

RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY APPROVING REQUEST FOR RELIEF ON THE AFFORDABLE COMPONENT OF THE IDA PROJECT AT LIGHTHOUSE VILLAGE ESTATES

WHEREAS, the Town of Babylon Industrial Development Agency (the "Agency") previously approved financial assistance for the Lighthouse Village Estates project (the "Project"); and

WHEREAS, the Project has been impacted by changes in the interest rate environment, site-related challenges, inflation, and increased material costs, affecting the overall economic feasibility of the development; and

WHEREAS, the developer has identified unanticipated site issues, including the need to construct culverts and roads to accommodate an onsite stream, resulting in additional site work costs totaling approximately \$2,218,000; and

WHEREAS, the developer has requested relief on the affordable component of the Project by seeking an increase in the allowable rent for affordable units to Fair Market Rent plus ten percent (10%) while maintaining its commitment to ensuring that twenty percent (20%) of onsite units remain at eighty percent (80%) of the Area Median Income; and

WHEREAS, the Board has reviewed and discussed the developer's request and supporting documentation, including cost analyses and requisitions from the primary contractor detailing the impact of unforeseen expenses; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Town of Babylon Industrial Development Agency hereby approves the requested relief on the affordable component of the Lighthouse Village Estates Project, allowing for an increase in the allowable rent for affordable units to Fair Market Rent plus ten percent (10%); and

BE IT FURTHER RESOLVED that the Agency shall take the necessary steps to implement this modification in accordance with applicable agreements and regulatory requirements; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.