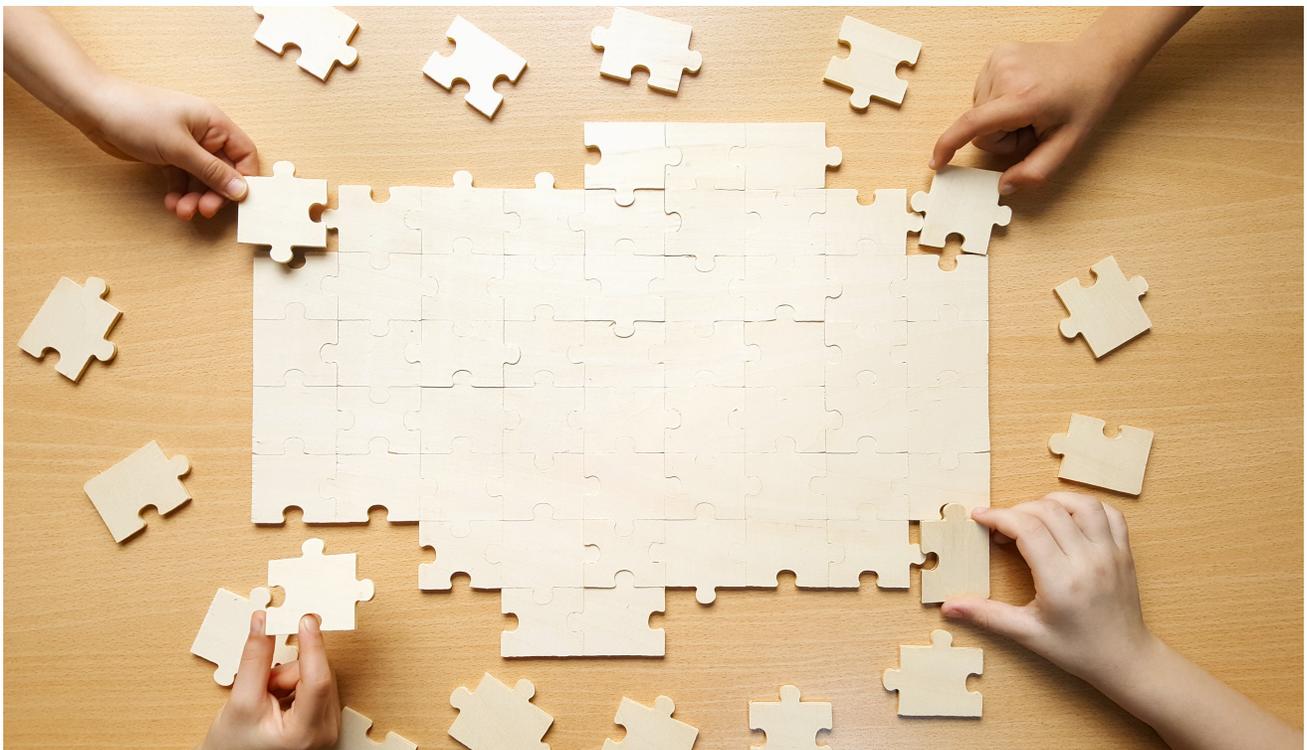


2021 ANNUAL REPORT



Schuyler County Partnership for Economic Development



FROM BOARD CHAIRMAN

The Schuyler County Partnership for Economic Development is proud to report record returns for our membership in 2021. While Schuyler County is small in size and population, we compete economically far above our weight class. Schuyler County received recognition at the regional, state, and national levels for several of the team's efforts that began or continued into 2021.

Beginning with our Annual Meeting last February, the SCOPED organization completed the goals and measures for the 2021-2023 Strategic Plan. This plan shaped the activities and results that are documented within the Annual Report and will provide a short-term road map for the future of the organization.



Throughout the year, SCOPED continued to assist local and regional businesses, entrepreneurs, local governments, and regional IDAs. The organization was identified as having best practices in governance and board leadership by the East Coast's Appalachian Regional Commission (ARC). A recognition that is well deserved!

The chickpea initiative which supports economic development in our Agricultural cluster and hopes to shorten the supply chain for several New York-based companies, had two farmers growing chickpeas in 2021. Our willingness to explore new crops has our top of mind in the press and in Albany. The State introduced us to one of the Grow New York finalists to test the viability of a legume crop popular in Europe. We also planted a new high-protein corn plot to study positive feed impacts on animal growth. Finally, a national plant-based foods organization reached out directly to SCOPED to discuss business expansion in the emerging industry. SCOPED is in the process of applying for a significant grant to expand legume planting and determine the crop's legitimacy in the Finger Lakes in 2023.

