

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

SEPTEMBER 18, 2019

PRESENT: RAMON ACCETTELLA, JR., CHAIRMAN
JUSTIN BELKIN
WILLIAM BOGARDT
ROSEMARIE DEARING
MARCUS DUFFIN
TOM GAULRAPP
PAULETTE MOSES
BILL CELONA (ALT)

ALSO PRESENT: THOMAS DOLAN, CHIEF EXECUTIVE OFFICER
FRANK DOLAN, VICE PRESIDENT
BRENDAN MURPHY, SPECIAL PROJECTS MANAGER
KEVIN BONNER, TOB COMMUNICATIONS DIRECTOR
LOUIS CAPASSO, GENERAL COUNSEL

A quorum being present, the meeting was called to order at 8:05 a.m.

Motion was made by Rosemarie Dearing and seconded by Justin Belkin to accept the minutes from the August 21, 2019, IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Thomas Gaulrapp and seconded by William Bogardt to adopt a Resolution consenting to transfer of ownership interests relating to the S.W. Anderson Sales Corporation project. All in favor, motion carried.

Motion was made by Thomas Gaulrapp and seconded by Rosemarie Dearing to adopt a Resolution authorizing the sixth sublease agreement of part of premises 1966 Broad Hollow Road, E. Farmingdale, New York in connection with the RD America, LLC project. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Marcus Duffin to adopt a Resolution permitting the Agency to approve and consent to Kiyam Hasan, LLC entering into a First Amendment to the Sublease Agreement with L&K Distributors, Inc., for a portion of the building owned by Kiyam Hasan, LLC at 6 Bahama Street, Lindenhurst, New York. All in favor, motion carried.

Motion was made by Justin Belkin and seconded by Paulette Moses to adopt a Resolution authorizing the Agency to execute a Mortgage and Security Agreement, Assignment of Leases and Rents and Property Access Agreement between the Agency, 10 Lucon Drive LLC, the lessee, for the benefit of Golf Gear Ltd d/b/a Club Pro Manufacturing USA and GOF Finance, LLC. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a Resolution permitting the Termination of Lease, Termination of Bond Purchase Agreement, Termination of Consent to Leasehold Mortgage and Assignment of Rights Under the Services Agreement, Termination of Pledge and Assignment, Release of Guaranty, Receipt of Payment and Cancellation of Bonds and authorizing the Chief Executive Officer to execute and deliver such documents, along with a Deed, regarding the premises located at 140 New Highway, Amityville, New York for the benefit of PSL Leasing Associates. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Paulette Moses to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 100 Wartburg Avenue, Copiague, New York 11726 to Gabila & Sons Manufacturing Inc. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Rosemarie Dearing to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 180 Central Avenue, Farmingdale, NY 11735 to Jontay, LLC. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Justin Belkin to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 35 Jefryn Blvd. W, Deer Park, NY 11729 to 35 West Jefryn Blvd LLC. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by William Bogardt to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 275 West Hoffman Avenue, Lindenhurst, NY 11757 to GNK Realty Corp. All in favor, motion carried.

Chief Executive Officer's Report:

Mr. Dolan informed the Members of upcoming events in the upcoming months.

Mr. Dolan also stated that the budget is being finalized, and will be voted on at the Agency's next Board Meeting.

Old Business:

No old business.

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 Rosemarie Dearing.