

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

February 26, 2025

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

Absent: Carol Quirk

Also Present: Thomas Dolan, TOBIDA Chief Executive Officer (arrived 8:45 A.M.)  
Frank Dolan, TOBIDA Chief Operations Officer  
Alyson McDonough, Executive Assistant  
Andrew Berger, Special Projects Advisor  
William Wexler, Agency Counsel  
Antonio Martinez, TOB Deputy Supervisor

A quorum being present, the meeting was called to order at 8:42 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 January 29, 2025 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Vincent Piccoli in favor of a resolution to accept the minutes from the L.I. Adventureland, Inc. Public Hearing of February 25, 2025. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution to accept the minutes from the Chartwell Pharmaceuticals Amityville LLC / Chartwell Realty Amityville LLC Public Hearing of February 26, 2025. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing in favor of a resolution approving request for relief on the affordable component of the IDA project at Lighthouse Village Estates. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Paulette LaBorne in favor of a resolution permitting the termination of lease between the Town of Babylon Industrial Development Agency and 465 Smith St LLC. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Rosemarie Dearing in favor of a resolution permitting the termination of lease for 305 Suburban Avenue, Deer Park, New York 11729 and authorizing the Agency to execute an amended lease for 301 Suburban Avenue, Deer Park, New York 11729 under the same terms and conditions. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Justin Belkin in favor of a resolution determining that the acquisition, renovation, construction, reconstruction 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 William Celona in favor of a resolution approving the acquisition, renovation, construction, reconstruction and equipping of a certain facility for L.I. Adventureland, Inc., WM Amusements, Inc. and APSVG Realty Corp. 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 Marcus Duffin and seconded by Paulette LaBorne in favor of a resolution authorizing an amendment to project documents relating to the Visual Citi Project. 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 Visual Citi Project. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Marcus Duffin in favor of a resolution authorizing an amendment to project documents relating to the New York Value Club LTD. Project. All in favor, motion carries.

### **CEO Report**

The CEO Report was presented by Frank Dolan, the Chief Operations Officer, on behalf of the Chief Executive Officer.

Mr. Dolan informed the board that the Agency is expected to finish its audit in the following weeks and that they can contact the Chief Executive Officer if they have any questions.

### **Old Business**

No old business

### **New Business**

No new business.

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