



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: November 5, 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, November 12, 2025 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. October 2025 Board Meeting Minutes*
7. **Financial Statements**
 - a. Financial Reports for September 2025*
8. **New Business**
 - a. Haentges Holdings, LLC – Project Authorizing Resolution #11/2025-05*
 - b. 2026 Board Vacancies
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 – *Schedule meeting to review 2025 Confidential Board Survey Results.*
 - 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 December 10, 2025 at 5:00 p.m.

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – October 15, 2025**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:00 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
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Kevin Murphy	Board Emeritus
Guest:	Carl Taber	Community Member
	Shawn Rosno	Schuyler County Administrator

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: John Terry welcomed Carl Taber and Shawn Rosno.

Public Comment: No comments were made.

Meeting Minutes – September 2025

Chad Hendrickson asked to remove the note of his late arrival. Michell will adjust to reflect his full attendance.

Mark Taylor made a motion to accept September 2025 minutes after the attendance correction. The motion was seconded by Margaret Lawrence. The motion carried, unanimously.

Financials

Margaret Lawrence reviewed the August 2025 Financial Reports. Operating income includes interest earnings and administrative fee income; operating expenses include certified mail postage for the PILOT termination notices to ATJs. Restricted lines show the PILOT and lease passthrough payments. Margaret noted that the CD that matured in September was renewed at CCTC at 3.75% for 6 months. We will have another CD maturing November 16th; we'll discuss that at our November meeting.

Mark Taylor made a motion to accept the August 2025 financial reports. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

Proposed 2026 Budget

Margaret Lawrence presented the 2026 Proposed Budget. The Finance Committee met prior to this meeting and approved the proposed budget to move forward. The committee feels it's reasonable and appropriately reflects our needs and goals. Income is conservative (even though it's up from 2025) and expenses are more liberal (even though they're down from 2025), which will allow for some flexibility. This years' budget puts us in a better position than last year. Some items to note: All assumptions are listed in red. If we don't receive ETP reimbursement, we won't have the expense (those items will be washed). If we don't have to spend any additional legal fees or other surprises, our EOY bottom line should be positive!

Margaret Lawrence made a motion to approve the 2026 Proposed Budget. The motion was seconded by Mark Taylor.

The question of the adoption of Proposed 2026 SCIDA Budget was duly put to vote on roll call, which resulted as follows:

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

The 2026 Proposed Budget was thereupon duly adopted.

New Business

Required Annual Forms

Please complete your annual forms and return to Michell by the November 12th Board meeting. Michell will compile the 2025 Confidential Survey results and provide the summary to the Governance Committee.

2026 Board Vacancies – Interested Candidates

We currently have three vacancies for 2026. We have one vacancy carried over from 2025, and Margaret and John will term out in December. We placed the ad, which ran for the required three weeks. We received just one (1) letter of interest, from Peggy Scott, from Burdett. She is a local, retired mail carrier, and is currently active on three non-profits. She is interested in giving back to the community. Judy also received an email from a gentleman that served on the FLX CDC Board, stating he would like to be more involved, but he did not submit an official letter of interest or resume. The question was raised if the interested candidates from 2025 showed interest in coming on in 2026. No official interest was submitted.

We cannot operate without a full board. Since we only received one application and have three vacancies, we can reach out to people who we feel would make a good addition to the board to gauge their interest. The need to have strong financial skillset and housing development experience was reiterated.

Some names were shared and their skillsets and connections to the community were discussed:

- Chelsea Stamp – She is a CPA, well-spoken, and competent. She does have a busy schedule but has served on other boards with good attendance.
- Kai D’Alleva – Watkins Glen School District Superintendent. He has a connection with the community and has a big interest in housing.
- Carl Taber – Former member. Is interested but was gauging the interest that came forward first.
- Chris Duane – Works for WGI. Has an interest in building the community.
- Erin Shawkey – She had interest last year, but the board decided to keep the seat vacant. She is not a CPA but does have a good financial understanding.

