

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING
July 21, 2015

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

ALSO PRESENT: MATTHEW MCDONOUGH, CEO
ANTONIO MARTINEZ, COUNCILMAN
JOHN BRASLOW, COUNSEL
STEVEN KRIEGER, ESQ., THE ENGEL BURMAN GROUP
DANIEL P. DEEGAN, ESQ., FORCHELLI, CURTO, DEEGAN,
SCHWARTZ, MINEO, COHN & TERRANA, LLP

A quorum being present, the meeting was called to order at 7:00 p.m. at the Office of John Braslow, Esq., 816 Deer Park Avenue, North Babylon, NY.

Motion was made by Ramon Accettella, Jr. and seconded by Chris Ferencsik to adopt the Minutes from the June 16, 2015 IDA/IDC Board Meeting. All in favor, motion carried.

At this time, Mr. Halpin introduced Mr. Krieger and Mr. Deegan, attorneys for applicant, EB at West Babylon, LLC, who gave a presentation describing the Bristol Assisted Living Facility to be constructed. The architecture was described in depth, and Mr. Krieger stated this is a first class establishment in all respects. It will assist the elderly in their daily living, as well as provide amenities and activities for the residents to enjoy. Mr. Krieger informed the Board all Bristol's have received IDA assistance. Without the Babylon IDA's assistance the project will not happen.

Mr. McDonough informed the Board that the adjustment to the PILOT was made reducing this transaction from 17 years to 15 years. Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas to approve this abatement and have Counsel prepare a Deviation Memo. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing, to accept the minutes Public Hearing of Tuesday, July 21, 2015 for Able Weldbuilt Industries and 1030 Grand Boulevard, LLC. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses, to accept the minutes from the Public Hearing of Tuesday, July 21, 2015 for Jaxson Rollforming Inc., Infinity Drain Ltd., and Jaxson LLC and 145 Dixon, LLC. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Able Equipment Rental, Inc. Able Rigging Contractors, Inc., Able Weldbuilt Industries, Inc., 10 Grand Blvd., LLC and 1030 Grand Boulevard, LLC. Mr. McDonough stated that this is a preliminary inducement and discussed with the Board Members the amount of this transaction, as well as the number of employees to be employed by these companies. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by William Bogardt to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Jaxson Rollforming Inc., Infinity Drain Ltd., Jaxson LLC and 145 Dixon LLC in connection with the acquisition renovation and equipping of a manufacturing, warehouse distribution and office facility in the Town of Babylon. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a Resolution authorizing the Chief Executive Officer of the Town of Babylon Industrial Development Agency together with CENTRAL REALTY OF AMITYVILLE, LLC, the lessee, to execute a Mortgage and Security Agreement on the real property owned by the Agency known as 51 Ranick Drive, Amityville, NY 11701 (in connection with Wm Erath and Sons Inc. Project), in favor of AMERICAN COMMUNITY BANK in the amount of \$900,000.00 and grant an exemption from payment of mortgage and recording taxes and fees. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Ramon Accettella, Jr. to adopt a Resolution authorizing the execution by the Chief Executive Officer of the Town of Babylon Industrial Development Agency the Mortgage and Security Agreement and exemption from payment of mortgage tax and recording fees between the Agency, ZITELNY ESTATES, LLC and AMERITAS INVESTMENT PARTNERS, INC., AS AGENT FOR AMERITAS LIFE INSURANCE CORP. of the mortgage on the real property owned by the Agency known as 28 Brandywine Drive, Deer Park, New York 11729 (in connection with the EduShape Ltd. project) in the amount of \$1,100,000.00 and grant an exemption from payment of mortgage and recording taxes and fees. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing to adopt a Resolution authorizing the execution of post-closing mortgage documentation in connection with the Check Mate Industries, Inc. Project. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by William Bogardt, to adopt a Resolution authorizing the execution of a post-closing mortgage in connection with the Roman Development, LLC Project. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing, to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a deed conveying the premises located at 160 Finn Ct, Farmingdale, NY 11735 (SCTM# 0100 006.00 01.00 010.000), to Ambassador Real Estate LLC (Ambassador Book Service, Inc. project). All in favor, motion carried.

Councilman Tony Martinez then updated the Board on the progress of the Copiague Hamlet – Brewery Incubator, New Frontier, stating that the relocation process has been a success and individuals who require certain services are being assisted.

Chief Executive Officer's Report:

Mr. McDonough discussed with the six-month budget variance with the Board and answered all questions. The Agency has 11 applications pending.

Mr. McDonough then stated that the Agency has hired Brendan Cunningham as a part-time employee, and Carter Jones, as a Summer Intern.

Old Business:

New Old Business

New Business:

No New Business

Adjournment:

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