



AGENDA

August 21, 2024

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Resolution # 1**

Accept the minutes from the IDA/IDC Board Meeting of July 24, 2024.

5. **Resolution # 2**

Resolution authorizing the Chief Executive Officer to execute documents related to the NYS Department of Transportation and Telephonics.

6. **Chief Executive Officer's report**
7. **Old Business**
8. **New Business**
9. **Adjournment**

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

July 24, 2024

Present: Tom Gaulrapp, Chairman
Justin Belkin, Vice Chairman
Paulette LaBorne, Secretary
William Bogardt
William Celona
Rosemarie Dearing
Marcus Duffin
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
Adib Shaikh, IDA Intern
Brock Behrman, IDA Intern
Joseph Ninomiya, LDCII Chief Executive Officer
John Anzalone, Esq., Harris Beach PLLC
Asaph Naaman

A quorum being present, the meeting was called to order at 8:05 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 June 26, 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 185 West Montauk Highway, Lindenhurst, New York 11757 (SCTM# 0103 021.00 03.00 055.000), to RBNB, LLC. All in favor, motion carries.

A motion was made by William Celona and seconded by Justin Belkin 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 145 Sherwood Avenue, Farmingdale New York 11735 (SCTM# 0100 036.00 03.00 028.003), to 145 Sherwood Property,

LLC and 155 Sherwood Avenue, Farmingdale, New York 11735 (SCTM# 0100 036.00 03.00 028.002) to 155 Sherwood, LLC. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne in favor of a resolution approving the assignment of the right, title and interest in a certain company facility by PL Developments Copiague, LLC to P & L Development, LLC and a new sublease of the company facility by P & L Development, LLC. All in favor, motion carries.

CEO Report

Mr. Dolan's report began by congratulating the success of the 17th Annual Babylon Solider Ride held on July 19th that was hosted by the Town of Babylon in partnership with the Wounded Warrior Project. The event raised \$160,000 for wounded veterans and had over 1,100 riders. Mr. Dolan thanked Agency staff members, Bill Lindsay and Alyson McDonough for their help raising \$6,000 from the business community for the event. Mr. Dolan looks forward to being involved in the event next year.

Next on the report, Mr. Dolan introduced two summer interns at the Agency: Adib Shaik, a rising high school senior from the 2024 Ujima internship program, and Brock Behrman, a 2024 NCAA National Champion from the University of Notre Dame Men's Lacrosse team.

Mr. Dolan ended the report by wishing everybody a good summer.

Old Business

No old business

New Business

No new business.

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

Town of Babylon Industrial Development Agency
Resolution August 21, 2024

Authorizing the Chief Executive Officer to Execute Documents Related to the NYS Department of Transportation and Telephonics

WHEREAS, the Town of Babylon Industrial Development Agency (the "Agency") is a public benefit corporation organized and existing under the laws of the State of New York pursuant to Article 18-A of the New York General Municipal Law; and

WHEREAS, the Agency is authorized and empowered to promote, develop, encourage, and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping, and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreational facilities for the purpose of advancing the job opportunities, health, general prosperity, and economic welfare of the people of the State of New York; and

WHEREAS, the Agency has been presented with certain documents and agreements (the "Documents") related to projects involving the New York State Department of Transportation (the "NYS DOT") and Telephonics Corporation ("Telephonics"); and

WHEREAS, it is in the best interest of the Agency to authorize the execution of such Documents to facilitate these projects;

NOW, THEREFORE, BE IT RESOLVED by the members of the Town of Babylon Industrial Development Agency as follows:

1. Authorization: The Chief Executive Officer (the "CEO") of the Agency is hereby authorized, empowered, and directed to execute and deliver any and all documents, agreements, certificates, and instruments necessary or appropriate in connection with the NYS DOT and Telephonics projects, subject to the approval of the Agency's counsel.
2. Implementation: The officers, employees, and agents of the Agency are hereby authorized, empowered, and directed to take all actions and execute all documents necessary or appropriate to effectuate the purposes of this Resolution.
3. Effective Date: This Resolution shall take effect immediately upon its adoption.

The Resolution was thereupon declared duly adopted.

CERTIFICATION

I, the undersigned Secretary of the Town of Babylon Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing Resolution with the original thereof on file in the office of the Town of Babylon Industrial Development Agency, and that the same is a true and correct copy of such Resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Babylon Industrial Development Agency this 21st day of August, 2024.

Paulette LaBorne, Secretary
Town of Babylon Industrial Development Agency