

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

April 24, 2024

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

Absent: William Celona

Also Present: Thomas Dolan, TOBIDA Chief Executive Officer  
Frank Dolan, TOBIDA Chief Operations Officer  
Andrew Berger, Special Projects Advisor  
Gregory Heilbrunn, Special Projects Manager  
Alyson McDonough, Executive Assistant  
William Wexler, Agency Counsel  
Joseph Ninomiya, LDCII Chief Executive Officer  
Antonio Martinez, TOB Deputy Supervisor  
Kevin Bonner, TOB Director of Operations

A quorum being present, the meeting was called to order at 8:07 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 March 20, 2024 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a Bargain and Sale Deed without Covenant conveying the premises located at 85 Bi-County Boulevard, Farmingdale, NY 11735. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Rosemarie Dearing in favor of a resolution to approve and consent to Kiyam Hasan, LLC entering into a sublease agreement with Natural Foods, Inc. for a portion of the building owned by Kiyam Hasan, LLC at 2-6 Bahama Street, Lindenhurst, NY. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution authorizing certain projects documents related to the Tanger Outlets Project in Deer Park and

Authorizing the CEO or His Designee to Execute said project Documents. All in favor, motion carries.

### **CEO Report**

Mr. Dolan's summarized the Agency's business summit held on April 4<sup>th</sup>, 2024 at the East Farmingdale Fire Department, a location he believes worked well for these events. He told board members that the summit was well attended by the community, businesses, and the government, which led to some good local coverage by the press afterward. Mr. Dolan thanked some of the event attendees, including Town of Babylon Deputy Supervisor Antonio Martinez, Board Member Marcus Duffin, and Town of Babylon Clerk Geraldine Compitello. He also thanked the panelists of the event, Kyle Strober from Association for a Better Long Island, Gwen O'Shea from Community Development Long Island, and Kevin Gremse from Grow America, as well as the East Farmingdale Fire Department. Mr. Dolan believes the event fostered an important and engaging discussion which highlighted why housing is so important and how the Agency plays a role in it. Mr. Dolan ended the report by telling board members that he is looking forward to holding similar summits in the future, on various subjects that would be engaging for the business community.

### **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.