

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

June 28, 2023

Present:

Justin Belkin, Vice Chairman  
Paulette LaBorne, Secretary  
Marcus Duffin  
William Bogardt  
Rosemarie Dearing  
William Celona  
Carol Quirk  
Vincent Piccoli

Absent:

Tom Gaulrapp, Chairman

Also Present:

Thomas Dolan, TOBIDA Chief Executive Officer  
Frank Dolan, TOBIDA Chief Operations Officer  
David Batkiewicz, Special Projects Manager  
Gregory Heilbrunn, Special Projects Manager  
William Wexler, Agency Counsel  
Joseph Ninomiya, LDCII Chief Executive Officer  
Daniel P. Deegan, Partner, Forchelli Deegan Terrana LLP  
John Gordon, Partner, Forchelli Deegan Terrana LLP

A quorum being present, the meeting was called to order at 8:05 A.M.

A motion was made by Paulette LaBorne and seconded by Rosemarie Dearing in favor of a resolution to accept the minutes from the May 24, 2023, IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by William Celona in favor of a resolution to accept the minutes from the Public Hearing held on June 20, 2023, for the benefit of Encon Industries Corp. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Bogardt in favor of a resolution to execute a mortgage, consolidation, modification, extension and spreader agreement, assignment of rents, security agreement and fixture filing between the Agency, KSX Realty Group LLC and Bank of America, N.A. in an amount not to exceed \$3,700,000.00. All in favor, motion carries.

## **CEO Report**

Mr. Dolan informed the Board that Agency staff were engaging with the business community to raise funds for the 16th Annual Babylon Soldier Ride, to be held on July 14<sup>th</sup>. Mr. Dolan also informed the Board that, following discussions with Marcus Duffin, the Agency will be participating in the Ujima internship program hosted by the Town of Babylon. He says that the Agency is excited to be a part of the program. Mr. Dolan ended the report by wishing everyone a happy Fourth of July and a good, happy, and safe summer.

## **Old Business**

No old business.

## **New Business**

No new business.

A motion was made by Paulette LaBorne and seconded by Carol Quirk to adjourn the meeting. All in favor, motion carries.