

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

JANUARY 24, 2018

PRESENT: JUSTIN BELKIN
ROSEMARIE DEARING
WILLIAM BOGARDT
PAULETTE MOSES
MARCUS DUFFIN
THOMAS GAULRAPP
WILLIAM CELONA (ALT.)

EXCUSED ABSENCE: RAMON ACCETTELLA, JR.

ALSO PRESENT: MATTHEW MCDONOUGH, CEO
THOMAS DOLAN, V.P. FOR BUSINESS DEVELOPMENT
FRANK DOLAN, SENIOR PROJECT MANAGER
JOSEPH NINOMIYA, SPECIAL PROJECT MANAGER
JOHN BRASLOW, ESQ.
WILLIAM D. WEXLER, ESQ.
ANTONIO MARTINEZ, COUNCILMAN

A quorum being present, the Meeting was called to order at 8:05 a.m.

Chairman Belkin introduced himself to the Board. Board Members then individually introduced themselves to the Chairman.

Motion was made by Paulette Moses and seconded by Thomas Gaulrapp to accept the Minutes from the January 10, 2018 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by William Bogardt to adopt a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the acquisition, reconstruction and equipping of a certain facility for Jaxson LLC and Infinity Drain Ltd. (collectively, the "Operators") and Dixon 145 Associates LLC (the "Owner") and authorizing the execution and delivery of a Preliminary Agreement with the owner and the operators with respect to such transaction. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by William Bogardt to adopt a Resolution of the Town of Babylon Industrial Development Agency determining that the acquisition, reconstruction, construction and equipping of a certain project Jaxson, LLC and Infinity Drain Ltd. (the "Operators") and Dixon 145 Associates LLC (the "Owner") will not have a significant adverse effect on the environment. All in favor, motion carried.

Mr. McDonough discussed the project with the Board. He has discussed the project with Mayor Siry and the Public Hearing for comment will be held in the Village. A discussion ensued. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by William Bogardt to adopt a Resolution authorizing an amendment to project documents relating to the Apogee Translite, Inc. project with respect to change to corporate structure and the assignment and assumption of the sublease agreement from the original sublessee Apogee Translite, Inc. to a new sublessee Apogee Lighting Holdings, LLC, and the subsequent amendment to sublease agreement. All in favor, motion carried.

Motion was made by Thomas Gaulrapp and seconded by Marcus Duffin to adopt a Resolution authorizing an amendment to project documents relating to the Copiague Commons project, to permit the lessee to sublease a portion of the property management/administrative space at the facility to Conifer Realty, LLC, an affiliate of the lessee for use as a regional office. Mr. McDonough stated that Conifer will be locating their Long Island headquarters in Copiague. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing to adopt a Resolution authorizing an amendment to project documents relating to the Piping Rock Health Products, LLC project. The company has requested that the Agency increase the maximum sales tax savings amount as the company plans to invest an additional \$4,000,000 towards improvements to the project. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Rosemarie Dearing to adopt a Resolution authorizing an amendment to project documents relating to the WR Communities – a project to permit the common boundary line between Site A and Site E be modified by exchanging the parcels of real property in order to facilitate the construction of a new building (“Building E”). Mr. McDonough discussed this project at length. A lengthy discussion ensued. All in favor, motion carried.

Chief Executive Officer's Report

Mr. McDonough asked Mr. Ninomiya to distribute the packets regarding the New York State Budget. He asked the Members to review these documents and if there are any questions, to contact Mr. Ninomiya.

Old Business:

No old business

New Business:

No new business

There being no further business to come before the Board, a motion to close was made by William Bogardt and seconded by Marcus Duffin.