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COUNTY OF SARATOGA  
INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING  
RE: MR2 CONSTRUCTION SERVICES LLC  
PROPOSED LOCATION:  
4 OLD STONEBREAK ROAD  
MALTA, NEW YORK  
August 12, 2025  
Town of Malta Town Hall  
2540 Route 9, Malta, New York  
9:30 a.m. - 9:40 a.m.

1 APPEARANCES:

2

3 IDA Agency Members

4 Rod Sutton, Chairman

5 Phil Klein

6 Tom Lewis

7 Yvonne Manso

8 Michael Mooney

9 Erinn Kolligian

10

11

12 Also Present:

13 Scott Duffy, CEO

14 Jeff Many, CFO

15 James Carminucci, Esq., Council to the IDA

16 Kimberly Lambert, Administrator

17 Nisha Merchant, Saratoga County Planning and  
Economic Development Department

18

19 Speakers

20 Greg Connors, President, Saratoga Economic  
Development Corporation

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Cynthia Young, Supervisor, Town of Malta

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1                   CHAIRMAN SUTTON: Good morning.  
2 it is 9:30 a.m. on Tuesday. August 12,  
3 2025 and I will call to order the public  
4 hearing #2 of the Industrial Development  
5 Agency of Saratoga County.

6                   The Public Hearing #2  
7 scheduled for today, August 12, 2025 is  
8 being held by the County of Saratoga  
9 Industrial Development Agency at the  
10 Town of Malta Town Hall 2540 Route 9,  
11 Malta, New York in accordance with the  
12 provisions of Article 18-A of the New  
13 York General Municipal Law with respect  
14 to the MR2 Construction Services, LLC.

15                  The public has been made aware  
16 of the hearing through the legal  
17 advertisement in the Daily Gazette and  
18 by a posting to the Agency's website.  
19 The three taxing jurisdictions affected  
20 by the project - the Town of Malta, the  
21 County of Saratoga, and the Ballston Spa  
22 Central School district (along with the  
23 President of the School Board) were  
24 notified of the Hearing by certified,  
25 return-receipt mailing on July 31, 2025.

1           The Notice posted to the  
2 Agency website advised that comments may  
3 also be submitted to the Agency in  
4 writing or electronically via email to  
5 Klambert@saratogacountyny.gov.

6           Minutes of the public hearing  
7 will be transcribed and later posted on  
8 the Agency's website.

9           We have received an  
10 application from MR2 Construction  
11 Services, LLC, a State of New York  
12 corporation, with a mailing address of 5  
13 Old Stonebreak Road, Malta, New York  
14 12020. The address of the project is 4  
15 Old Stonebreak Road, Malta, New York.

16           The Company on behalf of a to  
17 be formed real estate holding entity has  
18 requested that the Agency undertake a  
19 project consisting of an acquisition of  
20 an interest in an approximately 1.49  
21 acre parcel of land constituting tax map  
22 parcel 229.-3-56 and located at 4 Old  
23 Stonebreak Road in the Town of Malta,  
24 New York and the construction on the  
25 land of an approximately 20,700 square

1 foot facility to be occupied by the  
2 Applicant and utilized in connection  
3 with its construction services and  
4 fabrication operations, and the  
5 acquisition and installation in the  
6 facility of certain furnishings,  
7 machinery and equipment.

8 The total cost associated with  
9 the acquisition, construction, and  
10 installation of the project facility is  
11 presently estimated to equal \$3,424,893  
12 dollars.

13 The Agency is considering  
14 whether to undertake the project and  
15 finance the project by executing and  
16 delivering a mortgage or mortgages to  
17 secure a borrowing by the Applicant in  
18 an aggregate principal amount sufficient  
19 to finance all or a portion of the cost  
20 to acquire, construct and install the  
21 project facility and the cost of the  
22 loan, with a principal amount currently  
23 estimated to be approximately  
24 \$2,446,164. dollars.

25 If the undertaking of the

1 project and execution is approved by  
2 this Agency, then the project may be  
3 granted such exemptions with respect to  
4 a portion of the mortgage recording tax  
5 (estimated to be at \$18,346 dollars), to  
6 state and local sales tax (estimated at  
7 \$86,841 dollars}, and to real property  
8 taxes (estimated at \$140,708 dollars} as  
9 are applicable to such facilities as  
10 described in the Agency's Uniform Tax  
11 Exemption Policy adopted on March 11,  
12 1999 and amended last on October 14,  
13 2014, subject to deviation as determined  
14 by the Agency.

15 I will now ask our IDA  
16 Counsel, James Carminucci, if proper  
17 legal notice was provided for the Public  
18 Hearing in accordance with regulations.

