

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

November 15, 2023

Present: Tom Gaulrapp, Chairman  
Justin Belkin, Vice Chairman  
Paulette LaBorne, Secretary  
William Celona  
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  
Joseph Ninomiya, LDCII Chief Executive Officer

A quorum being present, the meeting was called to order at 8:10 A.M.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution to accept the minutes from the October 18, 2023, IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by William Celona and seconded by Paulette LaBorne in favor of a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of Preliminary approval to D & F Development Group, LLC in connection with the potential grant of certain financial assistance. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution authorizing an amendment to project documents relating to the West Babylon Gardens, LLC project to extend the required completion date and the sales tax exemption. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne in favor of a resolution authorizing an amendment to project documents relating to the Life Storage LP f/k/a Sovran Acquisition of Life Storage LP f/k/a Sovran Acquisition limited partnership by Extra Space Storage, Inc. and certain other matters related to the foregoing. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution authorizing an amendment to the authorizing resolution relating to the 550 Smith Street LLC, 480 Smith St LLC, Vogue Holding LLC and Vogue Group, Inc. Project to increase the maximum company sales tax savings amount. All in favor, motion carries.

A motion was made by Carol Quirk and seconded by Justin Belkin in favor of a resolution awarding a contract to B & L PC solutions, Inc. for three computer workstations and continuing cybersecurity and software services procured pursuant to the Town of Babylon Industrial Development Agency Policies. All in favor, motion carries.

### **CEO Report**

Mr. Dolan started the report by informing board members that the Agency still has a couple tickets to the 2023 Smart Growth Summit on December 1st, hosted by Vision Long Island and Main Street Alliance. Mr. Dolan explained the event and added that he will be speaking on a panel with Suffolk County. If board members are interested in attending, he encourages them to reach out to the office for tickets. Mr. Dolan ended the report by wishing everyone a happy and safe Thanksgiving.

### **Old Business**

No old business.

### **New Business**

No new business.

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