

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

October 20, 2021

Present: Tom Gaulrapp, Chairman  
Justin Belkin, Vice Chairman  
Paulette Laborne, Secretary  
William Celona  
William Bogardt  
Carol Quirk (ALT.)

Absent: Marcus Duffin  
Rosemarie Dearing

Also Present: Thomas Dolan, Chief Executive Officer  
Frank Dolan, Chief Operations Officer  
Susan Hatalski, Chief Financial Officer  
David Batkiewicz, Special Projects Manager  
Joseph Ninomiya, Special Projects Manager  
Antonio Martinez, Deputy Supervisor  
William Wexler, Agency Counsel

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

Motion was made by Justin Belkin and Paulette Laborne seconded by to accept the minutes from the IDA/IDC Board Meeting of September 22, 2021. All in favor, motion carries.

Motion was made by William Celona and William Bogardt seconded by 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 Orics Industries, Inc. and Orics Realty Associates LLC in connection with the reconstruction, renovation and re-equipping of a manufacturing, warehouse and distribution facility. All in favor, motion carries.

Motion was made by Carol Quirk and Paulette Laborne seconded by in favor of a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to Lighthouse Village Estate LLC in connection with the potential grant of certain financial assistance. All in favor, motion carries.

Motion was made by Paulette Laborne and William Celona seconded by in favor of a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to Rejuvenol Laboratories, Inc. and 130 Lincoln Ave. Realty, LLC and 132 Lincoln

Ave. Realty, LLC in connection with the potential grant of certain financial assistance. All in favor, motion carries.

Motion was made by Justin Belkin and Carol Quirk seconded by in favor of a resolution authorizing the execution of a post-closing mortgage in connection with New Frontier Project Phases IV. All in favor, motion carries.

Motion was made by William Celona and William Bogardt seconded by in favor of a resolution authorizing the execution of a post-closing mortgage and an increase in the mortgage recording tax exemption amount in connection with the Engel Burman at Deer Park, LLC Project. All in favor, motion carries.

Motion was made by William Bogardt and Carol Quirk seconded by in favor of a resolution approving the 2022 Budget. All in favor, motion carries.

### **CEO Report**

Mr. Dolan thanked the Board for their engagement, and input over the last few weeks to approve the Agencies 2022 budget. Mr. Dolan thanked Agency CFO Susan Hatalski for her hard work helping to put the budget together. Mr. Dolan informed the Board that the day before the Board meeting he attended a ground breaking ceremony for the Avalon Bay project. Mr. Dolan apologized for not being able to invite the Board as the company requested minimal attendance due to the site being under construction. Mr. Dolan stated that a couple weeks prior he attended the ribbon cutting for the Wel in Lindenhurst and he stated that the project was doing well. Mr. Dolan stated that at the Wel ribbon cutting event one of the topics covered was the need for further development of housing in the area. Lastly, Mr. Dolan stated, as seen by the agenda the Agency has projects that are still moving forward, and that the Agency expects to have a strong close in 2021. Mr. Dolan also thanked Deputy Supervisor Antonio Martinez for his role as a liaison for the Agency with the Town

### **Old Business**

No old business.

### **New Business**

No new business.

There being no further business to come before the board, a motion to close be made by William Bogardt and seconded by Paulette Laborne. All in favor, motion carries.