

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MEETING

DECEMBER 11, 2018

PRESENT: JUSTIN BELKIN  
RAMON ACCETTELLA, JR.  
WILLIAM BOGARDT  
ROSEMARIE DEARING  
MARCUS DUFFIN  
TOM GAULRAPP  
PAULETTE MOSES  
BILL CELONA (ALT.)

ALSO PRESENT: THOMAS DOLAN, ACTING CHIEF EXECUTIVE OFFICER  
FRANK DOLAN, VICE PRESIDENT  
GARY RUPP, ACTING CHIEF FINANCIAL OFFICER  
JOSEPH NINOMIYA, SPECIAL PROJECTS MANAGER  
BRENDAN MURPHY, SPECIAL PROJECTS MANAGER  
JOHN BRASLOW, GENERAL COUNSEL  
LOUIS J. CAPASSO, GENERAL COUNSEL  
WILLIAM WEXLER, GENERAL COUNSEL  
ANTONIO MARTINEZ, DEPUTY SUPERVISOR  
KEVIN BONNER, TOB COMMUNICATIONS DIRECTOR  
PETER CURRY, ESQ., FARRELL FRITZ  
NICHOLAS TERZULLI, ESQ., FARRELL FRITZ  
ROBERT COUGHLAN, PRINCIPAL, TRITEC  
KELLEY COUGHLAN-HECK, SR DEVELOPMENT MGR,  
TRITEC  
ROBERT KENT, V.P. & GENERAL COUNSEL, TRITEC  
KEVIN GREMSE, NATIONAL DEVELOPMENT COUNCIL  
JOHN LISI, DANIEL STREET CIVIC ASSOCIATION  
DUNSTAN BRADLEY  
TERRENCE WHEALAN  
FRED SCHIFFER

A quorum being present, the meeting was called to order at 8:03 a.m.

Mr. Belkin thanked everyone who attended the Public Hearing on November 29, 2018.

At this time, the meeting was opened to public comment.

Several attendees commented on the proposed project located at 75 E. Hoffman Avenue, Lindenhurst, NY and discussed their concerns regarding this project.

Kevin Gremse of the National Development Council (NDC) then gave a brief update of the NDC's purpose and mission to provide financial advisory services

to municipalities and public agencies. Mr. Gremse then discussed the project, 75 Hoffman LH, LLC at length concluding that the project needs a PILOT in order to be feasible. Mr. Belkin thanked Mr. Gremse for a very informative presentation, stating that the IDA relies on professionals, such as Mr. Gremse, for this type of research.

Mr. Gremse also took questions from the Public at this time.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing to accept the minutes from the November 13, 2018 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Rosemarie Dearing to accept the minutes from the Public Hearing on November 29, 2018 for 75 E. Hoffman LH, LLC. All in favor, motion carried.

Motion was made by William Bogardt 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 Linzer Products Corp. in connection with the construction and equipping of an approximately 30,000 square foot building addition to an existing building, approximately 166,000 square feet, located at 248 Wyandanch Avenue in West Babylon, NY. Job retention and investment into the Town of Babylon were discussed in detail. All in favor, motion carried.

Motion was made by Tom Gaulrapp and seconded by Paulette Moses, to adopt a resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to 75 E. Hoffman LH, LLC in connection with the acquisition, construction and equipping of a multi-family residential housing facility on the Project site generally known as 75 E. Hoffman Avenue, Lindenhurst, New York. The Members discussed this project at length. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Rosemarie Dearing, to adopt a resolution authorizing the execution of post-closing mortgage documents in connection with New Frontier Project Phase III a certain residential and commercial facility located at 40 and 50 Greybarn Lane, Amityville, New York. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Ramon Accettella, Jr., to adopt a resolution authorizing the execution of post-closing mortgage documents in connection with the Runway Hotel Projects; certain hotel and conference facilities (Marriott Courtyard & Towne Place Suites) located at the corner of Route 110 and the Airport Access Road in East Farmingdale, New York. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Marcus Duffin, to adopt a resolution consenting to a merger of EDO LLC, located at 1250 and 1500 New Horizons Blvd., Amityville with its parent company, Harris Corporation and

authorizing the execution and delivery of documents in connection therewith. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses, to adopt a resolution permitting the Agency to approve and consent to Adams Blvd. Realty LLC entering into a Sublease Agreement with D3, LLC for a portion of the building owned by Adams Blvd. Realty LLC at 100 Adams Boulevard, Farmingdale, (NY Value Club Project). The Members discussed the building's and the number of employees this will bring to the Town of Babylon. All in favor, motion carried.

At this time, Mr. Dolan introduced Mr. Gary Rupp, CPA, and reviewed Mr. Rupp's credentials with the Members.

Motion was made by Rosemarie Dearing and seconded by Tom Gaulrapp, to approve Gary Rupp, CPA, as the Agency's Chief Financial Officer. All in favor, motion carried.

### **Chief Executive Officer's Report**

Mr. Dolan thanked everyone for their due diligence and work expended on the various projects.

### **Old Business:**

Ramon Accettella and Marcus Duffin discussed Long Island Vision event that he had attended with the other Board Members.

### **New Business:**

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