

**BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING**

AUGUST 14, 2018

PRESENT: JUSTIN BELKIN, CHAIRMAN
PAULETTE MOSES
ROSEMARIE DEARING
MARCUS DUFFIN
TOM GAULRAPP
BILL CELONA (ALT)

EXCUSED ABSENCE: RAMON ACCETTELLA, JR.
WILLIAM BOGARDT

ALSO PRESENT: THOMAS DOLAN, ACTING CHIEF EXECUTIVE OFFICER
FRANK DOLAN, VICE PRESIDENT
SUSAN HATALSKI, V.P. OF OPERATIONS
JOSEPH NINOMIYA, SPECIAL PROJECTS MANAGER
BRENDAN MURPHY, SPECIAL PROJECTS MANAGER
JOHN BRASLOW, GENERAL COUNSEL
WILLIAM D. WEXLER, GENERAL COUNSEL
LOUIS CAPASSO, GENERAL COUNSEL
ANTONIO MARTINEZ, COUNCILMAN
KEVIN BONNER, TOB DIRECTOR OF COMMUNICATIONS
GARRETT L. GRAY, COUNSEL FOR ISG-LI, LLC
JEFFREY L. HORN, SCHACKER REALTY
PETER CURRY, ESQ., FARRELL FRITZ
NICHOLAS TERZULLI, ESQ., FARRELL FRITZ
ROBERT COUGHLAN, PRINCIPAL, TRITEC
KELLY COUGHLAN-HECK, SR DEVELOPMENT MGR.,
TRITEC
ROBERT KENT, V.P. & GENERAL COUNSEL, TRITEC

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

Motion was made by Paulette Moses and seconded by Thomas Gaulrapp to accept the Minutes from the July 17, 2018 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Paulette Moses to accept the Minutes from the Public Hearing on Monday, August 13, 2018 for Enzo Biochem, Inc. Mr. Dolan stated no one from the public was present nor were there written comments submitted. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to ISG-LI, LLC in connection with the potential grant of certain financial assistance with respect to a project consisting of the acquisition, renovation and equipping of a facility to be located at 2111 Wellwood Avenue (a/k/a 5 Wellwood Avenue) in Farmingdale, New York for use as an office, development, storage and distribution center in the food brokerage services and food preparation and sampling business. Mr. Dolan discussed this project with the Members, which included amount of investment in the Town of Babylon, number of employees to be employed initially and in the future. Garrett Gray, Attorney for ISG-LI, LLC, discussed this project at length with the Members. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Paulette Moses to adopt a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to 75 E. Hoffman LH, LLC in connection with the potential grant of certain financial assistance with respect to a project consisting of the acquisition, construction and equipping of a facility to be located at 75 E. Hoffman Avenue in Lindenhurst, New York as an approximately 260 unit multifamily rental apartment building. Mr. Dolan introduced Peter Curry, Attorney for Tritec, who, along with Robert Coughlan, Principal of Tritec, discussed this project at length and answered questions from the Members. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Marcus Duffin to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Lakeville Industries, Inc. (d/b/a Lakeville Kitchen & Bath) and Lakeville Realty Co. with respect to a project consisting of the acquisition, renovation and equipping of an approximately 17,100 square foot office and showroom facility located at 140 Broadhollow Road in Farmingdale, New York and an 18,821 square foot warehousing and distribution facility located at 45 Cabot Street in West Babylon, New York, all for use by the Company in its business as a distributor and supplier of kitchen and bath cabinetry. A discussion ensued. All in favor, motion carried.

Motion was made by Marcus Duffin 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 Enzo Biochem Inc. in connection with the acquisition, renovation and equipping of a manufacturing, research and development and distribution facility. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing to adopt a Resolution authorizing the execution of a post-closing mortgage in connection with the New Frontier Project Phases I & II. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Marcus Duffin to adopt a Resolution authorizing the Agency to execute a Subordination Mortgage and Security Agreement jointly with Main Street Theatre Partners, LLC Lessee of the premises at 34 West Main Street, Babylon, New York with Empire State Certified Development Corporation in the principal sum not to exceed \$695,000.00. All in favor, motion carried.

Motion was made by Thomas Gaulrapp and seconded by Paulette Moses to adopt a Resolution authorizing the Agency to execute an Agency Fee and Leasehold Line of Credit Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing in the sum of \$5,000,000.00 and an Agency Fee and Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing in the sum of \$3,000,000.00 jointly with Wyandanch-Washington Realty LLC, Lessee of premises commonly known on the Suffolk County Tax Map as District 0100 Section 40.00 Block 03.00 Lot 041.002 (formally known as Lot 041.001), located in Wyandanch, New York with J.P. Morgan Chase Bank. (New York Cross Docking LLC project formerly Manhattan Beer Distributors LLC). All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Rosemarie Dearing to adopt a Resolution permitting the allocation and expenditure by the Agency of Fifty Thousand (\$50,000) Dollars in 2018 and Fifty Thousand (\$50,000) Dollars in 2019 to the Global Institute at Long Island University for the Long Island 2030 Report, a long-term global strategic assessment of Long Island. All in favor, motioned carried.

Acting Chief Executive Officer's Report

Mr. Dolan discussed the Business Summit, stating it was very successful, and that the Agency is considering a Job Fair in the future.

Mr. Dolan then updated the Board in regards to the Industrial Corridor Project, explaining that the Agency is waiting on the results from RPA, which are estimated to arrive in 4 – 6 months.

Old Business:

No new business

New Business:

No new business

There being no further business to come before the Board, a motion to close was made by Marcus Duffin and seconded by Paulette Moses.