

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

AUGUST 15, 2017

PRESENT: PATRICK HALPIN
RAMON ACCETTELLA, JR.
WILLIAM BOGARDT
CHRIS FERENCSEK
ROSEMARIE DEARING
PAULETTE MOSES
SANDRA THOMAS
NANCY ENGELHARDT (ALT)

ALSO PRESENT: MATTHEW MC DONOUGH, CEO
TONY MARTINEZ, COUNCILMAN
JOHN BRASLOW, ESQ.
WILLIAM D. WEXLER, ESQ.

A quorum being present, the meeting was called to order at 8:28 a.m.

Motion was made by Paulette Moses and seconded by William Bogardt to accept the Minutes from the July 18, 2017 IDA/IDC Board Meeting. 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 on Wednesday August 2, 2017 for Parkway Properties Inc. and Park Plaza Holdings LLC regarding 380 Eastern Parkway in Farmingdale, New York. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing to accept the Minutes from the Public Hearing on Wednesday August 2, 2017 for Peepels Mechanical Corp and DEJJ, LLC regarding 377-385 Wyandanch Avenue in West Babylon, New York. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas for a Resolution giving Preliminary Approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to New York RR, LLC and Bloomfield Bakers LLC, with respect to the acquisition, renovation and equipping of an approximately 48,330 square foot office, manufacturing, warehouse and distribution facility located at 5100 New Horizons Blvd., N. Amityville. Mr. McDonough discussed the type of business that will be conducted, as well as the number of employees it will bring to the Town of Babylon within the next year. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses for a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to ENECON Northeast Applied Polymer Systems, Inc. and the Exeter LLC, with respect to the acquisition, renovation and equipping of an approximately 12,000 square foot engineering offices, a warehouse and a distribution center for advanced polymer technologies and related products located at 150 Schmitt Blvd., Farmingdale. Mr. McDonough discussed the amount of investment this project will bring to the Town of Babylon, as well as the number of employees to be employed at this facility. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by William Bogardt for a Resolution of the Town of Babylon Industrial Development Agency determining that the acquisition, reconstruction, construction and equipping of a certain facility for ENECON Northeast Applied Polymer Systems, Inc. (the "Operator") and the Exeter LLC (the "Owner") will not have a significant adverse effect on the environment. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas for a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency with regard to the acquisition, reconstruction and equipping of a certain facility for 25-11 Hunters Point, LLC (the "Owner") and Candid Litho Printing Ltd. (the "Operator"). A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing for a Resolution authorizing the Agency to execute a Mortgage and Security Agreement jointly with L & S Gourmet Specialties LLC Lessee of premises 29 Wyandanch Avenue, Wyandanch, New York (All Star Specialties, Corp. project) with Nassau Educators Federal Credit Union ("NEFCU") in the principal sum not to exceed \$1,072,500.00 and grant an exemption from payment of mortgage and recording taxes and fees. All in favor with one abstention by Chris Ferencsik, motion carried.

Motion was made by Sandra Thomas and seconded by Nancy Engelhardt for a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 505 Acorn Street, Deer Park, New York 11729 (SCTM# 0100 060.00 01.00 042.001), to Modern Packaging Systems, Inc. (Modern Packaging, Inc., project). A lengthy discussion ensued. All in favor, motion carried.

Chief Executive Officer's Report

Mr. McDonough discussed the Budget Process Update with the Board Members wherein he stated that at the September Board Meeting, the Board will be able to review the budget for adoption in late September.

Mr. McDonough then discussed the Anita Logistics project and its delinquent PILOT, mortgage notices, and possible recapture of benefits related to termination of the project.

Old Business:

No old business

New Business:

Mr. Martinez discussed Wyandanch Rising with the Board Members.

There being no further business to come before the Board, a motion to close was made by William Bogardt and seconded by Nancy Engelhardt.