

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

September 22, 2021

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

Absent:

Also Present: Thomas Dolan, Chief Executive Officer
Frank Dolan, Chief Operations Officer
David Batkiewicz, Special Projects Manager
Joseph Ninomiya, Special Projects Manager
William Wexler, Agency Counsel

A quorum being present, the meeting was called to order at 8:00 A.M.

Motion was made by William Bogardt and William Celona seconded by to accept the minutes from the IDA/IDC Board Meeting of August 18, 2021. All in favor, motion carries.

Motion was made by Paulette Laborne and Justin Belkin seconded by to accept the minutes from the Public Hearing held September 21, 2021 for Orics Industries Inc. All in favor, motion carries.

Motion was made by Marcus Duffin and Rosemarie Dearing seconded by to accept the minutes from the Public Hearing held September 21, 2021 for National Compressor Exchange, Inc. All in favor, motion carries.

Motion was made by William Celona and Marcus Duffin seconded by in favor of a resolution authorizing an amendment to project documents relating to the Village by the Bay Project. All in favor, motion carries.

Motion was made by Rosemarie Dearing and Paulette Laborne seconded by in favor of a resolution authorizing the agency to execute a multifamily mortgage, assignment of leases and rents, security agreement and fixture filing between the Agency and WR Communities – A LLC to and for the benefit of JPMorgan Chase Bank, N.A. in an amount not to exceed \$10,500,000.00. All in favor, motion carries.

Motion was made by Justin Belkin and Rosemarie Dearing seconded by in favor of a resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a Quitclaim Deed conveying the premises located at 75 Burt Drive, Deer Park, New York 11729 (SCTM# 0100 067.00 01.00 024.066), to 75 Burt Drive, LLC. All in favor, motion carries.

Motion was made by Marcus Duffin and William Celona seconded by in favor of a resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a Bargain and Sale Deed, without Covenant against Grantor's Acts conveying the premises located at 5300 New Horizons Boulevard, Amityville, New York 11701 (SCTM# 0100 126.01 01.00 004.047), to AXN Partners, LLC. All in favor, motion carries.

CEO Report

Mr. Dolan informed the Board that the Agency, along with Councilman Manetta, would be hosting a panel discussion on Thursday September 23, 2021, focused on Economic Inclusion. Furthermore, he stated that the discussion would be taking place at 8:00AM at the Greybarn. Mr. Dolan stated that the conversation would be geared towards the business community, discussing how businesses can implement inclusion plans. Mr. Dolan asked the Board to let the staff know if they would be attending the event, so that the staff could make the proper arrangements. Then, Mr. Dolan informed the Board that he and Agency COO Frank Dolan would be traveling out to Montauk to represent the IDA at the Long Island Business Development Awards Ceremony. Mr. Dolan stated that Avalon Bay will be doing a ground breaking ceremony, and he said he would be sending out communication that relates to that. Mr. Dolan informed the Board that Special Projects Manager Viana Alves is leaving the Agency to work with the Town. Mr. Dolan then thanked the staff for their hard work.

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 Rosemarie Dearing. All in favor, motion carries.