

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

April 16, 2025

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

Also Present: Thomas Dolan, TOBIDA Chief Executive Officer
Frank Dolan, TOBIDA Chief Operations Officer
Gregory Heilbrunn, Special Projects Manager
Alyson McDonough, Executive Assistant
William Wexler, Agency Counsel
Luis E. Montes, Owner, Long Island Government Relations

A quorum being present, the meeting was called to order at 8:07 A.M.

A motion was made by Paulette LaBorne and seconded by Rosemarie Dearing in favor of a resolution to accept the minutes from the March 19, 2025 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by William Bogardt in favor of a resolution to accept the minutes from the Main Street Theatre Partners LLC Public Hearing of April 15, 2025. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by William Celona in favor of a resolution relating to the granting of preliminary approval to 77 Marine Street LLC, 40 Banfi LLC and With Pride Air Conditioning & Heating Inc. in connection with the potential grant of certain financial assistance. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Paulette LaBorne 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 Main Street Theatre Partners LLC in connection with the acquisition, renovation and equipping of a performing arts center in the Town of Babylon. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Carol Quirk in favor of a resolution authorizing the Chief Executive Officer to acknowledge and consent to the execution of an Underground Electric Easement by and between Dixon 145 Associates LLC and Long Island Lighting Company d/b/a LIPA pertaining to the premises located at 145 Dixon Avenue, Amityville, New York 11701 (SCTM# 0101 004.00 01.00 093.000). All in favor, motion carries.

A motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a resolution authorizing the Chief Executive Officer to acknowledge and consent to the execution of a Subordination Agreement by and between Newtek Bank, National Association f/k/a National Bank of New York City and Long Island Lighting Company d/b/a LIPA pertaining to the premises located at 145 Dixon Avenue, Amityville, New York 11701 (SCTM# 0101 004.00 01.00 093.000). All in favor, motion carries.

CEO Report

Mr. Dolan began by reporting a strong first quarter, with the Agency exceeding 60% of its target revenue for the year.

He then provided details on the upcoming podcast episode to be recorded on Friday, featuring Christopher E. Kelly. Mr. Kelly is a member of the International Brotherhood of Electrical Workers (IBEW) Local Union 25. Mr. Dolan and Mr. Kelly both serve on the advisory council for Western Suffolk BOCES, and the podcast will discuss a program run by Mr. Kelly through BOCES.

Mr. Dolan closed by wishing everyone a happy holiday season.

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.