



**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.

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TO: Board Members & Interested Parties  
FROM: SCOPED Administrative Staff  
Date: July 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, July 8, 2026 at 5:00 p.m.** Please respond via email to Michell Krossber at [admin@FLXgateway.com](mailto:admin@FLXgateway.com) or call 607-535-4341 with questions or to RSVP with your attendance.

**Agenda**

1. Call meeting to order – Confirmation of Quorum
2. Public disclosure of any potential conflict of interest
3. Roll Call
4. Introduction of Guests
5. Public comment period
6. **Minutes**
  - a. June 2026 Board Meeting Minutes\*
7. **Financial Statements**
  - a. Financial Reports – May 2026\*
8. **New Business**
  - a. Application Modification – Follow Up from Governance Committee
  - b. Camp Monterey Facilities Condition/Wastewater Treatment Follow-Up: Jennifer Vaughn, LaBella Associates
9. **Ongoing Business**
  - a. Haentges Holdings Mixed Use Project – 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

<p><b>Join Zoom Meeting</b> <a href="https://us02web.zoom.us/j/83466147851">https://us02web.zoom.us/j/83466147851</a> 466147851 Meeting ID: 834 6614 7851</p>
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**The next meeting is scheduled for August 12, 2026 at 5:00 p.m.**

**Schuyler County Industrial Development Agency  
216 N. Franklin Street - Watkins Glen, NY 14891  
Meeting Minutes – June 10, 2026**

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

<b>Roll Call:</b>	Chad Hendrickson	Chair
	Mark Taylor	Vice Chair
	Erin Shawkey	Treasurer
	Laury Ward	Secretary
	Kai D’Alleva	Member
	Carl Taber	Board Emeritus
<b>Staff:</b>	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
<b>Absent/Excused:</b>	Hon. Carl Blowers	Schuyler County Legislature
<b>Guests:</b>	Scott Burnside	Community Member

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**Roll Call - Confirmation of Quorum**

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

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

**Public Comment:**

Scott Burnside, Community Member, noted that there are several vacant lots in Montour Falls and asked what can be done to develop those sites into community assets, like Corning’s Market Street. Several vacant sites were identified, including the IGA space, the Shephard Niles building, and the vacant lot where the Farmers’ Market is held. Sentiment was shared by the IDA Board that they, too, would like to get these sites developed. Discussion was held that there has been interest in developing these sites on various occasions, but they did not come to fruition. The community must decide what they would like to see happen in the village and property owners must be on board. Then a business that fits that model would need to be identified (most businesses don’t want to change their plans to fit the village’s narrative). It was noted that Corning has a BID (Business Improvement District), as well as support from Corning, Inc., which helps them to maintain their downtown. To be able to develop Montour Falls, (1) property owners need to be willing to sell at a reasonable price, (2) the community needs to be open to development, and (3) be flexible to a developer’s business plan.

**Meeting Minutes – April 2026**

Mark Taylor and Erin Shawkey noted that titles on Page 1 need to be corrected. Chad is the Chair, Mark is the Vice Chair, and Erin is the Treasurer. Michell will make these corrections.

Mark Taylor made a motion to approve the April 2026 meeting minutes after the corrections to the titles are made. The motion was seconded by Laury Ward. The motion carried, unanimously.

**Financial Report – March & April 2026**

Erin Shawkey reviewed the April 2026 Financial Reports. Income is ahead of budget for the month and year. Expenses are right on budget for the month; however, year to date expenditures are slightly over, due to the timing of the legal expenses. (These costs were included in the annual budget but not allocated by the month.) Restricted income/expenses balance to zero. Operating accounts show a 4.36% increase since this time last year. Assets have reduced due to equipment depreciation and the amortization of the leases (GASB requirements).

Mark Taylor made a motion to accept the March & April 2026 financial reports. The motion was seconded by Laury Ward. The motion carried, unanimously.

