

**MINUTES OF A MEETING OF THE  
CLIFTON PARK INDUSTRIAL DEVELOPMENT AGENCY**

**June 6, 2011**

- Present:** Peter Fort Chairman; David Krupski, Jeffrey Lane, Matthew Mazzone
- Absent:** Rebecca D'Agati, Anthony Morelli (however Anthony Morelli was present by phone to vote on the motion for a Public Hearing pertaining to the Sitterly Associates, LLC project)
- Also Present:** Jean Mahserjian, James Carminucci, James Angus, Melissa Yager, Barbara McHugh, Kathy Wetmore, Marc Mesick from Sitterly Medicine and Rich Rosen from Sitterly Development, LLC

The meeting was called to order by approximately 7:00 PM.

**Minutes**

A motion was made to approve the minutes from the January 3, 2011 meeting. The motion was duly seconded unanimously approved.

**Financials**

A motion was made to approve the Financial Reports as of May 31, 2011. The motion was duly seconded and unanimously approved.

**Sitterly Associates LLC – Ellis Hospital**

A presentation of this project was made by James Angus, SEDC, and Rich Rosen, Sitterly Associates, LLC. The property currently owned by Ellis will be leased to Sitterly Associates, LLC. Sitterly Associates, LLC will develop the property and lease it back to Ellis and Others.

Ellis is exempt from property tax and is seeking a Pilot conterminous with their lease and all renewals thereof. The issue to be determined will be the portion of the property being used by doctors who are not Ellis employees.

A motion was made to schedule a Public Hearing. The motion was duly seconded and unanimously adopted. A public hearing was scheduled for June 27, 2011 at 7 PM.

**DCG Exit 10 Project**

This project has been renamed the Tech Valley Flex Park. DCG has reduced the scope of the project and the cost of the project. A sales tax letter was issued by the IDA and the IDA fee for the project was received. This project must close before March 2012 or it

will remain on the tax rolls and will be assessed as built. Four 12,500 square foot buildings are currently being constructed.

### **Windsor Pilot Litigation**

Jean Mahserjian advised that she was recently informed that Windsor has not paid special assessments since 2009. Inasmuch as the Agency is ultimately responsible for those special assessments, the Complaint that was drafted will be updated to add those assessments.

### **New Projects**

Van Patten is working on a project that is slowly going through the planning process. It could take another four to six months for initial subdivision approval and then the project will go through site plan submission and approval.

### **SEDC**

James Angus reported on SEDC activities, including:

The Intermodal Project in Halfmoon will be operational by late fall.

Luther Forest is moving forward with additional developments.

Global Foundries is on schedule, if not ahead.

The Semi-Conductor and Equipment Manufacturing Group just held a conference in Saratoga Springs.

### **Audit**

The Audit was completed on schedule with two exceptions. The Paris Report was not submitted timely due to the inability to log in, and a check to SEDC was missing a second signature.

### **Other Business**

A motion was made to authorize the payment of mileage for IDA business for Officers. The motion was duly seconded and unanimously adopted.

### **Public Privilege**

None

A motion was made to adjourn until the next scheduled meeting; duly seconded and unanimously adopted.