The team excelled at managing the ever-shifting landscape of COVID in 2021. SCOPED continued to provide small business services to existing and new businesses, won a grant to create a new low-interest loan program, held two rounds of solicitations for the Downtown Revitalization Initiative Fund program while continuing the DRI project management for Seneca Sunrise, Captain Bill's, Lil Joes and the 101 Eleventh Street mixed-use project.

We proudly promoted the area by providing site tours of the business park, prepared proposals for year-round business attractions, and facilitated a State, County, and local leader meeting with a potential business at Camp Monterey. SCOPED has been working with several regional housing developers to bring new housing options to the community including market-rate rentals and single-family homes.

In closing, I want to thank my fellow board members and SCOPED investors for the trust in character and opportunity they have afforded me as the Chairperson the past two years. The entire SCOPED team has worked tirelessly to continue to provide measurable results for our community during unprecedented times. Judy and the team's enthusiastic work ethic and willingness to pursue opportunities have resulted in transformational change across Schuyler. Winning the DRI award in 2017 accelerated our progress and significantly expanded projects that enhance our community!

The Return on Investment has exceeded expectations the last five years and includes a strong outlook for increasing dividends for 2022 and beyond! Take pride in our accomplishments as they are visible throughout the County. Embrace high expectations moving forward because together we have raised the bar to benefit Schuyler County, our residents, and visitors!

Sincerely Submitted,

Jon Beckman
Chairman of the Board

FROM EXECUTIVE DIRECTOR

SCOPED has been blessed in 2021 with a terrific Board of Directors, member investors, economic development partners, and community supporters. I am grateful for Jon Beckman in his role as Chairman as well as his leadership in supply-chain business development. I am also deeply appreciative of the volunteers who have assisted SCOPED in fulfilling its mission; especially the business attraction and diversification committee, the Lil Joes Rehab volunteers, and the DRI local planning committee.

The organization continued its trajectory of moving toward the future and creating economic development opportunities for the citizens and businesses of Schuyler County. The efforts for the DRI, Camp Monterey, Business Park, canal, and waterfront redevelopment coupled with the efforts being extended by the local communities ensure positive impacts for years to come. As you read through this report I believe you will see that the efforts of the SCOPED team and its supporters amplify the positive impacts being recognized in the County.



I thank the talented team that I have had the honor to work with through 2021. Anne Mace, while retired in early May after 22 years, has returned temporarily to help SCOPED through a critical period for the organization. Yvonne Zhao provided invaluable resources for SCOPED through her creative writing, DRI project management, proposal, and web development talent. Kassady Cerny was valuable in her efforts to support the DRI projects, office management, and the Schuyler IDA through the most active months for the PILOT collection. While not a formal member of the SCOPED team, Kristin VanHorn has been instrumental in the many initiatives undertaken by SCOPED. I have been, and continue to be, grateful for her expertise and support when considering new endeavors.

Judy McKinney Cherry
Executive Director

OUR MISSION

Our mission is to leverage our collaboration with public and private partners to foster a vibrant and diverse rural economy and workforce focused on building high value-added production businesses and innovation hubs while taking advantage of Schuyler County's natural and cultural environment to create a prosperous community and raise the standard of living for our residents.

We know that collaboration is the best way to successfully lead, long-term, sustainable economic development in Schuyler County. We are fortunate to have ongoing partnerships with FLX Gateway Community Development Corporation (CDC), Locate Finger Lakes, Schuyler County Industrial Development Agency (SCIDA), Watkins Glen Area Chamber of Commerce, Cornell University, State of New York, Southern Tier Regional Economic Development Council, Incubator Works, REDEC, Schuyler County, our towns and villages, private businesses, and other non-profits.

We provide services site selection, financial assistance, connections to critical resources, entrepreneurial support, business continuance advisement, grant writing and management, small business loans, and business transition support.

OUR TEAM



Yvonne Zhao, MPA
Senior Economic and Community
Development Specialist



Anne Mace
Office Manager



Kassady Cerny
Administrative and Community
Development Specialist

INVESTORS 2021

Platinum (\$25,000+)

Schuyler County
Corning Enterprises, Inc.

Gold (\$10,000 - \$24,999)

Cargill, Inc.

