



**SARATOGA COUNTY**  
**INDUSTRIAL DEVELOPMENT AGENCY**

**RODNEY J. SUTTON**  
CHAIRMAN

DATE: July 6, 2016

TO: Arthur Johnson, Supervisor; Town of Wilton  
Arthur Wright, Chairman; Saratoga County Board of Supervisors  
Michael Patton, Superintendent; South Glens Falls Central School  
District

FROM: Michael Valentine, Assistant Administrator

RE: Public Hearing of July 19, 2016  
Ace Hardware Corporation

Enclosed is a copy of the notice of public hearing scheduled for 8:00 a.m. on Tuesday, July 19, 2016 at the town of Wilton Town Hall to take comments on the proposed application submitted by Ace Hardware Corporation. The application requests an increase in the amount of Agency assistance associated with the construction of an approximately 400,000 square foot addition to an existing 800,000 square foot facility located on a portion of an approximately 129.27-acre site on Northern Pines Road in the Town of Wilton. The applicant has previously been granted exemptions with respect to state and local sales taxes and real property taxes associated with construction of the facility. The total project cost of acquisition, construction and installation of the facility is estimated to have increased from approximately \$27,535,000 to \$27,816,000.

Please feel free to contact me in advance of the hearing should you have any questions regarding this application.

Enc.

Cc: Rodney Sutton, Chairman  
James Carmunicci, Esq., Bond Counsel  
Donna Martin, Stenographer  
Press  
IDA Correspondence  
Application Folder  
James Falk, Ace Hardware  
Taylor Oswald, Sr. Project Manager

NOTICE OF PUBLIC HEARING  
ON PROPOSED PROVIDING OF FINANCIAL ASSISTANCE

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York will be held by the County of Saratoga Industrial Development Agency (the "Agency") on July 19, 2016 at 8:00 o'clock, a.m., local time, at the Wilton Town Hall, 22 Traver Road in the Town of Wilton, New York, in connection with the following matters:

Ace Hardware Corporation, a Delaware corporation having an address of 2200 Kensington Court, Oak Brook, Illinois 60523 (the "Applicant"), has requested that the Agency undertake a project (the "Project") consisting of (a) the acquisition of a portion of an approximately 129.27 acre parcel of land constituting tax map parcel 114.-2-60.1-1 and located at 55 Northern Pines Road in the Town of Wilton, New York (the "Land"), (b) the construction on the Land of an approximately 400,000 square foot addition (the "Addition") to an existing 800,000 square foot retail distribution center (the "Existing Facility" and together with the Addition, collectively, the "Facility") and (c) the acquisition and installation in the Addition of certain machinery and equipment (the "Equipment") and together with the Land and the Facility, collectively, (the "Project Facility").

The Agency previously conducted a public hearing relating to the Project on June 8, 2015 but has been advised by the Applicant that the total cost associated with the acquisition, construction and installation of the Project Facility has increased from \$27,535,000 to \$27,816,000.

The Agency is considering whether to undertake the Project. If the undertaking of the Project is approved, (A) the Project may be granted such exemptions with respect to state and local sales tax and real property taxes (applicable only to the Addition) as are applicable to commercial service facilities as set forth in the Agency's Uniform Tax Exemption Policy adopted on October 14, 2014, subject to deviation as determined by the Agency, (B) the Project Facility will be acquired, constructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Applicant or its designee pursuant to a project agreement (the "Agreement"), and (C) the Applicant will be the initial user of the Project Facility.

The Agency will at said time and place hear all persons and accept written comments relating to the location and nature of the proposed Project.

Copies of the Applicant's application relating to the Project as well as the Agency's Uniform Tax Exemption Policy are available for public inspection during business hours at the offices of the Agency located at the Saratoga County Planning Department, 50 West High Street, Ballston Spa, New York.

Dated: June 30, 2016

COUNTY OF SARATOGA INDUSTRIAL  
DEVELOPMENT AGENCY

Rodney Sutton, Chairman