

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

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 (the "Act") will be held by Rensselaer County Industrial Development Agency (the "Agency") on the 8th day of December, 2015 at 11:15 o'clock a.m., local time, at East Greenbush Town Hall, 225 Columbia Turnpike, in Town of East Greenbush, Rensselaer County, New York in connection with the following matters:

Regeneron Pharmaceuticals, Inc., a New York business corporation (the "Company"), has presented a request (the "Request") to the Agency, a copy of which Request is on file at the office of the Agency, requesting that the Agency amend certain applications (collectively, the "Prior Application") previously submitted by the Company to the Agency, which Request request the Agency to consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a portion of an approximately 13.3 acre parcel of land located on Discovery Drive between 81 Columbia Turnpike and 1 CSC Way (currently with tax map number 155.-1-4.122) in the Town of East Greenbush, Rensselaer County, New York (the "81 Columbia Land"), (2) the construction on the 81 Columbia Land of an approximately 71,000 square foot building (the "Facility"), (3) the further acquisition of an interest in a portion of an (a) approximately 27.82 acre parcel of land located at 1 CSC Way in the Town of East Greenbush, Rensselaer County, New York (tax map no. 155.-1-4.21) (the "CSC Land") and (b) approximately 8.74 acre parcel of land located at 25 Discovery Drive in the Town of East Greenbush, Rensselaer County, New York (tax map no. 155.-1-4.22) (the "Discovery Land" and collectively with the CSC Land and the 81 Columbia Land, being sometimes referred to as the "Land"), (4) the construction of a (a) parking lot on the Discovery Land and (b) pedestrian walking bridge connecting the Discovery Land and the CSC Land (collectively, the "Improvements") and (5) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment"), all of the foregoing to constitute the expansion of an existing pharmaceutical manufacturing facility (the Land, the Facility, the Improvements and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. **The Project was the subject of prior public hearings conducted by the Agency on November 5, 2015.**

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Rensselaer County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption

policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Robert L. Pasinella, Jr., Executive Director, Rensselaer County Industrial Development Agency, c/o Rensselaer County Department of Economic Development and Planning, County Office Building, 1600 Seventh Avenue, Troy, New York 12180; Telephone: (518) 270-2914.

Dated: November 19, 2015.

RENSSELAER COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

BY: 

Robert L. Pasinella, Jr., Executive Director