

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

January 8, 2025

Present: Tom Gaulrapp, Chairman
Justin Belkin, Vice Chairman
Marcus Duffin, Acting Secretary
William Bogardt
William Celona
Rosemarie Dearing
Vincent Piccoli
Carol Quirk

Absent: Paulette LaBorne

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

A quorum being present, the meeting was called to order at 8:17 A.M.

A motion was made by Vincent Piccoli and seconded by Rosemarie Dearing in favor of appointing Marcus Duffin as Acting Secretary. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Justin Belkin in favor of a resolution to appoint a Secretary, Audit, Finance, and Governance Committees. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Vincent Piccoli in favor of a resolution adopting the By Laws. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing in favor of a resolution adopting the Investment Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution adopting the Property Disposition Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Carol Quirk in favor of a resolution adopting the Procurement Policy and Procedures. All in favor, motion carries.

A motion was made by Carol Quirk and seconded by William Celona in favor of a resolution adopting the Personnel Policy. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution adopting Schedule A of the Personnel Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by William Bogardt in favor of a resolution adopting Schedule B of the Personnel Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution adopting the Policy regarding Public Comments at the Agency Board Meetings. All in favor, motion carries.

A motion was made by Carol Quirk and seconded by Rosemarie Dearing in favor of a resolution adopting the Real Property Acquisition Policy. All in favor, motion carries.

A motion was made by William Celona and seconded by Vincent Piccoli in favor of a resolution adopting the Code of Ethics. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Carol Quirk in favor of a resolution adopting the Whistleblower Protection Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution adopting the Disaster Recovery Plan. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution adopting the Fee Policy. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Justin Belkin in favor of a resolution adopting the Mission Statement. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Carol Quirk in favor of a resolution adopting Recapture of Financial Assistance. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution adopting Uniform Tax Exemption Policy & Guidelines. All in favor, motion carries.

A motion was made by Carol Quirk and seconded by Vincent Piccoli to accept the minutes from the IDA/IDC Board Meeting of December 18, 2024. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin to accept the minutes from the Gul M Corp., Shah's Halal Food and Products, Inc., GULIB M LLC and GULIB M II LLC public hearing on January 7, 2025. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing to accept the minutes from the 180 Deer Park Avenue LLC public hearing on January 7, 2025. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Justin Belkin in favor of a resolution determining that the acquisition, construction and equipping of a certain project will not have a significant adverse effect on the environment. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Vincent Piccoli in favor of a resolution approving the acquisition, construction and equipping of a certain facility for 180 Deer Park Avenue LLC and approving the form, substance and execution of related documents and determining other matters. All in favor, motion carries.

A motion was made by Carol Quirk 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 Gul M Corp., Shah's Halal Food and Products, Inc., GULIB M LLC and GULIB M II LLC in connection with the acquisition, renovation and equipping of warehouse and distribution facilities. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by William Celona in favor of a resolution authorizing an amendment to project documents relating to the Park Plaza Holdings LLC project to extend the New York State and local sales tax exemption for the project. All in favor, motion carries.

CEO Report

Mr. Dolan began his report by offering congratulations to the board and expressing his anticipation of working together in the new year. Mr. Dolan told the Board at the last meeting that there were a few projects the Agency was expected to close on. Today, Mr. Dolan shared that those projects had in fact closed, and that he believes the Agency finished 2024 on a strong note.

Mr. Dolan then reminded the board that the next meeting will be held on January 29, 2025 and that he will confirm if Old Town Hall is available for that meeting. Board members will be notified whether the meeting will be held at Old Town Hall or Town Hall.

Mr. Dolan concluded by thanking the board, expressing optimism for 2025, and wishing everyone a Happy New Year.

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.