

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

DECEMBER 13, 2016

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

ALSO PRESENT: WILLIAM DUDINE, ESQ.  
JOHN BRASLOW, ESQ.  
WILLIAM D. WELXER, ESQ.  
MATTHEW McDONOUGH  
TONY MARTINEZ, COUNCILMAN  
FRANK DOLAN, SENIOR PROJECT MANAGER

A quorum being present, the meeting was called to order at 8:20 a.m.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to accept the minutes from the November 29, 2016 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing to adopt a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the acquisition, renovation and equipping of a certain facility for Nassau Provisions Kosher Foods Inc. (the "Company") and authorizing the execution and delivery of a preliminary agreement with the company with respect to such transaction; and be it

FURTHER RESOLVED, to reduce the Company's fee to One Hundred Thousand (\$100,000) Dollars. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Chris Ferencsik to adopt a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the extension of sales tax for D'Addario. A discussion ensued. All in favor, motion carried.

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

Mr. McDonough discussed Anita Logistics regarding their mortgage and PILOT defaults.

Mr. Braslow discussed NY Lounge Decor after a lengthy discussion the Board determined they would not approve the proposed use.

Mr. McDonough discussed the 1826 House in Babylon Village. The Board will take no further action on this property.

### **Old Business**

Mr. McDonough requested that the Board extend the "dead line" date for Island Container with regard to the letter sent to them by Counsel.

Motion was made by Paulette Moses and seconded by Ray Accettella, Jr. to extend the time frame of the letter sent out by Counsel to Island Container to and including December 31, 2016. All in favor with one objection by Sandra Thomas, motion carried.

### **New business:**

No new business.

### **Executive Session:**

At 8:50 a.m. a Motion was made by Chris Ferencsik and seconded by Sandra Thomas to go into Executive Session to hear a presentation by William Dudine, the Agency's Bond Counsel. All in favor, motion carried.

The Board returned from executive session at 9:40 a.m.

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