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: November 4, 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, November 11, 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. October 2026 Board Meeting Minutes*
7. **Financial Statements**
   a. Financial Reports – September 2026*
8. **New Business**
   a. Guest Presentation: Molly Dunton, Project Manager, Azalea Wind (Wind Energy Projects in Hector and Catharine)
   b. 2026 Confidential Board Survey – Please Complete and Return
9. **Ongoing Business**
   a. Haentges Holdings Mixed Use Project – Update
   b. Camp Monterey – Update
   c. 2027 Board Vacancies 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/83466147851
Meeting ID: 834 6614 7851

The next meeting is scheduled for December 9, 2026 at 5:00 p.m.

Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – October 14, 2026

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

Roll Call:	Mark Taylor	Vice Chair
	Erin Shawkey	Treasurer
	Laury Ward *(virtual)*	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Kai D'Alleva	Member
	Carl Taber	Board Emeritus
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Chad Hendrickson	Chair
	Wendy Shutter	Economic Development Specialist
Guests:	Shawn Rosno	Schuyler County Administrator
	Scott Burnside	Community Member
	Richard Thiel	Lucky Hare Brewing Co. Inc.
	Ian Conboy	Lucky Hare Brewing Co. Inc.

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Scott Burnside, Shawn Rosno, Richard Thiel, and Ian Conboy in attendance.

Public Comment: Richard Thiel, Lucky Hare Brewing Co., thanked the Board for approving the Seneca Harbor Marina Restaurant lease extension through November 2027, but is asking for clarification of the lease payment amounts, the percentage of revenue share for the extension dates, and the due dates for each. Additionally, he requested the correct avenue to address the need for insulation on the exterior grease trap issue he discussed last month. Shawn Rosno, Schuyler County Administrator, directed Mr. Thiel to reach out directly to Ken Thurston, Schuyler County Building & Grounds. He believes a plan is already in place.

Meeting Minutes – September 2026

Carl Blowers made a motion to approve the September 2026 meeting minutes as written. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

Financial Statements

Financial Report – August 2026

Erin Shawkey reviewed the August 2026 Financial Reports. Income includes several PILOT and lease administrative fees that weren't expected to arrive until September. Additionally, the restricted income/expenses also had payments made ahead of the September budgeted dates. August ended better than budget, as a result of the timing of those payments. She noted on the Balance Sheet that the CCTC CD that matured last week (10/6) was renewed at the best available rate, 12 months at CCTC for 4%. She noted that when the Visions CD's mature in April 2027, we will need to retain some of those funds to be able to pay our expenses for 2027. She noted that, again, the bottom line shows a reduction in total assets, but this is due to the equipment depreciation and the aging leases; however, operating cash has increased.

Carl Blowers made a motion to accept the August 2026 financial reports. The motion was seconded by Laury Ward. The motion carried, unanimously.

2027 Budget Assumptions & 2027 Budget:

Erin Shawkey reviewed the 2027 Budget Assumptions & 2027 Budget Proposal. The Finance Committee met directly before this meeting to review the proposals. She noted the increase in the ESD grant reimbursement for the Wastewater Study (from an assumed 50% reimbursement to an approved 80% reimbursement), noting that it was Judy's relationship with the state and her trusted leadership that afforded us the increase in reimbursement. As a result, the final cost of the study to the IDA will be less than $1,000. Regarding Item #7, Annual Meeting vs. Annual Training, she noted that the Finance Committee feels that the Board would be best served to approve the expense for both the Annual Meeting in December and the 2027 Economic Development Conference in February. The committee feels that new board members, especially, could benefit from the conference/training and that anyone able to attend could bring back the learning for those unable to. Additionally, the Annual Dinner is a great opportunity for team building and board development. She also noted that when Judy began her tenure with the IDA, the annual income was around $3,000. With the addition of the PILOT Administrative fees and the FLX Railway lease Judy helped to create a good income stream and the IDA now has an annual income of around $100,000. She thanked Judy for her work and diligence in getting the IDA in good standing.

