York State Department of Environmental Conservation ("NYSDEC"); and

WHEREAS, in furtherance of the redevelopment of the Facility, the Agency previously entered into a certain Memorandum of Understanding (the "MOU") with NYSDEC, New York State Department of Corrections and Community Supervision ("DOCCS"), Empire State Development Corporation ("ESDC") and Schuyler County (the "County"), wherein the parties agreed to undertake certain studies, feasibility reports and marketing efforts for the sale and redevelopment of the Facility; and

WHEREAS, in furtherance of the spirit and intent of the MOU, the Agency desires to undertake certain preliminary actions in connection with the direct acquisition of the Facility from the State, by and through NYSDEC, New York State Office of General Services ("OGS"), and ESDC, all in furtherance of facilitating the sale of all or portions of the Facility and to enable

private sector investment and employment opportunities within the Facility in the form of one or more acceptable uses, as defined within the MOU; and

WHEREAS, the Agency desires to authorize certain preliminary actions with respect to the acquisition of the Facility (herein, the “Acquisition”), as set forth herein.

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

Section 1. 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 preliminary actions to be taken by the Agency will induce the Acquisition and eventual redevelopment of the Facility, 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 Agency has identified the Facility as a critical asset in need of redevelopment efforts, and the actions authorized herein are in the best interests of the Agency, County and region; and

(E) This resolution is intended to constitute the declaration of the Agency’s “official intent” to reimburse expenditures in connection with the Acquisition and any related redevelopment projects at or within the Facility if and to the extent that the Agency and/or any future user of the Facility desire to finance the Acquisition and/or any qualifying redevelopment project(s) with tax exempt bond financings in accordance with the Internal Revenue Code (the “Code”), including with proceeds of obligations issued for those purposes in accordance with Treasury Department Regulation Section 1.150-2.

Section 2. The Agency hereby authorizes the undertaking of preliminary activities in furtherance of the Acquisition, including:

- (i) Working directly with NYSDEC, DOCCS, OGS, ESDC, the County and other stakeholders with respect to the terms of Acquisition, including the negotiation of terms and preparing a Purchase and Sale Agreement (“PSA”);
- (ii) Establishing a working budget for the Acquisition, including all costs and fees necessary and appropriate to acquire title to the Facility;
- (iii) Undertaking preliminary actions associated with regulatory approvals required to undertake the Acquisition, including compliance with the Public Authorities Accountability Act (“PAAA”), State Environmental Quality Review Act

- (“SEQRA”), and any other necessary regulatory approvals and permits as necessary to undertake the Acquisition;
- (iv) Applying for and securing Federal, State and Local sources of funds in the forms of grants, loans and other sources of funds to undertake the Acquisition and any related redevelopment efforts to be led by the Agency;
 - (v) Such other actions and undertakings necessary and appropriate to undertake the Acquisition in compliance with all applicable laws.

Section 3. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to negotiate (but not execute or deliver) the PSA and such other agreements required to undertake the Acquisition.

Section 4. 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 5. 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
Kai D’Alleva	[]	[]	[]	[]
Carl Blowers	[]	[]	[]	[]
Erin Shawkey	[]	[]	[]	[]
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 April 8, 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 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 _____, 2026.

(Acting) Secretary

[SEAL]