

MINUTES OF THE December 1, 2025
MEETING OF THE TOWN OF CLIFTON PARK
INDUSTRIAL DEVELOPMENT AGENCY

Date: December 1, 2025

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

Agency Members In attendance: Chairman Todd Hess, Dan Fariello, 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 7:02 pm regarding the MJ Properties Project and application for sales tax (\$130,900) , mortgage recording tax (\$26,250), and real property tax (\$304,584) exemptions for its property at 17 Synergy Drive in Clifton Park. Attorney Carminucci indicated the Notice for Public Hearing was published in the Gazette on November 11, 2025. Meghan Rekucki was present on behalf of the applicant to answer questions. Gregory Connors of SEDC presented the details of the application, indicating it would involve the construction of 50,000 SF of flex light industrial space leading to the employment of temporary construction jobs and would employ 12 FTEs by year 3. A stenographer was present to transcribe the comments, but no members of the public were in attendance. The public hearing was closed at 7:05 pm by motion of Dan Fariello, seconded by Mark Vena, and carried unanimously.
2. The regular meeting of the CPIDA was called to order at 7:06 p.m.
3. The application of MJ Properties regarding the aforementioned financial assistance for the proposed project at 17 Synergy Drive, Clifton Park was discussed with the applicant's representative. Ms. Rekucki indicated no tenants had yet been lined up and that the construction of the building was scheduled to commence in January. Attorney Carminucci summarized the Inducement Resolution, indicated that the SEQRA findings of the Clifton Park Planning Board could be adopted from the applicant's subdivision/site plan application(s). Motion of Dan Fariello to approve the Inducement Resolution and grant the application for financial assistance, seconded by Mark Vena, was carried 6-0.
4. The Minutes of the November 3, 2025 IDA meeting were reviewed and discussed. Mark Vena moved, and Dan Fariello seconded, a motion to approve the minutes. Carried 6-0.

5. The Financial Statements were presented by Tom Gibbs and reviewed and discussed by the members. Tom indicated that pursuant to the guidance of the board at the November meeting, he moved \$22,000 from the checking account to the savings account at 2.99%. Dan Fariello moved, and Jason Lurie seconded, a motion to approve the financial report through November 30, 2025. Carried 6-0.
6. The SEDC Report was given by Greg Connors, highlighting the Regeneron location in the former Quad Graphics building in Saratoga Springs, and that there would be a public hearing regarding the project on December 9th in Saratoga. Mr. Connors invited the members to attend SEDC's December 2nd holiday party in spite of the forecasted snow. Mr. Connors also confirmed that MSW had been invited to update the board at the January 20226 meeting.
7. No other business was brought before the Agency. The next meeting is scheduled for January 5, 2026.
8. No one was present to comment during Public Privilege.
9. The regular meeting was adjourned at 7:29 p.m. by motion of Dan Fariello, seconded by Mark Vena – carried 6-0.

Dated: December 1, 2025

Secretary