

RENSSELAER COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
333 Broadway, Suite 320  
Troy, New York 12180  
(518)270-2914, 270-2981, fax

Justin Law  
Chairman

Robert Pasinella, Jr.  
Director

The Rensselaer County Industrial Development Agency held a public hearing on April 16th, 2024 at 10:00 a.m. at the Rensselaer County Office Building located at 99 Troy Road, in the Town of East Greenbush, Rensselaer County, New York relating to the involvement of Rensselaer County IDA with a project for the benefit of Mannix Road Associates, L.L.C., located at 1 Empire Drive in the Town of East Greenbush, Rensselaer County, NY

No one was in attendance

There being no comments, the hearing was closed at 10:15 a.m.

Respectfully submitted,



John Murphy  
Public Hearing Officer



# East Greenbush Central School District

## ADMINISTRATION CENTER

29 Englewood Avenue, East Greenbush, New York 12061  
Phone (518) 207-2500 Ext. 2531, Fax (518) 477-4833

Jeffrey P. Simons  
Superintendent

RECEIVED

APR 16 2024

RENSSELAER COUNTY ECONOMIC  
DEVELOPMENT & PLANNING

April 15, 2024

Via E-Mail, Fax (518-270-2981) and Fedex Priority Overnight

Robert L. Pasinella, Jr.  
Executive Director  
Rensselaer County Industrial Development Agency  
333 Broadway, 3<sup>rd</sup> Floor  
Troy, New York 12180

**Re: Mannix Road Associates, LLC Project**  
• **Application for Financial Assistance and Proposed PILOT Agreement**

Dear Mr. Pasinella:

The East Greenbush Central School District (the "School District") is in receipt of the enclosed letter from the Rensselaer County Industrial Development Agency (the "IDA") dated April 2, 2024, regarding the Mannix Road Associates, LLC ("Company") project. The letter, titled "Notice of Public Hearing," advises that the IDA has received an application from the Company requesting financial assistance ("Application") in connection with a project at the property located at 1 Empire Drive in East Greenbush (the "Project"), and scheduling a hearing for April 16, 2024.

On April 12, 2024, the District received a document titled "Proposed Deviation from Uniform Tax Exemption Policy". Please be advised that the School District objects to the PILOT Agreement proposed by the Company.

The School District objects to the length and abatement of the PILOT agreement requested in the Company's Application. The Application seeks a 20-year PILOT term, allowing the Company to benefit from a 50% tax abatement for 10 years. (Application; Pg. 18). This abatement period exceeds the exemption length and schedule set forth in the IDA's Uniform Tax Exemption Policy. In exchange, the Company will invest \$1,680,000 and create no new permanent jobs. (Application; Pgs. 13-16).

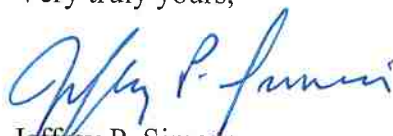
The Company has failed to establish that this minimal community benefit justifies a potential tax abatement, to extend 20-years in length. Simply put, the terms of the PILOT Agreement dictate that the School District, and community as a whole, will provide exponentially more tax incentives than benefit derived from the Project.

*A School and Community Working Together*

For the foregoing reasons, the School District formally objects to the PILOT Agreement in connection with the April 16, 2024, public hearing.

Please do not hesitate to contact me with any questions regarding the School District's position relative to this matter.

Very truly yours,



Jeffrey P. Simons  
Superintendent of Schools

cc: Jennifer L. Mulligan, Director of Business & Finance  
Jeffrey M. Lewis, Esq., Ferrara Fiorenza PC

April 24, 2024

Robert Pasinella, Jr.  
Rensselaer County IDA  
333 Broadway Suite 320  
Troy, NY 12180

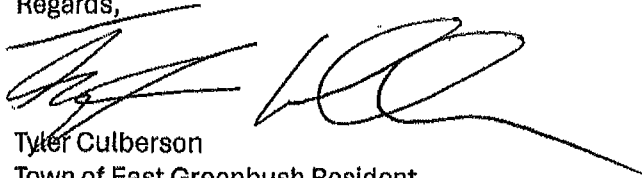
Robert,

I wanted to reach out and express my support related to the application of Mannix Road Associates, LLC related to the economic incentives at 1 Emplre Drive, East Greenbush, NY 12061. The Industrial development agencies support of projects like this are imperative to encourage these owners to make continued investment with certainty on future real estate tax expenses.

As the office environment continues to suffer with absorption its encouraging to know that proactive landlords are working to retain Tenants like HANYS to preserve jobs. Although they are reducing their square footage they are retaining 82 jobs that would otherwise be remote or outside of Rensselaer County. These incentives will help promote future marketability for the remaining space in the building and continued reinvestment.

I encourage the IDA to approve the proposed application.

Regards,



Tyler Culberson  
Town of East Greenbush Resident