Laury Ward made a motion to approve the 2027 Budget, to include both the cost of the Annual Meeting and the NYSEDC Conference expenses. The motion was seconded by Mark Taylor. The motion carried, unanimously.

New Business

Lucky Hare Brewing Co. Sublease Extension – Percentage of Revenue Request

Judy McKinney Cherry reminded the board that at the September 2026 Meeting, they approved the Sublease & Equipment Lease Extensions (Resolution #9/2026-04) for eight (8) months, to make up for the lost operating time. The percentage of revenue for the overage portion of revenues was not addressed. Discussion was held regarding (1) the percentage of revenue due and (2) the due date(s). The original lease has an increasing percentage of revenue over $400,000 to be paid annually. Year one was 4%, Year 2 was 5.5%, and Year 3 (revenues May 2026 through March 2027) will be 7%. The last two years, these were paid in July, based on revenues from June to May of the prior year. Discussion was held regarding the IDA's appreciation of their work, the challenges they faced at the start and stuck through, and the challenges they still have with the building needs that they continue to work around. It's in everyone's best interest to support their efforts as best as we can.

Erin Shawkey made a motion to approve the IDA approve a payment of 4% of revenues over $400,000 earned during the extension time-period. The motion was seconded by Kai D'Alleva.

Discussion was held regarding the due date for the revenue overage payment. According to their original lease terms, they have two (2) one-year extensions remaining, that they will need to request directly, and will need to be in place by December 1, 2027. The extensions were built into the lease to give the county the opportunity for redevelopment (in case they have a new plan for the site), so they're not bound by a full 5-year lease.

Erin Shawkey amended her motion to approve the 4% rate for revenues earned during the extension period be based on the revenues earned April 1, 2027 through the end of November 2027 (*the extension period*) and paid by December 31, 2027. The amended motion was seconded by Mark Taylor. The motion carried, unanimously.

Judy will confirm these terms with Mr. Thiel and draft the agreement to include:

- Year 3 will be 7% of revenues over $400,000, from sales June 1, 2026 through March 31, 2027, to be due by July 31, 2027.
- SCIDA will consider the eight extension months (April 2027 through November 2027) under the first-year terms of 4% of revenues over $400,000, which will be due by December 31, 2027.

*An official one-year extension needs to be in place by December 1, 2027 to continue operations.

ONGOING BUSINESS

PROJECT UPDATE NOT ON AGENDA*:* The housing development planned for Montour Falls will not be going forward. The state went out of their way to approve the application (by changing the boundary lines for the site to be included under the NYFWD grant, as previously discussed); however, the owner is unable to commit/obtain the necessary financing and the project will not be completed.

Haentges Holdings, LLC Mixed Use Project - Update:

The loan is still making its way through Community Bank. It's been approved and was in the hands of the underwriters, who gave preliminary approval, but it has not yet moved to closing. Judy asked the Board to confirm if the PILOT status they approved previously is still valid or if the process needs to be redone? Yes, the Board is committed to the PILOT terms previously approved and shared their concerns about the delay. Judy will also confirm with the attorney that the timeline for the approval/PILOT status is still valid. All members agree that a groundbreaking ceremony cannot occur until the process is officially approved/underway.

Camp Monterey – Update:

Additional cameras were added and two of the new cameras have now been damaged. There continues to be five (5) interested parties for the site. FOIL requests are a challenge, as now some projects are public before the companies were ready for them to be, which creates a lack of trust. We received another request this past week, which appears that AI was used. One of the interested parties didn't like what Judy had stated, tried to go around her directly to the state, and the company was redirected to work directly through the IDA. ESD is still working to transfer ownership to SCIDA. The $5 million available funding increases interest in the site. A developer must apply and their project must be approved before they're eligible for the funds. The basis for approval will depend on jobs created and the amount of private investment. One interested party is not from the USA and ESD is helping to research the company. If the project and company are real, it would be a great benefit for Schuyler County. She noted, for the record, it is not a smokestack, it is advanced manufacturing related.