## **New Business**

### **Application Modification:**

In 2024, the NYS Assembly passed a law that IDA's must now include childcare planning when considering financial assistance projects. At the direction of our attorney, we did not make this immediate change, allowing time for adjustments and modifications. The state has now provided prescribed procedures that we must incorporate into our UTEP (Uniform Tax Exemption Policy). Along with consideration of job creation and investment, we now must also consider the business' plans for childcare services for their employees. Questions must be added to the application, such as whether they will offer on-site childcare or if they will subsidize childcare costs, and we now must consider this when deciding on projects. We are in a childcare desert so any new business with employees that have families and need childcare will impact on the availability of local childcare. We must hold a Public Hearing before we can update our UTEP. As this is now law, we don't have a choice other than to include it in the application; however, we will still provide the community with an opportunity to ask questions and to share their feedback. After the Public Hearing, the Board will have to take action to update the UTEP.

Discussion initiated on exactly how the IDA would take the responses into consideration. When considering projects, deviations can be made but must include specific criteria and reasoning. The Governance Committee will meet to discuss this more in-depth and bring their recommendations back to the Board at the July meeting.

## **ONGOING BUSINESS**

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

We have an interested party, which is not energy related. We've had a few companies interested in the site over the past few years but, without the buildings/site being ready, we've struggled to get anything concrete (such as the metal roofing manufacturer looking for a NYS site), who did not have the time to wait for the site to be in usable condition. Judy had a meeting with the state agencies (ESD, DEC, and DOCCS) and their legal representatives regarding the transfer of ownership to SCIDA. ESD will continue the discussions, on the IDA's behalf, to determine what is needed, any restrictions, etc. This process will take several months.

As a result of the vandalism to the wastewater treatment system, there are now missing parts and no power to the equipment, making the wastewater study nearly impossible to complete. The active MOU states that the IDA will do a review of the wastewater treatment equipment and the buildings, and that any condemned buildings would be demolished. Judy shared her concern that, without the wastewater equipment functioning properly, we don't be able to get the actual information we need to be able to determine the functionality of the system. An independent architect that visited the site unofficially said that most of the buildings are in good shape, except for a couple of the smaller, stand-alone outbuildings.

We do have an updated proposal from La Bella. What makes sense for the IDA financially? This is state property – we do not own it! We're currently in negotiations with the state about securing grant reimbursement to complete the building and wastewater study. At this point, we've been told the IDA could get reimbursed for at least 40% of their cost but potentially 60%; however, there is no written guarantee. We do know that any needed demolition cannot be included in the reimbursement request, as those funds can only be used to reimburse for studies. Unfortunately, without all the equipment in working order and no power to test the full wastewater operating system, accurate results would be challenging to determine. Wendy will follow up on the reimbursement request.

Discussion was held on what the IDA's plans for the site are. If the IDA is just the passthrough, they won't be making any income off the site, so investing without the ability to recapture doesn't make wise use of funds. If the IDA was planning to maintain ownership and lease the site out, the financial investment could make more sense. Many IDAs do land leases. If the site is transferred there will be prescribed rules. If we wish to retain ownership, we will have to prove that we can find a suitable leaseholder.

Discussion was held regarding the possibility of the County investing. We can submit an application to apply for a portion of their existing economic development funds; however, their rubric is based primarily on jobs created so it would be a stronger application if we had an actual employer on deck. The main goals are to get the property back on the tax rolls (or at least a portion of it with a PILOT) and create jobs for Schuyler County.

The Board asked if La Bella would be willing to meet with them to discuss the proposal further. Judy asked the Board to read the full proposal and provide questions ahead of time. The Board agreed that they will review the proposal and submit questions to Judy by June 24<sup>th</sup>. The questions will be provided to La Bella so they will be best able to answer those questions at the July meeting. Having an engineer explain the terminology in the proposal and provide an estimate on the cost of rebuilding would be very helpful. If it will cost millions of dollars, it just won't be worth the IDA's investment. Determining the feasibility will help us determine how we'd like to move forward. Wendy Shutter will ask their representative to attend the July meeting.

### **Haentges Holdings, LLC Mixed Use Project - Update:**

As a reminder this project, one of the NY Forward projects planned in Montour Falls, has already passed through planning committee and was just pending final financing. The owner had a letter of commitment provided to them, but the bank then changed their mind. They now have commitment from a local bank and will be moving forward. This project will fill one of the vacant lots in Montour Falls!

