

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING
August 19, 2014

PRESENT: PATRICK HALPIN
 CHRIS FERENCSEK
 SANDRA THOMAS
 ROSEMARIE DEARING
 RAMON ACCETTELLA, JR.
 WILLIAM BOGARDT
 THOMAS DOLAN

ALSO PRESENT: MATTHEW MCDONOUGH
 JOHN BRASLOW, ESQ.
 MARIA TRUPIA

EXCUSED ABSENCE: ROBERT STRICOFF, CEO

A quorum being present, the meeting was called to order at 7:05 p.m. at the Office of John Braslow, 816 Deer Park Avenue, North Babylon, NY.

Motion was made by Ramon Accettella, Jr. and seconded by Thomas Dolan to accept the Minutes from the IDA/IDC Board Meeting of July 22, 2014. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Sandra Thomas to accept the Minutes from the IDA/IDC Emergency Board Meeting of August 13, 2014. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing, to accept the minutes from the Public Hearing of Tuesday, August 19, 2014 for Island Container Corporation, Combined Container Industries LLC and 44 Realty Corp. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Thomas Dolan, to accept the Minutes from the Public Hearing of Tuesday, August 19, 2014, for Wesco Manufacturing, Inc. and L&J Deer Park Realty LLC. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by William Bogardt, to adopt a Resolution giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to Nicolia Industries Inc., Nicolia Ready Mix, Inc., Nicolia Concrete Products, Inc., Nicolock Paving Stones LLC, Nicolias LLC, S Nicolia & Sons Realty Corp., ADA Concrete & Trucking Inc., and Roman Development LLC each affiliated entities with respect to several concrete and hardscape manufacturing and warehouse facilities located in the Town of Babylon. A discussion ensued wherein the number of employees, type of business and size of building was reviewed. All in favor with one recusal by Ramon Accettella, Jr., motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to amend the resolution of the Agency dated July 22, 2014 giving preliminary approval of the Town of Babylon Industrial Development Agency to grant certain financial assistance to S.W. Anderson Sales Corp. and Ziggy Properties LLC in order to provide financial assistance to an additional location. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Wesco Manufacturing, Inc., and L&J Deer Park Realty LLC in connection with the acquisition, renovation and equipping of an office and warehouse facility in the Town of Babylon. All in favor, motion carried.

Motion was made by Sandra Thomas and seconded by Chris Ferencsik to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by The Town of Babylon Industrial Development Agency to Island Container Corporation, Combined Container Industries LLC, and 44 Realty Corp. with respect to several facilities located in the Town of Babylon. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing to adopt a Resolution authorizing the agency to execute a mortgage and security agreement and assignments of leases and rents between the Agency, 109 Properties, LLC; 1110A Equities, LLC; and The First National Bank of Long Island in the principal sums of \$1,207,000 and \$1,878,000 respectively; in connection with Clear Flo Technologies, Inc. Project (the "Facility") located at 1110 and 1110A Route 109, Lindenhurst, NY 11757. A brief discussion ensued. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Chris Ferencsik to adopt a Resolution authorizing the agency to execute a mortgage and security agreement and assignments of leases and rents between the Agency, Dishy & Floman, LLC and The Flushing Bank, in the principal sum of \$2,115,655.06 in connection with M&A Imports Ltd Project (the "Facility") located at 7050 New Horizons Blvd, North Amityville, NY 11701. A discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas to adopt a Resolution permitting a sublease between 40 Daniel LLC and Koster Industries Inc. at premises located at 40 Daniel Street, Farmingdale, NY. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a deed conveying the premises located at 105 Wyandanch Avenue, Wyandanch to C&N Packaging Realty Co., LLC (C&N Packaging, Inc. project). All in favor, motion carried.

Motion was made by Ramon Accettella and seconded by William Bogardt to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a deed conveying the premises located at 2100 Broad Hollow Rd, Farmingdale (SCTM#: 0100 032.00 01.00 008.001), 2040 Broad Hollow Rd, Farmingdale (SCTM#: 0100 032.00 01.00 011.002), to Massapequa Imports LLC d/b/a Lexus of Route 110 and JS 2040 Broadhollow Realty, LLC respectively (Massapequa Imports LLC d/b/a Lexus of Route 110 project). A lengthy discussion ensued. All in favor, motion carried.

Vice President of IDA Properties Report:

Mr. McDonough discussed the transactions pending as well as those scheduled to close.

Lastly, Mr. McDonough reviewed with the Board the status of the Wyandanch Rising marketing video and the IDA's website.

Old Business:

No 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 Rosemarie Dearing.