

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

July 23, 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  
Anthony Conway, Intern  
Chase Liardi, Intern  
Ubaid Iqbal, Ujima Intern

A quorum being present, the meeting was called to order at 8:03 A.M.

A motion was made by Paulette LaBorne and seconded by Carol Quirk in favor of a resolution to accept the minutes from the June 25, 2025 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a resolution to accept the minutes from the All-Color Offset Printers, Inc. / All Color Business Specialties, Ltd. Public Hearing of July 22, 2025. All in favor, motion carries.

A motion was made by William Celona and seconded by Paulette LaBorne in favor of a resolution authorizing the Chief Executive Officer to execute an easement agreement with the Long Island Railroad and P.C. Richard & Son for installation and maintenance of a security fence. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Carol Quirk in favor of a resolution authorizing the assignment of the project documents relating to the HSRE-EB West Babylon, LLC Project. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution authorizing an amendment to project documents relating to the Park Plaza Holdings LLC project to increase the mortgage recording tax exemption for the project. All in favor, motion carries.

A motion was made by Paulette LaBorne and seconded by Carol Quirk in favor of a resolution granting approval of and authorizing the grant of certain financial assistance to All-Color Offset Printers, Inc., All Color Business Specialties, Ltd., Bogue Realty LLC and Marcus Blvd. Associates LLC in connection with the acquisition, renovation and equipping of warehouse, distribution and manufacturing facilities. All in favor, motion carries.

### **CEO Report**

Mr. Dolan welcomed Ubaid Iqbal, who is interning with the Agency through the Town of Babylon's Ujima program. Mr. Dolan shares that Ubaid's been doing a great job working with staff alongside the Agency's other summer interns.

Next, Mr. Dolan commended all Agency staff who worked on raising donations for the Wounded Warrior Project this year, which totaled approximately \$7,000. He thanks the business community, the Agency's clients, civic groups, and everyone who has reached out to support the cause. He anticipates a post to the Agency's website which will congratulate and thank all who have contributed.

Mr. Dolan concluded by thanking the board, hoping that everyone is having a great summer. He reminded members that they can reach out to him with any questions.

### **Old Business**

No old business

### **New Business**

No new business.

A motion was made by William Bogardt and seconded by Carol Quirk to adjourn the meeting. All in favor, motion carries.