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

No updates/No report

### **Committee Reports**

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

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

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

### **BROADBAND**

No updates/No report

### **OTHER:**

The census tracts that had previously been awarded Opportunity Zone status [Census Tract 9503 (Orange & Tyrone) & 9505 (Catherine, Cayuta, Montour, and Odessa)] have been resubmitted for consideration under the new permanent program. With a goal of redeveloping rural or distressed areas, any companies who invest in these zones would remain tax-free on any net gains for 10 years, no matter the profit level. At this time, very few applications have been submitted to the state so we're hopeful to retain this designation permanently. Discussion was held on what defines "big rural?" Population, location, or both? Judy will research and bring that answer back to the Board. Any business involving liquor, tobacco, marijuana, casinos, or adult entertainment are not eligible under this program. Data centers were discussed. While eligible under this program, data centers cannot be supported in Schuyler County. There is no site with sufficient power, broadband, or water for cooling needs. Additionally, these businesses do not create jobs nor provide career ladders, and the shelf life of servers is very short so the need to be rebuilt would be within the first 5 years. A data center would not be a viable project for Schuyler County.

Judy thanked the SCIDA for their participation in and support of SCOPED during the AEDO Site Visit. SCOPED was awarded accreditation! They are the second agency in New York to earn this designation. The reviewer's report was very complementary to the agency's efforts. They made a few recommendations, including focusing on recruiting a small-to-medium manufacturer, housing, the need for more and sustained funding, and consideration of hiring a deputy director. A press release will be out soon.

Southern Tier Central is hosting a Leadership Training at Corning Community College tomorrow. They gave a presentation to the Council of Governments and to a small group here in the FLX WORKS space a week or so ago. An important takeaway from the training was that ARC funds can be used as a match for state grants.

**Executive Session**

Not needed at today's meeting.

**ADJOURNMENT:**

Erin Shawkey made a motion to adjourn the June 10, 2026 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 6:06 pm.

Respectfully Submitted,

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Laury Ward, Secretary

*mak 06/11/2026*

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## Schuyler County IDA Profit & Loss Budget Performance May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget	
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Nonoperating Revenues (ABO)</b>						
Interest - Community Bank	0.29	416.66	2,870.98	2,083.30	5,000.00	May'26 Interest Income (CD's not reconciled/Visions sends quarterly statements)
Interest Income	1.02	458.33	1,430.34	2,291.65	5,500.00	
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	
<b>Total Nonoperating Revenues (ABO)</b>	<b>1.31</b>	<b>874.99</b>	<b>4,301.32</b>	<b>4,374.95</b>	<b>10,500.00</b>	
<b>Operating Income/Revenue (ABO)</b>						
<b>Agency Fees</b>						
Capriotti - MortgageRecExempFee	0.00	0.00	0.00	0.00	0.00	
<b>Total Agency Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Application Fees</b>						
ETP Grant Reimburse(WW Study)	0.00	0.00	0.00	0.00	49,600.00	
Finger Lakes Railway LEASE	40,989.48	41,537.05	40,989.48	41,537.05	41,537.05	2026 FLXRAILWAY Lease Income
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	217.32	217.32	217.32	
Lease - Admin Fee - Lakeside Tr	0.00	5.00	5.00	5.00	5.00	
<b>Lease - Admin Fee - Lucky Hare</b>						
LHBC Revenue Share - 5/1	0.00	0.00	0.00	0.00	587.64	
Lease - Admin Fee - Lucky Hare - Other	110.25	0.00	343.65	0.00	1,076.00	May'26 LHBC Admin Inc.
<b>Total Lease - Admin Fee - Lucky Hare</b>	<b>110.25</b>	<b>0.00</b>	<b>343.65</b>	<b>0.00</b>	<b>1,663.64</b>	
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	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	2026 FLXRAIL Admin Fee
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	0.00	1,500.00	1,500.00	1,500.00	
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	
<b>Total Operating Income/Revenue (ABO)</b>	<b>46,099.73</b>	<b>46,542.05</b>	<b>57,055.45</b>	<b>57,259.37</b>	<b>138,483.85</b>	
<b>Rental &amp; Financing Income</b>						
Restaurant Equipment Lease	1,653.75	1,653.75	5,374.70	5,374.70	15,671.27	May'26 Equip Rental
<b>Total Rental &amp; Financing Income</b>	<b>1,653.75</b>	<b>1,653.75</b>	<b>5,374.70</b>	<b>5,374.70</b>	<b>15,671.27</b>	