Silver (\$5,000 - \$9,999)

Castle Grisch Winery
Ferrero, Lisa
Harter Secrest & Emery LLP
Schuyler Hospital
Three Rivers Development
US Salt LLC
Watkins Glen International

Bronze (\$1,500 - \$4,999)

Blowers, Carl & M. Suzanne
Carpenters Local Union #277 (NERCC)
Chemung Canal Trust Company
Corning Credit Union
Corning Museum of Glass
Elmira Structures, Inc.
Fagan Engineers
Finger Lakes Railway
Harris Beach PLLP
HUNT Engineers Architects & Land
Survey
I.B.E.W Local 139
INHS
Insero & Co.
Lakewood Vineyards
Larson Design Group
NYSEG
Sangary Kennels
Taylor, The Builders
Tompkins Trust Company
Visions Federal Credit Union
Watkins Lumber
Welliver Inc.

Friends (\$100 - \$1,499)

Atwater Estate Vineyards, LLC
Barnstomer Winery
BMS Manufacturing Co. Inc.
Cabezas Engineering, PLLC
Carl Taber
Chicone Builders
CSS Workforce New York
Dennis Fagan
Desrochers, Donald
Don Chutas
E.C. Cooper Inc.
Elmira Savings Bank
Famous Brands Inc.
Finger Lakes Distilling LLC
Frank, Jeannette
Glenora Wine Cellars
Incubator works
J.R. Dill Winery LLC
Jeff's On-Site Services Inc.
Jon Beckman - Works Design Group
Keith Caslin
Kimball Realty
Laurie DeNardo
Lucky Hare Brewing Co.
Lucky Star Restaurant
MP Cleary, Inc. (Pudgies Pizza)
Parmenter Motors
Pyramid Brokerage Co.
Rebecca Gould
Schamel Brothers Construction
Seneca Harbor Wine Center
Ted Marks (Edible Finger Lakes)
The Krog Corporation
The Montour House LLC
Village Marina
Watkins Glen Yacht Club

Granting Agencies

Appalachian Regional Commission
Empire State Development
NYS Dormitory Authority
NYS Office of Home and Community Renewal
NYS Department of Parks, Recreation, and Historic Preservation
NYS Department of State
NYS Department of Transportation
NYS Market New York
Watkins Glen Area Chamber of Commerce



CORNING

Cargill

**Become an Investor for
economic development
efforts in Schuyler
County!**

**visit
www.flxgateway.com**

BOARD MEMBERS 2021



Jon Beckman, President
Works Design Group

Leslie M. Connolly, esq., Vice President
Harter, Secrest & Emery LLP

Rebecca Gould, Treasurer
Schuyler Hospital

Lisa Ferrero, Secretary
Retired | Corning Inc.

Carl Taber
Schuyler County Industrial Development
Agency

Hon. Alvin White
Town of Hector | Town Representative

Hon. Gerry Messmer
Village of Odessa

Hon. Mark Rondinaro
Schuyler County Legislature

Hon. Carl Blowers
Schuyler County Legislature

Kristin VanHorn
Schuyler County Director of Planning

Ted Marks
Atwater Estate Vineyards

Chris Bond
HUNT Engineers

Steve Harrold
Corning Inc.

Beth Duane
Corning Museum of Glass

Hon. Don Desrochers
Westview Farms

Ben Stamp
FLX Gateway Community Development
Corporation

Michael Hardy
Watkins Glen Area Chamber of Commerce

Nathan Scott
Cornell Cooperative Extension

GOVERNANCE 2021



Resolution No. 2021-1

Authorize the finalization and acceptance of the Economic Injury Disaster Loan (EIDL) offered by the United States Government due to COVID-19.

Resolution No. 2021-2

Authorize the investment of \$150,000 to be utilized to pay down the construction debt for the FLXGateway Enterprises building.

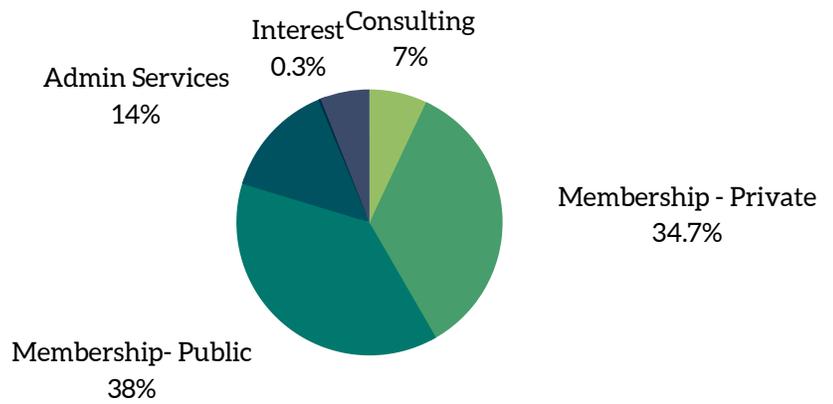
Resolution No. 2021-3

Authorize the Executive Director to apply for the 2022 Watkins Glen Area Chamber of Commerce TAP grant for the amount of \$50,000 to support the construction and promotion of the Clute Park ice rink.

