

Rodney Sutton
CHAIRMAN



Date: September 25, 2025

TO: Kevin Tollisen, Supervisor; Town of Halfmoon
Philip Barrett, Chairman; Saratoga County Board of Supervisors
Dr. Cecily Wilson-Turner, Interim Superintendent; Shenendehowa Central School District
Deanna Stephenson, President; Board of Education, Shenendehowa Central School District

FROM: Kimberly Lambert, Administrator

RE: Public Hearing of October 14, 2025
Scannell Properties #764, LLC for the Project Powerhouse

Enclosed is a copy of the notice of the public hearing scheduled for **8:30 a.m. on Tuesday, October 14, 2025**, to take comments on the application submitted to the Saratoga County Industrial Development Agency by Scannell Properties #764, LLC. The Public Hearing will be held in the A. James Bold Meeting Room within the Town of Halfmoon Town Hall that is located at 2 Halfmoon Town Plaza, in the Town of Halfmoon, New York.

The application requests Agency assistance associated with the undertaking of a project (the "Project") consisting of (a) the acquisition of an interest in a certain parcel of land comprising approximately 14.49 acres and located on Liebich Lane in the Town of Halfmoon, New York constituting a portion of tax map parcel 260.-1-112.1 (the "Land") (b) the construction on the Land of an approximately 125,703 square foot distribution facility (the "Facility") to be leased (with an option to purchase) to Coca-Cola Beverages Northeast, Inc. (the "Tenant") and (c) the acquisition and installation in the Facility of certain furnishings, machinery and equipment (the "Equipment" and together with the Land and the Facility, collectively the "Project Facility").

The applicant may be granted exemptions with respect to state and local sales taxes and real property taxes. The total cost of acquisition, construction and installation of the facility is estimated to be approximately \$48,479,000.

Enc.

Cc: Rodney J. Sutton, Chairman
James Carminucci, Esq, IDA Counsel
Anne Marie Zarelli, IAO, Assessor, Town of Halfmoon
Press
IDA Correspondence
Application Folder

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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 October 14, 2025, at 8:30 a.m. (EST) at the Town of Halfmoon Town Hall, 2 Halfmoon Town Plaza, Halfmoon, New York in connection with the following matters:

Scannell Properties #764, LLC, an Indiana limited liability company having an address of 8801 River Crossing Blvd, Suite 300, Indianapolis, Indiana 46240 (the "Applicant"), has requested that the Agency undertake a project (the "Project") consisting of (a) the acquisition of an interest in a certain parcel of land comprising approximately 14.49 acres and located on Liebich Lane in the Town of Halfmoon, New York constituting a portion of tax map parcel 260.-1-112.1 (the "Land") (b) the construction on the Land of an approximately 125,703 square foot distribution facility (the "Facility") to be leased (with an option to purchase) to Coca-Cola Beverages Northeast, Inc. (the "Tenant") and (c) the acquisition and installation in the Facility of certain furnishings, machinery and equipment (the "Equipment" and together with the Land and the Facility, collectively the "Project Facility"). The total cost associated with the acquisition, construction and installation of the Project Facility is presently estimated to equal \$48,479,000.

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 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"), and (C) the Applicant and the Tenant will be the initial users 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 KLambert@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) under "Public Files".

Dated: September 8, 2025

COUNTY OF SARATOGA INDUSTRIAL
DEVELOPMENT AGENCY

Rodney J. Sutton, Chairman