

Schuyler County Industrial Development Agency

PILOT & SUBLEASE SUMMARY

Updated August 2023

EMPIRE PIPELINE

PILOT DATED 2007 - 2024. EMPIRE PIPELINE IS PAYING FULL TAXES. IDA INVOICES IN AUGUST FOR SEPTEMBER 1ST PAYMENT. PAYMENT DETERMINED BY YEAR OF PILOT. YEAR 1 – 6 \$146,690 YEAR 7-11 \$293,390 YEAR 12 – 16 \$440,070. IDA INVOICES IN AUGUST FOR SEPTEMBER PAYMENT. JOB TO BE CREATED OR RETAINED: 400 (1ST) YEAR 2008: N/A. CALCULATION AS FOLLOWS:

Empire Pipeline

2023

Payment to IDA: \$ 440,070.00 per year

County:	County Tax Rate	Pipe Footage	% of Total	Rate x % of Total	% of Total	Tax	
Dix	6.849249	36,818	0.46621	3.1931882	0.16	\$ 68,319.92	
Reading	6.841337	33,055	0.41856	2.8635153	0.14	\$ 61,266.40	
Tyrone	<u>5.819912</u>	9,100	<u>0.11523</u>	0.6706241	0.03	<u>\$ 14,348.35</u>	
Total	19.510498	78,973	100%			\$143,934.67	County
School: School Tax Rates							
Dix - Watkins Glen	10.935428	36,818	0.46621	5.0982056	0.25	\$109,078.76	
Reading - Watkins Glen	10.935452	22,610	0.28630	3.1308241	0.15	\$ 66,985.61	\$176,064.37 WG School Dist
Reading - Dundee	10.236084	10,445	0.13226	1.3538285	0.07	\$ 28,965.86	
Tyrone - Dundee	<u>8.719415</u>	<u>9,100</u>	<u>0.11523</u>	1.0047317	0.05	<u>\$ 21,496.76</u>	\$ 50,462.62 Dundee School
Total	40.826379	78,973	100%			\$226,526.99	
Towns: Town Tax Rates							
Dix	3.966695	36,818	0.46621	1.8493128	0.09	\$ 39,567.01	Dix
Reading	2.624411	33,055	0.41856	1.0984755	0.05	\$ 23,502.45	Reading
Tyrone	<u>2.652267</u>	<u>9,100</u>	<u>0.11523</u>	0.3056188	0.01	\$ 6,538.87	Tyrone
Total	9.243373	78,973	100%				
	69.58025			20.5683245		\$440,070.00	Total

SCHEDULE A
TO PILOT AGREEMENT DATED AS OF JULY 1, 2007,
BY AND BETWEEN THE
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
EMPIRE STATE PIPELINE / EMPIRE PIPELINE, INC.

"Total PILOT Payment" shall be in the amounts set forth below:

PILOT Year	County and Town Tax Year	School Tax Year	Total PILOT Payment
Year 1	2009	2008/2009	Full Taxes
Year 2	2010	2009/2010	\$146,690
Year 3	2011	2010/2011	\$146,690
Year 4	2012	2011/2012	\$146,690
Year 5	2013	2012/2013	\$146,690
Year 6	2014	2013/2014	\$146,690
Year 7	2015	2014/2015	\$293,390
Year 8	2016	2015/2016	\$293,390
Year 9	2017	2016/2017	\$293,390
Year 10	2018	2017/2018	\$293,390
Year 11	2019	2018/2019	\$293,390
Year 12	2020	2019/2020	\$440,070
Year 13	2021	2020/2021	\$440,070
Year 14	2022	2021/2022	\$440,070
Year 15	2023	2022/2023	\$440,070
Year 16	2024	2023/2024	\$440,070

FINGER LAKES RAILWAY

EFFECTIVE JULY 21, 1995 THE IDA ENTERED INTO AN AGREEMENT TO LEASE PROPERTY TO FINGER LAKES RAILWAY CORPORATION. THE IDA RETAINS \$1,000. THE LEASE CAN BE RENEWED FOR AN ADDITIONAL TEN-YEAR WITH A FULL TERM OF 30 YEARS. A YEARLY PAYMENT OF \$10,000 IS TO BE MADE TO THE IDA EFFECTIVE MAY 15, 1996 AND CONTINUE ANNUALLY UNTIL THE END OF THE LEASE TERM. ADDITIONAL YEARLY AMOUNTS MAY BE DUE FROM THE RAILWAY, DETERMINED ANNUALLY, AND BASED ON THE REVENUE LEVELS FROM THE PREVIOUS FISCAL YEAR. FINGER LAKES RAIL IS NOT INVOICED AND MAKES PAYMENT TO THE IDA IN MAY OF EACH YEAR.

NEW SECOND PILOT AGREEMENT – FEBRUARY 12, 2016- JUNE 30, 2025 (10) YEAR TERM. PAYMENT DUE BY MAY 15 THE COMPANY SHALL PAY TO THE AGENCY THE SUM OF ONE-SIXTH (1/6) OF THE SUM OF 2.75% MULTIPLIED BY ANNUAL FREIGHT REVENUE. THE TOTAL FREIGHT REVENUE X 2.75% X 1/6= TOTAL PAYMENT. AGENCY ANNUAL ADMINISTRATIVE FEE. THE COMPANY, AS A COMPONENT OF RENTALS PAYABLE HEREUNDER, SHALL PAY TO THE AGENCY AN ANNUAL ADMINISTRATIVE FEE EACH YEAR DURING THE LEASE TERM, BEGINNING MAY 15, 2016 AND THEREAFTER ON MAY 15 OF EACH YEAR DURING THE TERM HEREOF, IN THE FOLLOWING AMOUNTS: 2016 – 2019 - \$3,000.00, 2020 – 2022 - \$3,500.00, 2023 – 2025 - \$4,000.00 JOBS TO BE CREATED OR RETAINED: N/A

Finger Lakes Rail

2023 PILOT Distribution Schedule

(Based on prior year 2022 Revenues Earned)

Payment received:

\$54,704.07

	2023 Tax Rate	% of Total	Distribution
County			
Dix	6.849249	0.14215683	\$7,776.56
Reading	6.841337	0.141992616	\$7,767.57
Total County			\$15,544.13
Town of Dix	2.075918	0.04308588	\$2,356.97
Town of Reading	2.624411	0.054469906	\$2,979.73
Watkins Glen School District			
Dix	10.935428	0.226965874	\$12,415.96
Reading	10.935452	0.226966372	\$12,415.98
Total School			\$24,831.94
Village of Watkins Glen	7.91914	0.164362522	\$8,991.30
TOTAL	48.180935	100%	\$54,704.07

MONTOUR FALLS HOUSE LLC -

PILOT DATED 2008. PILOT YEARS 2010-2029. FOR PILOT YEARS 1- 10, A BASE AMOUNT OF TOTAL PAYMENT EQUAL TO THE TOTAL ASSESSED VALUE. YEARS 11-20 (2020) THE PAYMENT IS BASE PAYMENT PLUS GRADUATED ABATEMENT INCREASING IN 10%INCREMENTS IN YEARS 11-20 THEN TO FULL TAXES. IDA INVOICES IN JULY FOR AUGUST PAYMENT.