The Board discussed the traits they’d like to have in a new member:

- We will want to ensure that each person is aware of the commitment–attendance for quorum is vital.
- The candidate will need to be open to participating in discussions and comfortable making difficult decisions. We will also want to know how they will handle a situation when they’re confronted with negative feedback as #1) a Board member and #2) a member of the community, about projects that the community may not want.
- They will also need a role that does not have a high likelihood for conflicts of interest.
- We will need to inquire about their financial and housing experience.

- We should ask them why they want to be a Board member.
- We should ask them specifically, “What do you see is needed to help improve or change the community.” This question will help to filter out anyone not interested in changing the community to help to move it forward.

The Board discussed the needed timing:

- The full board must make a decision at the November 12th meeting, to get it to the Legislature in time for CDNR Committee Review (on Nov. 25), and then to the full legislative board for final approval by their EOY meeting (Dec. 8), to be able to seat the new members in January 2026.

Discussion was held if they would submit their nominees in December to the existing legislature or if they’d prefer to wait until the new board is seated in January. Thoughts were varied – with some feeling we should submit all three now, and some thinking we should submit two now and wait until January to submit the third, thinking a new legislature may be more open to listening to the needs the IDA has previously presented. The group asked about the previous nominee, Johanna Anderson, who has the exact skillset we’re looking for. The idea of waiting to submit her for consideration until after the new Board is seated was presented. It was decided to review the responses of the candidates and decide how many to put through after the initial review.

The group held a discussion on the best way to proceed:

The questions will be sent to the interested candidates so they can write out their responses.

Individual board members will reach out to the candidates they know–

- Judy will reach out to Chris Duane and Peggy Scott.
- Chad will reach out to Chelsea Stamp, Erin Shawkey, and Kai D’Alleva.
- John will reach out to Carl Taber.

Judy will adjust the questionnaire, and Michell will turn that into a fillable PDF for ease of completion. The questionnaire will be sent to Chad and John to reach out to their candidates. We will ask the completed forms, letter of interest, and current resume (including physical address, email, and phone number) to be returned to the SCOPED office by next week.

ONGOING BUSINESS

Haentges Holdings, LLC – Update

There is no Project Authorizing Resolution ready for your vote. The attorneys have been working directly with the village and county to get the SEQR with the negative declaration, to no avail. We cannot take action without it. An additional issue has also arose, because additional costs have been added and the length of time for the grant reimbursement, the original bank is now hesitant to sign a commitment letter. Judy spoke with Josh and has connected him with Johanna Anderson at Tompkins Bank. She was on the Montour Falls New York Forward Local Planning Council and is familiar with this project. She will do all she can to help Josh get the funding he needs!

The Board shared a general concern about the village not completing the SEQR, as this is a standard procedure. There also doesn’t seem to be one available for the wetlands fill-in project behind the Humaine Society.

Camp Monterey Facilities Assessment – Update

Judy talked with the DEC today and they feel Camp Monterey is an intriguing site for advanced energy.

Judy submitted the ETP application and continues to follow up on it. The state is working on this, but we’ve not done an ETP grant in the Southern Tier before so they’re working with Yates County on how to process this.

Judy shared her concerns about vandalism on the site. It's no longer just removing metal items for scrap, it's now simply vandalism to damage the property.

On Monday, Judy met with two locals from the Town of Orange, who have an interest in the Camp Monterey site, with plans to use the wastewater system to convert local sewage into sludge and convert that into energy.

Camp Monterey is now listed on national sites. We have an August 2026 deadline to get a commitment.

A.B.O./PAAA-

Judy will submit the 2026 Approved Budget by October 31, 2025.

Committee Reports

Finance Committee: Met today to review and approve the 2026 Proposed Budget, which was presented today.

Governance Committee: Did not meet. Will meet in November/December to review the results of the 2025 Confidential Board Survey.

Audit Committee: Did not meet. No report.

BROADBAND

Mark Taylor reported that NYS has committed \$15 million (\$5 million each) to three initiatives: Fiberoptic Employment, Innovative Business, and Regional/Local Assistance.

NYS will be conducting a statewide survey of cell phone coverage. There is no cell service at Camp Monterey.

