

## BABYLON INDUSTRIAL DEVELOPMENT AGENCY

### IDA/IDC MEETING MINUTES

January 7, 2025

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

Absent: Carol Quirk

Also Present: Andrew Berger, Special Projects Advisor  
Kevin Bonner, Town of Babylon Director of Operations  
Keith Davies, TOBIDA Chief Executive Officer  
Susan Hatalski, TOBIDA Chief Financial Officer  
Paulette LaBorne, Special Projects Coordinator  
Alyson McDonough, Executive Assistant  
Matthew McDonough, Agency Counsel  
Joseph Ninomiya, TOBIDA Director of Operations  
William Wexler, Agency Counsel

A quorum being present, the meeting was called to order at 8:08 A.M.

A motion was made by William Bogardt and seconded by Vincent Piccoli in favor of a resolution to appoint a Secretary, Audit, Finance, and Governance Committees. All in favor, motion carries.

A motion was made by William Celona and seconded by Marcus Duffin in favor of a resolution to appoint the Chief Executive Officer. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution approving an omnibus budget amendment. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution adopting the By Laws. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Rosemarie Dearing in favor of a resolution adopting the Investment Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution adopting the Property Disposition Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution adopting the Procurement Policy and Procedures. All in favor, motion carries.

A motion was made by William Celona and seconded by William Bogardt in favor of a resolution adopting the Personnel Policy. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Vincent Piccoli in favor of a resolution adopting Schedule A of the Personnel Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin in favor of a resolution adopting Schedule B of the Personnel Policy. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by William Celona in favor of a resolution adopting the Policy regarding Public Comments at the Agency Board Meetings. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a resolution adopting the Real Property Acquisition Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution adopting the Code of Ethics. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing in favor of a resolution adopting the Whistleblower Protection Policy. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Justin Belkin in favor of a resolution adopting the Disaster Recovery Plan. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution adopting the Fee Policy. All in favor, motion carries.

A motion was made by William Bogardt and seconded by William Celona in favor of a resolution adopting the Mission Statement. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Vincent Piccoli in favor of a resolution adopting the Recapture of Financial Assistance Policy. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution adopting the Uniform Tax Exemption Policy and Guidelines. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by William Bogardt in favor of a resolution to accept the minutes from the December 17, 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 authorizing the Chief Executive Officer to acknowledge and consent to the execution of an Assignment of Claim and Release by and between the New York State Department of Transportation and Avalon Amityville, LLC, pertaining to the premises located at 366 Broadway, Amityville, New York 11701, whereby the aforementioned parcels are the subject of a land donation from Avalon Amityville, LLC to the State of New York. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Vincent Piccoli to enter executive session. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing to return from executive session. All in favor, motion carries.

A motion was made by William Bogardt and seconded by William Celona in favor of a resolution permitting the Termination of Lease and Project Agreement, First Amendments to Lease Agreements, Second Amendments to Lease Agreements and Company Lease Agreements, and authorizing the Chief Executive Officer to convey the Facility Equipment and terminate the Sales Tax Exemption regarding the premises located at 10, 21, and 60 Executive Boulevard, Farmingdale, New York 11735 to Enzo Realty, LLC, Enzo Realty II, LLC, and Enzo Clinical Labs, Inc. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Bogardt in favor of a resolution authorizing the Agency, through its Chief Executive Officer, to accept a settlement of the Judgment in an amount no less than \$40,000 for recapture of PILOTs, and authorizing the Chief Executive Officer to execute any and all documents necessary to effectuate the settlement, including the filing of any satisfaction of judgment or discontinuance documents. All in favor, motion carries.

### **CEO Report**

Mr. Davies wished the Board a happy and healthy New Year and expressed his appreciation to the Board and administration for the trust placed in him to lead the Agency. He stated that he looks forward to a successful 2026 for the Agency.

### **Old Business**

No old business

### **New Business**

No new business.

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