JOBS CREATED FOR CONSTRUCTION: 14, JOBS RETAINED: (1) FACILITIES MANAGEMENT; RETAIL (2-3), PROFESSIONAL SERVICES (4-5). CALCULATION AS FOLLOWS:

2023 PILOT Distribution Schedule for Montour House				
Base Valuation	\$50,000			
		<i>2023 Tax Rate</i>	<i>% of Total</i>	<i>Distribution</i>
County		6.868329	20%	\$343.42
Town of Montour		3.535228	10%	\$176.76
Village of Montour Falls		9.022558	26%	\$451.13
Odessa Montour School		15.167082	44%	\$758.35
Total without abatement		34.593197	100%	\$1,729.66
2023 PILOT Distribution Schedule for Montour House				
Assessment: Year 14		\$ 874,000		
Minus Base		\$ 50,000)		
Total		\$824,000		
Year 11-20 grad abatement		40%		
		\$ 329,600		
			<i>% of Total</i>	<i>Distribution</i>
County			20%	\$2,263.80
Town of Montour			10%	\$1,165.21
Village of Montour Falls			26%	\$2,973.84
Odessa Montour School			44%	\$4,999.07
Total without abatement			100%	\$11,401.92

				\$1,729.66
Total with abatement				\$13,131.58

SENECA MARKET I (WATKINS GLEN HARBOR HOTEL)

PILOT DATED 2007- 2028. (20 YEAR) EMPIRE ZONE CERTIFIED (10 YEAR), PAID FULL TAXES TO COUNTY, VILLAGE OF WATKINS GLEN, TOWN OF DIX AND WATKINS GLEN SCHOOL DISTRICT THROUGH 2018. THE PILOT REQUIRED FULL TAXES TO BE PAID FOR PILOT YEARS 1-10, WITH AN ABATEMENT SCHEDULE PICKING UP IN YEARS 11-20. THE PILOT REQUIRES THE COMPANY TO MAKE PAYMENTS DIRECTLY TO EACH TAXING JURISDICTION. THE REQUIREMENT TO PAY 100% TAXES RUNS THROUGH THE END OF 2018 COUNTY/TOWN TAX YEARS, AND THE 2017-2018 VILLAGE AND SCHOOL TAX YEARS. THEREAFTER, THE PILOT AMOUNTS WILL BE GOVERNED BY THE ABATEMENT SCHEDULE ON PAGE 9 OF THE PILOT AGREEMENT. THE PILOT AGREEMENT ENDS ON 12/31/28.

JOBS TO BE CREATED OR RETAINED: 60

Seneca Market (DBA Watkins Harbor Hotel) 2023 PILOT

TAX RATES

12,300,000

2023

County	6.849249
Town of Dix	2.075918
Village of Watkins Glen	7.919140
School	10.935428

ASSESSED VALUE AND TAX DATA

75% of Full Assessed Tax

Total Assessed Value	\$12,300,000		
Total Tax Rate	27.779735		
County Tax	\$84,245.76	\$	63,184.32
Town Tax	\$25,533.79	\$	19,150.34
Village	\$97,405.42	\$	73,054.07
School Tax	\$134,505.76	\$	100,879.32
Total Bill	\$341,690.74	\$	256,268.06
at 75%			
Total Due for PILOT	\$256,268.06		\$256,268.06

WATER WORKS CENTER

PILOT DATED AUGUST 2012 – DECEMBER 2027. THE IDA INVOICES IN AUGUST FOR SEPTEMBER PAYMENT. DURING THE TERM OF THE PILOT THE BASE VALUATION SHALL BE FROZEN AT \$200,000. JOBS CREATED OVER THREE YEARS: 57. THE PILOT PAYMENT CALCULATED AS FOLLOWS:

2023 PILOT Distribution Schedule for Water Works Center						
Assessed Value		\$ 200,000.00				
		2023 Tax Rate		% of Total		Distribution
County		6.841337		0.348818743		\$ 1,368.27
Town of Reading		1.836082		0.093616177		\$ 367.22
Village of Watkins Glen		(Paid directly)				
Watkins Glen School		<u>10.935452</u>	-	<u>0.557565081</u>		\$ 2,187.09
Total		19.612871		100%		\$ 3,922.57
						\$ 3,922.57

WATER WORKS CENTER - FIRST AMENDMENT TO LEASE (OMNIBUS)

THE PILOT, UPON REQUEST OF THE COMPANY, AMENDED UP TO (12) TIMES PURSUANT TO OMNIBUS AMENDMENTS ATTACHED TO EXHIBIT A TO BE EXECUTED BY THE IDA, COMPANY AND INDIVIDUAL UNIT PURCHASER(S) ANY AMENDMENT SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING CONDITIONS PRECEDENT:

Water Works Center Omnibus Unites (10 PILOTs Remaining). Once the unit's 1st owner sells the unit, the unit will no longer receive PILOT benefits and pay full taxes.

The PILOT payments are due by September 1st of each year described in **Exhibit B**. The Agency will invoice each unit and remit all supplemental PILOT payments to the affected tax jurisdictions upon receipt.

WATER WORKS CENTER CONDO UNITS - PILOT ALLOCATIONS ARE AS FOLLOWS:

Waterworks Condominium Units PILOT 2023

PILOT Payment Allocation

\$1,792.64 PILOT payment for a full year

Enter Annual Fee 2023:

\$1,792.64

TAX RATES

	Schuyler	Reading	Watkins	Watkins	Total
	County Rate	Town Rate	School	Village	
	6.841337	1.836082	10.935452	7.919140	27.532011
Allocation percentage	24.8487%	6.6689%	39.7190%	28.7634%	100.0000%
Allocation	\$445.45	\$119.55	\$712.02	\$515.62	\$1,792.64

MAKOSKE - #49 OMNIBUS

FLANAGAN & GULLO - #63 OMNIBUS SOLD – PILOT TERMINATED 9/22/2022

ELIAS JANILYN - #51 OMNIBUS

ARCHER, PHILIP & BEVERLY – UNIT #55 OMNIBUS

NGOZI NWANERI, ANGELA – UNIT #53 OMNIBUS

D'AMIGO, PETER M. – UNIT #47 OMNIBUS

RIEGNER – UNIT #61 OMNIBUS

ZENTA & BLOUNT – UNIT #43 OMNIBUS

BRUCE A. ROEBAL AND KATHLEEN L. GIBSON – UNIT #45 OMNIBUS

MANTUS – UNIT #41 OMNIBUS

RANKIN & ZURASKI – UNIT #57 OMNIBUS UNIT **SOLD - PILOT TERMINATED JUNE 1, 2017**

ARNOLD, CHRIS CORNETT – UNIT #59 OMNIBUS **SOLD – PILOT TERMINATED 2018**

SEPP, INC – WATKINS GLEN APARTMENTS CO. I, L.P. PILOT DATED NOV. 2014- EXPIRE DEC. 31, 2044. THE COMPANY SHALL PAY 2045 TAXES. IDA INVOICES IN AUGUST FOR SEPTEMBER PAYMENT.
JOBS CREATED FOR CONSTRUCTION: JOBS RETAINED: (1) FACILITIES MANAGEMENT(1). THE IDA RECEIVES AN ADMIN FEE OF \$1,500 YEARLY.