## Schuyler County IDA Profit & Loss Budget Performance May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget
<b>Restricted Income</b>					
<b>Lease Pass Thru - Lucky Hare Br</b>					
Lucky Hare Brewing - Rev.Share	0.00	0.00	0.00	0.00	11,165.31
Lease Pass Thru - Lucky Hare Br - Other	2,205.00	0.00	6,873.00	0.00	20,444.00
<b>Total Lease Pass Thru - Lucky Hare Br</b>	<b>2,205.00</b>	<b>0.00</b>	<b>6,873.00</b>	<b>0.00</b>	<b>31,609.31</b>
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	4,346.34	4,129.02	4,129.02
Lease Pass Thru Vlg Mar Dock	0.00	0.00	0.00	0.00	54,625.21
LeasePassThru LakesideTrolle5/1	0.00	95.00	95.00	95.00	95.00
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	37,242.36	37,091.15	37,091.15
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	0.00	0.00	18,121.55
PILOT - Above Grid Montour 2/1	0.00	0.00	35,241.42	35,206.13	35,206.13
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	9,853.81	10,890.83	10,890.83
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	26,732.56	26,755.72	26,755.72
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,312.42	16,325.63	16,325.63
PILOT Finger Lakes Rail-Due 5/1	29,683.97	31,057.82	29,683.97	31,057.82	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	0.00	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	0.00	0.00	22,802.38	22,810.29	22,810.29
<b>PILOT Water Works</b>					
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
<b>Total PILOT Water Works</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37,175.11</b>
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
<b>Total Restricted Income</b>	<b>31,888.97</b>	<b>31,152.82</b>	<b>191,925.99</b>	<b>187,392.97</b>	<b>806,567.30</b>
<b>Total Income</b>	<b>79,643.76</b>	<b>80,223.61</b>	<b>258,657.46</b>	<b>254,401.99</b>	<b>971,222.42</b>
<b>Gross Profit</b>	<b>79,643.76</b>	<b>80,223.61</b>	<b>258,657.46</b>	<b>254,401.99</b>	<b>971,222.42</b>
<b>Expense</b>					
<b>Nonoperating Expenses - ABO</b>					

May'26 SHMR Lease IN

2026 FLX Rail PILOT IN

## Schuyler County IDA Profit & Loss Budget Performance May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget	
Rest. Equipment - Depreciation	833.33	833.33	4,166.65	4,166.65	9,999.96	May'26 Depreciation
<b>Total Nonoperating Expenses - ABO</b>	<b>833.33</b>	<b>833.33</b>	<b>4,166.65</b>	<b>4,166.65</b>	<b>9,999.96</b>	
<b>Operating Expenses - ABO</b>						
<b>Other Operating Expenses -PARIS</b>						
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	4,000.00	4,000.00	4,000.00	
<b>Total Dues and Subscriptions</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>12,350.00</b>	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	3,089.00	2,900.00	2,900.00	Gen Liability Insurance
Ultra Pack Plus-Gen. Liability	351.25	400.00	351.25	400.00	400.00	Renewal (through 6/7/27)
<b>Total Insurance</b>	<b>351.25</b>	<b>400.00</b>	<b>3,440.25</b>	<b>3,300.00</b>	<b>3,300.00</b>	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	125.00	125.00	500.00	
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
<b>Total Other Operating Expenses -PARIS</b>	<b>351.25</b>	<b>400.00</b>	<b>7,565.25</b>	<b>7,425.00</b>	<b>17,150.00</b>	
<b>Prof ServicesContracts - PARIS</b>						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	8,800.00	8,988.00	8,988.00	
Professional Fees incl Legal	0.00	0.00	11,319.00	0.00	25,000.00	
Special Projects (CampMonterey2)	0.00	0.00	0.00	0.00	49,600.00	
<b>Total Prof ServicesContracts - PARIS</b>	<b>0.00</b>	<b>0.00</b>	<b>90,119.00</b>	<b>78,988.00</b>	<b>153,588.00</b>	
<b>Supplies &amp; Materials - PARIS</b>						
Office Supplies	0.00		61.55			
<b>Total Supplies &amp; Materials - PARIS</b>	<b>0.00</b>		<b>61.55</b>			
<b>Total Operating Expenses - ABO</b>	<b>351.25</b>	<b>400.00</b>	<b>97,745.80</b>	<b>86,413.00</b>	<b>170,738.00</b>	
<b>Restricted Expense</b>						
<b>Lease - Schuyler Cty Pass Thru</b>						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	16,253.55	
Lease - Lakeside Trolley	0.00	95.00	95.00	95.00	95.00	
Lease - FLX Cycle Boats	0.00	0.00	4,346.34	4,129.02	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	2,205.00	0.00	6,873.00	0.00	20,444.00	May'26 SHMR Lease OUT
<b>Total Lease - Lucky Hare Brewing</b>	<b>2,205.00</b>	<b>0.00</b>	<b>6,873.00</b>	<b>0.00</b>	<b>31,609.31</b>	
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	
<b>Total Lease - Schuyler Cty Pass Thru</b>	<b>2,205.00</b>	<b>95.00</b>	<b>11,314.34</b>	<b>4,224.02</b>	<b>111,089.25</b>	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour Sola	0.00	0.00	35,241.43	35,206.13	35,206.13	