The wastewater review is scheduled to begin ASAP and we're hopeful for results to be presented in Q1. Judy reminded the board that there is no power to the system due to vandalism. Two years ago, we could have checked this more thoroughly.

A local interested party has been assisting with monitoring the site. In one of the buildings, they discovered all the original building blueprints and as-builts, which they gave to Judy. She needs a very large (3-4 foot) scanner. She'd like to make these records electronic/digital but SCOPED does not have that large scanning ability. Shawn Rosno noted that the county has several large scanners and that they could possibly help. He will check with Real Property, Records Management, and the Planning Department to see if their equipment can scan large documents. If not, perhaps LaBella would be able to help with this project for a small fee.

2027 Board Vacancies – Update

To date, no interest has been received. Judy did reach out to a former banker, and they did have an interest, but they are not a Schuyler County resident. Discussion was held if the board would consider a contractor, considering they may not understand the capital stack portion but would understand construction needs. Concern was shared that a potential board member must be mindful of potential conflicts of interest, as some of the projects that come through the IDA could have a construction component that they would be the contractor for. Additionally, the idea was shared about asking local banks if they have a commercial banker that live in Schuyler County. Mark Taylor offered to reach out to his contacts at Corning and Laury Ward suggested someone who works for INHS, who lives in Seneca County but owns property in Schuyler County. Judy will research but believes a candidate does have to be a resident to qualify and owning a business or rental property does not count as residency. Judy thanked the board for being mindful of what the board needs and not just suggesting friends or family.

A.B.O./PAAA-
No updates.

Committee Reports
Finance Committee: Met earlier today. Report previously provided.

Governance Committee: Did not meet. No report.

Audit Committee: Did not meet. No report.

BROADBAND
Mark Taylor reported that the Beaver Dams project is now complete; however, customer buy-in is lacking. Southern Tier Network owns the fiber to the house, then an ISP provides services direct to the customer.

The Tyrone project should be finished by next month and they have a lot of interested customers.

Executive Session
A motion was made by Carl Taber to enter into Executive Session, pursuant to the Allowable OML List Item #4) Discussions regarding proposed, pending, or current litigation. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The Board entered into Executive Session at 6:11 pm.

A motion was made by Erin Shawkey to leave Executive Session. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The Board came out of Executive Session at 6:22 pm.

OTHER:
Judy McKinney Cherry invited Board members to attend the SCOPED's Continuous Learning Barstool University presentation on November 12th, at Lakewood Vineyards, beginning at 6:00 pm. The topic is NY's Power Problem and the speaker provides non-partisan, factual information. Michell will send the Board a copy of the flier with the details.

ADJOURNMENT:
A motion was made by Erin Shawkey to adjourn the October 14, 2026 meeting. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The meeting adjourned at 6:23 pm.