Watkins Glen Apartments/SEPP Inc.

	<u>%</u>	<u>2023</u>
County	25%	6.849249
Town of Dix	7%	2.075918
Village of Watkins Glen	29%	7.919140
School	39%	10.935428
ASSESSED VALUE AND TAX DATA		
Total Tax Rate	100%	27.779735
County Tax		\$12,710.68
Town Tax		\$3,852.44
Total County/Town		\$16,563.12
School Tax		\$20,293.72
Total School		\$20,293.72
Village		\$14,696.16
Total Bill		\$51,553.00
Total Due for PILOT		\$ 51,553.01

SCHEDULE A
TO PILOT AGREEMENT DATED AS OF NOVEMBER 7, 2014
BY AND BETWEEN THE
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
WATKINS GLEN APARTMENTS COMPANY I, L.P.

“Total PILOT Payment” shall be calculated as follows:

<u>PILOT Year</u>	<u>Calendar Year</u>	<u>Payment Date</u>	<u>Total PILOT Payment</u>
Interim	2014*	Closing Date*	Pro-rated Amount*
Year 1	2015	September 1, 2015	\$44,000.00
Year 2	2016	September 1, 2016	\$44,880.00
Year 3	2017	September 1, 2017	\$45,777.60
Year 4	2018	September 1, 2018	\$46,693.15
Year 5	2019	September 1, 2019	\$47,627.02
Year 6	2020	September 1, 2020	\$48,579.56
Year 7	2021	September 1, 2021	\$49,551.15
Year 8	2022	September 1, 2022	\$50,542.17
Year 9	2023	September 1, 2023	\$51,553.01
Year 10	2024	September 1, 2024	\$52,584.07
Year 11	2025	September 1, 2025	\$53,635.75
Year 12	2026	September 1, 2026	\$54,708.47
Year 13	2027	September 1, 2027	\$55,802.64
Year 14	2028	September 1, 2028	\$56,918.69
Year 15	2029	September 1, 2029	\$58,057.07
Year 16	2030	September 1, 2030	\$59,218.21
Year 17	2031	September 1, 2031	\$60,402.57
Year 18	2032	September 1, 2032	\$61,610.62
Year 19	2033	September 1, 2033	\$62,842.83
Year 20	2034	September 1, 2034	\$64,099.69
Year 21	2035	September 1, 2035	\$65,381.69
Year 22	2036	September 1, 2036	\$66,689.32
Year 23	2037	September 1, 2037	\$68,023.11
Year 24	2038	September 1, 2038	\$69,383.57
Year 25	2039	September 1, 2039	\$70,771.24
Year 26	2040	September 1, 2040	\$72,186.66
Year 27	2041	September 1, 2041	\$73,630.40
Year 28	2042	September 1, 2042	\$75,103.00
Year 29	2043	September 1, 2043	\$76,605.07
Year 30	2044	September 1, 2044	\$78,137.17

WATKINS BREWERY HOLDINGS LLC – PILOT DATED SEPTEMBER 25, 2015 – EXPIRES MAY 30, 2031. THE ASSESSMENT IS FROZEN AT \$315,500 FOR THE TERM OF THE PILOT- THE IDA WILL INVOICE FOR PILOT PAYMENT DUE SEPTEMBER 1ST.THE IDA RECEIVES AN ADMIN FEE OF \$500 YEARLY ONCE PILOT PAYMENTS BEGIN.

2023 PILOT Distribution Schedule for Watkins Brewery Holdings

TAX RATES

Total Assessment: \$315,500.00

	<u>2023</u>	
County	6.841337	
Town of Reading	1.836082	
Village of Watkins Glen	7.919140	
School	10.935452	
ASSESSED VALUE AND TAX DATA		20% of Full Assessed Tax
Total Assessed Value	\$315,500	
Total Tax Rate	27.532011	
		\$
County Tax	\$2,158.44	431.69
		\$
Town Tax	\$579.28	115.86
		\$
Total County/Town	\$2,737.73	547.55
		\$
School Tax	\$3,450.14	690.03
		\$
Total School	\$3,450.14	690.03
		\$
Village	\$2,498.49	499.70
		\$
Total Bill (Assessment)	\$8,686.35	\$8,686.35
plus 20%	\$1,737.27	
Total Due for PILOT 2023	\$10,423.62	\$10,423.62

SCHEDULE A
TO PILOT AGREEMENT DATED AS OF SEPTEMBER 25, 2015
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
WATKINS BREWERY HOLDINGS LLC

Total PILOT Payment" shall be calculated as follows:

<u>PILOT Year</u>	<u>County and Town Tax Years</u>	<u>School Tax Years</u>	<u>Village Tax Years</u>	<u>Total PILOT Payment</u>
Interim	2015 and 2016	2015-2016	2015-2016 and 2016-2017	Full Taxes
Year 1	2017	2016-17	2017-18	Base Payment, plus (A)
Year 2	2018	2017-18	2018-19	Base Payment, plus (A)
Year 3	2019	2018-19	2019-20	Base Payment, plus (A)
Year 4	2020	2019-20	2020-21	Base Payment, plus (A)
Year 5	2021	2020-21	2021-22	Base Payment, plus (A)
Year 6	2022	2021-22	2022-23	Base Payment, plus (A)
Year 7	2023	2022-23	2023-24	Base Payment, plus (A)
Year 8	2024	2023-24	2024-25	Base Payment, plus (A)
Year 9	2025	2024-25	2025-26	Base Payment, plus (A)
Year 10	2026	2025-26	2026-27	Base Payment, plus (A)
Year 11	2027	2026-27	2027-28	Base Payment, plus (A)
Year 12	2028	2027-28	2028-29	Base Payment, plus (A)
Year 13	2029	2028-29	2029-30	Base Payment, plus (A)
Year 14	2030	2029-30	2030-31	Base Payment, plus (A)

For the term of this PILOT Agreement, the Company shall continue to pay full tax value of the Land and any improvements existing thereon as of the date of this agreement plus any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement shall be frozen at a total of \$315,500.00, being comprised of \$315,000.00 for TMID No. 65, TMID No. 65.09-1-87. The Total Taxable Valuation for each Total PILOT Payment shall include a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed improvements made to the Facility by the Company, as an Agent of the Agency (the abatement schedule shall allow for a 100% exemption from taxation for the Added Value in such exemption being eliminated in 10% increments each PILOT year thereafter. The abatement schedule shall terminate on May 30, 2031.

