

**BABYLON INDUSTRIAL DEVELOPMENT AGENCY**

**IDA/IDC MEETING**

**FEBRUARY 20, 2018**

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

EXCUSED ABSENCE: ROSEMARIE DEARING

ALSO PRESENT: THOMAS DOLAN, VP FOR BUSINESS DEVELOPMENT  
FRANK DOLAN, SENIOR PROJECT MANAGER  
JOSEPH NINOMIYA, SPECIAL PROJECT MANAGER  
WILLIAM WEXLER, GENERAL COUNSEL  
ANTONIO MARTINEZ, COUNCILMAN  
RUSSELL ALBANSESE, ALBANSESE ORGANIZATION  
RUSSELL MATHEWS, ALBANSESE ORGANIZATION  
GWEN O'SHEA, CDCLI  
LORRAINE KENNEDY, CARRIBEAN ISLAND, LLC

A quorum being present, the Meeting was called to order at 6:30 p.m.

Letter from Anthony Albanese was read by Thomas Dolan with regards to WR Communities E, LLC, "E" building phase.

Motion was made by Raymond Accettella and seconded by William Bogardt to accept the Minutes from the Public Hearing on Tuesday, February 20, 2017 for WR Communities – E LLC. All in favor, motion carried.

A discussion of the WR project ensued with members of the Board, the Albanese Organization representatives and Councilman Martinez. It was agreed by all that it has been a significant benefit to the community. The two previous phases have been successful in many ways, from the workforce standpoint Albanese has been great in working with the local the trade industry, the Resource Center there is an important addition to the community, and that the retail spaces are starting to be occupied. Lorraine Kennedy, owner and operator of a Caribbean restaurant spoke to the Board informed them that she will be bringing her business back to the area; there is a need for the non-franchise restaurant setting that she will provide. Councilman Martinez stated that the

Town of Babylon is proud of this project in Wyandanch and it is defined by “vision meets reality”. Councilman Martinez added that the IDA with the support of the Town, will need Albanese to please continue to comply with the following community benefits as in the Town of Babylon’s First Source hiring, good faith negotiations with the trade industry, follow the apprenticeship language that mimics other Town IDA projects and the benefits from the partnership the builder has with CDC-LI.

A motion was made by Ray Accettella and seconded by Paulette Moses for a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Agency to WR Communities E, LLC in connection with the acquisition, construction and equipping of a multi-family residential rental facility in the Town of Babylon. All in favor, motion carried.

A motion was made by Ray Accettella and seconded by Tom Gaulrapp to accept the revised Minutes of the Public Hearing on Tuesday, February 20, 2018 for WR Communities E, LLC. All in favor, motion carried.

A motion was made by Paulette Moses and seconded by Marcus Duffin that the IDA Board go into executive session to discuss the matter of Town of Babylon IDA staff compensation. All in favor, motion carried.

A motion to close the Meeting was made by Bill Bogardt and seconded by Raymond Accettella. All in favor, motion carried.