

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING
Town of Halfmoon Town Hall
2 Halfmoon Town Plaza, Halfmoon, NY 12065
October 14, 2025-8:30 a.m.

PRESENT: Members: Chairman Sutton, Phil Klein, Tom Lewis, Erinn Kolligian, Mike Mooney, Kevin Tollisen

STAFF AND GUESTS: Scott Duffy, CEO; Kimberly Lambert, Administrator; Nisha Merchant, Saratoga County Planning Department; James Carminucci, Counsel to the Agency; Greg Connors, SEDC; Cassie Drake; Barry Kerrigan of Nixon Peabody, LLP

ABSENT: Yvonne Manso

Chairman Sutton called the meeting to order at 8:41 a.m.

Approval of Meeting Minutes: August 12, 2025:

Chairman Sutton stated the first order of business is the approval of the August 12th meeting minutes.

Ms. Kolligian made a motion to approve the minutes. Mr. Klein seconded the motion. There was no further discussion as all were in favor.

Chairman Sutton stated the minutes for the August 19th and September 8th minutes have not been submitted yet so they will be tabled until the next meeting.

Chairman Sutton stated we just heard the summation of the application of Scannell Properties #764 from Mr. Connors. This is a project that is a prototype of what we are looking for in our UTEP. It has warehousing, creation of jobs, and a payroll of close to probably 9 million dollars. The project will fill out the industrial park of Halfmoon on Liebich Lane and will be close to the Northway. As Mr. Connors stated, this site was selected over many other opportunities.

The applicant is looking for a 10-year PILOT and the numbers we will repeat: Sales Tax of \$1,650,250 and Property Tax of \$1,836,152.

This is a project that will create jobs, and another important part of the application is that they do work with another business located in the Grande Industrial Park which is Ball Metal Manufacturing. Any comments from the board? Mr. Tollisen previously made his comment, anyone else?

Mr. Mooney stated that he agrees with Mr. Tollisen and that is a good project.

Mr. Tollisen made a motion to approve the Scannell Properties #764, LLC application. Mr. Mooney seconded the motion. There was no further discussion as all were in favor.

RESOLUTION #1635

RESOLVED, THAT the Saratoga County IDA does approve the application for Scannell Properties#764, LLC (Project Powerhouse)

AYES: Mr. Tollisen, Mr. Mooney, Mr. Klein, Mr. Lewis, Ms. Kollgian, Chairman Sutton

NOES: None

ADOPTED:6-0

Chairman's Report:

Chairman Sutton stated that for two of the projects that were approved last month, there was a request if we wanted to put a sign up for the IDA stated that the project was approved by Saratoga County IDA. At this point, we declined to have that kind of publicity. I wanted to run it by the board if this is something we might want to look at for further applications and/or approvals. You will see on these construction sites who is doing the financing and so on and want to know if we wanted to be listed.

Mr. Lewis asked who is asking if we want to be listed?

Mr. Duffy responded that One Four Six and Paulsen asked.

Mr. Lewis asked why are they asking that?

Mr. Mooney stated it is most likely because it is being made anyways, and it would not be a big deal to add another name.

Mr. Lewis stated that he would go with the majority, but I don't want that.

Chairman Sutton stated that the initial reaction was that these were projects that were complex with commercial and housing, and we didn't want to advertise that housing was part of the criteria, which we have been addressing. So, our reaction was not to do it at this time but wanted to run it by the board to see if we wanted to do it or not.

Mr. Klein stated if anything, I would give them the SEDC name to contact them, not with the IDA.

CEO Report:

Chairman Sutton stated the next order of business is the CEO Report.

Mr. Duffy stated that as far as the UTEP goes, we still need to reach out to about 91 people on the taxing jurisdictions. That process will be started by Kim. We previously talked about having a public hearing to approve the UTEP in December, that will most likely be moved to January now.

Mr. Carminucci stated that he has a revised version of the UTEP with the changes that have been made. The mailing needs to occur 60 days prior to the date of the public hearing, so that could put us into the new year. I would suggest putting it out far enough so everyone on staff has enough time to get the notice together and out.

Mr. Duffy stated once the UTEP language is blessed by everyone, then we can put it a time limit on it. Ms. Lambert, how long do you think it will take to get those mailings out?

Ms. Lambert stated that once it is approved, it should not take too long.

Mr. Duffy stated that we have 3 more weeks left in October, so January is almost 90 days, it seems like we could do it if we wanted to in January. Let's put a placeholder for the placeholder for the January meeting which would be January 13th.

Ms. Lambert stated she reached out to the board of supervisors' office last week for room availability.

Chairman Sutton stated the meeting with have to be in Ballston Spa and will be advertised at the planning office.

Mr. Lewis asked if Mr. Bulger is in the loop getting drafts.

Mr. Connors stated that he shared the red-lined version with Mr. Bulger.

CFO Report:

Chairman Sutton stated the next item is the CFO report but Mr. Many is not present today.

Mr. Mooney stated we may still want to approve the invoices.

Mr. Mooney made a motion to approve the three invoices: Saratoga County Planning Services, Cassie Drake services, and Public Hearing Transcript. Mr. Klein seconded the motion; there was no further discussion as all were in favor.

RESOLUTION #1636

RESOLVED, THAT the Saratoga County IDA does approve the invoices for Saratoga County Planning Services, Cassie Drake services, and Public Hearing Transcript.

Administrator:

Ms. Lambert stated the school PILOT billings have gone out. There has been quite a bit of turnover at a lot of these businesses regarding people that are in charge of handling the PILOT billings. That is true with Global Foundries, that was a big one.

The Saratoga County Planning and Zoning Conference is coming up in February and IDA has done the WiFi Sponsorship along with SEDC, splitting that for \$1,300 is the request.

Mr. Tollisen made a motion to approve the request. Mr. Mooney seconded the motion. There was not further discussion as all were in favor.

RESOLUTION #1637

RESOLVED, THAT the Saratoga County IDA does approve the Saratoga County Planning and Zoning Conference WiFi Sponsorship in the amount of \$1,300.

Mr. Lewis asked what is the date of the conference?

Ms. Lambert stated it is February 11, 2026.

Mr. Duffy stated we want to make sure we let Mr. Many about the sponsorship.

Agency Counsel:

Mr. Carminucci stated he has nothing to report.

SEDC-pending Applications:

Mr. Connors stated that there is a lot of activity in terms of pending applications. We anticipate finishing the year, as far as new project investments, strongly. Through the end of year, not including today's approved project, over \$275 million in new investments for Saratoga County this year. In large part because of the support of the County IDA but in part of support of Clifton Park, and Mechanicville-Stillwater IDA's. We expect a robust 2026. Thank you all for your continued cooperation and support.

Also, I request your consideration as a sponsor for our annual SEDC holiday reception, which is on Tuesday, December 3rd, at the Holiday Inn. The request for your consideration is \$3,500 which is consistent with your previous sponsorships. On behalf of the board and staff, we thank you for your past support and thank you for your consideration for this year's request as well.

That concludes my report.

Mr. Tollisen made a motion to approve the sponsorship request. Mr. Mooney seconded the motion. There was no further discussion as all were in favor.

RESOLUTION #1638

RESOLVED, THAT the Saratoga County IDA does approve the SEDC Holiday Reception Sponsorship in the amount of \$3,500.

Chairman Sutton stated the next meeting will be on November 10th as November 11th is Veterans Day. The meeting will be at the county planning office on Monday morning the 10th at 8:30 a.m.

The meeting was adjourned at 8:55 a.m. by a motion from Ms. Kolligian and seconded by Mr. Lewis.

Respectfully submitted,

Cassie Drake