OPERATING FINANCIALS 2021

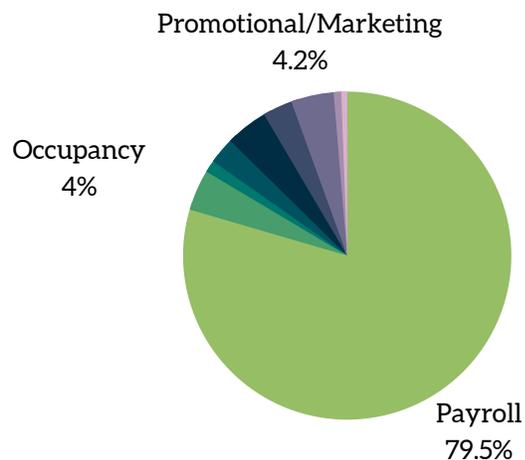
Unrestricted Income

Consulting	\$35,000.00
Membership - Private	\$173,110.00
Membership - Public	\$190,000.00
Admin Services	\$70,000.00
Interest	\$1,408.65
Reimbursement	\$30,009.46
Total	\$499,528



Unrestricted Expenses

Payroll & Benefits	\$281,951.54
Occupancy	\$14,328.63
Telephone & Internet	\$4,242.28
Insurances	\$9,184.00
Professional Fees	\$14,772.14
Office Expenses	\$10,403.85
Promotion/Marketing	\$14,937.50
Education	\$2,634.27
Special Projects	\$2,070.43
Total	\$354,524.64



STRATEGIC PRIORITIES

Elements of the strategic plan were established by the membership during the 2020 annual meeting. At the 2021 annual meeting, breakout sessions were held to identify broad implementation goals. Actions were taken immediately following the annual meeting, where committees were created to develop actionable items and measurable metrics. The committees included an over-arching Strategic Planning Committee and two sub-committees - Business Attraction and Diversification Committee and Workforce Development Committee. It is important to note that committee members were not solely board members but included members who contributed significantly to SCOPED and economic development efforts in Schuyler County. The SCOPED board and committees met frequently between March and August, and the draft strategic plan was presented in front of the Board for adoption in August. Upon further comments and changes, the SCOPED board adopted the final version of the Strategic Plan at the October 2021 Board meeting. Since then, the SCOPED team has been working on a timeline and task priorities to implement the Strategic Plan in 2022 and 2023.

1

Attraction of New Year-Round Businesses

2

Village Downtown | Historic | Canal Redevelopment

3

Industry Cluster Support (Agriculture, Tourism, Manufacturing, Lumber)

4

Strengthening Workforce Development/ New Resident Attraction

For a full copy of the 2021-2023 Strategic Plan, please visit www.FLXGateway.com



DOWNTOWN REDEVELOPMENT

In 2021, SCOPED poured resources, efforts, and energy into the management of Downtown Revitalization Initiative (DRI) projects in the Village of Watkins Glen. SCOPED solicited applications twice in 2021 and received more than 20 applications from property owners. As a result, all remaining DRI funding is committed to projects that meet the goals of the Village's DRI priorities, which include:

- **Promoting Downtown Living** through neighborhood service, amenities housing, and creating a strong sense of place;
- Promoting **Culture/Entertainment** with venues, festivals, and youth-oriented activities;
- Fostering **Economic Development** through promoting year-round local businesses, the attraction of high-paying jobs, re-population with young professionals, and investment in infrastructure;
- Promoting **Quality of Life** goals, including a vibrant community with strong community pride, a clean and safe environment, and investment in continuous education.

The projects will attract new businesses in commercial spaces, upgrade the infrastructure of existing buildings, lift the exterior appearance of old buildings, and add additional long-term apartment rentals. These projects play a significant role in creating a vibrant community in downtown Watkins Glen.

Stemming from the DRI projects, the County decided to create the Schuyler County Downtown & Business Improvement ARP Program, which will benefit all four villages in Schuyler County. This newly created façade improvement program will be co-managed by Schuyler County and SCOPED and is expected to open the first round of applications in early 2022.



