

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING
September 9, 2014

PRESENT: PATRICK HALPIN
CHRIS FERENCNIK
SANDRA THOMAS
ROSEMARIE DEARING
NANCY ENGELHARDT
RAMON ACCETTELLA, JR.
WILLIAM BOGARDT
THOMAS DOLAN

ALSO PRESENT: MATTHEW MCDONOUGH
JOHN BRASLOW, ESQ.

A quorum being present, the meeting was called to order at 7:01 p.m. at the Office of John Braslow, 816 Deer Park Avenue, North Babylon, NY.

Motion was made by Sandra Thomas and seconded by Ramon Accettella, Jr., to appoint Thomas Dolan as Acting Secretary of the Board. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to accept the Minutes from the IDA/IDC Board Meeting of August 19, 2014. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas, to accept the Minutes from the Public Hearing of Monday, September 8, 2014, for WR Communities-A LLC. 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 Monday, September 8, 2014, for WR Communities-B LLC. Mr. Halpin stated that the Long Island Housing Partnership has done a detailed study of multi-residential developments and that very few school age students come from multiple residential dwellings. All in favor, motion carried.

Motion was made by Thomas Dolan and seconded by Sandra Thomas, to accept the Minutes from the Public Hearing of Wednesday, September 3, 2014, for Human First, Inc. and Masiandaro, Kalpakjian & Masciandaro Co. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Thomas Dolan, to accept the Minutes from the Public Hearing of Wednesday, September 3, 2014, for S.W. Anderson Sales Corp. Ziggy Properties LLC and Andeson Family Limited. All in favor, motion carried. (It should be noted that Ramon Accettella, Jr. recused himself at this time.)
Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing, to accept the Minutes from the Public Hearing of Tuesday, September 9, 2014, for B&G Industries Ltd. and JCA Liberty Realty Corp. All in favor, motion carried.

Motion was made by Thomas Dolan and seconded by William Bogardt, to accept the Minutes from the Public Hearing of Tuesday, September 9, 2014, for Nicolia Industries Inc., Nicolia Ready Mix, Inc., Nicolia Concrete Products, Inc., Nicolock Paving Stones LLC, Nicolias LLC, S. Nicolia & Sons Realty Corp., ADA Concrete & Trucking Inc. and Roman Development LLC. All in favor, motion carried. (It should be noted that Ramon Accettella, Jr. recused himself at this time.)

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 MT Group, LLC, RDC Associates Ltd. and 145 Sherwood Property, LLC in connection with the grant of certain financial assistance. A discussion ensued. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by Rosemarie Dearing to adopt a Resolution approving the execution and delivery of a preliminary sales tax letter with regard to the Jesco, Inc. project. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Thomas Dolan to adopt a Resolution granting approval of the Town of Babylon Industrial Development Agency to JVM Acorn Realty LLC and Apogee Translite, Inc. in connection with the acquisition, renovation and equipping by JVM Acorn Realty LLC of a manufacturing and distribution facility in the Town of Babylon. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by William Bogardt to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Human First, Inc. and Masiandaro, Kalpakjian & Masciandaro Co., in connection with the acquisition, renovation and equipping of a manufacturing and distribution facility in the Town of Babylon. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Chris Ferencsik to adopt a Resolution authorizing an amendment to the lease agreement relating to the UTEP deviation for the WR Communities – A project and the WR Communities – B project. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Chris Ferencsik to adopt a Resolution authorizing Matthew T. McDonough, Vice President of IDA Properties to act as an authorized representative of the Agency. All in favor, motion carried.

Vice President of IDA Properties' Report:

Mr. McDonough discussed with the Board Members pending deals and budget projections. It should be noted that Mr. Halpin asked Mr. McDonough to clarify who should sign the Chairman's time sheet as appointing member. Mr. McDonough stated that he would look into it and address it 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 William Bogardt and seconded by Chris Ferencsik.