



Date: January 25, 2021

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

FROM: Michael Valentine, Administrator

RE: Public Hearing of February 9, 2021
PVA Campus II, LLC

Enclosed is a copy of the public hearing scheduled for **8:35 a.m.** on **Tuesday, February 9, 2021** to take comments on the proposed amended application submitted on behalf of PVA Campus II, LLC. The Public Hearing will be held telephonically and attendance in person at a designated physical location is not permitted.

The application requests Agency assistance associated with the reconstruction of an approximately 76,000 square foot existing facility located on a 9.26-acre parcel of land (278.-2-88) at 6 Corporate Drive in 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 \$11,044,352, an increase from the initial application's project costs of \$10,500,000.

Because of the Novel Coronavirus (COVID-19) Emergency, and because of 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 February 9, 2021 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 PVA Campus II, 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: 1-\(646\)-558-8656 and entering the Meeting ID 876 1521 1310 \(and using Access Code# 274176, if prompted.](#) It is requested that if and when you desire to make comments that they are made after the current speaker who may be speaking concludes 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). Minutes of the Public Hearing will transcribed and posted on the Agency's website.

Enc.

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

Rodney Sutton
CHAIRMAN



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 February 9, 2021 at 8:35 a.m. (EST) **via telephonic conferencing as detailed below**, in connection with the following matters:

The Agency has previously approved a project (the "Project") at the request of PVA Campus II, LLC, a New York limited liability company having an address of 1 Mustang Drive, Cohoes, New York 12047 (the "Applicant"), (A) (1) the acquisition of an interest in an approximately 9.26 acre parcel of land constituting tax map parcel 278-2-88 and located at 6 Corporate Drive in the Town of Halfmoon, New York (the "Land") (2) the reconstruction on the Land of an existing approximately 76,000 square foot facility (the "Facility") to be leased by the Applicant to Precision Valve & Automation, Inc. (the "Tenant") for use by the Tenant in its manufacturing operations and for corporate headquarters and (3) 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"), (B) the leasing of the Project Facility to the Applicant (with an obligation to purchase) and (C) the providing of "financial assistance" in the form of exemptions with respect to real property taxes, and state and local sales taxes and mortgage recording tax as are applicable to manufacturing facilities as set forth in the Agency's Uniform Tax Exemption Policy.. The initial estimated total cost associated with the acquisition, construction and installation of the Project Facility was \$10,500,000. The Agency has been advised that the costs of the Project are expected to increase to \$11,044,352 which includes an increase in reconstruction costs from \$3,000,000 to \$5,330,337, which if approved by the Agency, will result in an increase in such state and local sales and real property tax exemptions.

The Agency will at said time and place hear all persons and accept written comments relating to such changes in the Project as described above.

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: 646 558 8656 and using Meeting ID# 876 1521 1310 and Access Code# 274176. 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. 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) under "Public Files".

Dated: January 19, 2021

COUNTY OF SARATOGA INDUSTRIAL
DEVELOPMENT AGENCY