19 MR. CARMINUCCI: Yes, Mr.  
20 Chairman. Notice of the public hearing  
21 was published in the Daily Gazette  
22 newspaper on July 22, 2025.

23 CHAIRMAN SUTTON: Thank you.  
24 Agency members present today are Phil  
25 Klein, Tom Lewis, Yvonne Manso, Michael

1 Mooney, Erinn Kolligian and myself, Rod  
2 Sutton.

3 Staff present are Scott Duffy,  
4 CEO; Jeff Many, CFO; IDA counsel James  
5 Carminucci, Kimberly Lambert,  
6 Administrator, Nisha Merchant, Saratoga  
7 County Planning and Economic Development  
8 Department.

9 Regarding the application, the  
10 request for the project was last  
11 presented to this Agency on July 8,  
12 2025. That application and supporting  
13 material have been available for review  
14 by any interested parties since received  
15 by staff on June 30, 2025 at the IDA  
16 office at 50 West High Street in  
17 Ballston Spa, New York.

18 Since the presentation of that  
19 application, are there any additional  
20 comments or thoughts from staff or the  
21 Applicant that need to be provided at  
22 this public hearing relative to the  
23 application that was previously  
24 submitted?

25 MR. CONNORS: Thank you, Mr.

1 Chairman and good morning, ladies and  
2 gentlemen. For the record, my name is Greg  
3 Connors. I'm the President of the Saratoga  
4 Economic Development Corporation, and I  
5 speak today in support of the application  
6 under consideration by the Saratoga County  
7 IDA on behalf of MR2 Construction  
8 Services, currently located in the Town of  
9 Malta with their expansion project also  
10 proposed for the Town of Malta located at  
11 4 Old Stonebreak Road.

12 The applicant states that the  
13 business' enterprise has grown and  
14 requires expansion. In addition, at  
15 their current location, their lease will  
16 expire in the third quarter of this  
17 year. In their sincere effort to keep  
18 their business enterprise with full-time  
19 jobs retained here in Saratoga County  
20 proposes construction of approximately  
21 20,700 square foot building on  
22 approximately 1.48 acres of land to be  
23 100% occupied by the applicant. The  
24 building will be utilized for  
25 distribution, warehouse, light

1 manufacturing and small administrative  
2 offices. The new building proposed for  
3 the Town of Malta will allow for  
4 business expansion, job creation and job  
5 retention here in Saratoga County.

6 The applicant previously met  
7 with the IDA subcommittee and on July  
8 8th, the entire Board at which time the  
9 application was unanimously and  
10 conditionally approved, subject to  
11 today's public hearing.

12 The signed and notarized  
13 application, together with the filing  
14 fee has been submitted to the IDA staff.

15 The estimated total project  
16 cost is approximately \$3.4 million  
17 dollars and if approved, proposes to add  
18 12 new jobs over the next three years,  
19 retain 13 existing full-time job  
20 opportunities, and requires  
21 approximately 30 temporary construction  
22 jobs over the next six months. The  
23 applicant is requesting sales tax,  
24 mortgage tax and real property tax  
25 incentives and benefits totaling an

1 estimated \$245,000 dollars, before the  
2 applicant's expense.

3 And finally, if approved, this  
4 project is consistent with previously  
5 approved IDA projects in the City of  
6 Saratoga Springs and the Town Hall. I  
7 encourage the Saratoga County IDA's  
8 action in favor of this application.

9 Thank you, Mr. Chairman.

10 CHAIRMAN SUTTON: Thank you.

11 I am now going to open the  
12 hearing for any input from the public  
13 for response or comments relative to the  
14 application.

15 MS. YOUNG: Good morning,  
16 everybody. I am here to speak in favor of  
17 this project. The project itself is  
18 consistent with the current zoning in the  
19 area that it is proposed. You may know  
20 that on May 5th of this year the Town of  
21 Malta entered into a moratorium on new  
22 construction. However, this project  
23 predates that and the legislation that we  
24 passed allows any project that was  
25 approved before. I believe that it has

1    been fully approved by the Town of Malta.  
2    So, we support this, moving forward.

3                   CHAIRMAN SUTTON:   Any other  
4    comments?

5                   (There was no response.)

6                   Seeing none, I will now close  
7    the public hearing.

8                   (Whereas the above entitled  
9    proceeding was concluded at 9:40 a.m.)

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CERTIFICATION

I, NANCY L. STRANG, Shorthand Reporter and Notary Public in and for the State of New York, hereby CERTIFIES that the record taken by me at the time and place noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

Date: August 22, 2025



Nancy L. Strang  
2420 Troy Schenectady Road  
Niskayuna, NY 12309

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