Executive Session

A motion was made by Chad Hendrickson to enter into Executive Session, pursuant to the Allowable OML List Item #6: The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation; to discuss the results of the 2025 Annual CEO Performance Review. The motion was seconded by Margaret Lawrence. The motion carried, unanimously.

The Board entered into Executive Session at 5:53 pm.

A motion was made by Mark Taylor to leave Executive Session. The motion was seconded by Laurie Ward. The motion carried, unanimously.

The Board came out of Executive Session at 6:24 pm.

ADJOURNMENT:

A motion was made by Margaret Lawrence to adjourn the October 15, 2025 meeting. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The meeting adjourned at 6:25 pm.

Respectfully Submitted,

Laury Ward, Secretary
mak 10.16.2025

Schuyler County IDA
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	971.95	416.67	7,528.92	3,750.03	5,000.00	Comm Bank CD Interest
Interest Income	1,079.50	458.33	4,729.03	4,124.97	5,500.00	CCTC CD Renewal
Total Nonoperating Revenues (ABO)	2,051.45	875.00	12,257.95	7,875.00	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees						
Capriotti - MortgageRecExempFee	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	0.00	0.00	6,000.00	0.00	0.00	
Finger Lakes Railway LEASE	0.00		40,722.60			
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	
Lease - Admin Fee - Lucky Hare	1,088.75	1,050.00	1,664.87	1,050.00	1,050.00	2024-5 Lease Admin/ Marina Rest (5% of \$21,775) Sep'24-Sep'25
Lease - Admin Fee - Schooner	0.00	219.41	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	834.60	834.60	834.60	834.60	
PILOT- Admin Fee-FL Railway	0.00	0.00	2,500.00	4,000.00	4,000.00	
PILOT- Admin Fee -WG Brewery Ho	0.00	500.00	500.00	500.00	500.00	
PILOT- Admin Wine&Glass Tour	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2025 PILOT Admin
PILOT-Admin Fee-WG Apartments	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2025 PILOT Admin
PILOT - Admin - FLX Gateway Ent	0.00	1,500.00	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)	4,088.75	7,104.01	74,696.71	22,917.97	45,417.97	
Rental & Financing Income						
Restaurant Equipment Lease	2,756.25	1,575.00	12,206.25	12,206.25	15,750.00	LHBC-Sep & April 2025 Equip
Total Rental & Financing Income	2,756.25	1,575.00	12,206.25	12,206.25	15,750.00	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	0.00		10,946.38			
Lease Pass Thru - Lucky Hare Br - Other	2,586.25	1,995.00	15,186.25	15,461.25	19,950.00	LHBC-Sep & April 2025

Schuyler County IDA
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget	
Total Lease Pass Thru - Lucky Hare Br	2,586.25	1,995.00	26,132.63	15,461.25	19,950.00	SHMR (\$3,675)
Lease Pass Thru - Schooner 9/1	0.00	4,168.72	4,168.72	4,168.72	4,168.72	
Lease Pass Thru - Wine & Glass	0.00	15,857.40	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	15,468.39	19,749.12	15,468.39	19,749.12	19,749.12	2025 PILOT - IN
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	5,556.77	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	390,216.49	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	20,459.45	14,270.80	20,459.45	20,459.45	
Unit 41 - Due Sept. 1	0.00	1,865.06	1,865.06	1,865.06	1,865.06	
Unit 43 - Due Sept. 1	1,865.06	1,865.06	1,865.06	1,865.06	1,865.06	2025 PILOT - IN
Unit 45 - Due Sept.1	0.00	1,865.06	1,865.06	1,865.06	1,865.06	
Unit 47 - Due Sept 1	0.00	1,865.06	1,865.06	1,865.06	1,865.06	
Unit 49 - Due Sept.1	1,865.06	1,865.06	1,865.06	1,865.06	1,865.06	2025 PILOT - IN
Unit 51 - Due Sept.1	0.00	1,865.06	1,865.06	1,865.06	1,865.06	
Unit 53 - Due Sept.1	0.00	1,865.06	1,865.06	1,865.06	1,865.06	
Unit 55 - Due Sept.1	1,865.06	1,865.06	1,865.06	1,865.06	1,865.06	2025 PILOT - IN
Unit 61 - Due Sept.1	0.00	1,865.06	1,865.06	1,865.06	1,865.06	
Total PILOT Water Works	5,595.18	37,244.99	31,056.34	37,244.99	37,244.99	
PILOT Watkins Brew Hold- Sept 1	0.00	27,828.05	21,796.16	27,828.05	27,828.05	
PILOT WGA -SEPP Due Sept 1	53,635.75	53,635.75	53,635.75	53,635.75	53,635.75	2025 PILOT - IN
Total Restricted Income	77,285.57	556,252.29	714,736.25	830,129.63	845,827.77	
Total Income	86,182.02	565,806.30	813,897.16	873,128.85	917,495.74	
Gross Profit	86,182.02	565,806.30	813,897.16	873,128.85	917,495.74	
Expense						
Nonoperating Expenses - ABO						
Interest/Finance Charges -PARIS	0.00		15.00			
Rest. Equipment - Depreciation	833.33	1,003.66	7,499.97	9,032.94	12,043.92	Sep'25 Equip Depreciation
Total Nonoperating Expenses - ABO	833.33	1,003.66	7,514.97	9,032.94	12,043.92	
Operating Expenses - ABO						

