

**MINUTES OF THE SEPTEMBER 9, 2024,  
MEETING OF THE TOWN OF CLIFTON PARK  
INDUSTRIAL DEVELOPMENT AGENCY**

Date: September 9, 2024

Location: 1 Town Hall Plaza, Clifton Park, NY 12065

In attendance: Todd Hess, Dan Fariello, Mark Vena, Jason Lurie, Thomas Gibbs, James Carminucci, Esq., James P. Trainor, Esq., and Gregory Connors on behalf of the SEDC.

1. The meeting was called to order at 7:03 p.m.
2. The matter of DCG - 24 Wood Road – Don MacElroy presented DCG’s request and the Board discussed whether the substitution of a new tenant would trigger anti-pirating concerns. Since it did not involve the relocation of a tenant from one town to another, it was felt the anti-pirating provisions were not triggered. Greg Connors offered to send a letter to DCG summarizing the Board’s discussion. No action taken.
3. DCG is also seeking a 1-year sales tax exemption extension for the Wood Road project, and Board discussion ensued regarding what effective date to utilize. The Board determined to recognize Plank Construction as DCG’s sales tax agent for this matter and that the exemption would be retroactive to September 1, 2024 since it first came up for consideration at the August 5, 2024 Board meeting but no quorum was present to approve it at that time. Motion by Dan Fariello, seconded by Mark Vena, unanimously approved.
4. The matter of 3 Synergy Tech Park – Town of Clifton Park Local Law #5 of 2024 changed the zoning applicable to Synergy Park after the PILOT was approved to now include sales of electronic vehicles and other uses. The issue discussed was whether the retail use exclusion is overcome by a uniqueness exemption. It was determined that the exclusion and exemption determination would be made on a case-by-case basis as new tenants arrived in the future. Former and current zoning regulations, as well as Local Law 5 of 2024 and MJ Properties’ letter request are attached. No action taken.
5. The matter of a sales tax exemption for 24 Roberts Lane (Synergy Park), to be retroactive to June 30, 2024 through June 30, 2025 was denied as having expired on June 30, 2024 and the request having been received by the IDA on August 23, 2024. The Board approved a sales tax exemption from September 9, 2024 through November 30, 2024. Motion by Dan Fariello, seconded by Mark Vena, unanimously approved.
6. In the matter of the Synergy Tech Park Infrastructure request for a sales tax exemption extension through September 30, 2024, the Board discussed and approved the sales tax exemption extension through September 30, 2025. Motion by Dan Fariello, seconded by Jason Lurie, unanimously approved.

7. In the matter of MSW Properties' request for a sales tax exemption extension through December 31, 2024 and amended to be further extended through February 28, 2025, the Board discussed and approved the extension through February 28, 2024. Motion by Dan Fariello, seconded by Mark Vena, unanimously approved.
8. A review of the June 3, 2024, minutes was had and the Board approved the minutes as proposed. Mark Vena moved, Dan Fariello seconded, unanimously approved.
9. A review of the August 5, 2024, minutes was had and the Board approved the minutes as proposed. Mark Vena moved, Dan Fariello seconded, unanimously approved.
10. A discussion of the proposed 2025 Budget was undertaken. The Board requested that separate line items be added to the Meetings and Conferences category labeled "Meetings" and "Sponsorships", and that the Budget be sent to the Clifton Park Town Board for approval. Dan Fariello moved, Jason Lurie seconded, unanimously approved.
11. The Financial Statements for the 8 months ending on August 31, 2024 were discussed and approved. Motion by Dan Fariello, seconded by Mark Vena, unanimously approved.
12. The SEDC Report consisted of the DCG and Synergy Park matters described above, as well as some other potential projects in the near future.
13. Under Other Business – A proposed NYS Law to add school representatives and labor representatives to all IDA Boards has been introduced in the legislature. Also, Dan Fariello provided the Town Supervisor with a potential IDA Board candidate to replace Mike Christenson, who recently resigned from the Board.
14. Public Privilege: No one from the public was in attendance.
15. The meeting was adjourned at 8:06 p.m.

Dated: September 26, 2024

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Secretary