

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

AUGUST 21, 2019

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

ALSO PRESENT: THOMAS DOLAN, CHIEF EXECUTIVE OFFICER
FRANK DOLAN, VICE PRESIDENT
JOSEPH NINOMIYA, SPECIAL PROJECTS MANAGER
ANTONIO MARTINEZ, DEPUTY SUPERVISOR
KEVIN BONNER, TOB COMMUNICATIONS DIRECTOR
WILLIAM WEXLER, GENERAL COUNSEL
SARAH FILOSA, PRAXIS PUBLIC RELATIONS, INC.

A quorum being present, the meeting was called to order at 8:02 a.m.

Motion was made by Paulette Moses and seconded by Marcus Duffin to accept the minutes from the July 17, 2019 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing to accept the minutes from the Public Hearing held on August 19, 2019 for Railex Conveyor Corp. and Industrial Property Management, LLC. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Marcus Duffin to adopt a Preliminary Inducement Resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to BH Realty Group, LLC and AvalonBay Communities Inc. in connection with the potential grant of certain financial assistance. All in favor, motion carried.

Motion was made by Justin Belkin and seconded by Thomas Gaulrapp to adopt a Preliminary Inducement Resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to WR Communities-D LLC in connection with the potential grant of certain financial assistance. Mr. Dolan and Mr. Martinez discussed this project with the Board Members. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Industrial Property Management, LLC and Railex Conveyor Corp. in connection with the acquisition, reconstruction, renovation and equipping of a manufacturing warehouse and distribution facility located at 3-17 Ralph Avenue in Copiague, New York. Mr. Dolan discussed the details of this project with the Board. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Marcus Duffin to adopt a Resolution authorizing the Agency to execute a Mortgage and Security Agreement jointly with 130 Lincoln Ave. Realty, LLC, lessee of premises 130 Lincoln Street, Copiague, New York with The First National Bank of Long Island, in the principal sum not to exceed \$2,000,000.00. All in favor, motion carried.

Motion was made by Justin Belkin and seconded by Marcus Duffin to adopt a Resolution authorizing the Chief Executive Officer to execute a Memorandum of Understanding between the Long Island IDAs and Discover Long Island related to joint marketing efforts. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a Resolution authorizing the Agency to execute a Subordinate Mortgage and Security Agreement between the Agency, 10 Lucon Drive LLC, the Lessee, for the benefit of Golf Gear Ltd. d/b/a Club Pro Manufacturing USA and Liffforward Lending. All in favor, motion carried.

Chief Executive Officer's Report:

Mr. Dolan updated the Board on various projects and the budget.

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 Tom Gaulrapp.