Schuyler County IDA
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget	
Other Operating Expenses -PARIS						
Advertising	149.72	0.00	461.68	100.00	200.00	Public Notice in WGR&E 2026 Board Vacancies
Dues and Subscriptions						
IMPLAN	0.00	0.00	0.00	0.00	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	4,000.00	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	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	250.00	375.00	500.00	
Telephone/Postage	0.00	0.00	729.34	0.00	400.00	
Total Other Operating Expenses -PARIS	149.72	0.00	8,489.23	7,775.00	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	149.72	0.00	107,382.23	86,175.00	214,650.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	15,857.40	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			2024-5 Lease PassThru Marina Rest Sep'24-Sep'25
Lease - Lucky Hare Brewing - Other	20,686.25	19,950.00	20,686.25	19,950.00	19,950.00	
Total Lease - Lucky Hare Brewing	20,686.25	19,950.00	31,632.63	19,950.00	19,950.00	\$21,775 total, less 5% admin
Lease - Schooner Excursions	0.00	4,168.72	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	20,686.25	39,976.12	108,758.15	93,012.88	93,012.88	
PILOT-Wine & Glass Tour Holding	15,468.39	19,749.12	15,468.39	19,749.12	19,749.12	2025 PILOT - OUT
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	5,556.77	4,287.44	5,556.77	5,556.77	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	11,209.39	
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	

Schuyler County IDA

Profit & Loss Budget Performance

September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
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	390,216.49	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	20,459.45	14,270.79	20,459.45	20,459.45
PILOT Waterworks (Omnibus)	5,595.18	16,785.54	16,785.54	16,785.54	16,785.54 2025 PILOT - OUT (x3)
PILOT Watkins Brewery Holdings	0.00	27,828.05	21,796.16	27,828.05	27,828.05
PILOT WG Apts / SEPP	53,635.75	53,635.75	53,635.75	53,635.75	53,635.75 2025 PILOT - OUT
Total Restricted Expense	95,385.57	574,207.29	720,236.25	838,588.60	849,797.99
Total Expense	96,368.62	575,210.95	835,133.45	933,796.54	1,076,491.91
Net Ordinary Income	-10,186.60	-9,404.65	-21,236.29	-60,667.69	-158,996.17
Net Income	-10,186.60	-9,404.65	-21,236.29	-60,667.69	-158,996.17