Respectfully Submitted,

_____
Laury Ward, Secretary
mak 10/15/2026

Schuyler County IDA
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	Jan - Sep 26	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	0.29	416.66	2,872.15	3,749.94	5,000.00	
Interest Income	4,946.74	458.33	9,193.56	4,124.97	5,500.00	Interest Earnings
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	Sep 2026
Total Nonoperating Revenues (ABO)	4,947.03	874.99	12,065.71	7,874.91	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	40,989.48	41,537.05	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	217.32	217.32	217.32	
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	5.00	5.00	
Lease - Admin Fee - Lucky Hare						
LHBC Revenue Share - 5/1	0.00	0.00	3,824.60	587.64	587.64	
Lease - Admin Fee - Lucky Hare - Other	110.25	1,076.00	839.75	1,076.00	1,076.00	LHBC-SEP'26 Admin
Total Lease - Admin Fee - Lucky Hare	110.25	1,076.00	4,664.35	1,663.64	1,663.64	
Lease - Admin Fee - Schooner	0.00	230.38	230.38	230.38	230.38	
Lease - Admin Fee - VM Docks	0.00	0.00	3,126.41	2,875.01	2,875.01	
Lease - Admin Fee - Wine & Gla	0.00	855.45	855.45	855.45	855.45	
PILOT- Admin Fee-FL Railway	0.00	0.00	5,000.00	5,000.00	5,000.00	
PILOT- Admin Fee -WG Brewery Ho	0.00	500.00	500.00	500.00	500.00	
PILOT- Admin Wine&Glass Tour	0.00	0.00	1,500.00	0.00	0.00	
PILOT-Admin Fee-WG Apartments	0.00	1,500.00	1,500.00	1,500.00	1,500.00	
PILOT - Admin - FLX Gateway Ent	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2026 PILOT Admin
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	
Total Operating Income/Revenue (ABO)	1,610.25	5,661.83	70,588.39	66,383.85	138,483.85	
Rental & Financing Income						
Restaurant Equipment Lease	1,653.75	1,653.75	11,950.33	11,950.33	15,671.27	SEP'26 Equip Rental
Total Rental & Financing Income	1,653.75	1,653.75	11,950.33	11,950.33	15,671.27	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	0.00	0.00	72,667.54	11,165.31	11,165.31	
Lease Pass Thru - Lucky Hare Br - Other	2,205.00	20,444.00	16,795.00	20,444.00	20,444.00	SEP'26 Lease - **IN**
Total Lease Pass Thru - Lucky Hare Br	2,205.00	20,444.00	89,462.54	31,609.31	31,609.31	
Lease Pass Thru - Schooner 9/1	0.00	4,377.16	4,377.16	4,377.16	4,377.16	
Lease Pass Thru - Wine & Glass	0.00	16,253.55	16,253.55	16,253.55	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	62,528.20	54,625.21	54,625.21	
LeasePassThru LakesideTrolle5/1	0.00	0.00	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	18,121.55	16,321.11	18,121.55	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	

Schuyler County IDA
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	Jan - Sep 26	YTD Budget	Annual Budget	
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	29,683.97	31,057.82	31,057.82	
PILOT FLX Gateway Enterpris 9/1	7,910.51	10,387.37	7,910.51	10,387.37	10,387.37	2026 PILOT - IN
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	32,989.43	32,989.43	
PILOT Seneca Mkt 1 Due 9/1	0.00	324,600.70	283,688.94	324,600.70	324,600.70	
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,802.38	22,810.29	22,810.29	
PILOT Water Works						
PILOT Water Works Center 9/1	0.00	20,053.87	0.00	20,053.87	20,053.87	
Unit 41 - Due Sept. 1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Unit 43 - Due Sept. 1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Unit 45 - Due Sept.1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Unit 47 - Due Sept 1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Unit 49 - Due Sept.1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Unit 51 - Due Sept.1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Unit 53 - Due Sept.1	1,902.36	1,902.36	1,902.36	1,902.36	1,902.36	2026 PILOT - IN
Unit 55 - Due Sept.1	0.00	1,902.36	0.00	1,902.36	1,902.36	
Unit 61 - Due Sept.1	0.00	1,902.36	1,902.36	1,902.36	1,902.36	
Total PILOT Water Works	1,902.36	37,175.11	15,218.88	37,175.11	37,175.11	
PILOT Watkins Brew Hold- Sept 1	0.00	25,519.99	22,984.49	25,519.99	25,519.99	
PILOT WGA -SEPP Due Sept 1	0.00	54,708.47	54,708.47	54,708.47	54,708.47	
Total Restricted Income	12,017.87	511,587.90	758,506.84	797,760.82	806,567.30	
Total Income	20,228.90	519,778.47	853,111.27	883,969.91	971,222.42	
Gross Profit	20,228.90	519,778.47	853,111.27	883,969.91	971,222.42	
Expense						
Nonoperating Expenses - ABO						
Rest. Equipment - Depreciation	833.33	833.33	7,499.97	7,499.97	9,999.96	SEP'26 Equip Dep.
Total Nonoperating Expenses - ABO	833.33	833.33	7,499.97	7,499.97	9,999.96	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	198.36	0.00	370.94	0.00	400.00	Certified Mailing to all ATJ's for UTEP Update (Direct Notice)
Dues and Subscriptions						
IMPLAN	7,500.00	0.00	7,500.00	0.00	7,500.00	2027 Renewal (split cost with SCOPED)
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	7,500.00	0.00	11,500.00	4,000.00	12,350.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	3,089.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	351.25	400.00	400.00	
Total Insurance	0.00	0.00	3,440.25	3,300.00	3,300.00	
Miscellanous	0.00	0.00	61.55	0.00	200.00	
Records Management	125.00	0.00	375.00	250.00	500.00	Q3 Records Mgmt
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
Total Other Operating Expenses -PARIS	7,823.36	0.00	15,747.74	7,550.00	17,150.00	
Prof ServicesContracts - PARIS						
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	
Total Prof ServicesContracts - PARIS	0.00	0.00	90,119.00	78,988.00	153,588.00	
Total Operating Expenses - ABO	7,823.36	0.00	105,866.74	86,538.00	170,738.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	16,253.55	16,253.55	16,253.55	16,253.55	
Lease - Lakeside Trolley	0.00	0.00	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	72,667.54	11,165.31	11,165.31	