Seneca Sunrise

806 N Decatur St, Watkins Glen, NY

The expansion of Seneca Sunrise involves the construction of a new garage-style roasting room and to-go coffee shop and conversion of the old coffee house into a year-round apartment. The owner of Seneca Sunrise, Mindi Beheydt, is a female entrepreneur.

SCOPED proved to be a valuable asset for us: while we focused on our day-to-day operations and dealt with the construction project, they managed the paperwork and the requirements related to the DRI, saving us time and stress. Their assistance and support have been critical to our growth and success.

Mindi Beheydt, Owner



DRI PROJECTS HIGHLIGHT

Lin-Zhu Commercial Company

202 S Franklin St, Watkins Glen, NY

The project at 202 S Franklin St involves the demolition of an existing mobile home on the lot and the construction of a new two-story mixed-use building. The location of this building is across from the main entrance of Watkins Glen State Park, a famous state park in New York that attracts over 1 million visitors on an annual basis. The construction of this building will add additional long-term residential units and commercial space in the Village of Watkins Glen.

As immigrants, we are not knowledgeable about how state funding works, nor do we understand the entire process of new building construction. Our English proficiency limits what we can do. SCOPED provided so much guidance and support for our project. They answer our calls even during the weekend. When we encounter a problem, they calm us down and make sure we are not sidetracked. We are so grateful for all the help we receive from SCOPED.

Aihua Zhu, Owner



Lil Joe's

15 N Franklin, Watkins Glen, NY

The building at 15 N Franklin is widely known as Lil Joe's in Schuyler County. Within walking distance to Seneca Lake and sitting at the entrance to the Village of Watkins Glen, the building has been a top priority for redevelopment efforts led by SCOPED and Project Seneca. With DRI grant assistance from New York State Homes and Community Renewal and financing from Elmira Savings Bank, the old Lil Joe's filling station is under renovation.

The goal of this project is to bring back the original look of Lil Joe's while adding commercial and residential space for long-term lease in the Village of Watkins Glen. The project started construction in October 2021 and is expected to complete in mid-2022.



Other DRI Projects

307 N Franklin, Watkins Glen, NY

The project involves interior and exterior innovation of the former antique store on Franklin Street. Lori Alpern, a new resident of Watkins Glen, hopes to alter the space into an art gallery storefront.

204 N Franklin, Watkins Glen, NY

The Graft Wine+Cider Bar is envisioning a larger commercial kitchen and more seating and event space to accommodate the growing business. With DRI funding, the back of the building will expand to make Orlando Rodriguez's dream come true.

513 N Franklin, Watkins Glen, NY

The blighted property at the corner of 6th and Franklin Street will undergo a facelift and have Lucky Hare Brewing Company on the first floor. The second floor will be converted into three apartments to create long-term rental units.

110-112 N Franklin, Watkins Glen, NY

The large side of the Glen Theater will be converted into a large meeting/event space. Julie Krause hopes to create more gathering space for event in the village downtown.

**DRI
PROJECTS
HIGHLIGHT**

BUSINESS ATTRACTION AND DIVERSIFICATION

SCOPEd has an active Business Attraction and Diversification Committee. The goals of this committee are:

1. To strengthen our economy by adding new companies that offer year-round employment with sustainable wages.
2. To diversify our economy through the addition of small manufacturers that are in cutting edge industries and
3. Attracting or starting new companies or initiatives that provide Schuyler County an opportunity to be seen as innovative and market-driven.

The SCOPEd team and the committee work tirelessly towards achieving the goals. In 2021, SCOPEd prioritized attracting new year-round businesses into Camp Monterey. SCOPEd met with several prospective investors and worked closely with a company that hopes to create a small business campus with medical devices, food manufacturing, and garment manufacturing. SCOPEd organized meetings between the identified investors and representatives from Empire State Development and Schuyler County. The investor's business proposal was accepted by New York State and the site is currently in the process of transitioning to the new owner in 2022

SCOPEd also prioritized attracting a new tenant to the Schuyler County Business Park. In 2021, SCOPEd engaged several interested business owners and submitted several proposals in response to site selection RFPs. The engagement includes but is not limited to several business owners in the cannabis industry, a yogurt manufacturer, and a co-gen company. At the end of 2021, a contract was given to a new tenant who will lease the remaining 14,000 sqft.

Understanding the urgent need for housing, SCOPEd also worked with three real estate developers to redevelop sites in an effort to attract housing development in Schuyler County. SCOPEd prioritized the former Wastewater Treatment Plant in the Village of Watkins Glen, along with sites in the Village of Montour Falls, the Town of Hector, and the Village of Odessa. SCOPEd also started working with a developer on redeveloping the South Seneca Marina for a mixed-use development including housing and a restaurant.

