

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

January 4, 2023

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

Absent: 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  
Andrew Berger, Special Projects Advisor  
William Wexler, Agency Counsel

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

A motion was made by Vincent Piccoli and seconded by William Bogardt in favor of a resolution to appoint a Secretary, Audit, Finance, and Governance Committees. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Justin Belkin in favor of a resolution adopting the By Laws. All in favor, motion carries.

A motion was made by William Celona and seconded by Paulette LaBorne in favor of a resolution adopting the Investment Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution adopting the Property Disposition Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution adopting the Procurement Policy and Procedures. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by William Celona in favor of a resolution adopting the Personnel Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Vincent Piccoli in favor of a resolution adopting Schedule A of the Personnel Policy. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Rosemarie Dearing in favor of a resolution adopting Schedule B of the Personnel Policy. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Marcus Duffin in favor of a resolution adopting the Policy regarding Public Comments at the Agency Board meetings. All in favor, motion carries.

A motion was made by William Celona and seconded by Paulette LaBorne in favor of a resolution adopting the Real Property Acquisition Policy. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Rosemarie Dearing in favor of a resolution adopting the Code of Ethics. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne in favor of a resolution adopting the Whistleblower Protection Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Vincent Piccoli in favor of a resolution adopting the Disaster Recovery Plan. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Paulette LaBorne in favor of a resolution adopting the Fee Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution adopting the Mission Statement. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution adopting Recapture of Financial Assistance. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Marcus Duffin in favor of a resolution adopting Uniform Tax Exemption Policy & Guidelines. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor to accept the minutes from the IDA/IDC Board Meeting of December 20, 2023. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Rosemarie Dearing in favor of a resolution permitting the termination of the lease and authorizing the CEO to deliver a quit claim deed conveying the premises located at 1 Marriott Plaza, to Runway Hotel LLC. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing in favor of a resolution permitting the termination of the lease and authorizing the CEO to deliver a quit claim deed conveying the premises located at 1 Marriott Plaza, to Runway Hotel II LLC. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Marcus Duffin in favor of a resolution adopting consenting to the amendment of project documents relating to the Posillico Conklin Project. All in favor, motion carries.

### **CEO Report**

Mr. Dolan wished the board a happy new year and explained how the Agency has had an increase in activity going into 2024. Mr. Dolan reminded board members that the next meeting will be held in Town Hall on the 24<sup>th</sup> of January.

### **Old Business**

No old business.

### **New Business**

No new business.

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