

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

MARCH 7, 2017

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

EXCUSED ABSENCE: PAULETTE MOSES

ALSO PRESENT: MATTHEW McDONOUGH, CEO
FRANK DOLAN, SENIOR PROJECT MANAGER
JOHN BRASLOW, ESQ.
TONY MARTINEZ, COUNCILMAN
WILLIAM D. WEXLER, ESQ.
JESSE COBURN, NEWSDAY

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

Motion was made by Sandra Thomas and seconded by Chris Ferencsik to accept the minutes from the February 22, 2017 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Rosemarie Dearing for a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the acquisition, reconstruction and equipping of a certain facility located at East Industry Court, Deer Park (Tax Map #0100-068.00-01.00-022.007) for CT Deer Park Realty LLC (the "Owner") and CT International Aluminum Corp.(the "Operator") and authorizing the execution and delivery of a preliminary agreement with the Owner and Operator with respect to such transaction. Mr. McDonough discussed with the Members the number of employees as well as the amount of investment this project will bring to the Town of Babylon. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by Chris Ferencsik for a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the acquisition, reconstruction and equipping of a certain facility located at 333 Bayview Avenue (Tax Map #0101-04.00-02.00-012.000), in the Village of Amityville, Town of Babylon for NAPCO Security Technologies, Inc. (the "Company") and authorizing the execution and delivery of a preliminary agreement with the Company with respect to such transaction. Mr. McDonough discussed the number of employees, the type of business that will be conducted and the amount of the investment this will bring to the Town of Babylon. A short discussion ensued. All in favor, motion carried.

Motion was made by Nancy Engelhardt and seconded by Rosemarie Dearing for a Resolution of the Town of Babylon Industrial Development Agency determining that the acquisition, reconstruction, construction and equipping of a certain facility for NAPCO Security Technologies, Inc. (the "Company") will not have a significant adverse effect on the environment. Counsel provided background and a lengthy discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by William Bogardt for a Resolution authorizing the Agency to execute a Mortgage and Security Agreement (with respect to a project located at 10 Lucon Drive, Deer Park, New York 11729) between the Agency, 10 Lucon Drive LLC, the Lessee, for the benefit of Golf Gear Ltd. d/b/a Club Pro Manufacturing USA and T.D. Bank, in the principal sum not in excess of \$1,375,000; and authorizing the Agency to execute and deliver a certificate pursuant to Section 8017 of the Civil Practice of the Laws of the State of New York to waive the recording fees and transfer taxes in connection with the filing and recording of the Mortgage and Security Agreement. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by William Bogardt for a Resolution authorizing a sublease between Kiyan Hassan, LLC as Landlord and SCE Consulting Inc., as Tenant. A short discussion ensued. All in favor, motion carried.

Chief Executive Officer's Report:

Mr. McDonough informed the Board Members of the Confidential Evaluation of Board Performance, Acknowledgment of Fiduciary Duties and Responsibilities and a reminder to complete the Financial Disclosure forms for the Town.

Mr. McDonough further informed the Board Members that he will be emailing them dates for the conference call regarding the Planning Session.

Councilman Martinez discussed the request from Subaru, the Board informed Mr. Martinez that they would not extend benefits. He also discussed the Stellae Project.

Mr. Dolan updated the Board Members with regard to Island Container.

Old Business:

Mr. Dolan discussed the status of Island Container.

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 Rosemary Dearing.