



Date: November 22, 2020

TO: Kevin Tollisen, Town Supervisor; Town of Halfmoon  
Preston Allen, Chairman; Saratoga County Board of Supervisors  
Dr. L. Oliver Robinson, Superintendent; Shenendehowa Central School District

FROM: Michael Valentine, Administrator

RE: Public Hearing of December 15, 2020  
Litchfield Holdings, LLC

Enclosed is a copy of the public hearing scheduled for **8:50 a.m.** on **Tuesday, December 15, 2020** to take comments on the proposed application submitted on behalf of Litchfield Holdings, LLC. The Public Hearing will be held electronically and attendance in person at a designated physical location is not permitted.

The application requests Agency assistance associated with the construction of an approximately 82,555 square foot facility located on a 32.53-acre parcel of vacant land (272.-4-49.22) located on NYS Rt. 146 at the intersection of Werner Road in the town of Halfmoon. The applicant may be granted exemptions with respect to state and local sales taxes, mortgage recording tax, and real estate taxes associated with construction of the facility. The total cost of acquisition, construction and installation of the facility is estimated to be approximately \$11,021,627.

Because of the Novel Coronavirus (COVID-19) Emergency and the State and Federal bans on large meetings or gatherings, and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 (and extensions) suspending the Open Meetings Law, the Public Hearing scheduled for December 15, 2020 being held by the Saratoga County Industrial Development Agency in accordance with the provisions of Article 18-A of the New York General Municipal Law with respect to Litchfield Holdings, LLC, will be held electronically via conference call instead of as a public hearing open for the public to attend. Members of the public may listen to the Public Hearing and comment on the Project and the benefits to be granted to the Applicant by the Agency during the Public Hearing by Dialing: (605)-475-4069 using Access Code 445131#. It is requested that when comments are to be made that the speaker wait for any other who may be speaking to conclude his/her comments. Please clearly state your name when addressing a comment or question. Comments may also be submitted to the Agency in writing or electronically ([mvalentine@saratogacountyny.gov](mailto:mvalentine@saratogacountyny.gov)). Minutes of the Public Hearing will transcribed and posted on the Agency's website.

Enc.

Cc: Rodney J. Sutton, Chairman  
James Carminucci, Esq, Bond Counsel  
Press  
IDA Correspondence  
Application Folder

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 December 15, 2020 at 8:50 a.m. (EST) **via telephonic conferencing as detailed below**, in connection with the following matters:

Litchfield Holdings, LLC, a New York limited liability company having an address of PO Box 269, Clifton Park, New York 12065 (the "Applicant"), has requested that the Agency undertake a project (the "Project") consisting of (a) the acquisition of an interest in an approximately 32.53 acre parcel of land constituting tax map parcel 272.-4-49.22 and located at the intersection of NYS Route 146 and Werner Road in the Town of Halfmoon, New York (the "Land") (b) the construction on the Land of an approximately 82,555 square foot facility (the "Facility") to be leased by the Applicant to Impact Athletic Center, Inc. (the "Tenant") for use by the Tenant as an indoor athletic center and (c) the acquisition and installation in the Addition of certain machinery and equipment (the "Equipment" and together with the Land and the Addition, collectively the "Project Facility"). The total cost associated with the acquisition, construction and installation of the Project Facility is presently estimated to equal \$11,021,627.

The Agency is considering whether to undertake the Project and to finance the Project by executing and delivering a mortgage or mortgages (the "Mortgage") to secure a borrowing or borrowings by the Owner (the "Loan") in an aggregate principal amount sufficient to finance all or a portion of the cost of the acquisition, reconstruction and installation of the Project Facility and the cost of the Loan, which principal amount is currently estimated to be approximately \$9,513,500.00. If the undertaking of the Project is approved, (A) the Project may be granted such exemptions with respect to state and local sales tax, mortgage recording tax and real property taxes 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) by the Agency to the Applicant or its designee pursuant to a project agreement (the "Agreement"), (C) the Applicant and the Tenant will be the initial users of the Project Facility, and (D) the Mortgage will be a special obligation of the Agency payable solely out of certain of the proceeds of the Agreement and certain other assets of the Agency pledged to the repayment of the Loan.

In light of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Public Hearing will be held electronically via telephonic conference call in lieu of an in-person public hearing. Members of the public may participate in the public hearing and provide comments on the Project and the "financial assistance" requested by the Applicant by dialing: (605)-475-4069 and using Access Code 445131#. Comments may also be submitted to the Agency in writing (at County of Saratoga Industrial Development Agency, 50 West High Street, Ballston Spa, NY 12020) or electronically at [MValentine@saratogacountyny.gov](mailto:MValentine@saratogacountyny.gov). Minutes of the Public Hearing will be transcribed and posted on the Agency's website. **WITH REGARD TO THIS APPLICATION THERE WILL NOT BE A PUBLIC MEETING AT WHICH THE PUBLIC MAY ATTEND IN PERSON.**

Copies of the Applicant's application relating to the Project as well as the Agency's Uniform Tax Exemption Policy are available on the Agency's website ([www.saratogacountyida.org](http://www.saratogacountyida.org)) under "Public Files".

Dated: November 10, 2020

COUNTY OF SARATOGA INDUSTRIAL  
DEVELOPMENT AGENCY

Rodney J. Sutton, Chairman