Once the Total Taxable Valuation is established using the Abatement Factor, the

FLX GATEWAY ENTERPRISES, LLC – PILOT DATES AUGUST 23, 2018 – EXPIRES DECEMBER 31, 2033. THE ASSESSMENT IS FROZEN AT \$37,000 FOR THE TERM OF THE PILOT. THE IDA WILL INVOICE FOR PAYMENT DUE SEPTEMBER 1ST. PAYMENTS WILL BEGIN IN 2020. THE IDA RECEIVES AN ADMIN FEE OF \$1,500 YEARLY ONCE PILOT BEGINS.

**SCHEDULE A
TO PILOT AGREEMENT DATED AS OF AUGUST 23, 2018
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
FLX GATEWAY ENTERPRISES, LLC**

2023 PILOT Distribution Schedule for FLX Gateway Enterprises, LLC				
Assessed Value		\$ 37,000.00		
		2023 Tax Rate	% of Total	Distribution
County		6.849249	0.31489	\$ 253.42
Town of Dix		3.966695	0.18237	\$ 146.77
Watkins Glen School		10.935428	0.5027	\$ 404.61
Total		21.751372	100%	\$ 804.80

Total PILOT Payment” shall be calculated as follows:

PILOT Year	County and Town Tax Years	School Tax Years	Total PILOT Payment
Interim	2018 and 2019	2017-2018 2018-2019	Full Taxes
Year 1	2020	2019-20	Base Payment, plus (Added Value x .00)
Year 2	2021	2020-21	Base Payment, plus (Added Value x .00)
Year 3	2022	2021-22	Base Payment, plus (Added Value x .00)
Year 4	2023	2022-23	Base Payment, plus (Added Value x .00)
Year 5	2024	2023-24	Base Payment, plus (Added Value x .00)
Year 6	2025	2024-25	Base Payment, plus (Added Value x .10)
Year 7	2026	2025-26	Base Payment, plus (Added Value x .20)
Year 8	2027	2026-27	Base Payment, plus (Added Value x .30)
Year 9	2028	2027-28	Base Payment, plus (Added Value x .40)
Year 10	2029	2028-29	Base Payment, plus (Added Value x .50)
Year 11	2030	2029-30	Base Payment, plus (Added Value x .60)
Year 12	2031	2030-31	Base Payment, plus (Added Value x .70)
Year 13	2032	2031-32	Base Payment, plus (Added Value x .80)
Year 14	2033	2032-33	Base Payment, plus (Added Value x .90)

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the “Base Valuation”). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of \$37,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor (“Abatement Factor”) shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the “Added Value”). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Years 1 - 5 with such exemption being eliminated in 10% increments each PILOT year thereafter. This PILOT Agreement terminates on December 31, 2033.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

$$\text{Total Taxable Valuation} = \text{Base Valuation} + (\text{Added Value} \times \text{Abatement Factor})$$

$$\text{Total PILOT Payment} = \text{Total Taxable Valuation (after equalization)} \times \text{Tax Rate}$$

WINE AND GLASS TOUR HOLDINGS LLC – PILOT DATED MARCH 20, 2020 – DECEMBER 31, 2026. INTERIM 2020/2021 PAY FULL TAXES – DURING THE TERM OF THE PILOT (5 YEARS) THE BASE VALUATION SHALL BE FROZEN AT A TOTAL OF \$222,000. BASE PAYMENT PLUS ADDED VALUE IN [GRAB YOUR READER'S ATTENTION WITH A GREAT QUOTE FROM THE DOCUMENT OR USE THIS SPACE TO EMPHASIZE A KEY POINT. TO PLACE THIS TEXT BOX ANYWHERE ON THE PAGE, JUST DRAG IT.]

LOT YEAR 1-5 WITH SUCH EXEMPTION BEING ELIMINATED IN INCREMENTS. YEAR 1 BEGINS 2022

PILOT Distribution Schedule for Wine & Glass Tour Holdings, LLC

ASSESSED VALUE (BASE)	\$222,000.00		
	2022 Tax Rate	% of Total Distribution	
Schuylers County	6.875657	0.2552	\$1,526.40
Town of Dix	2.018131	0.0727	\$448.03
Watkins Central School	10.979828	0.3958	\$2,437.52
Village of Watkins Glen	7.866339	0.2763	\$1,746.33
Total Tax Rate	27.739955	100.00%	\$6,158.27

Total PILOT Payment Due 9-1-22

\$6,158.27

PILOT Distribution Schedule for Wine & Glass Tour Holdings, LLC

ASSESSED VALUE	\$320,000.00		
	x .20		
	\$64,000.00		
	2022 Tax Rate	% of Total Distribution	
Schuylers County	6.875657	0.2552	\$440.04
Town of Dix	2.018131	0.0727	\$129.16
Watkins Central School	10.979828	0.3958	\$702.71
Village of Watkins Glen	7.866339	0.2763	\$503.45
Total Tax Rate	27.739955	100.00%	\$1,775.36

Total PILOT Payment Due 9-1-22

\$7,933.63

**SCHEDULE A
TO PILOT AGREEMENT DATED AS OF MARCH 20, 2020
SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND
WINE AND GLASS TOUR HOLDINGS LLC**

Total PILOT Payment" shall be calculated as follows:

PILOT Year	County, and Town Tax Years	Village and School Tax Years	Total PILOT Payment
Interim	2020 and 2021	2019-2020 and 2020-2021	Full Taxes
Year 1	2022	2021-22	Base Payment, plus (Added Value x .00)
Year 2	2023	2022-23	Base Payment, plus (Added Value x .20)
Year 3	2024	2023-24	Base Payment, plus (Added Value x .40)
Year 4	2025	2024-25	Base Payment, plus (Added Value x .60)
Year 5	2026	2025-26	Base Payment, plus (Added Value x .80)

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of \$222,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Year 1 with such exemption being eliminated in increments per the above schedule each PILOT year thereafter. This PILOT Agreement terminates on December 31, 2026.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

Total Taxable Valuation = Base Valuation + (Added Value x Abatement Factor)
Total PILOT Payment = Total Taxable Valuation (after equalization) x Tax Rate

2023 PILOT NY Orange, LLC					
Assessed Value	\$157,000				
2023 Tax Rate		% of Total	Distribution	Mwac PV Charge	Total
County	5.82913	28%	915.17	3436.36	4351.53
Town of Orange	5.638613	27%	885.26	3324.04	4209.31
Watkins Glen School	9.295101	45%	1459.33	5479.60	6938.93
Total	20.762844	100%	3259.77	12240.00	15499.77

SCHEDULE A

“Total PILOT Payment” shall be calculated as follows:

