

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING  
August 18, 2015

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

ALSO PRESENT: MATTHEW MCDONOUGH, CEO  
JOHN BRASLOW, COUNSEL

A quorum being present, the meeting was called to order at 7:08 p.m. at the Office of John Braslow, Esq., 816 Deer Park Avenue, North Babylon, NY.

Motion was made by Paulette Moses and seconded by William Bogardt to adopt the Minutes from the July 21, 2015 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing, to accept the minutes Public Hearing of Tuesday, August 18, 2015 for EB at West Babylon, LLC. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Paulette Moses, to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Crescent Packing Corporation and RJC Equities, LLC. Mr. McDonough stated that this is a preliminary inducement and discussion ensued. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Visual Millwork & Fixtures, Mfg., Inc. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by Paulette Moses to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to 1030 Grand Boulevard, LLC and Able Weldbuilt Industries, Inc. in connection with the

acquisition, renovation and equipping of manufacturing warehouse, distribution and office facility in the Town of Babylon. A short discussion about the company ensued. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by William Bogardt to adopt a Resolution authorizing an assignment of a sublease from Manhattan Beer LLC to New York Cross Docking LLC and authorizing an extension of the term of such sublease agreement. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing, to adopt a Resolution authorizing the Agency to execute a mortgage and Security Agreement between the Agency, BEDONIA, LP and JP MORGAN CHASE BANK, N.A., in the principal sum not in excess of \$1,400,000.00. All in favor, motion carried.

**Chief Executive Officer's Report:**

Mr. McDonough distributed an email received from NBTY, Inc. regarding the number of employees that are employed by this facility. Mr. McDonough further discussed in length with the Board Members the status of this entity.

At 7:20 p.m. a motion was made by William Bogardt and seconded by Paulette Moses, to go into Executive Session for the purpose of discussing a pending matter.

At 7:45 p.m. a motion was made by Chris Ferencsik and seconded by Sandra Thomas to go into regular session.

A motion was made by Chris Ferencsik and seconded by Ramon Accettella, Jr. to approve the formation of the Brewery Incubator Subcommittee for the purpose of drafting a Request for Proposals with regard to the brewery incubator project, advise status on future action, vet brewery related information prior to board meetings, discretion and oversight over the brewery which will consist of the following members:

Chris Ferencsik, Chairman  
William Bogardt  
Ramon Accettella, Jr.  
Paulette Moses, Alternate Member  
Patrick Halpin, Ex officio

All in favor, motion carried.

**Old Business:**

New 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 William Bogardt and seconded by Paulette Moses.