

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

JUNE 19, 2019

PRESENT: RAMON ACCETTELLA, JR., CHAIRMAN  
JUSTIN BELKIN (Telephonically)  
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  
JOHN BRASLOW, GENERAL COUNSEL  
LOUIS CAPASSO, GENERAL COUNSEL  
WILLIAM D. WEXLER, GENERAL COUNSEL  
ANTONIO MARTINEZ, DEPUTY SUPERVISOR  
KEVIN BONNER, TOB COMMUNICATIONS DIRECTOR  
RACHEL O'BRIEN - NEWSDAY  
NICOLE GRODNER, CARPENTERS LOCAL UNION 290

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

Motion was made by Marcus Duffin and seconded by Paulette Moses to accept the minutes from the May 22, 2019 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Rosemarie Dearing to adopt a Preliminary Inducement Resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to BC Farm, LLC and Farmingdale Hospitality Partners, LLC in connection with the potential grant of certain financial assistance in connection with the acquisition, construction and equipping of a full service hotel facility, to be located at 1024 Broadhollow Road in Farmingdale. All in favor, motion carried.

Motion was made by Tom Gaulrapp 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 Conklin Street Partners LLC and Posillico Materials, LLC in connection with the acquisition and installation of a cement and rock crushing plant at the intersection of Conklin Street and New Highway, Farmingdale, for use in the manufacturing of gravel, crushed rock, fill and aggregate. Mr. Dolan also reviewed this project with the Board Members at length. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Rosemarie Dearing to adopt a Resolution permitting the Agency to approve and consent to the change in ownership of 25 and 45 Brook Avenue, Deer Park, and assignment and assumption of lease and amendment to project documents relating to the Ahern Rentals, Inc. project. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Paulette Moses to adopt a Resolution authorizing an amendment to project documents relating to the Optima Foods, Inc. project to extend the New York State and Local Sales Tax Exemption for the project. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Marcus Duffin to adopt a Resolution authorizing the Town of Babylon Industrial Development Agency to execute a Mortgage and Security Agreement jointly with Dubon Group, LLC, Lessee of premises 5 Dubon Court, Farmingdale, New York with Pacific City Bank, in the principal sum not to exceed \$2,000,000.00. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by William Bogardt to adopt a Resolution authorizing the Town of Babylon Industrial Development Agency to execute an extension of an existing Mortgage Agreement jointly with 540 Brook Avenue LLC, Lessee of premises 540 Brook Avenue, Deer Park, New York with Capital One Bank, National Association, a National Banking Association. 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 and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 1 and 3 Sidney Court, Lindenhurst, New York (SCTM# 0100 125.00 01.00 003.00 and 004.00), to Nastra Development LLC. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Thomas Gaulrapp to adopt a Resolution readopting the Code of Ethics for the Town of Babylon Industrial Development Agency. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Marcus Duffin to adopt a Resolution readopting the Whistle Blower Protection/Code of Conduct Policy of the Town of Babylon Industrial Development Agency. All in favor, motion carried.

**Chief Executive Officer's Report:**

Mr. Dolan updated the Board on the Agency's various projects.

**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.