PILOT Year	County/Town Tax Year	School Tax Year	Total PILOT Payment
Interim	2020 and 2021	2019/2020 and 2020/2021	Full taxes
Year 1	2022	2021/2022	(Base Valuation Payment), plus \$12,000.00
Year 2	2023	2022/2023	(Base Valuation Payment), plus \$12,240.00
Year 3	2024	2023/2024	(Base Valuation Payment), plus \$12,484.80
Year 4	2025	2024/2025	(Base Valuation Payment), plus \$12,734.50
Year 5	2026	2025/2026	(Base Valuation Payment), plus \$12,989.19
Year 6	2027	2026/2027	(Base Valuation Payment), plus \$13,248.97
Year 7	2028	2027/2028	(Base Valuation Payment), plus \$13,513.95
Year 8	2029	2028/2029	(Base Valuation Payment), plus \$13,784.23
Year 9	2030	2029/2030	(Base Valuation Payment), plus \$14,059.91
Year 10	2031	2030/2031	(Base Valuation Payment), plus \$14,341.11
Year 11	2032	2031/2032	(Base Valuation Payment), plus \$14,627.93
Year 12	2033	2032/2033	(Base Valuation Payment), plus \$14,920.49
Year 13	2034	2033/2034	(Base Valuation Payment), plus \$15,218.90
Year 14	2035	2034/2035	(Base Valuation Payment), plus \$15,523.28
Year 15	2036	2035/2036	(Base Valuation Payment), plus \$15,833.75

For the term of this PILOT Agreement, the Company shall pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the “Base Valuation”). During the term of this PILOT Agreement, the Base Valuation shall be frozen at \$157,000.00, or such amount as may be assigned by the assessor in connection with subdivision or establishment of a new tax parcel for the Land. The Base Valuation Payment component for each Total PILOT Payment shall be calculated by multiplying the Base Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

In addition to the Base Valuation Payment, the Company shall also pay an amount equal to \$6,000.00 per MWac PV solar electrical generation capacity, which as of the date of this Agreement is 2.00MWac, with such amount escalating at 2% per year during the term hereof. Any future upgrades to the Project increasing the MWac PV solar electrical generation capacity shall increase the amounts payable hereunder accordingly. The Company shall certify annually to the Agency the true and correct amount of the Project’s per MWac PV solar electrical generation capacity as part of its annual certification required pursuant to that certain Agent and Financial Assistance and Project Agreement, dated as of the date hereof and entered into by the Agency and Company (the “Agent Agreement”). After the fifteenth (15th) PILOT Year, the Project Facility shall be subject to full taxation by the affected taxing jurisdictions.

2023 PILOT Distribution Schedule for NY Dix 1, LLC

Assessed Value \$180,000.00

Payment Due: February 1, 2023

	2023 Tax Rate	% of Total	Distribution	% of Total	MWAC PV	Total Due (municipality)
County	6.849249	34%	\$1,232.86	34%	\$7,809.15	\$9,042.02
Town of Dix	2.075918	10%	\$373.67	10%	\$2,366.85	\$2,740.52
Watkins Glen School	10.935428	55%	\$1,968.38	55%	\$12,468.00	\$14,436.37
Total Tax Rate	19.860595	100%	\$3,574.91	100%	\$22,644.00	\$26,218.91

Mwac PV Charge \$22,644.00

Total PILOT Payment Due \$26,218.91

SCHEDULE A

"Total PILOT Payment" shall be calculated as follows:

PILOT Year	County/Town Tax Year	School Tax Year	Total PILOT Payment
Interim	2020 and 2021	2019/2020 and 2020/2021	Full taxes
Year 1	2022	2021/2022	(Base Valuation Payment), plus \$22,200.00
Year 2	2023	2022/2023	(Base Valuation Payment), plus \$22,644.00
Year 3	2024	2023/2024	(Base Valuation Payment), plus \$23,096.88
Year 4	2025	2024/2025	(Base Valuation Payment), plus \$23,558.82
Year 5	2026	2025/2026	(Base Valuation Payment), plus \$24,029.99
Year 6	2027	2026/2027	(Base Valuation Payment), plus \$24,510.59
Year 7	2028	2027/2028	(Base Valuation Payment), plus \$25,000.81
Year 8	2029	2028/2029	(Base Valuation Payment), plus \$25,500.82
Year 9	2030	2029/2030	(Base Valuation Payment), plus \$26,010.84
Year 10	2031	2030/2031	(Base Valuation Payment), plus \$26,531.06
Year 11	2032	2031/2032	(Base Valuation Payment), plus \$27,061.68
Year 12	2033	2032/2033	(Base Valuation Payment), plus \$27,602.91
Year 13	2034	2033/2034	(Base Valuation Payment), plus \$28,154.97
Year 14	2035	2034/2035	(Base Valuation Payment), plus \$28,718.07
Year 15	2036	2035/2036	(Base Valuation Payment), plus \$29,292.43

For the term of this PILOT Agreement, the Company shall pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at \$180,000, or such amount as may be assigned by the assessor in connection with subdivision or establishment of a new tax parcel for the Land. The Base Valuation Payment component for each Total PILOT Payment shall be calculated by multiplying the Base Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

In addition to the Base Valuation Payment, the Company shall also pay an amount equal to \$6,000.00 per MWac PV solar electrical generation capacity, which as of the date of this Agreement is 3.70MWac, with such amount escalating at 2% per year during the term hereof. Any future upgrades to the Project increasing the MWac PV solar electrical generation capacity shall increase the amounts payable hereunder accordingly. The Company shall certify annually to the Agency the true and correct amount of the Project's per MWac PV solar electrical generation capacity as part of its annual certification required pursuant to that certain Agent and Financial Assistance and Project Agreement, dated as of the date hereof and entered into by the Agency and Company (the "Agent Agreement"). After the fifteenth (15th) PILOT Year, the Project Facility shall be subject to full taxation by the affected taxing jurisdictions.