***All 2025 PILOT and Lease Payment have been received and paid out (except Glen Beacon, which is due in December).**

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC-CD_CLOSED 11/16/24	0.00	23,516.51	-23,516.51	-100.0%
CCTC - CD (4.25%) 11/16/25	50,000.00	103,731.34	-53,731.34	-51.8%
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	101,073.33	127,189.25	-26,115.92	-20.53%
Comm Bank Savings -Redec	17,442.92	17,439.43	3.49	0.02%
COMMUNITY BANK (4.1%) 03/9/26	278,561.46	271,035.15	7,526.31	2.78%
Community Bank Checking	136,844.34	27,889.50	108,954.84	390.67%
Visions FCU- Money Mkt	1,402.47	182.04	1,220.43	670.42%
Visions FDU - SAV	16.09	1,242.07	-1,225.98	-98.71%
Total OPERATING CASH	586,151.09	573,035.77	13,115.32	2.29%
Total Checking/Savings	586,151.09	573,035.77	13,115.32	2.29%
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	784,841.09	745,555.77	39,285.32	5.27%
Fixed Assets				
Accumulated Depreciation- Equip	-10,832.97	48,996.34	-59,829.31	-122.11%
EQUIPMENT	50,000.36	0.00	50,000.36	100.0%
Total Fixed Assets	39,167.39	48,996.34	-9,828.95	-20.06%
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	1,223,443.48	1,169,845.11	53,598.37	4.58%
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%
Security Deposits	4,375.00	4,375.00	0.00	0.0%

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	\$ Change	% Change
Total Other Current Liabilities	17,464.00	16,380.00	1,084.00	6.62%
Total Current Liabilities	21,135.14	20,051.14	1,084.00	5.41%
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	605,285.14	555,212.14	50,073.00	9.02%
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	-21,236.29	-23,169.95	1,933.66	8.35%
Total Equity	618,158.34	614,632.97	3,525.37	0.57%
TOTAL LIABILITIES & EQUITY	1,223,443.48	1,169,845.11	53,598.37	4.58%

Schuyler County IDA

11/3/2025 12:51 PM

Register: OPERATING CASH:Community Bank Checking

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/02/2025			Undeposited Funds	Deposit - Wate...		1,865.06	150,111.98
09/02/2025			Undeposited Funds	Deposit - Wate...		1,865.06	151,977.04
09/02/2025			Restricted Income:Leas...	Deposit - LHB...		3,675.00	155,652.04
09/02/2025			Rental & Financing Inc...	Deposit - LHB...		2,756.25	158,408.29
09/02/2025	4826	Schuyler County Tre...	Restricted Expense:PIL...	Water Works O...	383.18		158,025.11
09/02/2025	4827	Town of Reading	Restricted Expense:PIL...	Water Works O...	102.97		157,922.14
09/02/2025	4828	Watkins Glen School...	Restricted Expense:PIL...	Water Works O...	666.96		157,255.18
09/02/2025	4829	Village of Watkins G...	Restricted Expense:PIL...	Water Works O...	711.95		156,543.23
09/02/2025	4830	Schuyler County Tre...	Restricted Expense:PIL...	Water Works O...	383.18		156,160.05
09/02/2025	4831	Town of Reading	Restricted Expense:PIL...	Water Works O...	102.97		156,057.08
09/02/2025	4832	Watkins Glen School...	Restricted Expense:PIL...	Water Works O...	666.96		155,390.12
09/02/2025	4833	Village of Watkins G...	Restricted Expense:PIL...	Water Works O...	711.95		154,678.17
09/02/2025	4834	Schuyler County Tre...	Restricted Expense:Lea...	Lucky Hare Br...	20,686.25		133,991.92
09/08/2025			Undeposited Funds	Deposit - SEPP...		55,135.75	189,127.67
09/08/2025	4835	Schuyler County Tre...	Restricted Expense:PIL...	Watkins Glen ...	10,898.13		178,229.54
09/08/2025	4836	Town of Dix	Restricted Expense:PIL...	Watkins Glen ...	3,538.12		174,691.42
09/08/2025	4837	Watkins Glen School...	Restricted Expense:PIL...	Watkins Glen ...	18,960.24		155,731.18
09/08/2025	4838	Village of Watkins G...	Restricted Expense:PIL...	Watkins Glen ...	20,239.26		135,491.92
09/15/2025			Undeposited Funds	Deposit - Wine...		16,968.39	152,460.31
09/15/2025			Undeposited Funds	Deposit - WW ...		1,865.06	154,325.37
09/15/2025	4839	Schuyler County Tre...	Restricted Expense:PIL...	Wine & Glass ...	3,178.03		151,147.34
09/15/2025	4840	Town of Reading	Restricted Expense:PIL...	Wine & Glass ...	853.99		150,293.35
09/15/2025	4841	Watkins Glen School...	Restricted Expense:PIL...	Wine & Glass ...	5,531.61		144,761.74
09/15/2025	4842	Village of Watkins G...	Restricted Expense:PIL...	Wine & Glass ...	5,904.76		138,856.98
09/15/2025	4843	SCOPED	Operating Expenses - ...	Reimbursement...	149.72		138,707.26
09/15/2025	4844	Schuyler County Tre...	Restricted Expense:PIL...	Water Works O...	383.18		138,324.08
09/15/2025	4845	Town of Reading	Restricted Expense:PIL...	Water Works O...	102.97		138,221.11
09/15/2025	4846	Watkins Glen School...	Restricted Expense:PIL...	Water Works O...	666.96		137,554.15
09/15/2025	4847	Village of Watkins G...	Restricted Expense:PIL...	Water Works O...	711.95		136,842.20

