

Babylon Industrial Development Agency  
IDA/IDC Meeting

October 21, 2020

Present: Tom Gaulrapp, Chairman  
Paulette Moses, Secretary  
William Bogardt  
Rosemarie Dearing  
Justin Belkin  
Marcus Duffin  
William Celona  
Carol Quirk (ALT.)

Also Present: Thomas Dolan, Chief Executive Officer  
Frank Dolan, Chief Operations Officer  
Bill Lindsay, Compliance Officer  
David Batkiewicz, Special Projects Manager  
Joseph Ninomiya, Special Projects Manager  
Daniel Lloyd, Special Projects Manager  
Tony Martinez, Deputy Supervisor  
Kevin Bonner, TOB Communications Director  
William Wexler, Agency Counsel  
Martin Cantor, CPA  
Tracey Edwards, Commissioner of NYS Public Service Commission  
and Long Island Regional Director of the NAACP.

A quorum being present, the meeting was called to order at 8:09 a.m.

Motion was made by William Celona and seconded by Marcus Duffin to accept the minutes from the September 16, 2020, IDA/IDC Board Meeting. All in favor, motion carries.

Motion was made by William Celona and seconded by Justin Belkin to accept the Minutes from a public hearing held on October 20th, 2020 for HTX Services LLC & 110 Bi County Boulevard LLC. All in favor, motion carries.

Motion was made by Carol Quirk and seconded by William Bogardt in favor of resolution amending certain provisions of a resolution of the Agency dated August 26th, 20/20, granting approval of an authorizing the grant of certain financial assistance by the Agency to Linzer Products Corp.

Motion was made by Rosemarie Dearing and seconded by William Bogardt in favor of a resolution permitting the termination of a lease between Bwild LLC and the Agency related to a portion of the premise located at 110 Bi-County Blvd., Farmingdale. All in favor, motion carries.

Motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to HTx Services LLC, in connection with the renovation and equipping of a warehouse, distribution, and servicing facility to be located at 110 Bi-County Blvd., Farmingdale. All in favor, motion carries.

Motion was made by William Celona and seconded by Rosemarie Dearing in favor of a resolution authorizing the Agency to execute a Mortgage and Security Agreement between the Agency, Selcal, LLC, and Flushing Bank on pharmacist 55 Engineers Lane, Farmingdale, New York 11735 in the amount not to exceed \$5,850,000.00. All in favor, motion carries.

Motion was made by Rosemarie Dearing and seconded by William Celona In favor of a resolution permitting the Agency to approve and consent to Kiyam Hassan, LLC, entering into a Sublease Agreement with Office Solution Group, LLC, for a portion of the building owned by Kiyam Hassan, LLC at 10 Bahama Street, Lindenhurst, New York. All in favor, motion carries.

Motion was made by Carol Quirk and seconded by Rosemarie Dearing in favor of a resolution authorizing the Chief Executive Officer to execute a Lease Agreement with the Town of Babylon.

Motion was made by William Celona and seconded by Rosemarie Dearing Approving the Industrial Development agency 2021 budget. All in favor, motion carries.

**Chief Executive Officers report:**

Mr. Dolan thanked the board for their leadership and mentioned to the board that we are in the last 72 days of 2020. Mr. Dolan informed the board that the IDA continues to work through the challenges of the COVID19 pandemic, and he introduced IDA Special Projects Manager Daniel Lloyd to update the board on the on-going Economic Inclusion Program ("EIP"). Mr. Lloyd thanked Tom and the board for letting him come on to talk about the program. *Mr. Lloyd informed the board that the EIP started back in June when the IDA began canvassing some of the various business sectors in the town.* Mr. Lloyd informed the board that in the Wyandanch area particularly IDA agents observed especially tough conditions. Mr. Lloyd told the board that in these areas minority-owned businesses we're struggling to survive and get necessary PPE. Mr. Lloyd informed the board that the EIP already has seventeen applicants, as well as two applicants currently in the process of moving into their establishments. Mr. Lloyd then introduced Tracey Edwards Commissioner of the New York State Public Service Commission and Long Island Regional Director of the NAACP. Mrs. Edwards thanked the board for having her on, and stated that she was excited to be a part of this program. Mrs. Edwards stated that she believed this program could be a model that not only Long Island should follow but the entirety of New York State. Mrs. Edwards further explained to the board that recovery plans sometimes fail to adequately meet the needs of minority and women citizens, and that is something the EIP hopes to rectify. Mrs. Edwards stated that the financial assistance, technical training, and PPE assistance businesses will get from the EIP are crucial in helping promote equity in our communities. The board then thanked Tracey for coming on. Mr. Lloyd then proceeded to

introduce Martin Cantor CPA and author of “Long Island. The Global Economy and Race.” Mr. Lloyd explained that Mr. Cantor would be undertaking a survey for the IDA that would capture the economic standing of minority millennials across Long Island compared to majority millennials. Mr. Cantor explained that the results of this survey would be crucial and helping the IDA understand how to expand the Town’s economy. Mr. Cantor explained that the survey included the following questions: Does Long Island meet my needs? Earth Long Island does not meet my needs, will I move? These questions, Mr. Cantor explained, will help identify some of the ongoing problems regarding race and the economy on Long Island. Mr. Duffin raised the question as to whether the survey would be offered only in the Town or Long Island as a whole. To which Mr. Lloyd responded that the program was a Long Island-wide initiative. Mr. Dolan then proceeds to thank all of the speakers, and he said that he was excited to get the data. Mr. Dolan then introduced Deputy Supervisor Antonino Martinez to give the board an update of Wyandanch is Rising Phase 2. Deputy Supervisor Martinez thanked the board and IDA staff for all the work they have done to help businesses recovering from the pandemic. Deputy Supervisor Martinez informed the board that everything was going well with the project and that they are looking to begin Phase 2 of the program which revolved around the South East quadrant of the project area. Deputy Supervisor Martinez explained some of the various building types that would be constructed in the area, and he said this area would include residential housing development.

### **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. All in favor, motion carries.