**Schuyler County IDA**  
**Profit & Loss Budget Performance**  
 May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget	
PILOT - First Second Dev.	0.00	0.00	9,853.81	10,890.83	10,890.83	
PILOT Finger Lakes Rail	29,683.98	31,057.82	29,683.98	31,057.82	31,057.82	2026 FLX Rail PILOT OUT
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	0.00	2,742.73	3,031.38	3,031.38	
PILOT LSE Musca	0.00	0.00	37,242.36	37,091.15	37,091.15	
PILOT Montour House	0.00	0.00	0.00	0.00	32,989.43	
PILOT NY Dix 1 Solar	0.00	0.00	26,732.56	26,755.72	26,755.72	
PILOT NY Orange1 Solar	0.00	0.00	16,312.42	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	0.00	0.00	22,802.38	22,810.29	22,810.29	
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	
<b>Total Restricted Expense</b>	<b>31,888.98</b>	<b>31,152.82</b>	<b>191,926.01</b>	<b>187,392.97</b>	<b>806,567.30</b>	
<b>Total Expense</b>	<b>33,073.56</b>	<b>32,386.15</b>	<b>293,838.46</b>	<b>277,972.62</b>	<b>987,305.26</b>	
<b>Net Ordinary Income</b>	<b>46,570.20</b>	<b>47,837.46</b>	<b>-35,181.00</b>	<b>-23,570.63</b>	<b>-16,082.84</b>	
<b>Net Income</b>	<b>46,570.20</b>	<b>47,837.46</b>	<b>-35,181.00</b>	<b>-23,570.63</b>	<b>-16,082.84</b>	

