

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

December 8, 2015

PRESENT: RAMON ACCETTELLA, JR.  
CHRIS FERENCSEK  
ROSEMARIE DEARING  
PAULETTE MOSES  
SANDRA THOMAS  
NANCY ENGELHARDT (alt)

EXCUSED ABSENCE: PATRICK HALPIN  
WILLIAM BOGARDT

ALSO PRESENT: MATTHEW MCDONOUGH, CEO  
JOHN BRASLOW, ESQ.  
TONY MARTINEZ, COUNCILMAN

A quorum being present, the meeting was called to order at 7:05 p.m. at the Office of John Braslow, Esq., 816 Deer Park Avenue, North Babylon, NY.

Motion was made by Chris Ferencsik, seconded by Paulette Moses, to appoint Ramon Accettella, Jr. temporary Chairman.

At this time, Mr. McDonough introduced Councilman Martinez who updated the Board Members on the Conifer Project and Copiague Vision Plan.

Motion was made by Chris Ferencsik, seconded by Paulette Moses to adopt the Minutes from the November 24, 2015 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Chris Ferencsik, seconded by Sandra Thomas to adopt a Resolution authorizing an assignment of an amended and restated lease agreement from REB Limited Liability Company to Harold Levinson Associates, Inc., an assignment of an amended and restated lease agreement from ERB Limited Liability Company to Harold Levinson Associates, Inc., the execution by the agency of certain amended and restated lease agreements between the Agency and Harold Levinson Associates, Inc., the execution of certain over lease agreements between the Agency and CAM Industrial Fund Acquisition LLC and its assigns, and the execution of certain company lease agreements between Harold Levinson Associates, Inc. and the Agency, all with respect to the Harold Levinson Associates, inc. Project. Mr. McDonough explained the request and answered the Board's questions. All in favor, motion carried.

Motion was made by Rosemarie Dearing, seconded by Paulette Moses, to adopt a Resolution authorizing an amendment to project documents relating to the 298 Adams Realty, LLC / Piping Rock Health Products, LLC project with respect to the term of the Sales Tax Letter to be extended to December 31, 2016, in order to enable the companies to avail themselves of three years of New York State Sales and Use Tax exemptions. A short discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik, seconded by Sandra Thomas, to adopt a Resolution authorizing the reinstatement of tax abatements for the premises located at 1973 New Highway and 240 Smith Street, Farmingdale, NY 11735 (SCTMs 0100 004.00 01.00 Lots 002.003 and 004.000) commencing with December 1, 2014 and subsequent years of the Lease; contingent upon payment in full by December 30, 2015. In default of which this reinstatement approval will be terminated ab initio. Mr. McDonough explained to the Board Members the type of business that is conducted and the reason for this request. All in favor, motion carried.

Motion was made by Sandra Thomas, seconded by Paulette Moses, to adopt a Resolution authorizing the termination of tax abatements for the premises located at 1200 Farmingdale Road, Farmingdale, NY 11735 SCTM# 0100 099.00 02.00 001.001 commencing with December 1, 2015 due to non-conformance of 1200 Lindenhurst LLC with the terms of the Lease dated October 31, 2008, between the Agency and 1200 Lindenhurst LLC (Accommodations Plus Inc. and Lodging Solutions LLC project). As of October 7, 2015, or before the Lessee and the Sublessee had ceased all or substantially all operations at the Facility and transferred all or substantially all of its employees within the Town to a location outside of the Town through no force majeure event. This matter was discussed in length amongst the Board Members especially the amount of recapture and the time frame. All in favor, motion carried.

Motion was made by Rosemarie Dearing, seconded by Chris Ferencsik to adopt a Resolution permitting the termination of Lease and authorizing the Chief Executive Officer to deliver a deed conveying the premises located at 54 Railroad Avenue, Copiague, NY (SCTM 0100 178.00 01.00 Lots 029.001, 030.000, 042.001 and 042.002), to 54 Railroad Avenue LLC (All Pro Horticulture, Inc. project). A short discussion ensued. All in favor, motion carried.

Motion was made by Sandra Thomas, seconded by Paulette Moses, to adopt a Resolution permitting the termination of Lease and authorizing the Chief Executive Officer to deliver a deed conveying the premises located at 151 East Industry Court, Deer Park, NY 11729 (SCTM 0100 068.00 01.00 019.000) to 87 Jeffryn Boulevard Corp. (T.A.E. Trans Atlantic Electronics, Inc. d/b/a Empire Scientific project). A discussion ensued. All in favor, motion carried.

**Chief Executive Officer's Report:**

Mr. McDonough updated the Board on closings.

He stated that the fees for non-compliance will be reviewed at the next Board Meeting.

**Old Business:**

No Old Business

**New Business:**

No New Business

**Adjournment:**

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