

PUBLIC HEARING AGENDA  
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

**BIONIQUE TESTING LABORATORIES LLC**

February 8, 2024, at 4:30 p.m

Saranac Lake Civic Center, 213 Ampersand Avenue, Saranac Lake, New York 12983

ATTENDANCE LIST:

Jeremy Evans, CEO  
Maria Bourgeois, Operations Manager  
*Doug Crowell, Bionique*  
*Jill Mariano, Bionique*  
*Gladis Zamparo, Bionique*  
*Lindy Ellis, Franklin County Legislature*  
*Jordanna Mallach, Harrietstown Town Supervisor*  
*Clyde Rabideau, CFIDA Board Member*

CALL TO ORDER: 4:32 pm

Jeremy Evans opened the hearing and announced that this public hearing is also being livestreamed on our YouTube channel.

PURPOSE:

Pursuant to and in accordance with General Municipal Law Section 859-a, the County of Franklin Industrial Development Agency (the “Agency”) is conducting this public hearing in connection with a certain proposed project, as more fully described below (the “Project”), to be undertaken by the Agency for the benefit of **BIONIQUE TESTING LABORATORIES LLC** (the “Company”).

The Agency published a Notice of Public Hearing and delivered a copy of the Notice of Public Hearing to each affected tax jurisdiction. An Affidavit of Publication of and Proof of delivery are attached.

DISCUSSION:

Jeremy Evans read a description of the Project, as follows:

**BIONIQUE TESTING LABORATORIES LLC**, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency in connection with a certain proposed project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 5 acres of real property located at 156 Fay Brook Drive, Saranac Lake, New York (the “Land”, being located in the Town of Harrietstown and more particularly described as a portion of tax parcel No. 423.-1-41.300) along with the existing improvements thereon consisting principally of approximately 9,900 square feet of building space operated as a diagnostic laboratory, along with existing site improvements (the “Existing Improvements”); (ii) the renovation, reconstruction, rehabilitation and operation of the Existing Improvements and the construction of an approximately 35,000 square foot addition to the Existing Improvement, along with relevant parking and onsite utilities, together with other related structural work, buildings systems work, site work, exterior access and egress improvements,

curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility; and (B) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the “PILOT Agreement”), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the “Affected Tax Jurisdictions”).

#### AGENCY COST-BENEFIT ANALYSIS:

Attached

Jeremy Evans presented a slide show to those in attendance on the project.

#### PUBLIC COMMENT:

Clyde Rabideau: Clyde expressed his support for Bionique and this project both as a taxpayer and resident. He stated that he sees big things ahead for them and that this is a tremendous investment so YES! YES! YES! God Bless America!

Lindy Ellis: Lindy supports and appreciates Bionique’s interaction with the community around them, as they are a home grown business. She added that the proposed benefits to both the company and community are real and she gives full support. YES! YES! YES!

ADJOURNMENT: There being no additional comments, Jeremy Evans closed the Public Hearing at 4:49 pm

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**BIONIQUE TESTING LABORATORIES LLC  
FEBRUARY 8, 2024 @ 4:30 pm**

**ATTENDANCE LIST**

<b>Name</b>	<b>Address</b>	<b>Representing</b>
Doug Crowell	156 Fay Brook Drive Saranac Lake, NY 12983	Bionique
Lindy Ellis	1 Dahinda Road Saranac Lake, NY 12983	Franklin County Legislature
Jill Mariano	156 Fay Brook Drive Saranac Lake, NY 12983	Bionique
Gladis Zamparo	156 Fay Brook Drive Saranac Lake, NY 12983	Bionique
Clyde Rabideau	50 Cedar Ridge Drive Saranac Lake, NY 12983	CFIDA Board Member
Jordanna Mallach	81 Mulflur Road Saranac Lake, NY 12983	Harrietstown Town Supervisor
Jeremy Evans	Saranac Lake, NY 12953	CFIDA CEO
Maria Bourgeois	Malone, NY 12953	CFIDA Operations Manager