PROJECT AUTHORIZING RESOLUTION
(Haentges Holdings, LLC Project)

A regular meeting of the Schuyler County Industrial Development Agency was convened on Wednesday, November 12, 2025.

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

Resolution No. 11/2025 - 05

RESOLUTION OF THE SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING HAENTGES HOLDINGS, LLC (THE “COMPANY”) AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE PROVISION OF CERTAIN FINANCIAL ASSISTANCE TO THE COMPANY (AS FURTHER DEFINED HEREIN); (iv) ADOPTING FINDINGS WITH RESPECT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”); AND (v) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS 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, on August 13, 2025, the Agency adopted an initial resolution (the “Initial Project Resolution”) which (i) accepted the Company’s application, (ii) authorized the scheduling and conduct of a public hearing in compliance with the Act, (iii) described the contemplated forms of financial assistance to be provided by the Agency (the “Financial Assistance”, as described herein); and (iv) authorized the negotiation of an Agent Agreement (the “Agent Agreement”), Lease Agreement (the “Lease Agreement”), Leaseback Agreement (the “Leaseback Agreement”) and Payment-in-lieu-of-Tax agreement (the “PILOT Agreement”) to be entered into with respect to the Project; and

WHEREAS, in accordance with the Initial Project Resolution, the Agency published and forwarded a Notice of Public Hearing to the Town of Montour (the “Town”), the Village of Montour Falls (the “Village”), the County of Schuyler (the “County”), and the Odessa-Montour Central School District (the “School”, and together with the Town and County, the “Affected Tax Jurisdictions), a copy of which is attached hereto within **Exhibit A**; and

WHEREAS, the Village of Montour Falls (Planning Board) reviewed the proposed Project pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, “SEQRA”) and related Environmental Assessment Form (“EAF”) and issued a negative declaration (the “Negative Declaration”), a copy of which, along with the EAF, are attached hereto as **Exhibit B**; and

WHEREAS, pursuant to Section 859-a of the Act, the Agency held a public hearing on September 3, 2025 at 3:30 p.m., local time, at the Village of Montour Falls Village Hall located at 408 West Main Street, Montour Falls, New York 14865 with respect to the Project (the “Public Hearing”) and the proposed Financial Assistance (as further defined herein) being contemplated by the Agency whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views, and a copy of the minutes of the Public Hearing is also attached hereto within **Exhibit A**; and

WHEREAS, in furtherance of the foregoing, the Agency desires to authorize (i) the undertaking of the Project and the appointment of the Company as agent of the Agency to undertake same; (ii) the execution and delivery of the Agent Agreement, Lease Agreement, the Leaseback Agreement, the PILOT Agreement, and related documents; and (iii) the provision of the Financial Assistance to the Company, which shall include (a) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (b) mortgage recording tax exemptions in connection with financings undertaken by the Company for the Project, and (c) a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions.