SCOPEd assisted a local meat processing business win a \$200,000 grant, one of only 1500 nationwide, to become a USDA-certified processing facility. SCOPEd was also involved in an initiative to export Finger Lakes wine directly into the Chinese market. Although there is a strong bilateral relationship barrier in the international arena, SCOPEd is still actively trying to make progress in making it successful.

AGRICULTURAL INNOVATION



In 2021, SCOPED continued engaging agricultural innovation entrepreneurs and leading private sector efforts to diversify the agricultural economy in Schuyler County and New York State. As a result of SCOPED's chickpea experiment, a second farmer in the region planted chickpeas. SCOPED received national acknowledgment and state-level recognition through media and was thus exposed to other agricultural innovation and bean-related opportunities. For example, SCOPED was contacted by an entrepreneur who grows high-protein Chilean corn and a Grow NY finalist who works with lupini bean products. Additionally, the national Plant-Based Food Association contacted SCOPED because of the uniqueness of the chickpea pilot. In 2022 and forward, SCOPED will continue working with Ithaca Hummus, Seneca Grain and Bean, Luppi, and Antithesis Foods in the effort to develop a regional bean council with the goal of locating a food processing facility.

MANUFACTURING

In 2021, SCOPED continued its efforts to manufacturers by providing available sites to interested parties. In this effort, SCOPED conducted several detailed analyses of different industries, including but not limited to the industrial hemp industry and the dairy industry. The research equipped SCOPED with useful data and in-depth knowledge of the manufacturing landscape around Schuyler County.

As the cannabis industry planted its seed in New York State via the legalization of recreational marijuana, SCOPED had multiple discussions with cannabis business owners from across the country in their searching for a site in New York State. SCOPED has positioned Schuyler County as a favorable location for cannabis manufacturers as they seek to establish and grow their businesses in New York State.

TOURISM

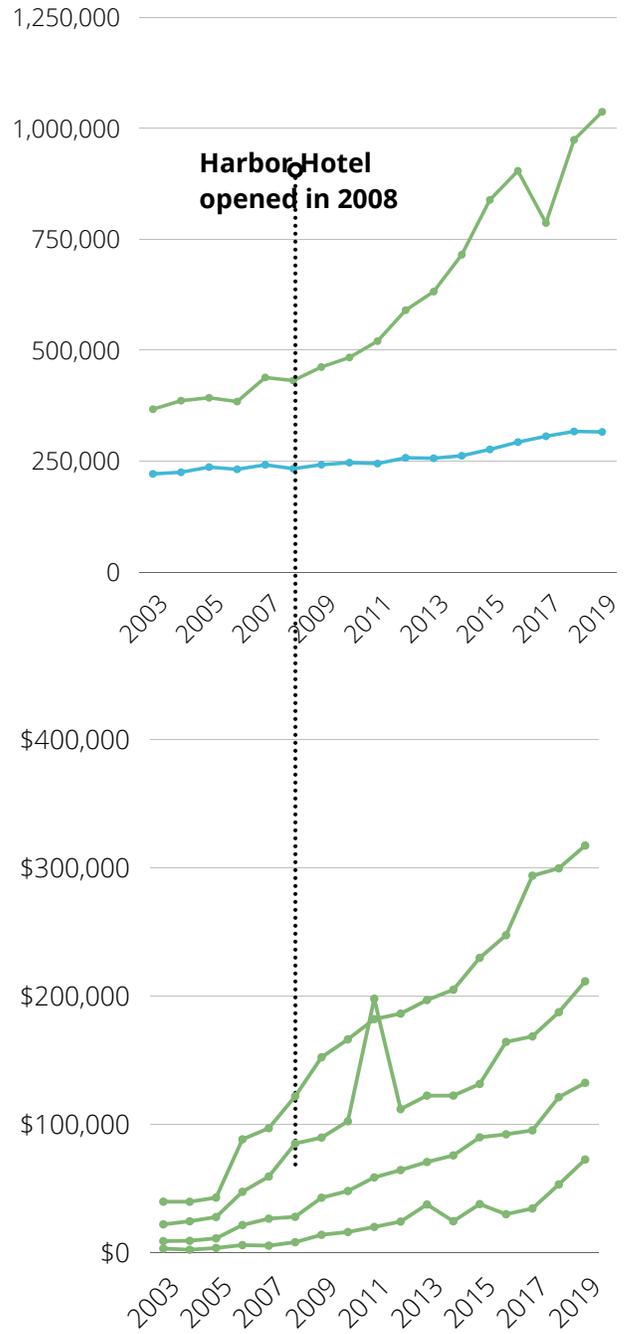
Finger Lakes Festival of Lights took place from September to November 2021 at Grist Iron Brewery in the Town of Hector. The Festival attracted visitors from in-state and out-of-state. The storyline of this show was "Grandpa's Attic". The Festival's marketing efforts were partially funded through an I Love NY grant being administered through the SCOPED office.