2023 PILOT Distribution

Schedule for The Glen Beacon

Assessed Value

\$398,000

	2023 Tax Rate	% of Total	Distribution
Schuylers County	6.849249	25%	\$2,726.00
Town of Dix	2.075918	7%	\$826.22
Village of Watkins Glen	7.91914	29%	\$3,151.82
Watkins Glen School	10.935428	39%	\$4,352.30
Total Tax Rate	27.779735	100%	
Total PILOT Payment Due			\$11,056.33

SCHEDULE A

Total PILOT Payment" shall be calculated as follows:

PILOT Year	County, and Town Tax Years	Village and School Tax Years	Total PILOT Payment
Interim	2021 and 2022	2021-2022	Full Taxes
Year 1	2023	2022-23	Base Payment, plus (Added Value x .00)
Year 2	2024	2023-24	Base Payment, plus (Added Value x .00)
Year 3	2025	2024-25	Base Payment, plus (Added Value x .00)
Year 4	2026	2025-26	Base Payment, plus (Added Value x .00)
Year 5	2027	2026-27	Base Payment, plus (Added Value x .00)
Year 6	2028	2027-28	Base Payment, plus (Added Value x .10)
Year 7	2029	2028-29	Base Payment, plus (Added Value x .20)
Year 8	2030	2029-20	Base Payment, plus (Added Value x .30)
Year 9	2031	2030-31	Base Payment, plus (Added Value x .40)
Year 10	2032	2031-32	Base Payment, plus (Added Value x .50)
Year 11	2033	2032-33	Base Payment, plus (Added Value x .60)
Year 12	2034	2033-34	Base Payment, plus (Added Value x .70)
Year 13	2035	2034-35	Base Payment, plus (Added Value x .80)
Year 14	2036	2035-36	Base Payment, plus (Added Value x .90)

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of \$398,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Years 1-5 with such exemption being eliminated in increments per the above schedule each PILOT year thereafter. This PILOT Agreement terminates on December 31, 2036.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

$$\text{Total Taxable Valuation} = \text{Base Valuation} + (\text{Added Value} \times \text{Abatement Factor})$$

$$\text{Total PILOT Payment} = \text{Total Taxable Valuation (after equalization)} \times \text{Tax Rate}$$

LSE MUSCA LLC – PILOT DUE FEBRUARY 1, 2023

2023 PILOT Distribution Schedule for LSE Musca, LLC

Assessed Value \$181,500.00

Payment Due: February 1, 2023

	2023 Tax Rate	% of Total	Distribution	% of Total	MWAC PV	Total Due (municipality)
County	5.82913	23%	\$1,057.99	0.23	\$7,135.27	\$8,193.25
Town of Orange	5.638613	23%	\$1,023.41	0.23	\$6,902.06	\$7,925.47
Bradford Central School	13.480823	54%	\$2,446.77	0.54	\$16,501.48	\$18,948.25
Total Tax Rate	24.948566	100%	\$4,528.16	1.00	\$30,538.80	\$35,066.96
Mwac PV Charge			\$30,538.80			
Total PILOT Payment Due			\$35,066.96			

SCHEDULE A

"Total PILOT Payment" shall be calculated as follows:

PILOT Year	County/Town Tax Year	School Tax Year	Total PILOT Payment
Interim	2021	2020/2021	Full taxes
Year 1	2022	2021/2022	(Base Valuation Payment), plus \$29,940.00 ✓
Year 2	2023	2022/2023	(Base Valuation Payment), plus \$30,538.80
Year 3	2024	2023/2024	(Base Valuation Payment), plus \$31,149.58
Year 4	2025	2024/2025	(Base Valuation Payment), plus \$31,772.57
Year 5	2026	2025/2026	(Base Valuation Payment), plus \$32,408.02
Year 6	2027	2026/2027	(Base Valuation Payment), plus \$33,056.18
Year 7	2028	2027/2028	(Base Valuation Payment), plus \$33,717.30
Year 8	2029	2028/2029	(Base Valuation Payment), plus \$34,391.65
Year 9	2030	2029/2030	(Base Valuation Payment), plus \$35,079.48
Year 10	2031	2030/2031	(Base Valuation Payment), plus \$35,781.07
Year 11	2032	2031/2032	(Base Valuation Payment), plus \$36,496.69
Year 12	2033	2032/2033	(Base Valuation Payment), plus \$37,226.63
Year 13	2034	2033/2034	(Base Valuation Payment), plus \$37,971.16
Year 14	2035	2034/2035	(Base Valuation Payment), plus \$38,730.58
Year 15	2036	2035/2036	(Base Valuation Payment), plus \$39,505.19

For the term of this PILOT Agreement, the Company shall pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the "Base

FIRST SECOND DEVELOPMENT-PILOT DATED MAY 12, 2021 – EXPIRES DECEMBER 31, 2031. THE ASSESSMENT IS FROZEN AT \$304,000 FOR THE TERM OF THE PILOT – THE IDA WILL INVOICE FOR PILOT PAYMENT DUE FEBRUARY 1ST. BEGINNING FEBRUARY 1, 2023.

**2022 PILOT Distribution
Schedule for First Second
Development**

Base Value (frozen for term of PILOT)	304000
2023 Assessed Value	676000
Added Value	372000
Yr 1 grad abatement (10%)	x10
	37200
Base Value + Added Value	341200

	2023 Tax Rate	% of Total	Distribution
Schuyler County	6.849249	25%	2336.96
Town of Dix	2.075918	7%	708.30
Village of Watkins Glen	7.91914	29%	2702.01
Watkins Glen School	10.935428	39%	3731.17
Total Tax Rate	27.779735	100%	9478.45
Total PILOT Payment Due			9478.45

SCHEDULE A

“Total PILOT Payment” shall be calculated as follows:

PILOT Year	County/Town Tax Years	Village and School Tax Years	Total PILOT Payment
Interim	2021 and 2022	2021/2022	Full taxes
Year 1	2023	2022/2023	Base Valuation, plus (Added Value x .10)
Year 2	2024	2023/2024	Base Valuation, plus (Added Value x .20)
Year 3	2025	2024/2025	Base Valuation, plus (Added Value x .30)
Year 4	2026	2025/2026	Base Valuation, plus (Added Value x .40)
Year 5	2027	2026/2027	Base Valuation, plus (Added Value x .50)
Year 6	2028	2027/2028	Base Valuation, plus (Added Value x .60)
Year 7	2029	2028/2029	Base Valuation, plus (Added Value x .70)
Year 8	2030	2029/2030	Base Valuation, plus (Added Value x .80)
Year 9	2031	2030/2031	Base Valuation, plus (Added Value x .90)

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this Agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of \$304,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 90% exemption from taxation for the Added Value in PILOT Year 1 with such exemption being eliminated in increments per the above schedule each PILOT Year thereafter. This Agreement terminates on December 31, 2031.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

$$\text{Total Taxable Valuation} = \text{Base Valuation} + (\text{Added Value} \times \text{Abatement Factor})$$

$$\text{Total PILOT Payment} = \text{Total Taxable Valuation (after equalization)} \times \text{Tax Rate}$$

LIN ZHU COMMERCIAL COMPANY, INC – PILOT DATED APRIL 29, 2022 – EXPIRES DECEMBER 31, 2035. THE ASSESSMENT IS FROZEN AT \$137,000 FOR THE TERM OF THE PILOT – THE IDA WILL INVOICE FOR PILOT PAYMENT DUE SEPTEMBER 1, 2023.

