

AGENDA

October 22, 2025

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Resolution # 1

Accept the minutes from the IDA/IDC Board Meeting of September 17, 2025.

5. Resolution # 2

Approval of the 2026 Budget.

6. Resolution # 3

Preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to Eight Patton Dev LLC in connection with the potential grant of certain financial assistance.

7. Chief Executive Officer's report
8. Old Business
9. New Business
10. Adjournment

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

September 17, 2025

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

Absent: Rosemarie Dearing
Vincent Piccoli

Also Present: Thomas Dolan, TOBIDA Chief Executive Officer
Frank Dolan, TOBIDA Chief Operations Officer
Alyson McDonough, Executive Assistant
William Wexler, Agency Counsel

A quorum being present, the meeting was called to order at 8:09 A.M.

A motion was made by Paulette LaBorne and seconded by Carol Quirk in favor of Resolution No. 1 to accept the minutes from the August 20, 2025 IDA/IDC board meeting. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by William Celona in favor of a resolution approving Resolution No. 2 to accept the minutes from MiVal Enterprises Inc., public hearing on September 16, 2025. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Marcus Duffin in favor of a resolution approving Resolution No. 3 to grant approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to MiVal Enterprises Inc. d/b/a Lifestyles Sports and 3rd Gen Realty LLC in connection with the acquisition, renovation and equipping of a manufacturing facility. All in favor, motion carries.

CEO Report

Mr. Dolan introduced William Wexler to discuss the lawsuit brought by the Farmingdale School District against the Agency was dismissed by the court, although an appeal may be possible.

Mr. Dolan noted that the Agency must complete state reporting requirements for 2026. A timeline will be prepared and reviewed at the next meeting.

Mr. Dolan also reported that Agency representatives attended the grand opening of the Hampton Inn on Route 110, a project supported by the Agency. The event was well attended, and the hotel represents a positive addition to the community.

Old Business

No old business.

New Business

No new business.

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

PRELIMINARY INDUCEMENT RESOLUTION DATED OCTOBER 22, 2025

**PRELIMINARY INDUCEMENT RESOLUTION OF THE TOWN
OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY
RELATING TO THE GRANTING OF PRELIMINARY
APPROVAL TO EIGHT PATTON DEV LLC IN CONNECTION
WITH THE POTENTIAL GRANT OF CERTAIN FINANCIAL
ASSISTANCE**

WHEREAS, representatives of Eight Patton Dev LLC (the “Applicant”) or any real estate holding entity formed by the principles of the Applicant (the “Owner”) have preliminarily informed officials of the Agency about, and have expressed the desire to enter into negotiations with, officials of the Agency with respect to a project (the “Project”) consisting of (i) the acquisition of approximately 3.2 acres of vacant land, (ii) the clearing of approximately 3.2 acres of land thereon and (iii) the construction thereon of twenty-six (26) duplex buildings containing fifty-one (51) residential units approximately 65,000 square foot 1 commercial multi-family residential rental housing facility ((ten (10) units (approximately ten percent (10%) of all units) set aside for workforce housing) to be located on that certain approximately 3.2 acre lot, piece or parcel of land generally known as 8 Patton Avenue, in Wyandanch, New York 11798 (the “Facility”), all for use by the Applicant in its commercial residential multi-family rental housing business; and

WHEREAS, the Applicant 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 Applicant have indicated that the Project and the Facility will result in the creation of additional affordable residential rental housing within the Town of Babylon; 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 Applicant and Owner to proceed with the proposed Project; and

WHEREAS, the Applicant 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.