

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

October 23, 2024

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

Absent: Rosemarie Dearing  
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  
William Wexler, Agency Counsel  
Philip Butler, Esq., Forchelli Deegan Terrana LLP

A quorum being present, the meeting was called to order at 8:13 A.M.

A motion was made by William Bogardt and seconded by Paulette LaBorne in favor of a resolution to accept the minutes from the September 18, 2024 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Justin Belkin in favor of approving the 2025 Budget. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Paulette LaBorne in favor of a resolution to accept the minutes from the Great Neck Chemists, Inc. of N.Y. / Precision Compounding Pharmacy & Wellness Inc. Public Hearing of October 22, 2024. All in favor, motion carries.

A motion was made by William Celona and seconded by Marcus Duffin in favor of a resolution approving the covenants and restrictions for Tanger and authorizing the Chief Executive Officer or his designee to execute the same. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Paulette LaBorne in favor of a resolution making certain environmental findings/ determinations that the acquisition, renovation, construction, reconstruction and equipping of a certain amended project will not have a significant adverse effect on the environment. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Marcus Duffin in favor of a resolution authorizing approving the acquisition, renovation, reconstruction and equipping of certain additional facility with respect to a project for Great Neck Chemists, Inc. of N.Y., Precision Compounding Pharmacy & Wellness Inc., 69 Allen Boulevard LLC and 61-65 Allen Boulevard LLC and approving the form, substance and execution of related documents and determining other matters in connection therewith.. All in favor, motion carries.

A motion was made by William Celona and seconded by Paulette LaBorne in favor of a resolution authorizing the Chief Executive Officer to hold a public hearing regarding a proposed project for Crescent Packing Corp. All in favor, motion carries.

### **CEO Report**

Mr. Dolan began the report discussing the IDA's business summits. Last month, the IDA held a summit relating to mental health which Mr. Dolan describes as a great discussion with a great panel. The Agency is planning to partner with Deputy Town Supervisor Antonio Martinez and Town Councilman Anthony Manetta next month to hold a summit on a state program that helps small businesses. Mr. Dolan looks forward to holding similar types of events in the future.

Next on the report, Mr. Dolan mentioned his attendance at the Long Island Business Development Council's 54th Economic Development Conference, held at the Montauk Yacht Club from October 9th to October 11th, 2024. At the conference, local IDAs discussed the high level of activity they see regarding impending projects but expressed uncertainty regarding the effect that decreased increased rates, and the upcoming presidential election will have on future projects. Mr. Dolan said this may be caused by the upcoming presidential election and the anticipation that interest rates will continue to come down.

Mr. Dolan ended the report by thanking board members for staying engaged and working through the process of the 2025 Budget. He reminded them that starting next month, the annual Holiday Model Train Exhibit, hosted by the Town of Babylon History Museum, will be set up in the usual board meeting location at Old Town Hall. Therefore, board members should expect to meet at Town Hall in Lindenhurst.

### **Old Business**

No old business

### **New Business**

No new business.

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