

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

JANUARY 9, 2019

PRESENT: RAMON ACCETTELLA, JR., CHAIRMAN  
PAULETTE MOSES, SECRETARY  
WILLIAM BOGARDT  
ROSEMARIE DEARING  
JUSTIN BELKIN  
MARCUS DUFFIN  
TOM GAULRAPP  
BILL CELONA (ALT)

ALSO PRESENT: THOMAS DOLAN, CHIEF EXECUTIVE OFFICER  
FRANK DOLAN, VICE PRESIDENT  
JOSEPH NINOMIYA, SPECIAL PROJECTS MANAGER  
BRENDAN MURPHY, SPECIAL PROJECTS MANAGER  
KEVIN BONNER, TOB DIRECTOR OF COMMUNICATIONS  
JOHN BRASLOW, GENERAL COUNSEL  
WILLIAM WEXLER, GENERAL COUNSEL  
LOUIS CAPASSO, GENERAL COUNSEL  
GERALDINE COMPITELLO, TOWN CLERK  
RACHEL O'BRIEN, NEWSDAY

A quorum being present, the meeting was called to order at 8:12 a.m.

Geraldine Compitello, Town Clerk of the Town of Babylon, performed the swearing-in ceremony of all reappointed and new Board Members for 2019.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing for a Resolution to appoint Ramon Accettella, Jr. as Chairman of the Town of Babylon Industrial Development IDA/IDC Board. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Rosemarie Dearing for a Resolution to appoint Paulette Moses as Secretary of the Town of Babylon Industrial Development IDA/IDC Board. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing for a Resolution to appoint the following committees of the Town of Babylon Industrial Development Agency:

Audit Committee: Paulette Moses, Chairwoman; William Bogardt, Tom Gaulrapp and Rosemarie Dearing as an alternate member.

Finance Committee: Justin Belkin, Chairman; Marcus Duffin, Paulette Moses and Bill Celona, as an alternate member.

Governance Committee: Rosemarie Dearing, Chairwoman, Tom Gaulrapp, Justine Belkin and Marcus Duffin, as an alternate member. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Tom Gaulrapp for a Resolution readopting an Investment Policy. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Marcus Duffin for a Resolution to readopt the Property Disposition Policy. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by William Bogardt for a Resolution to readopt the Procurement Policies and Procedures. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Rosemarie Dearing for a Resolution to readopt the Policy regarding Public Comments at the Agency Board Meetings. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Justin Belkin to accept the minutes from the December 11, 2018 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to accept the minutes from the December 18, 2018 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to accept the minutes from the Public Hearing held December 27, 2018 for Covanta Babylon, Inc. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Tom Gaulrapp to accept the minutes from the Public Hearing held January 8, 2019 for Ardmore Place LLC. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the acquisition, renovation and equipping of a certain facility located at 71-75 Verdi Street, Farmingdale for ALFA Piping Corp. (the "Operating Company") and Verdi Management LLC (the "Real Estate Holding Company") and authorizing the execution and delivery of a preliminary agreement with the real estate holding company and the operating company with respect to such transaction. Mr. Dolan discussed this project at length. All in favor, motion carried.

Motion was made by Justin Belkin and seconded by Tom Gaulrapp to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Parkway Village Estates, LLC in connection with the acquisition, construction and equipping of an approximately 48,000 square feet residential rental facility to be located at 766-

768 Deer Park Avenue in North Babylon, New York 11703 (the "Facility") which will consist of approximately 40 units and include a 20 percent affordability component. The Members discussed the project. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Rosemarie Dearing to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to ISG-LI, LLC in connection with the acquisition, renovation and equipping of an office, development, storage and distribution center facility located at 2111 Wellwood Avenue (a/k/a 5 Wellwood Avenue) in East Farmingdale. All in favor, motion carried.

Motion was made by Justin Belkin and seconded by Marcus Duffin to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Covanta Babylon, Inc., in connection with a solid waste disposal resource facility for the processing of municipal solid waste of the Town of Babylon. A discussion ensued. All in favor, motion carried.

#### **Chief Executive Officer's Report:**

Mr. Dolan also updated the Board with regard to the transition. He discussed Internal Audit and the Chief Financial Officer's responsibilities. Mr. Dolan informed the Board of the upcoming Women Leaders in Business conference. Mr. Dolan mentioned that he and Mr. Murphy will be traveling to Albany regarding meeting relative to IDA's and will update the Board on their return.

#### **Old Business:**

Mr. Capasso updated the Board on ongoing projects.

#### **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 Tom Gaulrapp.