2023 PILOT Distribution Schedule for LIN ZHU Commercial Company

Assessed Value				137000
	2023 Tax Rate	% of Total	Distribution	
County	6.849249	25%	\$	938.35
Town of Dix	2.075918	7%	\$	284.40
Village of Watkins Glen	7.91914	29%	\$	1,084.92
Watkins Glen School	10.935428	39%	\$	1,498.15
Total	27.779735	100%	\$	3,805.82

SCHEDULE A

Total PILOT Payment" shall be calculated as follows:

PILOT Year	County, and Town Tax Years	Village and School Tax Years	Total PILOT Payment
Interim	2022 and 2023	2021-2022 and 2022-2023	Full Taxes
Year 1	2024	2023-24	Base Payment, plus (Added Value x .00)
Year 2	2025	2024-25	Base Payment, plus (Added Value x .00)
Year 3	2026	2025-26	Base Payment, plus (Added Value x .00)
Year 4	2027	2026-27	Base Payment, plus (Added Value x .00)
Year 5	2028	2027-28	Base Payment, plus (Added Value x .00)
Year 6	2029	2028-29	Base Payment, plus (Added Value x .10)
Year 7	2030	2029-20	Base Payment, plus (Added Value x .20)
Year 8	2031	2030-31	Base Payment, plus (Added Value x .30)
Year 9	2032	2031-32	Base Payment, plus (Added Value x .40)
Year 10	2033	2032-33	Base Payment, plus (Added Value x .50)
Year 11	2034	2033-34	Base Payment, plus (Added Value x .60)
Year 12	2035	2034-35	Base Payment, plus (Added Value x .80)

For the term of this PILOT Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land and any improvements existing thereon as of the date of this agreement prior to the completion of any Project improvements (the "Base Valuation"). During the term of this PILOT Agreement, the Base Valuation shall be frozen at a total of \$137,000.00. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Facility by the Company, as an Agent of the Agency (the "Added Value"). The abatement schedule shall allow for a 100% exemption from taxation for the Added Value in PILOT Years 1-5 with such exemption being eliminated in increments per the above schedule each PILOT year thereafter. This PILOT Agreement terminates on December 31, 2035.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate).

Total Taxable Valuation = Base Valuation + (Added Value x Abatement Factor)
 Total PILOT Payment = Total Taxable Valuation (after equalization) x Tax Rate

MARINA DOCKS

NEW LEASE DATED: APRIL 2014 – THE IDA RETAINS 5% AS STATED IN THE MASTER LEASE AGREEMENT.

JOBS CREATED OR RETAINED: N/A.

RENTAL FROM SCHAMEL STARTS AT 12% OF SLIP REVENUES, ESCALATING AT .5% OF TOTAL SLIP REVENUE PER YEAR. BASED ON CURRENT INTERNAL PROJECTIONS, RENTALS FOR 2014 WILL BEGIN AT \$25,816.80 BASED UPON 12% OF MINIMUM PROJECTED SLIP RENTAL OF \$215,140. SUBSEQUENT YEARS SUBJECT TO .5% INCREMENTAL PAYMENT AMOUNT WITH 3% PROJECT GROWTH FACTOR.

RENTAL FOR 2015 WOULD BE ESTIMATED AT $(1.03 \times \$215,140) \times .125 = \$27,699.275$

DUE ON AUGUST 1, 2015, REPRESENTING RENTALS FOR THE PERIOD COMMENCING ON THE DATE HEREOF AND ENDING ON DECEMBER 31, 2014, AND THEREAFTER ON AUGUST 1 OF EACH CALENDAR YEAR DURING THE TERM HEREOF, THE FOLLOWING ESTIMATED AMOUNTS:

Village Marina Docks Lease Payment			June 30 2023				
Slip Rental 2022 Total Lease (year 9)			\$295,570.00				
Total Paid		16.0%	\$ 47,291.20				
Less 5% Retained by IDA:			\$ 2,364.56				
County Total:			\$ 44,926.64				
LEASE YEAR	RENTAL	LEASE YEAR*	RENTAL	LEASE YEAR *	RENTAL	LEASE YEAR *	RENTAL
1 – 2014	12.0% OF GROSS	6 – 2019	14.5% OF GROSS	11 – 2024	17.0% OF GROSS	16 – 2029	19.5% OF GROSS
2 – 2015	12.5% OF GROSS	7 – 2020	15.0% OF GROSS	12 - 2025	17.5% OF GROSS	17 - 2030	20.0% OF GROSS
3 – 2016	13.0% OF GROSS	8 – 2021	15.5% OF GROSS	13 - 2026	18.0% OF GROSS	18 - 2031	20.5% OF GROSS
4 - 2017	13.5% OF GROSS	9 - 2022	16.0% OF GROSS	14 - 2027	18.5% OF GROSS	19 - 2032	21.0% OF GROSS
5 – 2018*	14.0% OF GROSS	10 – 2023	16.5% OF GROSS	15 – 2028	19.0% OF GROSS	20 – 2033	21.5% OF GROSS

* - Lease Year and Rentals subject to timely and enforceable Option exercise by Agency.

** - Rental for Lease Year 20 (2032-2033) shall be due and payable on or before June 1, 2033.

WINE AND GLASS TOURS

NEW LEASE IN 2013 - 2033. THE IDA WILL INVOICE AUGUST 1ST FOR SEPTEMBER 1 PAYMENT.

RENTAL FOR LEASE YEAR 2, 2014 TO 2015 DUE SEPT 1 2014 IS \$10,000.

RENTAL FOR LEASE YEAR 3, 2015 TO 2016 DUE SEPT 1 2015 IS \$12,000.

RENT PAID TO THE COUNTY. THE IDA RETAINS 5% AS STATED IN THE MASTER LEASE AGREEMENT.

UPON EXECUTION OF THE SUBLEASE AGREEMENT, THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR THE PERIOD COMMENCING ON THE DATE HEREOF AND ENDING ON DECEMBER 31, 2013, AND ON SEPTEMBER 1 OF EACH CALENDAR YEAR THEREAFTER, THE FOLLOWING AMOUNTS:

Wine & Glass Tours		2023
Lease Payment Allocation		
Due on or before September 1st		
2020 Sublease Agreement Payment		\$ 15,500
SCIDA - 5%		\$ 775.00
Schuyler County	Total:	\$14,725.00

LEASE YEAR	REANTAL	LEASE YEAR *	RENTAL	LEASE YEAR *	RENTAL	LEASE YEAR *	RENTAL
1 – 2013/14	2.6(A) ABOVE	6 – 2018/19	\$13,500	11 – 2023/24	\$15,888	16 – 2028/29	\$17,975
2 – 2014/15	\$10,000	7 – 2019/20	\$14,000	12 - 2024/25	\$16,285	17 – 2029/30	\$18,424
3 – 2015-16	\$12,000	8 – 2020/21	\$14,500	13 – 2025/26	\$16,692	18 – 2030/31	\$18,885
4 – 2016/17	\$12,500	9 – 2021/22	\$15,000	14 – 2026/27	\$17,109	19 – 2031/32	\$19,357
5 – 2017-18	\$13,000	10 – 2022/23	\$15,500	15 – 2027/28	\$17,537	20 – 2032/33	\$19,841**

*LEASE YEAR AND RENTALS SUBJECT TO TIMELY AND ENFORCEABLE OPTION EXERCISE BY AGENCY.

