

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

September 20, 2023

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

Also Present: Thomas Dolan, TOBIDA Chief Executive Officer
Frank Dolan, TOBIDA Chief Operations Officer
Gregory Heilbrunn, Special Projects Manager
Alyson McDonough, Executive Assistant
William Wexler, Agency Counsel
Antonio Martinez, TOB Deputy Supervisor
Kevin Bonner, TOB Director of Operations
Louis Fiore, Forchelli Deegan Terrana LLP

A quorum being present, the meeting was called to order at 8:09 A.M.

A motion was made by Justin Belkin and seconded by Marcus Duffin in favor of a resolution to accept the minutes from the August 23, 2023, IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by William Celona in favor of a resolution to accept the minutes from the Public Hearing held September 5, 2023 for Fairfield Knolls at Deer Park Owner LLC. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Vincent Piccoli in favor of a resolution to accept the minutes from the Public Hearing held September 19, 2023 for Avalon Bay Communities, Inc. / BH Realty Group, LLC. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne in favor of a resolution authorizing the Town of Babylon Industrial Development Agency to enter into a first amendment to lease and project agreement with Enzo Clinical Labs, Inc. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a resolution authorizing the Town of Babylon Industrial Development Agency to enter into a second amendment to lease and project agreement with Enzo Realty LLC. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne in favor of a resolution authorizing the Town of Babylon Industrial Development Agency to enter into a first amendment to lease and project agreement with Enzo Realty II LLC. All in favor, motion carries.

A motion was made by Vincent Picolli and seconded by Paulette LaBorne in favor of a resolution authorizing an amendment to project documents relating to the Engel Burman at Deer Park LLC project approving the sale of the Engel Burman at Deer Park LLC Facility to Fairfield Knolls at Deer Park Owner LLC and certain other matters related to the foregoing. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Carol Quirk in favor of a resolution authorizing an amendment to project documents relating to the Avalon Amityville, LLC project to increase the maximum company sales tax savings amount. All in favor, motion carries.

CEO Report

Mr. Dolan requested permission from the Chairman to move into executive session.

A motion was made by Justin Belkin and seconded by Paulette LaBorne to enter executive session. All in favor, motion carries.

The Board remained in executive session for approximately four minutes and 30 seconds.

A motion was made by Paulette LaBorne and seconded by Rosemarie Dearing to exit executive session. All in favor, motion carries.

Mr. Dolan handed board members a proposed resolution and asked the Board to pass it.

A motion was made by Carol Quirk and seconded by William Bogardt in favor of a resolution designation Hanover Bank as a Depository for Agency funds. All in favor, motion carries.

Old Business

No old business.

New Business

No new business.

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

