

A regular meeting of the Town of Babylon Industrial Development Agency (the “Agency”) was convened in public session on November 20, 2024 at 8:00 o’clock A.M., at Town Hall, 200 E. Sunrise Highway, Lindenhurst, New York.

The foregoing meeting was called to order by the Chief Executive Officer, with the following members being:

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

ALSO PRESENT: Thomas Dolan, TOBIDA Chief Executive Officer  
Frank Dolan, Chief Operations Officer  
Alyson McDonough, Executive Assistant  
Gregory Heilbrum, Special Projects Manager  
Andrew Berger, Special Projects Advisor  
Antonio Martinez, TOB Deputy Supervisor

Upon motion made and seconded, the following resolution was placed before the members of the Agency:

**PRELIMINARY INDUCEMENT RESOLUTION DATED NOVEMBER 20, 2024**

**PRELIMINARY INDUCEMENT RESOLUTION OF THE TOWN  
OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
RELATING TO THE GRANTING OF PRELIMINARY  
APPROVAL TO MAIN STREET THEATRE PARTNERS LLC IN  
CONNECTION WITH THE POTENTIAL GRANT OF CERTAIN  
FINANCIAL ASSISTANCE**

**WHEREAS**, representatives of Main Street Theatre Partners LLC on behalf of itself and/or the principals of Main Street Theatre Partners LLC or any real estate holding entity formed by the principles of Main Street Theatre Partners LLC (the “**Applicant**”) has previously requested and been granted financial assistance in connection with the acquisition, renovation and equipping of an approximately 15,000 square foot existing building located on that certain approximately .24 acre lot, piece or parcel of land generally known as 34 West Main Street in Babylon, New York (the “**Facility**”) for use by the public as a performing arts center for the purpose of producing Broadway style musicals and plays, children’s theatre, concerts, comedy, film, dance with an educational

component with the purpose of serving as a cultural hub for the Town of Babylon and the surrounding areas and the Applicant has preliminarily informed officials of the Agency about, and have expressed the desire to enter into negotiations with, officials of the Agency with respect to a project (the “**Project**”) consisting of significant renovations, improvements and equipping of the Facility to maintain building integrity and to remain a solvent and sustainable business; and

**WHEREAS**, the Applicant submitted a preliminary Project Application (the “**Project Application**”) to the Agency to initiate the accomplishment of the above; and

**WHEREAS**, pursuant to the Project Application, representatives of the Applicant have indicated that the Project and the Facility will result in the Facility continuing to serve as a cultural hub within the Town of Babylon; and

**WHEREAS**, based upon further review of the Project Application, the Agency intends to determine whether financial assistance may be provided by the Agency in order to induce the Applicant to proceed with the proposed Project; and

**WHEREAS**, the Applicant is obtaining and compiling all information necessary to allow the Agency to make such determination;

**NOW, THEREFORE, BE IT RESOLVED** by the Agency as follows:

**Section 1.** The officers of the Agency and other appropriate officials of the Agency and its agents and employees are hereby authorized and directed to take whatever steps may be necessary to implement the provision of this resolution including compiling and reviewing requisite information to determine whether financial assistance may be provided by the Agency for the proposed Project.

**Section 2.** Nothing herein shall be construed as committing the Agency to undertake or approve the Project or to provide financial assistance for the Project.

**Section 3.** This preliminary resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nea</i>	<i>Absent</i>	<i>Abstain</i>
Tom Gaulrapp	[ X ]	[ ]	[ ]	[ ]
Justin Belkin	[ X ]	[ ]	[ ]	[ ]
William Bogart	[ X ]	[ ]	[ ]	[ ]
Bill Celona	[ X ]	[ ]	[ ]	[ ]
Rosemarie Dearing	[ X ]	[ ]	[ ]	[ ]
Marcus Duffin	[ X ]	[ ]	[ ]	[ ]
Paulette LaBorne	[ X ]	[ ]	[ ]	[ ]
Vincent Piccoli	[ X ]	[ ]	[ ]	[ ]
Carol Quirk	[ ]	[ ]	[ X ]	[ ]

The Resolution was thereupon declared adopted.

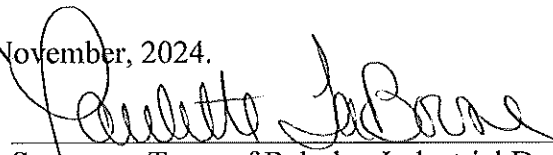
STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF SUFFOLK    )

I, Pauletta LaBorne, the duly elected and qualified Secretary of the Town of Babylon Industrial Development Agency (the "Agency"), hereby certify that:

1.     The foregoing is a true, correct and complete copy of the record of proceedings of the Agency had and taken at a lawful meeting of the Agency held at Town Hall, 200 E. Sunrise Highway, Lindenhurst, New York on November 20, 2024, commencing at the hour of 8:00 A.M., as recorded in the regular official book of the proceedings of the Agency, those proceedings were duly had and taken as shown therein, the meeting shown therein was duly held, and the persons named therein were present at that meeting as shown therein.

2.     All members of the Agency and the public were duly notified of that meeting, pursuant to law.

IN WITNESS WHEREOF, I have signed this certificate and affixed the seal of the Agency this 20th day of November, 2024.

  
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Secretary, Town of Babylon Industrial Development Agency

(SEAL)