

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING

AUGUST 23, 2016

PRESENT: PATRICK HALPIN
RAMON ACCETTELLA, JR.
CHRIS FERENCSEK
ROSEMARIE DEARING
PAULETTE MOSES
SANDRA THOMAS

EXCUSED ABSENCE: NANCY ENGELHARDT
WILLIAM BOGARDT

ALSO PRESENT: THOMAS DOLAN, V.P. FOR BUSINESS DEVELOPMENT
JOHN BRASLOW, GENERAL COUNSEL
WILLIAM WEXLER, GENERAL COUNSEL
ANTONIO MARTINEZ, COUNCILMAN
FRANK DOLAN
NANCY IGLESIAS-GILLEN

A quorum being present, the meeting was called to order at 8:03 a.m.

Motion was made by Paulette Moses and seconded by Sandra Thomas to accept the minutes from the July 19, 2016 IDA/IDC Board Meeting. All in favor, motion carried.

Motion was made by Ramon Accettella, Jr. and seconded by Paulette Moses to accept the minutes from the Public Hearing of Wednesday, August 10, 2016, for Control Brand, Inc. and KLS Holding, Inc. 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 Wednesday August 10, 2016 for Century Carriers, Inc. and Selcal, LLC. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to accept the minutes from the Public Hearing of Wednesday August 10, 2016 for P.C. Richard & Sons, Inc. and A.J. Richard & Sons, Inc. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Ramon Accettella, Jr. to accept the minutes from the Public Hearing of Wednesday August 10, 2016 for Ace Global Trading, LTD and RDZ Group LLC. A representative from Farmingdale School District attended the public hearing, no comments were made. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to accept the minutes from the Public Hearing of Wednesday August 17, 2016 for Giaquinto Masonry, Inc., Giaquinto Brothers LLC, Astro Ready Mix, LLC, Astro Masonry & Supply, LLC and Plant Management Corp. All in favor, motion carried.

At this time Chris Ferencsik excused from participating in the discussion of the next Agenda item and vacated the room.

Motion was made by Ramon Accettella, Jr. and seconded by Rosemarie Dearing to adopt a Resolution granting preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to John Murnane and Erin Construction and Development in connection with the potential grant of certain financial assistance. A lengthy discussion ensued. All in favor, motion carried.

At this time, Chris Ferencsik rejoined the meeting.

Motion was made by Ramon Accettella, Jr. and seconded by Paulette Moses to adopt a Resolution of the Town of Babylon Industrial Development Agency taking preliminary official action toward the reconstruction and equipping of a certain facility for EDO LLC (the "Company") and authorizing the execution and delivery of a preliminary agreement with the company with respect to such transaction. Mr. Dolan discussed the number of employees this project will bring to the Town of Babylon. He also informed the Board Members that this Company had an option to relocate to Florida. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas to adopt a Resolution of the Town of Babylon Industrial Development Agency approving the acquisition, reconstruction and equipping of a certain facility for Ace Global Trading, Ltd. and approving the form, substance and execution of related documents and determining other matters in connection therewith. Mr. Dolan stated this project will bring 18 to 24 employees to the Town of Babylon. A further discussion ensued. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Paulette Moses to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Century Carriers, Inc. and Selcal, LLC in connection with the renovation and equipping of a warehouse and distribution facility in the Town of Babylon. A lengthy discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Ramon Accettella, Jr. to adopt a Resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to KLS Holding, Inc. and Control Brand, Inc. in connection with the renovation and equipping of a manufacturing, warehouse and distribution facility in The Town of Babylon. Mr. Dolan stated that this

Company had an option to relocate to Highpoint, North Carolina. This project will bring approximately 29-30 jobs to the Town of Babylon. A further discussion ensued. All in favor, motion carried.

Motion was made by Chris Ferencsik and seconded by Sandra Thomas to adopt a Resolution permitting the assignment and assumption of lease for the property located at 370-396 Wyandanch Avenue, West Babylon SCTM# 0 0100 082.00 04.00 038.001 (Check Mate Industries, Inc. project) from Regina Vieweg personally to a NY LLC, which will assume the existing lease and Sub-lease the land and improvements to Check Mate Industries, Inc. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Sandra Thomas to adopt a Resolution authorizing the execution of a subordinate mortgage and security agreement and assignment of lease by Kiyam Hasan LLC and the Town of Babylon Industrial Development Agency with Lift Forward, Inc. in the amount of \$800,000.00 on the aforementioned property and grant an exemption from payment of mortgage and recording taxes and fees. All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Chris Ferencsik to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 135, 155, 165 and 0 Price Parkway, Farmingdale, NY 11735 (SCTM# 0100 030.00 01.00 Lots 092.006, 092.005, 092.003, 092.010, 092.011), to A.J. Richard & Sons, Inc. (P.C. Richard & Sons Long Island Corp. project). All in favor, motion carried.

Motion was made by Paulette Moses and seconded by Chris Ferencsik to adopt a Resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a quit claim deed conveying the premises located at 1245 Marconi Boulevard, Copiague, New York 11726 (SCTM# 0100 198.00 01.00 035.001), to Jemcal Management, LLC (H & M Leasing Corp. project). All in favor, motion carried.

At this time Mr. Dolan introduced Frank Dolan who will be working for the Agency along with an intern, Jean Michael Decembre on the Babylon Industrial Corridor Plan. Councilman Martinez stated the Agency intends to seek help from RPA regarding such plans. A lengthy discussion ensued.

Motion was made by Chris Ferencsik and seconded by Rosemarie Dearing approving the expenditure of Sixty Thousand (\$60,000) Dollar to create a comprehensive plan for the Town of Babylon by the Regional Planning Association to attract businesses to the Town of Babylon. Further discussion ensued, wherein the Board requested a presentation by RPA to be made at a later date. All in favor, motion carried.

Chief Executive Officer's Report:

Mr. Dolan introduced Nancy Iglesias-Gillen, Graphic Designer, who presented ideas for the Agency's new logo. She discussed this project in detail.

Motion was made by Ramon Accettella, Jr. and seconded by Sandra Thomas to adopt a Resolution approving the Agency's new logo. Ms. Iglesias-Gillen's fee is Thirty-Eight Hundred (\$3,800) Dollars. All in favor, motion carried.

Mr. Halpin informed the Members that he would like them to review the Agency's Mission Statement and perhaps amend same. He also stated that if anyone had thoughts on the tagline to contact Mr. McDonough.

The Board Members discussed the Island Container project at length and requested that a proposal be given to them for review to possibly revise their application. Mr. Halpin stated that the 2 issues being: 1) They are going to address all of the violations/Summonses that have been issued; and 2) Update from them as to what their plans are at this location. Mr. Halpin asked that a letter be sent, with copies to all the Board Members, with these requests.

Lastly, Mr. Dolan discussed late filing fees that will be imposed. He also discussed construction fees to re-do part of the IDA's offices.

New business:

No new business.

Old business:

No old business.

There being no further business to come before the board, a motion to close was made by Ramon Accettella, Jr. and seconded by Chris Ferencsik.