

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

May 22, 2024

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

Present Virtual: Justin Belkin, Vice Chairman
(Non-Voting)

Also Present: Thomas Dolan, TOBIDA Chief Executive Officer
Frank Dolan, TOBIDA Chief Operations Officer
Gregory Heilbrunn, Special Projects Manager
William Wexler, Agency Counsel
Joseph Ninomiya, LDCII Chief Executive Officer

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

A motion was made by Rosemarie Dearing and seconded by Carol Quirk in favor of a resolution to accept the minutes from the April 24, 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 granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Alegria North, LLC in connection with the acquisition, demolition, construction, furnishing and equipping of a 100% affordable commercial multi-family residential rental housing facility in the Town of Babylon. All in favor, motion carries.

A motion was made by Carol Quirk and seconded by Rosemarie Dearing 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 1966 Broadhollow Road, Farmingdale, New York 11735 (SCTM# 0100 033.00 01.00 012.000), to JMDH Real Estate of Babylon, LLC. All in favor, motion carries.

CEO Report

Mr. Dolan began the report by informing the board that following the meeting he will be travelling to Cooperstown, NY for the 2024 New York State Economic Development Council (NYSEDC) Annual Meeting. Mr. Dolan believes attending the annual meeting allows him to meet with Agency partners in economic development and learn from the practices of other organizations across the state. Mr. Dolan then spoke about his attendance at a ribbon cutting event for Avalon Bay Apartments on May 21st, where the Agency received acknowledgement for working with Avalon Bay and the business summit on housing which was recently hosted by the Agency. Mr. Dolan continued the report by telling board members that the Wounded Warriors Soldier Ride will be July 19th and that the Agency wishes to raise thousands of dollars for the event, as has been done in the prior years. Finally, Mr. Dolan ended the report by telling board members that he sits on the Advisory Council for Western BOCES where he sees the important work students do.

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.