

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

June 16, 2021

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

Also Present: Thomas Dolan, Chief Executive Officer  
Frank Dolan, Chief Operations Officer  
David Batkiewicz, Special Projects Manager  
Joseph Ninomiya, Special Projects Manager  
Kevin Bonner, TOB Communications Director  
Antonio Martinez, Deputy Supervisor  
William Wexler, Agency Counsel  
Matthew McDonough, Agency Counsel

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

Motion was made by Paulette Moses and seconded by Rosemarie Dearing to accept the minutes from the IDA/IDC Board Meeting of May 19, 2021. All in favor, motion carries.

Motion was made by William Celona and seconded by William Bogardt in favor of a resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to D'Addario & Company, Inc. and XPND Realty, LLC. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Justin Belkin in favor of a resolution of the Town of Babylon Industrial Development Agency authorizing the Chief Executive Officer to hold a public hearing regarding a proposed project to be undertaken for the benefit of 3G Warehouse, Inc and entities formed or to be formed on behalf of the foregoing. All in favor, motion carries.

A motion was made by Paulette Moses and seconded by William Celona in favor of a resolution authorizing the Town of Babylon Industrial Development Agency to execute a mortgage agreement between the Agency, Marc-Robert Industrial, LLC and Bethpage Federal Credit Union in an amount not to exceed \$26,300,000.00. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette Moses in favor of a resolution authorizing the execution of a post-closing mortgage in connection with New Frontier project Phases 1 & 2. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Justin Belkin in favor of a resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 162 E. Industry Court, Deer Park, New York 11729 (SCTM# 0100 068.00 01.00 030.000), to Romanelli Realty Holding, LLC (Lifetime Design Corp Project). All in favor, motion carries.

A motion was made by Paulette Moses and seconded by Rosemarie Dearing in favor of a resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 1030 Grand Boulevard, Deer Park, New York 11729 (SCTM# 0100 067.00 01.00 027.000), to 1030 Grand Boulevard, LLC (Able Weldbuilt Industries Inc. Project). All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette Moses in favor of a resolution of the Town of Babylon Industrial Development Agency designating Dime Bank as the depository of funds for Agency funds. All in favor, motion carries.

### **CEO Report**

Mr. Dolan welcomed the Board back to their first in person meeting since the start of the COVID19 pandemic. Mr. Dolan stated that a lot has been going on with the Economic Inclusion Initiative that has been spearheaded by Dan Lloyd and Tracey Edwards. Mr. Dolan stated that a few weeks prior both Mr. Lloyd and Mrs. Edwards had been on the Economically Speaking podcast to talk in depth about the initiative and that the response has been tremendous. Mr. Dolan then turned the floor over to Mr. Lloyd to provide an update on the initiative and an upcoming event. Mr. Lloyd updated the Board on the initiative's storefront development program. Mr. Lloyd stated that so far the program has two businesses that have moved into storefronts the first being in Amityville Village and the second being in Wyandanch. Mr. Lloyd told the Board that in one of the locations, in Wyandanch, they had partnered with the Suffolk County sheriff office's Start initiative which stands for Sheriff's Transition and Reentry Team. This program aims at helping inmates with transition and reentry into society following release from prison. Mr. Lloyd also updated the Board on the success of both businesses participating in the storefront development program and that he was excited about the future of the program as a whole.

### **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 William Celona. All in favor, motion carries.