

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

JUNE 20, 2017

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

ALSO PRESENT: JOHN BRASLOW, ESQ.
WILLIAM D. WEXLER, ESQ.
FRANK DOLAN, SENIOR PROJECT MANAGER
THOMAS DOLAN, V.P. FOR
BUSINESS DEVELOPMENT
GARY BERKOWITZ (44 Realty Corp.)

A quorum being present, the meeting was called to order at 5:25 p.m.

Motion was made by Nancy Engelhardt and seconded by William Bogardt to accept the minutes from the May 9, 2017 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Sandra Thomas to accept the minutes from the Public Hearing on May 31, 2017 for Imperial Commercial Cleaning, Inc. and 151 Dixon, LLC held at the Village of Amityville, Village Hall. Mr. Dolan stated that members of the public attended. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Nancy Engelhardt for a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Peepels Mechanical Corp. and DEJJ, LLC. A lengthy discussion ensued wherein the type of business, number of employees and size of building were discussed. All in favor, motion carried.

Motion was made by Nancy Engelhardt and seconded by William Bogardt for a Resolution of the Town of Babylon Industrial Development Agency approving the execution and delivery of a preliminary project agreement with regard to the acquisition, reconstruction and equipping of a certain facility for 25-11 Hunters Point, LLC (the "Owner") and Candid Litho Printing Ltd. (the "Operator"). Mr. Dolan stated that this Company is relocating from Long Island City to the Town of Babylon. He further stated the type of business that will be conducted and the number of employees it will bring to the Town of Babylon. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Ramon Accettella, Jr. for a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Imperial Commercial Cleaning, Inc. and 151 Dixon, LLC in connection with the acquisition, renovation and equipping of an office and warehouse facility. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Chris Ferencsik for a Resolution of the Town of Babylon Industrial Development Agency approving the acquisition, reconstruction and equipping of a certain facility for CT International Aluminum Corp. (the "Operator") and CT Deer Park Realty LLC (the "Owner") and approving the form, substance and execution of related documents and determining other matters in connection therewith. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas for a Resolution authorizing the Agency to execute a Mortgage and Security Agreement between the Agency, 45 E. Industry Court LLC, and Signature Bank in the principal sum not in excess of \$1,700,000 and grant an exemption from payment of mortgage and recording taxes and fees. All in favor, motion carried.

Motion was made by Nancy Engelhardt and seconded by Paulette Moses for a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 770 Railroad Avenue, West Babylon, New York 11704 (SCTM# 0100 219.00 02.00 004.002), to Devjiyani, LLC (Visual Citi, Inc., project). All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Chris Ferencsik for a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 28 Brandywine Drive, Deer Park, New York 11729 (SCTM# 0100 067.00 01.00 010.029), to Zitelny Estates, LLC (EduShape Ltd., project). All in favor, motion carried.

After lengthy discussions between Board Counsel, John Braslow and William D. Wexler, a Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing to table the Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located 263 Merritt Avenue, Wyandanch, New York 11798 (SCTM# 0100 039.00 04.00 022.000), to 44 Realty Corp. and the premises located at 271 & 275 Merritt Avenue, Wyandanch, New York, 11798 (SCTM# 0100 039.00 04.00 Lots 033.000 and 035.00), to 271 Merritt Avenue LLC (Island Container Corporation Project).

Vice President for Business Development's Report

Mr. Thomas Dolan briefly discussed various projects and board items.

Old business:

No old business

New business:

No New Business

At 6:10 p.m., Motion was made by Paulette Moses and seconded by Sandra Thomas to go into Executive Session for the purpose of discussing a personnel matter and Island Container. All in favor, motion carried.

At 6:25 p.m., Motion was made by Nancy Engelhardt and seconded by William Bogardt to go into Regular Session. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Rosemarie Dearing for a Resolution to employ Joseph Ninomiya at an annual salary of \$37,500 including benefits. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by Rosemarie Dearing for a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located 263 Merritt Avenue, Wyandanch, New York 11798 (SCTM# 0100 039.00 04.00 022.000), to 44 Realty Corp. and the premises located at 271 & 275 Merritt Avenue, Wyandanch, New York, 11798 (SCTM# 0100 039.00 04.00 Lots 033.000 and 035.00), to 271 Merritt Avenue LLC (Island Container Corporation Project), with a recapture of the benefits that were received from the Agency in the amount of \$324,120 with additional fees of \$2,500 for administrative fees and \$2,750 for Agency Counsel fees. All in favor, motion carried.

There being no further business to come before the board, a motion to close was made by William Bogardt and seconded by Rosemarie Dearing.