## Schuyler County IDA Balance Sheet Prev Year Comparison As of May 31, 2026

	<u>May 31, 26</u>	<u>May 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
<b>OPERATING CASH</b>				
CCTC - CD-----CLOSED!	0.00	50,000.00	-50,000.00	-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 (3.55%) 10/06/26	103,090.77	100,000.00	3,090.77	3.09%
Comm Bank Savings -Redec	17,445.24	17,441.75	3.49	0.02%
COMMUNITY BANK (CLOSED)	0.00	274,726.08	-274,726.08	-100.0%
Community Bank Checking	136,728.99	77,044.79	59,684.20	77.47%
Visions CD (3.75%; MAT 4/14/27)	51,790.03	0.00	51,790.03	100.0%
Visions CD 3.55%, Mat 4/9/27	284,302.98	0.00	284,302.98	100.0%
Visions FCU- Money Mkt	1,410.46	1,394.48	15.98	1.15%
Visions FDU - SAV	16.09	16.08	0.01	0.06%
<b>Total OPERATING CASH</b>	<u>595,595.04</u>	<u>521,433.66</u>	<u>74,161.38</u>	<u>14.22%</u>
<b>Total Checking/Savings</b>	595,595.04	521,433.66	74,161.38	14.22%
<b>Other Current Assets</b>				
Accrued Interest Rec'vble 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%
<b>Total Other Current Assets</b>	<u>201,479.00</u>	<u>198,690.00</u>	<u>2,789.00</u>	<u>1.4%</u>
<b>Total Current Assets</b>	797,074.04	720,123.66	76,950.38	10.69%
<b>Fixed Assets</b>				
Accumulated Depreciation- Equip	-17,499.61	-7,499.65	-9,999.96	-133.34%
<b>EQUIPMENT</b>	<u>50,000.36</u>	<u>50,000.36</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Fixed Assets</b>	32,500.75	42,500.71	-9,999.96	-23.53%
<b>Other Assets</b>				
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%
<b>Total Other Assets</b>	<u>318,655.00</u>	<u>399,435.00</u>	<u>-80,780.00</u>	<u>-20.22%</u>
<b>TOTAL ASSETS</b>	<u><u>1,148,229.79</u></u>	<u><u>1,162,059.37</u></u>	<u><u>-13,829.58</u></u>	<u><u>-1.19%</u></u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
<b>Total Accounts Payable</b>	3,671.14	3,671.14	0.00	0.0%
<b>Other Current Liabilities</b>				
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%

**Schuyler County IDA**  
**Balance Sheet Prev Year Comparison**  
 As of May 31, 2026

	<u>May 31, 26</u>	<u>May 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Security Deposits</b>	4,375.00	4,375.00	0.00	0.0%
<b>SHMR Annual Lease Passthru HOLD</b>	11,018.10	0.00	11,018.10	100.0%
<b>Total Other Current Liabilities</b>	<u>29,626.10</u>	<u>17,464.00</u>	<u>12,162.10</u>	<u>69.64%</u>
<b>Total Current Liabilities</b>	33,297.24	21,135.14	12,162.10	57.54%
<b>Long Term Liabilities</b>				
<b>Deferred Inflows of Resources</b>	399,964.00	468,083.00	-68,119.00	-14.55%
<b>Lease Liability LT</b>	104,885.00	116,067.00	-11,182.00	-9.63%
<b>Total Long Term Liabilities</b>	<u>504,849.00</u>	<u>584,150.00</u>	<u>-79,301.00</u>	<u>-13.58%</u>
<b>Total Liabilities</b>	538,146.24	605,285.14	-67,138.90	-11.09%
<b>Equity</b>				
<b>Opening Bal Equity</b>	24.14	24.14	0.00	0.0%
<b>Retained Earnings</b>	645,240.41	639,370.49	5,869.92	0.92%
<b>Net Income</b>	-35,181.00	-82,620.40	47,439.40	57.42%
<b>Total Equity</b>	<u>610,083.55</u>	<u>556,774.23</u>	<u>53,309.32</u>	<u>9.58%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,148,229.79</u></u>	<u><u>1,162,059.37</u></u>	<u><u>-13,829.58</u></u>	<u><u>-1.19%</u></u>

Schuyler County IDA

6/22/2026 12:04 PM

Register: OPERATING CASH:Community Bank Checking

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
05/04/2026			-split-	Deposit - LHB...		X	3,858.75	91,089.75
05/14/2026			Undeposited Funds	Deposit - 2026 ...		X	75,673.45	166,763.20
05/14/2026	4891	Schuyler County Tre...	Restricted Expense:PIL...	Finger Lakes R...	8,701.45	X		158,061.75
05/14/2026	4892	Town of Reading	Restricted Expense:PIL...	Finger Lakes R...	2,887.41	X		155,174.34
05/14/2026	4893	Town of Dix	Restricted Expense:PIL...	Finger Lakes R...	180.92	X		154,993.42
05/14/2026	4894	Village of Watkins G...	Restricted Expense:PIL...	Finger Lakes R...	2,800.81	X		152,192.61
05/14/2026	4895	Watkins Glen School...	Restricted Expense:PIL...	Finger Lakes R...	15,113.39	X		137,079.22
05/26/2026	4896	Erie Insurance Comp...	Accounts Payable	Q610384000, ...	351.25			136,727.97
05/31/2026			Nonoperating Revenue...	Interest		X	1.02	136,728.99