

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

JANUARY 10, 2017

PRESENT: PATRICK HALPIN  
RAMON ACCETTELLA, JR. (via telephone)  
NANCY ENGELHARDT  
SANDRA THOMAS  
PAULETTE MOSES  
CHRIS FERENCSEK  
WILLIAM BOGARDT  
ROSEMARIE DEARING

ALSO PRESENT: MATTHEW McDONOUGH, CEO  
WILLIAM WEXLER, ESQ.  
RICHARD SCHAFFER, TOWN SUPERVISOR  
CAROL QUIRK, TOWN CLERK  
TONY MARTINEZ, COUNCILMAN  
FRANK DOLAN, SENIOR PROJECT MANAGER  
MATT DEMAR

A quorum being present, the meeting was called to order at 8:10 a.m.

Motion was made by William Bogardt and seconded by Chris Ferencsik to appoint Sandra Thomas as temporary chairman. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing for a Resolution to reappoint Patrick Halpin as Chairman and Chris Ferencsik, as Secretary of the Town of Babylon Industrial Development IDA/IDC Board. All in favor, motion carried.

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

Audit Committee: Patrick Halpin, Chairman; Chris Ferencsik, Ramon Accettella, Jr.; Rosemarie Dearing and William Bogardt, as an alternate member.

Finance Committee: Patrick Halpin, Chairman; Chris Ferencsik, Ramon Accettella, Jr.; Rosemarie Dearing and William Bogardt, as an alternate member.

Governance Committee: Sandra Thomas, Chairwoman, Chris Ferencsik, Paulette Moses, Rosemarie Dearing and William Bogardt, as an alternate member.

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

Motion was made by Rosemarie Dearing and seconded by Paulette Moses for a Resolution to readopt the Property Disposition Policy. All in favor, motion carried.

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

Motion was made by Chris Ferencsik 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 Chris Ferencsik and seconded by Paulette Moses at 8:15 a.m. to go into Executive Session for the purpose of a discussion with Counsel William Wexler. All non-Board Members were excused. All in favor, motion carried.

At 8:15 a.m., Mr. Halpin joined the Executive session.

At 8:37 a.m. meeting was called into Public Session.

Motion was made by Sandra Thomas and seconded by Paulette Moses for a Resolution denying the request of Robert Stricoff for compensation for unused sick and vacation time totaling 52 days in calendar year 2014. All in favor, motion carried.

\*At this time, Carol Quirk, Clerk of the Town of Babylon, swore in and reappointed the Board Members.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas for a Resolution giving preliminary inducement of the Town of Babylon Industrial Development Agency to grant preliminary approval to Parkway Properties Inc. in connection with the potential grant of certain financial assistance. A long discussion ensued. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas for a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to 298 Adams Realty, LLC and Piping Rock Health Products, LLC in connection with the acquisition, renovation and equipping by 298 Adams Realty, LLC of an office, manufacturing, warehouse and distribution facility in the Town of Babylon. A long discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Paulette Moses for a Resolution authorizing an Amendment to the Lease Agreement for the WR Communities – B Project. A short discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by William Bogardt for a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to D'Addario & Company, Inc., D'Addario Realty Company and Minmilt Realty Corp. with respect

to several facilities located in the Town of Babylon. The Board engaged in a lengthy discussion. All in favor, motion carried.

At this time, Supervisor Schaffer and Councilman Martinez addressed the Board congratulating everyone on their reappointment. He discussed hiring a Consultant to assist in developing various areas in the Town of Babylon.

Motion was made by Chris Ferencsik and seconded by Paulette Moses to retain Matt Demar III for one year at Five Thousand Dollars (\$5,000) per month, as a Consultant to the Town of Babylon Industrial Development Agency, the Town of Babylon and all Villages in the Town for revitalizing mini Main Streets.

**Chief Executive Officer's Report:**

Mr. McDonough stated he will be sending an email with regard to the Board Planning Session conference call. He also discussed the meeting with Island Container.

**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 Chris Ferencsik.