

**PRELIMINARY INDUCEMENT RESOLUTION  
DATED JANUARY 29, 2025**

**PRELIMINARY INDUCEMENT RESOLUTION OF THE TOWN OF  
BABYLON INDUSTRIAL DEVELOPMENT AGENCY RELATING TO THE  
GRANTING OF PRELIMINARY APPROVAL TO CHARTWELL  
PHARMACEUTICALS AMITYVILLE LLC AND CHARTWELL REALTY  
AMITYVILLE LLC IN CONNECTION WITH THE POTENTIAL GRANT OF  
CERTAIN FINANCIAL ASSISTANCE**

**WHEREAS**, representatives of Chartwell Pharmaceuticals Amityville LLC, a New York limited liability company, on behalf of itself and/or the principals of Chartwell Pharmaceuticals Amityville LLC and/or any entity or entities formed on behalf of Chartwell Pharmaceuticals Amityville LLC or any of the foregoing (collectively, the “**Company**”) and Chartwell Realty Amityville LLC, a New York limited liability company, on behalf of itself and/or the principals of Chartwell Realty Amityville LLC and/or any entity or entities formed on behalf of Chartwell Realty Amityville LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the “**Owner**”) have filed or caused to be filed a preliminary application with the Town of Babylon Industrial Development Agency (the “**Agency**”) concerning a project (the “**Project**”) consisting of (i) the acquisition of an approximately 127,500 square foot industrial campus facility located on that certain approximately 5.22 acre lot, piece or parcel of land located at 225 Dixon Avenue, 219 Dixon Avenue, 10 Edison Street, 26 Edison Street and 369 Bayview Avenue in Amityville, New York (the “**Facility**”), (ii) the renovation and equipping of an approximately 25,500 square foot industrial building located on a portion of the Facility known as 26 Edison Street, Amityville, New York and (iii) the equipping of an approximately 38,000 square foot industrial building located on a portion of the Facility known as 369 Bayview Avenue, Amityville, New York, all for use by the Company in its business of manufacturing prescription drug products for the pharmaceutical industry; and

**WHEREAS**, the Company and the Owner 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 Company and the Owner have indicated that the Project and the Facility will retain and grow additional jobs in the Town of Babylon (the “**Town**”); and

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

**WHEREAS**, the Company and Owner are 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 proposed Project and the Facility would, if approved by the Agency, be in furtherance of the policy of fostering economic development in the Town in accordance with the Article 18-A and Section 907-a of the General Municipal Law of the State of New York.

**Section 2.** 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 shall be provided by the Agency for the proposed Project;

**Section 3.** Nothing herein shall be construed as committing the Agency to undertake or approve the Project or to provide financial assistance for the Project.

**Section 4.** Any expenses incurred by the Agency with respect to the proposed Project shall be paid by the Applicant. The Applicant will agree to pay such expenses and further will agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the proposed Project.

**Section 5.** This preliminary resolution shall take effect immediately.