In 2021, SCOPED engaged with CLASH, a company affiliated with NASCAR, to assist with their family-focused triathlon. SCOPED worked with Challenge U.S. in 2020, which split with CLASH in 2021. Plans are for an event that will bring over 15,000 visitors for a three-day event during the summer of 2022.



SCOPED presented data visualization on how lodging businesses can contribute to Schuyler County's economic growth.



Historic Quarterly Room Tax Collected (2003-2019)

SUPPORTING ENTREPRENEURSHIP AND SMALL BUSINESSES



Business Development Support

Schuyler County is continuing to grow its small business base of entrepreneurs. Many residents living in the County are becoming increasingly interested in starting businesses. SCOPED supports such efforts by providing guidance on business plan development, financial projections, website design advice, and connecting business owners with each other. SCOPED website has GIS data for understanding the market, demographics, and consumer buying patterns. The data is essential for business planning and receiving financial assistance. SCOPED offers loans as well as connections for financial resources. The team also assists with succession planning, packaging offerings for the sale of businesses, and site selection. In 2021, SCOPED met with over 50 small business owners and entrepreneurs and spent over 400 hours supporting local businesses and entrepreneurs.

Financial Support

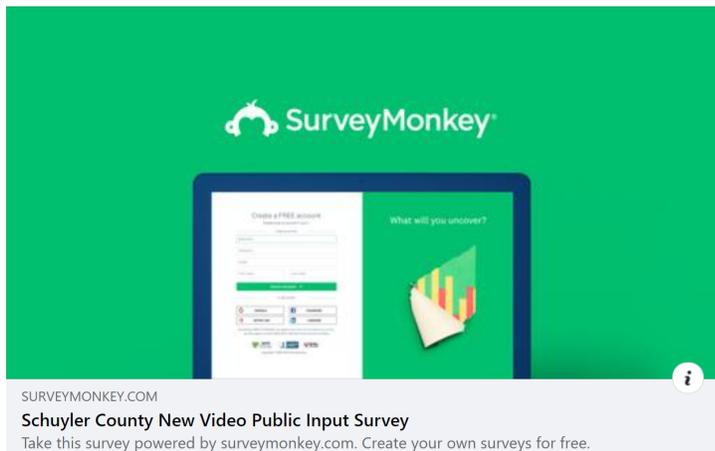
SCOPED was awarded a \$192,500 matching grant from the Appalachian Regional Commission (ARC) to provide COVID-19 relief and working capital loans to small businesses. The revolving loan fund focuses on providing gap financing, encouraging entrepreneurship, and adding jobs in Schuyler County. The interest rates incrementally increase on an annual basis from 1% to 4%. In 2021, SCOPED had loans with six small businesses. Two local businesses assisted by SCOPED, Elf in the Oak and Seneca Brewing, completed their repayment schedules.

Covid-19 Support

SCOPED continued to support small businesses as the world witnessed stronger and more contagious variants of COVID-19 unfold. Besides meeting with small business owners, SCOPED, partnering with Schuyler County leadership, Schuyler Hospital, and the Watkins Glen Area Chamber of Commerce, also held several community-wide meetings to provide guidelines and organized a forum for the community to provide feedback.

MARKETING SCHUYLER COUNTY

SCOPED dedicated efforts at enhancing the messages being communicated to potential new residents and businesses. These efforts involve the design of a new website, publishing more content on social media platforms, filming a new video about Schuyler County, and developing an investor attraction deck answering the first and foremost question any investor or business owners ask: Why Schuyler County?



2021 CEREMONIAL MOMENTS



INHS Ribbon Cutting (pc: INHS)



Clute Park Ribbon Cutting
(pc: Watkins Glen Chamber)



Naturelux & Stars Ribbon Cutting
(pc: Odessa Files)



My Place Ribbon Cutting (pc: Watkins Glen Chamber)



Katherine Valley Bridge Ribbon Cutting
(pc: Watkins Glen Chamber)



Lil Joe's Groundbreaking



Seneca Sunrise Groundbreaking

The Mission

The mission of the FLX Gateway CDC is to leverage the strengths of Schuyler County and the region through Enhanced Commercial Activities and Economic Development.

