

MINUTES OF THE May 5, 2025
MEETING OF THE TOWN OF CLIFTON PARK
INDUSTRIAL DEVELOPMENT AGENCY

Date: May 5, 2025

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

Agency Members In attendance: Dan Fariello, Mark Vena, Kamran Baig and Jason Lurie

Also in attendance: Greg Connors, James Carminucci, Esq., Melissa C. Yager, Thomas Gibbs and James P. Trainor, Esq.

1. A public hearing was called to order at 7:05PM regarding the Encompass Supply Chain Solutions LLC project at 24 Roberts Lane in the Synergy Industrial Park. Notice was published in the Gazette on April 19 and notices were mailed to all involved taxing jurisdictions. Joseph Rekucki from MJ Development and Scott Cameron, EVP for Encompass were present, as well and a stenographer to record the proceedings. The project involves 100,000 SF for a wholesale appliance distribution center, the creation of 20 full-time jobs immediately and 75 full-time jobs over the next few years. There were no comments from the public and the hearing was closed at 7:09pm.
2. The regular meeting of the CPIDA was called to order at 7:10 p.m.
3. The proposed Encompass Inducement Resolution distributed by James Carminucci, Esq. was discussed, involving the expenditure of \$3.5 Million in construction costs for the applicant and application for \$245,000 of sales tax exemptions for their fit up. Mark Vena moved, and Jason Lurie seconded, that the Inducement Resolution be approved, which carried unanimously.
4. Regarding DCG's proposed expansion of 26 Wood Road from 7200 SF to 17,600 SF, the correspondence of Paul Goldman Esq. in support of the IDA's approval of the expansion was introduced and discussed. It was determined that a formal application would be required and a public hearing would likely be scheduled for the July meeting.
5. The Minutes of the April 7, 2025 IDA meeting were reviewed, with Kaman Baig moving, and Mark Vena seconding, that the minutes be approved. The motion was carried unanimously.

6. The Financial Statements were presented by Tom Gibbs and reviewed and discussed by the members. Mark Vena moved, and Kaman Baig seconded, for approval of the financial reports as drafted. Motion carried unanimously.
7. The SEDC Report was given by Greg Connors, indicating that Rivian withdrew its application for IDA financing because it felt the cost exceeded the benefit to be received. However, Rivian is proceeding with the project. Mr. Connors also reported that MJ will need an exception to its IDA financing arrangements because Rivian is a retail use.
8. In other business, MJ, with Joseph Rekucki present, submitted an amended application to reduce its approved 150,000 SF building at 27 Roberts Lane to 100,000 SF. Mr. Carminucci offered to capture the amendment in a Resolution, and Jason Lurie moved, Kaman Naig seconded, that the amendment be approved. Motion carried unanimously.
9. In other business, James Carminucci Esq. proposed that the IDA approve a new application form in order to standardize the one used by the Saratoga County IDA. Mark Vena moved, and Jason Lurie seconded, that the use of the new application form be adopted, which was unanimously approved.
10. No one was present to comment during Public Privilege.
11. The regular meeting was adjourned at 7:40 p.m. and the Finance, Audit and Governance Committees conducted their respective committee meetings.

Dated: May 5, 2025

Secretary