Schuyler County IDA
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	Jan - Sep 26	YTD Budget	Annual Budget	
Lease - Lucky Hare Brewing - Other	2,205.00	20,444.00	16,795.00	20,444.00	20,444.00	SEP'26 Lease - **OUT**
Total Lease - Lucky Hare Brewing	2,205.00	20,444.00	89,462.54	31,609.31	31,609.31	
Lease - Schooner Excursions	0.00	4,377.16	4,377.16	4,377.16	4,377.16	
Lease -Village Marina Docks	0.00	0.00	62,528.20	54,625.21	54,625.21	
Total Lease - Schuyler Cty Pass Thru	2,205.00	41,074.71	177,062.79	111,089.25	111,089.25	
PILOT-Wine & Glass Tour Holding	0.00	0.00	16,321.10	18,121.55	18,121.55	
PILOT - Above Grid Montour Sola	0.00	0.00	35,241.43	35,206.13	35,206.13	
PILOT - First Second Dev.	0.00	0.00	9,853.81	10,890.83	10,890.83	
PILOT Finger Lakes Rail	0.00	0.00	29,683.98	31,057.82	31,057.82	
PILOT FLX Gate Enterprises	7,910.52	10,387.37	7,910.52	10,387.37	10,387.37	2026 PILOT - **OUT**
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	32,989.43	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	324,600.70	283,688.95	324,600.70	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	20,053.87	0.00	20,053.87	20,053.87	
PILOT Waterworks (Omnibus)	1,902.36	17,121.24	15,218.88	17,121.24	17,121.24	2026 PILOT - **OUT**
PILOT Watkins Brewery Holdings	0.00	25,519.99	22,984.48	25,519.99	25,519.99	
PILOT WG Apts / SEPP	0.00	54,708.47	54,708.47	54,708.47	54,708.47	
Total Restricted Expense	12,017.88	493,466.35	758,506.86	797,760.82	806,567.30	
Total Expense	20,674.57	494,299.68	871,873.57	891,798.79	987,305.26	
Net Ordinary Income	-445.67	25,478.79	-18,762.30	-7,828.88	-16,082.84	
Net Income	**-445.67**	**25,478.79**	**-18,762.30**	**-7,828.88**	**-16,082.84**	

