

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING
MAY 9, 2017

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

ALSO PRESENT: MATTHEW MC DONOUGH, CEO
THOMAS DOLAN, V.P. FOR BUSINESS DEVELOPMENT
FRANK DOLAN, SENIOR PROJECT MANAGER
JOHN BRASLOW, GENERAL COUNSEL
WILLIAM WEXLER, GENERAL COUNSEL
LOUIS CAPASSO, COUNSEL
ANTONIO MARTINEZ, COUNCILMAN
JESSE COBURN, NEWSDAY

A quorum being present, the meeting was called to order at 8:04 a.m.

Motion was made by William Bogardt and seconded by Paulette Moses to accept the Minutes from the April 18, 2017 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Chris Ferencnik and seconded by Sandra Thomas to accept the Minutes from the Public Hearing on May 3, 2017 for Candid Litho Printing Ltd. and 25-11 Hunters Point, LLC. Mr. McDonough notified the Board that Michael Motisi from Farmingdale UFSD asked when the PILOT was expected to begin (December 1, 2018). A short discussion ensued. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Ramon Accettella for a Preliminary Inducement Resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to Ahern Rentals, Inc. and DFA, LLC in connection with the potential grant of certain financial assistance. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Rosemarie Dearing for a Resolution giving Preliminary Approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Imperial Commercial Cleaning, Inc. and 151 Dixon, LLC. A discussion ensued. All in favor, motion carried.

Chief Executive Officer's Report:

Mr. McDonough introduced Lou Capasso, new Counsel for the Agency, who gave a brief overview of his credentials and discussed new procedures for insurance.

Ramon Accettella gave a presentation to the HVAC Committee. Motion was made by Chris Ferencsik and seconded by Sandra Thomas for a Resolution to approve the Trinity Heating and Cooling proposal as per the Committee's recommendation. All in favor, motion carried.

The Long Island Progressive Coalition Worker Cooperative Initiative (LIPC) was then discussed. Motion was made by Nancy Engelhardt and seconded by Paulette Moses for a Resolution permitting the CEO to execute an agreement with Long Island Progressive Coalition (LIPC), for the building of community wealth through the Worker Cooperative Initiative of Long Island. All in favor, motion carried.

The Proposed Affordable Housing Policy for affordable housing within the Town of Babylon was discussed at length. Motion was made by Ramon Accettella and seconded by Rosemarie Dearing for a Resolution adopting an Agency policy regarding affordable housing within the Town of Babylon. All in favor, motion carried.

The Board then discussed the multi-residential project on Eastern Parkway in East Farmingdale. The Board reviewed the proposed PILOT and is in consensus that they would finalize such an exemption, but reserve all rights and privileges until the Board process is complete. This is with the understanding that the project will maintain 20% of units on the site as affordable at 80% AMI levels throughout the life of the project. The Board would also like the PILOT to commence on December 1st after substantial completion (the issuance of a Certificate of Occupancy) and that the Developer of the project retain a local housing group to monitor the affordability compliance and provide yearly certified compliance reports to the Agency for the life of the PILOT.

Ramon Accettella made a presentation on the Copiague Façade Improvement Program.

Councilman Martinez discussed and gave an update on following proposed projects: Kirch/Control Brand, Compare Foods and Conifer.

Old Business:

No Old Business.

New Business:

No 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.