

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

December 17, 2025

Present:

Tom Gaulrapp, Chairman
Justin Belkin
William Bogardt
Rosemarie Dearing
Marcus Duffin
Vincent Piccoli
Carol Quirk

Absent:

William Celona (excused)

Also Present:

Andrew Berger, Special Projects Advisor
Kevin Bonner, Town of Babylon Director of Operations
Tom Dolan, TOBIDA/IDC Chief Executive Officer
Alyson McDonough, Executive Assistant
Matthew McDonough, Agency Counsel
William Wexler, Agency Counsel

A quorum being present, the meeting was called to order at 8:06 AM.

A motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of appointing Marcus Duffin as Recording Secretary. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Justin Belkin 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 at 8:51 AM. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Vincent Piccoli to accept the minutes from the IDA/IDC Board Meeting of November 19, 2025. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by William Bogardt to accept the minutes from P & M, LLC and SEFI Realty 2025 LLC, public hearing on December 16, 2025. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin to accept the minutes from Heritage Mechanical Services, Inc., public hearing on December 16, 2025. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Rosemarie Dearing to accept the minutes from Long Island Comprehensive Medical Care PLLC, Laila Seafood Inc. and 101 E. Montauk Highway Inc., public hearing on December 16, 2025. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Bogardt to authorize the Town of Babylon Industrial Development Agency to execute a mortgage agreement between the Agency, 110 Bi-County Boulevard, LLC and Genworth Life and Annuity insurance company, A Delaware Corporation, in an amount not to exceed \$18,500,000.00. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Carol Quirk to permit the termination of lease and authorize the Chief Executive Officer to deliver a Bargain and Sale Deed regarding the premises located at 900 Grand Boulevard, Deer Park, New York to Jaser Realty LLC. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Vincent Piccoli to permit the termination of lease and termination of company lease regarding the premises located at 50 Ranick Drive East, Amityville, New York. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Bogardt to authorize the reconstruction of the facilities of Winters 19 Nancy, LLC located on 19 Nancy Street in West Babylon, New York. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing to approve the acquisition, renovation, reconstruction and equipping of a certain facility for P & M, LLC and SEFI Realty 2025 LLC and approve 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 Vincent Piccoli and seconded by William Bogardt to grant approval of and authorize the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Heritage Mechanical Services, Inc., in connection with the renovation and equipping of manufacturing and distribution facility. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Marcus Duffin to grant approval of an authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Long Island Comprehensive Medical Care PLLC, Laila Seafood Inc. and 101 E. Montauk Highway Inc. in connection with the demolition, construction, renovation and equipping of a commercial facility. All in favor, motion carries.

CEO REPORT

Mr. Dolan thanked the board for 2025 and noted that the Agency was finishing strong. Mr. Dolan then wished the Board a happy, healthy, and prosperous holiday season.

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.