Schuyler County IDA
Balance Sheet Prev Year Comparison
As of September 30, 2026

	Sep 30, 26	Sep 30, 25	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
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*2623 (4.0%) 10/06/27	104,939.08	101,073.33	3,865.75	3.83%
Comm Bank Savings -Redec	17,446.41	17,442.92	3.49	0.02%
COMMUNITY BANK (CLOSED)	0.00	278,561.46	-278,561.46	-100.0%
Community Bank Checking	137,705.36	136,844.34	861.02	0.63%
Visions CD (3.75%; MAT 4/14/27)	52,754.39	0.00	52,754.39	100.0%
Visions CD 3.55%, Mat 4/9/27	289,238.61	0.00	289,238.61	100.0%
Visions FCU- Money Mkt	1,418.54	1,402.47	16.07	1.15%
Visions FDU - SAV	16.09	16.09	0.00	0.0%
Total OPERATING CASH	604,328.96	586,151.09	18,177.87	3.1%
Total Checking/Savings	604,328.96	586,151.09	18,177.87	3.1%
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	201,479.00	198,690.00	2,789.00	1.4%
Total Current Assets	805,807.96	784,841.09	20,966.87	2.67%
Fixed Assets				
Accumulated Depreciation- Equip	-20,832.93	-10,832.97	-9,999.96	-92.31%
EQUIPMENT	50,000.36	50,000.36	0.00	0.0%
Total Fixed Assets	29,167.43	39,167.39	-9,999.96	-25.53%
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	318,655.00	399,435.00	-80,780.00	-20.22%
TOTAL ASSETS	**1,153,630.39**	**1,223,443.48**	**-69,813.09**	**-5.71%**
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	3,051.00	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 September 30, 2026

	Sep 30, 26	Sep 30, 25	$ Change	% Change
Security Deposits	4,375.00	4,375.00	0.00	0.0%
Total Other Current Liabilities	18,608.00	17,464.00	1,144.00	6.55%
Total Current Liabilities	22,279.14	21,135.14	1,144.00	5.41%
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	504,849.00	584,150.00	-79,301.00	-13.58%
Total Liabilities	527,128.14	605,285.14	-78,157.00	-12.91%
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	-18,762.30	-21,236.29	2,473.99	11.65%
Total Equity	626,502.25	618,158.34	8,343.91	1.35%
TOTAL LIABILITIES & EQUITY	**1,153,630.39**	**1,223,443.48**	**-69,813.09**	**-5.71%**

Register: OPERATING CASH:Community Bank Checking

From 09/01/2026 through 09/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2026			Undeposited Funds	Deposit - FLX ...		X	9,410.51	170,022.49
09/01/2026			-split-	Deposit - LHB...		X	3,858.75	173,881.24
09/01/2026	4928	Schuyler County Tre...	Restricted Expense:PIL...	FLX Gateway ...	2,346.38	X		171,534.86
09/01/2026	4929	Town of Dix	Restricted Expense:PIL...	FLX Gateway ...	1,492.46	X		170,042.40
09/01/2026	4930	Watkins Glen School...	Restricted Expense:PIL...	FLX Gateway ...	4,071.68	X		165,970.72
09/01/2026	4953	Schuyler County Tre...	SHMR Annual Lease P...	Seneca Harbor ...	20,444.00	X		145,526.72
09/02/2026	4954	SCOPED	Operating Expenses - ...	Reimbursement...	198.36	X		145,328.36
09/16/2026	4955	SCOPED	Operating Expenses - ...	Reimbursement...	7,500.00			137,828.36
09/25/2026			Undeposited Funds	Deposit - Wate...		X	1,902.36	139,730.72
09/25/2026	4956	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68			139,303.04
09/25/2026	4957	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50			139,186.54
09/25/2026	4958	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92			138,443.62
09/25/2026	4959	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26			137,828.36
09/28/2026	4960	Schuyler County Tre...	Accounts Payable	2026 Q3 - Rec...	125.00			137,703.36
09/30/2026			Nonoperating Revenue...	Interest		X	2.00	137,705.36

Confidential Evaluation of Board Performance
2026 Schuyler County IDA

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.				
The policies, practices and decisions of the Board are always consistent with this mission.				
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.				
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.				
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.				
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence or self-interest.				
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.				
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.				
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.				
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.				
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.				
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.				
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.				
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.				
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.				
Board members demonstrate leadership and vision and work respectfully with each other.				

Name of Authority: ___Schuler County Industrial Development Agency_____

Date Completed: _____