**RENTAL FOR LEASE YEAR 20 (2032-2033) SHALL BE DUE AND PAYABLE ON OR BEFORE JUNE 1, 2033.

SCHOONER EXCURSIONS

THE IDA WILL INVOICE AUGUST 1ST

NEW OWNER: TERRY STEWART 2021

RENT IS PAID TO THE COUNTY. THE IDA RETAINS 5% AS STATED IN THE MASTER LEASE AGREEMENT.

Schooner Excursions	2023
Lease Payment Agreement	
Lease	\$4,018.44
SCIDA -5%	\$200.92
Schuyler County Total:	\$3,817.52

Lease Year	Rental	Lease Year*	Rental	Lease Year*	Rental	Lease Year*	Rental
1 2014-15	2.6(a) above	6 2019-20	\$3,502.00	11 2024-25	\$4,179.18	16 2029-30	\$5,333.80
2 2015-16	\$2,800.00	7 2020-21	\$3,607.06	12 2025-26	\$4,388.13	17 2030-31	\$5,600.49
3 2016-17	\$3,000.00	8 2021-22	\$3,715.27	13 2026-27	\$4,607.54	18 2031-32	\$5,880.52
4 2017-18	\$3,200.00	9 2022-23	\$3,863.88	14 2027-28	\$4,837.92	19 2032-33	**\$6,174.55
5 2018-19	\$3,400.00	10 2023-24	\$4,018.44	15 2028-29	\$5,079.81		

* - Lease Year and Rentals subject to timely and enforceable Option exercise by Agency.

** - Rental for Lease Year 19 (2032-2033) shall be due and payable on or before June 1, 2033, plus a pro-rated payment for the period May 1, 2033 through June 18, 2033.

HORSEHEADS BREWING-WATKINS GLEN

NEW LEASE IN 2022 – LEASE EXPIRES JUNE 30, 2023. THE IDA WILL INVOICE MAY 1ST FOR JUNE 1STPAYMENT.

RENTAL LEASE \$20,000

THE COMPANY SHALL PAY 3% OF ALL GROSS INCOME ABOVE \$400,00 WITH SUPPORTING BACKUP. PAYMENT IS DUE DECEMBER 31, 2023

RENT PAID TO THE COUNTY. THE IDA RETAINS 5% AS STATED IN THE MASTER LEASE AGREEMENT.

Terminated PILOT's

US SALT B- TERMINATED OCTOBER 1, 2019

PILOT DATED 2008. PILOT PERIOD 2009-2023. THE PILOT IS RELATED TO THE (9.038ACRES) BIOMASS BOILER PLANT AND THE RELATED WOOD YARD. THE REMAINDER OF US SALT IS UNDER NO PILOT AND PAY FULL TAX. THE IDA INVOICES IN AUGUST FOR SEPTEMBER PAYMENT. FULL PAYMENT PAID TO THE TAXING JURISDICTIONS.

JOBS CREATED CONSTRUCTION: 100, PERMANENT: 6, RETAINED: 130. DISTRIBUTION CALCULATED AS FOLLOWS:

US Salt	2018			
PILOT Payment Allocation				
Total Assessed Value: \$22,500,000	\$	498,837.22		
10% of the difference:	\$	35,608.23		
Total Due for PILOT:	\$	178,363.20		
	TAX RATES			
	2018	2018	2018-2019	
	Schuyler	Reading	Watkins	
	County Rate	Town Rate	School	Total
	7.767394	2.912902	12.007955	22.688251
Allocation percentage	34.2353%	12.8388%	52.9259%	100.0000%
Allocation	\$ 61,063.20	\$ 22,899.72	\$ 94,400.28	\$ 178,363.20

SCHUYLER REDEVELOPMENT - 2018 END OF PILOT

PILOT DATED 2003-2018. EMPIRE ZONE CERTIFIED (10 YEAR), CURRENTLY PAYING FULL TAXES TO COUNTY, VILLAGE OF MONTOUR FALLS, TOWN OF MONTOUR, AND ODESSA SCHOOL DISTRICT.

JOBS TO BE CREATED: 150 RETAINED: 15

Harris Beach Empire Zone Review for Schuyler Redevelopment – fairly standard EZ PILOT carrying a 13 year term. When this PILOT closed, the EZ program offered a 14 year Credit for Real Property Taxes (CRPT) which allowed IDAs to leverage full real property tax payments while Companies were receiving refunds from NYS. In this case, the Agency collects PILOT payments and remits to taxing jurisdictions (County, Town, Village and School).

208 BROADWAY, LLC - UNION SCHOOL

PILOT DATED 2010. YEAR 2012-2016 THIS IS A SHORT PILOT OF FIVE YEARS BASED ON AN ASSESSMENT OF \$225,000. (PREVIOUSLY EXEMPT FROM TAX ROLLS WHEN SCHOOL AND COUNTY PROPERTY.) IDA INVOICES IN JULY FOR AUGUST PAYMENT. 2016 LAST YEAR OF PILOT.

JOBS CREATED: 12 JOBS RETAINED: 0. CALCULATION AS FOLLOWS:

2016 PILOT Distribution Schedule for Union School				
Assessed Value	\$	225,000.00		
		<i>2016 Tax Rate</i>	<i>% of Total</i>	<i>Distribution</i>
County		8.190251	0.229686203	\$ 1,842.81
Town of Montour		3.522933	0.098796619	\$ 792.66
Village of Montour Falls		8.500000	0.238372759	\$ 1,912.50
Odessa Montour School		15.445253	0.43314442	\$ 3,475.18
Total		35.658437	100%	\$ 8,023.15

IDA:

MONTOUR FALLS HOUSE – NELSON DEVELOPMENT

PILOT AND LEASES INVOICE DUE DATES

Horseheads Brewing – Due December 31

Marina Docks Lease – Due August 1

Wine & Glass Tours Lease – Due September

Schooner Excursions Lease – Due September

Finger Lakes Rail – Due May 1st

Montour House – Due August 1st

~~US Salt – Due September (expire 2020)~~

Empire Pipeline – Due September 1st (as well as Host Community Agreement due September 15th)

Water Works Center – Due September 1st

Omnibus WWC – Due September 1st

~~Cargill (pays directly to taxing jurisdictions)~~

Seneca Market I dba Watkins Harbor Hotel (Empire Zone) 2018- Due September 1st

Watkins Brewery Holdings – Due September 1st

SEPP – Watkins Apartments – Due September 1st

FLXGateway Enterprises LLC – Due September 1st

Watkins Glen International – Sales tax exemption only

~~Schuyler Redevelopment (Empire Zone) 2017~~

~~Union School – Completed 2016~~

The Glen Beacon – Due December 1, 2023

Lin Zhu – September 1, 2023