Our Story

In June of 2016, the Finger Lakes Gateway Community Development Corporation (CDC) was formed. The CDC is a 501(c)3 non-profit organization whose mission is to improve economic well-being in Schuyler County and the region through a community-driven, collaborative approach that fosters economic vitality by attracting new capital investment; facilitating commercial and residential development; and creating sustainable, living wage employment opportunities. The FLX Gateway CDC has a plan to guide its community-focused activities, which include beautification efforts such as flower planters and signage, themed décor for race season, organized clean-up efforts, and more. To identify and assess community needs, concerns, and assets, the FLX Gateway has three dedicated work committees: Downtown Revitalization, Real Estate Redevelopment, and Business Improvement District. Moreover, the FLX Gateway Community Development Corporation entertains requests for funding that will support, enhance, and further our mission.

Board of Directors and Committees

Ben Stamp, Chairperson

Brian Kenney, Vice-Chairperson

Bruce Boughton, Treasurer

Elizabeth Salamandra, Secretary

Sarah Houck

Chris Duane

Wayne Pike

IMPROVING THE WELL-BEING
OF SCHUYLER COUNTY



FLX GATEWAY CDC

FLX GATEWAY COMMUNITY DEVELOPMENT CORPORATION

FLX GATEWAY CDC 2021 HIGHLIGHTS



Community Beautification

- Community Cleanup 2021
- Flowers, planters, and hanging baskets in Watkins Glen and Montour Falls
- Decorating streetlights in Watkins Glen for the holiday season

Development

- Researching funding/visiting potential sites for FLX Works

SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY



Mission

The Schuyler County Industrial Development Agency (SCIDA) was created to promote the prosperity of its residents through the creation of jobs (new or retained), increased private investment, additional housing, competitive educational resources, 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.

Board Members

Carl Taber, Chair

John Terry, Vice Chair

Hon. Carl Blowers, Schuyler County Legislature

Margaret Lawrence, Treasurer

Laury Ward, Secretary

Mark Taylor, Member

Chad Hendrickson, Member

Kristin VanHorn, Ex-Officio

Kevin Murphy, Emeritus

In 2021, SCOPED reorganized SCIDA website.

To access meeting records online, please visit

<https://www.flxgateway.com/board-meeting-information>

Schuyler County IDA Resolution

Resolution 2021-1

Resolution of the Schuyler County Industrial Development Agency

- (i) accepting an application for financial assistance submitted by first second development, LLC (the "Company") relating to a certain project (as further described below);
- (ii) authorizing a public hearing with respect to the project; and
- (iii) describing the forms of financial assistance being contemplated by the agency with respect to the project

Resolution 2021-2

Resolution of the Schuyler County Industrial Development Agency

- (i) accepting an application for financial assistance submitted by first second development, LLC (the "Company") relating to a certain project (as further described below);
- (ii) authorizing the undertaking of the project and appointing the company as its agent to undertake the same;
- (iii) authorizing the provision of financial assistance (as more fully defined below) to the company;
- (iv) making findings with respect to the project pursuant to the state environmental quality review act; and
- (v) authorizing the negotiation, execution, and delivery of an agent and financial assistance and project agreement, lease agreement, leaseback, payment-in-lieu-of-tax agreement, and related documents with respect to the project

Resolution 2021-3

resolution of the Schuyler county industrial development agency (the "agency")

- (i) authorizing an assignment request received from LSE Musca LLC (the "Company") in connection with a certain project (as more fully described below) previously undertaken by the agency and company; and
- (ii) authorizing the execution and delivery of documents with respect to the same.

Resolution 2021-4

resolution of the Schuyler county industrial development agency

- (i) accepting the application of the Glen Beacon LLC (the "Company") with respect to a certain project (as more fully defined below);
- (ii) authorizing the undertaking of the project and appointing the company as its agent to undertake same;
- (iii) authorizing the provision of financial assistance (as more fully defined below) to the company;
- (iv) making findings with respect to the project pursuant to the state environmental quality review act; and
- (v) authorizing the negotiation, execution, and delivery of an agent and financial assistance and project agreement, lease agreement, leaseback agreement, payment-in-lieu-of-tax agreement, and related documents with respect to the project.

***We thank you for your continued support
of our economic development efforts in
Schuyler County.***



**Schuyler County Partnership for Economic
Development**

910 S Decatur St, Watkins Glen, NY 14891

607-535-4341

www.FLXGateway.com