

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

Date: November 3, 2025

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

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

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

1. A public hearing was conducted at 7:00 pm regarding the Donald C. Greene Trust application for sales tax, mortgage recording tax , and real property tax exemptions for its property at 26B Wood Road in Clifton Park. Paul Goldman, Esq. and Donald MacElroy were present on behalf of the applicant, and indicated a subdivision was being pursued between lots 3A and 3B. Gregory Connors of SEDC presented the details of the application, and Mr. Baig and attorney Carminucci discussed the apportionment of the PILOTs between the lots in question. A stenographer was present to transcribe the comments, but no members of the public were in attendance. The public hearing was closed at 7:04 pm by motion of Mark Vena, seconded by Jason Lurie, and carried unanimously.
2. The regular meeting of the CPIDA was called to order at 7:05 p.m.
3. Paul Goldman, Esq. and Donald MacElroy were present regarding the DCG Trust application for sales tax, mortgage recording tax, real property tax exemptions for 26B Wood Road. Greg Connors of SEDC indicated DCG is seeking \$398,000 of benefits but is creating 12 full-time jobs and investing \$3 million into 17,300 SF of new space. Mr. Carminucci indicated an assignment of land will be needed from Donald Greene to the DCG Trust because lots 26A, B and C Wood Road are all on the same parcel, and on which there are existing or previous PILOT agreements. After discussion, Mark Vena moved, seconded by Kamran Baig, to give final approval to the application and appoint the Agency as the applicant's sales tax agent, which motion was carried 5-0.
4. The application of MJ Properties et al regarding financial assistance for the proposed project at 17 Synergy Drive, Clifton Park was accepted and a public hearing was scheduled for 7 pm on December 1, 2025 by motion of Kamran Baig, seconded by Phil Tiberio, which was carried 5-0.

5. There was a general discussion among the members regarding the proper criteria for evaluating applications for financial assistance. Attorney Carminucci offered to provide the members with some written guidance before the next meeting.
6. Mr. Connors was asked to invite MSW Properties LLC to the January 2026 Agency meeting to discuss its progress in renting its properties and the financial benefits it has received to date. It was also suggested that JTD Holdings Ltd. Be invited to the April 2026 Agency meeting to report the progress of its proposed project and application.
7. The Minutes of the October 6, 2025 IDA meeting were reviewed, and discussed. Phil Tiberio moved, and Mark Vena seconded, a motion to approve the minutes. Carried 5-0.
8. The Financial Statements were presented by Tom Gibbs and reviewed and discussed by the members. Kamran Baig suggested, and a discussion ensued, regarding placing some of the money currently in the Agency's checking account into a savings account or a certificate of deposit in order to earn a higher interest rate. Tom indicated he felt a minimum of two to three months of expenses should be kept in the checking account and the rest could be moved. Mark Vena moved, and Kamran Baig seconded, a motion to approve the financial report through October 31, 2025. Carried 5-0.
9. The SEDC Report was given by Greg Connors indicating the SEDC assisted developers with \$300M in investment County-wide this year, which translated into 500 new FT jobs with another 200 FT jobs retained. Mr. Connors invited the members to attend SEDC's November 18th member appreciation reception, its December 2nd holiday party and its April 30, 2026 annual meeting.
10. No other business was brought before the Agency.
11. No one was present to comment during Public Privilege.
12. The regular meeting was adjourned at 8:17 p.m. by motion of Kamran Baig, seconded by Jason Lurie – carried 5-0.

Dated: November 3, 2025

Secretary