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

Section 1. Based upon the representations made by the Company to the Agency in the 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) It is desirable and in the public interest for the Agency to (i) acquire title to or other interest in the Land, Improvements and the Equipment constituting the Facility, (ii) lease or sell the Agency's interest in the Land, Improvements and Equipment constituting the Facility to the Company pursuant to a lease agreement or sale agreement to be negotiated, and (iii) enter into a Straight Lease Transaction with the Company; and

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

(D) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in the Village of Montour Falls, which is located within Schuyler County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or 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 facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) Based upon a review of the Application, the EAF and the Negative Declaration and submitted to the Agency, the Agency hereby:

(i) consents to and affirms the status of Village of Montour Falls (Planning Board) as Lead Agency for review of the Facility, within the meaning of, and for all purposes of complying with SEQRA;

(ii) ratifies the proceedings undertaken by the Lead Agency under SEQRA with respect to the construction and equipping of the Facility pursuant to SEQRA; and

(iii) finds that the Project involves an "unlisted action" (as such quoted term is defined under SEQRA). The review is "uncoordinated" (as such quoted term is defined

under SEQRA). Based upon the review by the Agency of the EAF and related documents delivered by the Company to the Agency and other representations made by the Company to the Agency in connection with the Project, the Agency hereby finds that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a “significant effect on the environment” (as such quoted term is defined under SEQRA); and (iii) no “environmental impact statement” (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a “negative declaration” (as such quoted terms are defined under SEQRA) for purposes of SEQRA.

(G) Based upon the Agency's prior review of the Application submitted by the Company, along with supporting materials, and in accordance with the findings of the Agency within the Initial Project Resolution, the Project will include facilities or property that are primarily used in making retail sales, as defined within Section 862(2) of the Act, to customers who personally visit the Facility. Notwithstanding the foregoing, and based upon the Application and supporting materials prepared and presented by the Company to the Agency, and pursuant to Section 862(2)(b) of the Act, the Project will be located in a "Highly Distressed Area", as defined pursuant to the Act. In accordance with the foregoing, and pursuant to Section 862(2)(c) of the Act, the Agency hereby finds that the undertaking of the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and/or increasing the overall number of permanent, private sector jobs in the State.

Section 2. Subject to (i) the receipt by the Agency of a Confirming Certificate from the Chair of the Schuyler County Legislature pursuant to Section 862(2)(c) of the Act, (ii) the Company executing the Agent Agreement and Leaseback Agreement, and (iii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation, construction, reconstruction, rehabilitation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; *provided, however, the Agent Agreement shall expire on December 31, 2026 (unless extended for good cause by the Chief Executive Officer of the Agency).*

Section 3. Based upon the representation and warranties made by the Company the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to approximately **\$767,047.00**, which result in New York State and local sales and use tax exemption benefits (“sales and use tax exemption benefits”) not to exceed **\$61,363.76**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional

purchases of property or services, and, to the extent required, the Agency authorizes and conducts any supplemental public hearing(s).

Section 4. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project (collectively, items (i) through (vi) hereby defined as a “Recapture Event”).

As a condition precedent of receiving sales and use tax exemption benefits and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Agency, cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands, if and as so required to be paid over as determined by the Agency.

Section 5. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement and related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Chief Executive Officer and counsel to the Agency upon execution.

Section 6. The Chairman (or Vice Chairman), and/or Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the “Lender”) up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter with the Straight Lease Documents, the “Agency

Documents”); and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman (or Vice Chairman), Executive Director (or Deputy Executive Director) of the Agency shall approve, the execution thereof by the Chairman (or Vice Chairman), Executive Director (or Deputy Executive Director) of the Agency to constitute conclusive evidence of such approval; provided, that, in all events, recourse against the Agency is limited to the Agency's interest in the Project.

Section 7. 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 8. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing resolutions 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 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 November 12, 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 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 _____, 2025.

Secretary

[SEAL]

EXHIBIT A
PUBLIC HEARING MATERIALS

EXHIBIT B
SEQRA MATERIALS