

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

June 26, 2024

Present: Tom Gaulrapp, Chairman  
Justin Belkin, Vice Chairman  
Paulette LaBorne, Secretary  
Rosemarie Dearing  
Marcus Duffin  
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  
Andrew Berger, Special Projects Advisor  
William Wexler, Agency Counsel  
Joseph Ninomiya, LDCII Chief Executive Officer  
Antonio Martinez, TOB Deputy Supervisor

A quorum being present, the meeting was called to order at 8:11 A.M.

A motion was made by Justin Belkin and seconded by Paulette LaBorne in favor of a resolution to accept the minutes from the May 22, 2024 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Carol Quirk and seconded by Marcus Duffin in favor of a resolution approving a fee increase for Zimmerman Edelson. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution adopting the amendment to the Town of Babylon Industrial Development Agency's Fee Policy. All in favor, motion carries.

A motion was made by William Celona and seconded by Paulette LaBorne in favor of a resolution to accept the minutes from the Thor 377 Carlls Path LLC Public Hearing of June 25, 2024. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne 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 575

Broadhollow Road, Farmingdale, New York 11735 (SCTM# 0100 094.00 02.00 001.000), to Nash Broadhollow Capital, LLC. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Carol Quirk in favor of a resolution authorizing the Chief Executive Officer to hold a public hearing regarding a proposed project to be undertaken for the benefit of L.I. Adventureland, Inc. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing 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 Thor 377 Carlls Path LLC, in connection with the acquisition, demolition, construction and equipping of a warehouse and distribution facility. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Carol Quirk in favor of a resolution amending an existing resolution dated August 23, 2023, to modify the project description and the financial assistance granted by the Town of Babylon Industrial Development Agency to Educational Bus Transportation Inc., E.B.T., Inc. and Babylon Bus Lot Property LLC. All in favor, motion carries.

### **CEO Report**

Mr. Dolan's report began by highlighting data from State Comptroller Thomas DiNapoli's annual IDA performance report that was given at the 2024 New York State Economic Development Council (NYSEDC) Annual Meeting in Cooperstown, NY. The Babylon IDA had a total of 173 active projects which are valued at over \$1,750,000,000 and these projects created nearly 7,500 new jobs in the Town of Babylon. Combined, the New York State IDAs supported 4,300 active projects which are valued at \$132,000,000,000.

Mr. Dolan ended the report by discussing two new episodes of the Agency's Economically Speaking podcast which were recently recorded. The first new episode had guest speaker Dr. Annmarie Wacha-Montes, Clinical Director of the Center for Traumatic Stress, Resilience & Recovery at Northwell Health. Dr. Wacha-Montes spoke about mental health challenges in the workplace. For the second episode recorded, the Agency invited Town of Babylon Councilman DuWayne Gregory, who spoke about the Town initiatives for veterans, one of which was the upcoming Wounded Warrior Solider Ride to be held on the morning of July 19th. In past years, the Agency has collected thousands of dollars for the Wounded Warriors Project which has always garnered a positive response from the business community.

**Old Business**

No old business

**New Business**

No new business.

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