

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

OCTOBER 11, 2016

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

EXCUSED ABSENCE: PAULETTE MOSES

ALSO PRESENT: MATTHEW MCDONOUGH, CEO  
THOMAS DOLAN, V.P FOR BUSINESS DEVELOPMENT  
FRANK DOLAN, SENIOR PROJECT MANAGER  
JOHN BRASLOW, ESQ.  
WILLIAM WEXLER, ESQ.  
RICH GROH, TOB  
RUSSELL ALBANESE, ALBANESE ORGANIZATION  
MARIANNE GARVIN, CDC of LI  
MOSES GATES, RPA

A quorum being present, the meeting was called to order at 8:00 a.m.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to accept the minutes from the September 27, 2016 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to accept the minutes from the Public Hearing of Tuesday, October 6, 2016, for BLI International Inc. d/b/a Allegiant Health. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by William Bogardt to accept the minutes from the Public Hearing of Tuesday, October 11, 2016, for Kelvin L.P. and Hadar Real Estate Co., LLC. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Sandra Thomas to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to BLI International Inc. d/b/a Allegiant Health and E&B Assets, LLC in connection with the acquisition, renovation and equipping of a manufacturing and distribution facility in the Town of Babylon. A discussion ensued where the number of employees, investment, and the terms of the project were discussed. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Chris Ferencsik to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Kelvin L.P. And Hadar Real Estate Co., LLC, in connection with the acquisition renovation and equipping of office, manufacturing and warehousing facilities in the Town of Babylon. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing to adopt a Resolution permitting the Agency as Master Landlord of the premises at 10 Station Drive, Wyandanch, New York to enter into a Consent and Recognition Agreement with 7-Eleven, Inc., subtenant of said premises consenting the Sublessee and the Agency recognizing the sublease as a direct lease with the Agency in the event of the termination of the Master Lease and Termination of the Landlord's leasehold interest in the Master Leased premises. A discussion ensued. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by William Bogardt to adopt a Resolution waiving termination fees for the Visual Citi, Inc./ Devjiyani LLC project (770 Railroad Ave., West Babylon). A lengthy discussion ensued. All in favor, motion carried.

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

Mr. McDonough introduced Rich Groh, the Town of Babylon's Chief Environmental Analyst, who presented and discussed the Industrial Sewer Expansion Concept Plan.

Mr. McDonough then introduced Russell Albanese of the Albanese Organization and Marianne Garvin of CDC Long Island, who discussed the future of the Wyandanch Rising Project.

Moses Gates from RPA discussed the Industrial Corridor Plan at length with the board.

#### **New business:**

No new business.

#### **Old business:**

Frank and Tom Dolan briefed the board on the status of Island Container. After a lengthy discussion, Sandra Thomas made a motion and Rosemarie Dearing seconded to adopt a resolution suspending Island Container's benefits with the possibility of clawbacks if the company fails to remedy issues in sixty (60) days. The company shall be given notice. All in favor, motion carried. There being no further business to come before the board, a motion to close was made by William Bogardt and seconded by Sandra Thomas.