



**Date:** July 19, 2022

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

**To:** Affected Taxing Jurisdictions

**From:** Michael Valentine, Administrator

**Re:** Public Hearing of August 16, 2022

Enclosed is a copy of a notice of the public hearing (NPH) which is scheduled for 8:00 a.m. on Tuesday, August 16, 2022 to take comments on the proposed application submitted by CHPE, LLC. The applicant requests Agency financial assistance associated with project costs estimated to be \$235,000,000 for the installation and burial of two 5-inch diameter high-voltage direct current transmission cables and the construction/installation of a 1,250 MW high-voltage direct current transmission line traversing across lands across and within the seven (7) towns and one (1) city located in Saratoga County and named in the enclosed NPH and Attachment “A” (the associated School Districts are identified on Attachment “B”). The applicant may be granted exemptions with respect to state and local sales taxes and real property taxes associated with a manufacturing projects under the Agency’s UTEP.

The Application, as considered and accepted following the project’s initial presentation on March 9, 2021 as supplemented on July 12, 2022, proposes Agency consideration of a deviation of its Uniform Tax Exemption Policy which would provide for an approximately 34-year term for the related real property tax abatement. The Applicant has represented that the long-term nature of the requested real property tax abatement is required in order to provide predictable operating costs over the requested period so as to provide for a viable and financeable economic model for the project. To the extent that the Agency determines to support and approve the requested abatement, such decision would most likely be based upon the following factors:

- the demonstrated need for electric power in the metropolitan New York City area,
- the source of the power to be transmitted is hydroelectric power based in Quebec, Canada and this project is consistent with New York State’s Green Energy Initiative, and
- the project, if completed, will place no burdens upon any of the affected taxing jurisdictions including any affected school districts and the project has received the approval of all of the affected towns and cities in Saratoga County.



If the project is approved, it is the intent of the Agency to not require the payment by the Applicant of payments in lieu of taxes in consideration for the entering into of a community host benefit agreement between the applicant and Saratoga County. This is being done in consideration of the extended length of the requested abatement period and the unique “county wide” nature of the proposed project.

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 Carminucci, Esq., Bond Counsel  
Randy Lockrow, Stenographer  
Press



**ATTACHMENT "A"**  
**For the Municipalities of:**

1. Town of Moreau  
Theodore Kusnierz, Supervisor  
361 Reynolds Road  
Moreau, NY 12828
  
2. Town of Northumberland  
Willard Peck, Supervisor  
PO Box 128  
Gansevoort, NY 12831
  
3. Town of Wilton  
John Lant, Supervisor  
22 Traver Road  
Gansevoort, NY 12831
  
4. Town of Greenfield  
Daniel Pemrick, Supervisor  
7 Wilton Road PO Box 10  
Greenfield Center, NY 12833
  
5. Town of Milton  
Scott Ostrander Supervisor  
503 Geyser Road  
Ballston Spa, NY 12020
  
6. Town of Ballston  
Eric Connolly, Supervisor  
323 Charlton Road  
Ballston Spa, NY 12020
  
7. Town of Clifton Park  
Philip Barrett, Supervisor  
1 Town Hall Plaza  
Clifton Park, NY 12065



8. City of Saratoga Springs  
Ron Kim, Mayor  
474 Broadway  
Saratoga Springs, NY 12866
  
9. County of Saratoga  
Theodore Kusnierz, Chairman  
Saratoga County Board of Supervisors  
40 McMaster Street  
Ballston Spa, NY 12020



**ATTACHMENT "B"**  
**For the School Districts of:**

1. Hudson Falls Central School District  
P.O. Box 710  
Hudson Falls, NY 12839  
Attn: Mr. Daniel Ward, Superintendent
  
2. South Glens Falls Central School District  
42 Merritt Road, Suite 1  
South Glens Falls, NY 12803  
Attn: Ms. Kristine Orr, Superintendent
  
3. Schuylerville Central School District  
14 Spring Street  
Schuylerville, NY 12871  
Attn: Dr. Ryan Sherman, Superintendent
  
4. Corinth Central School District  
105 Oak Street  
Corinth, NY 12822  
Attn: Dr. Mark Stratton, Superintendent
  
5. Saratoga Springs City School District  
3 Blue Streak Blvd., Suite 204  
Saratoga Springs, NY 12866  
Attn: Dr. Michael Patton, Superintendent
  
6. Ballston Spa Central School District  
70 Malta Avenue  
Ballston Spa, NY 12020  
Attn: Mr. Daniel Connor, Interim-Superintendent
  
7. Galway Central School District  
5317 Sacandaga Road  
Galway, NY 12074  
Attn: Dr. Brita Donovan, Superintendent
  
8. Burnt Hills-Ballston Lake CSD  
P.O. Box 1389  
Ballston Lake, NY 12019  
Attn: Dr. Patrick McGrath, Superintendent



9. Shenendehowa Central School District  
5 Chelsea Place  
Clifton Park, NY 12065  
Attn: Dr. L. Oliver Robinson, Superintendent
  
10. Niskayuna Central School District  
1239 Van Antwerp Road  
Schenectady, NY 12309  
Attn: Mr. Carl J. Mumenthey, Superintendent

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 August 16, 2022 at 8:00 a.m. (EST) at the Board of Supervisors Meeting Room, 40 McMaster Street, Ballston Spa, New York, in connection with the following matters:

CHPE LLC, a New York limited liability company having an address of 600 Broadway, Albany, New York 12207 (the "Applicant"), has requested that the Agency undertake a project (the "Project") consisting of (a) the acquisition of an interest in certain parcels of land located in the Towns of Moreau, Northumberland, Wilton, Greenfield, Milton, Ballston and Clifton Park and in the City of Saratoga Springs, County of Saratoga, State of New York located primarily in a rail right of way owned by Canadian Pacific Railway as well as in state and municipally-owned road and streets (collectively, the "Land") (b) the acquisition of two five-inch diameter high-voltage direct current ("HVDC") transmission cables (the "Equipment"), and (c) the construction, installation and equipping on or under the Land of a fully-buried, up to 1,250-megawatt ("MW") HVDC electric transmission line and related infrastructure (the "Improvements", and together with the Land and Equipment, the "Project Facility"), all of the foregoing for use by the Company as a portion of an electric transmission line from the U.S.-Canada border to New York City. The total cost associated with the acquisition, construction and installation of the Project Facility is presently estimated to equal \$235,000,000.

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, mortgage recording tax and real property taxes as are applicable to manufacturing 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"), 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. 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.

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: July 12, 2022

COUNTY OF SARATOGA INDUSTRIAL  
DEVELOPMENT AGENCY

Rodney J. Sutton, Chairman