

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

JANUARY 10, 2018

PRESENT: RAMON ACCETTELLA, JR.  
WILLIAM BOGARDT  
PAULETTE MOSES  
MARCUS DUFFIN  
THOMAS GAULRAPP

EXCUSED ABSENCE: ROSEMARIE DEARING  
BILL CELONA (ALT.)

ALSO PRESENT: MATTHEW MCDONOUGH, CEO  
JOSEPH NINOMIYA, SPECIAL PROJECT MANAGER  
JOHN BRASLOW, GENERAL COUNSEL  
WILLIAM D. WEXLER, GENERAL COUNSEL  
ANTONIO MARTINEZ, COUNCILMAN  
GERALDINE COMPITELLO, BABYLON TOWN CLERK  
JUSTIN BELKIN

A quorum being present, the Meeting was called to order at 8:06 a.m.

Motion was made by William Bogardt and seconded by Paulette Moses to appoint Ramon Accettella, Jr. as Temporary Chairman. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by William Bogardt to accept the Minutes from the December 12, 2017 IDA/IDC Board Meeting. All in favor, motion carried.

At this time Geraldine Compitello, Babylon Town Clerk, swore in the duly appointed Board Members.

Motion was made by William Bogardt and seconded by Marcus Duffin to appoint Paulette Moses, as Secretary. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by William Bogardt for a Resolution to appoint Agency Board Members to the Finance, Audit and Governance Committees, respectively of the Town of Babylon Industrial Development Agency:

Motion was made by Paulette Moses and seconded by Marcus Duffin to adopt a Resolution readopting the Investment Policy. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by William Bogardt to adopt a Resolution readopting the Property Disposition Policy. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Paulette Moses to adopt a Resolution readopting the Procurement Policy and Procedures. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Thomas Gaulrapp to adopt a Resolution readopting the Policy regarding Public Comments at the Agency Board Meetings. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Marcus Duffin to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to All Color Offset Printers Inc. and RGB Suburban Avenue Realty LLC. Mr. McDonough discussed this project in length with the Members. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by William Bogardt to adopt a Resolution authorizing the Agency to execute a Second Mortgage and Security Agreement jointly with 148 Allen Blvd., LLC, Lessee of premises at 148 Allen Boulevard, Farmingdale, New York (T&L Creative Salads project) with the First National Bank of Long Island in the principal sum not to exceed \$2,047,035.51. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Marcus Duffin to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 11 Ranick Drive South, Amityville, New York 11701 (SCTM #: 0101, 004.00, 01.00, 038.000), to 11 Ranick Drive South LLC (Sundial Brands LLC/Sundial Fragrances & Flavors, Inc. Project). All in favor, motion carried.

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

Mr. McDonough discussed the Wyandanch Rising project and requested the Board consider a Resolution pertaining to an affordable Housing Contract between the County, the developer, and the IDA as titleholder. A discussion ensued.

Motion was made by Paulette Moses and seconded by William Bogardt to authorize the CEO to sign an agreement pertaining to the affordable housing of the Wyandanch Rising project by and for the County of Suffolk, the developer and the Agency. All in favor, motion carried.

Mr. McDonough introduced the new Board Members. He discussed a farewell breakfast for Mr. Halpin, Mr. Ferencsik, Ms. Thomas and Ms. Engelhardt to honor them for their service on the IDA Board and discussed the purchase of a “thank-you”.

Motion was made by Paulette Moses and seconded by William Bogardt to authorize the CEO to purchase a “thank you” gift for Patrick Halpin, Chris Ferencsik, Sandy

Thomas and Nancy Engelhardt for their service on the IDA Board. All in favor, motion carried.

Mr. Ninomiya distributed the 2018 State of the State Policy/Proposal Overview and reviewed and discussed with the Board Members.

**Old Business:**

No old business

**New Business:**

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