

MINUTES OF THE FEBRUARY 3, 2025
MEETING OF THE TOWN OF CLIFTON PARK
INDUSTRIAL DEVELOPMENT AGENCY

Date: February 3, 2025

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

Agency Members In attendance: Todd Hess, Dan Fariello, Jason Lurie, Mark Vena, Kamran Baig and Phil Tiberio

Also in attendance: Melissa C. Yager, Thomas Gibbs, James Carminucci, Esq., James P. Trainor, Esq., and Gregory Connors on behalf of the SEDC, Don MacElroy, Paul Goldman, Esq. and Meghan Rekucki from MJ Properties.

1. The regular meeting of the CPIDA was called to order at 7:02 p.m.
2. Chairman Hess welcomed new Agency Members Kamran Baig and Phil Tiberio.
3. James Carminucci, Esq. presented a proposed Final Approval Resolution to the Members, which would approve the financial assistance applied for by MSW Properties LLC for 1315 NYS Route 146 and answered the Members' questions. After discussion, Dan Fariello moved, and Mark Vena seconded, that the proposed Final Approval Resolution be approved, which was approved by a vote of 6-0.
4. James Carminucci, Esq. presented a proposed Final Approval Resolution to the Members, which would approve the financial assistance applied for by DCG Development Co. for 26 Wood Road and answered the Members' questions. Paul Goldman Esq. and Don MacElroy also answered questions regarding use of a portion of the premises by a retail tenant. After much discussion, it was decided that, because the retail space comprised less than 33% of the property's square footage, it was deemed *de minimus* and no funding carve-out was necessary. Mark Vena moved, and Dan Fariello seconded, that the proposed Final Approval Resolution be approved with some minor amendments, which was approved by a vote of 6-0.
5. Meghan Rekucki from MJ Properties requested a sales tax exemption extension for 24 Roberts Lane from the end of February 2025 through August 30, 2025 due to unfinished site work, grading, blacktopping and striping. After discussion, Dan Fariello moved, and Jason Lurie seconded, a motion to approve the requested extension through August 30, 2025, which was approved by a vote of 6-0.
6. A further discussion was held regarding the process for vetting approved project leases in the future.
7. A review of the January 6, 2025, minutes was had and approved as proposed. Dan Fariello moved, Jason Lurie seconded, approved by a vote of 6-0.

8. The Financial Statements for the month ending on January 31, 2025, were presented by Tom Gibbs and discussed. Motion by Dan Fariello, seconded by Mark Vena, approved by a vote of 6-0.
9. There was discussion regarding officer and committee member assignments remaining unchanged, but no vote was taken.
10. The IDA's existing Mission Statement was reviewed and no changes were proposed.
11. The SEDC Report consisted of informing the Members that 1 new application was received in January and several existing applications are currently being developed.
12. Other Business: None.
13. Public Privilege: No one from the public was in attendance.
14. The meeting was adjourned at 8:03 p.m.

Dated: February 3, 2025

Secretary