

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

DRAFT

March 18, 2026

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

Absent: William Celona
Carol Quirk

Also Present: Jason Apter, Enzo Life Sciences Inc.
Andrew Berger, TOB IDA Special Projects Advisor
Peter Curry, Farrell Fritz P.C.
Keith Davies, TOBIDA Chief Executive Officer
Susan Hatalski, TOBIDA Chief Financial Officer
Paulette LaBorne, Special Projects Coordinator
Alyson McDonough, TOB IDA Executive Assistant
Matthew McDonough, Agency Counsel
Joseph Ninomiya, TOBIDA Director of Operations
Rachel-Anne Scelfo, Farrell Fritz P.C.
William Wexler, Agency Counsel

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

Peter Curry of Farrell Fritz, P.C. addressed the Board on behalf of Enzo Biochem, Inc. regarding the proposed termination and recapture. He referenced a proposal presented at the February meeting and responded to concerns raised by the Board, particularly related to the financial security of the proposal. Mr. Curry stated that Battery Ventures would provide a full guarantee of Enzo Biochem's obligations. He concluded by asking for the Board's feedback on the updated proposal.

A motion was made by William Bogardt and seconded by Rosemarie Dearing for the Board to enter executive session to discuss matters relating to Enzo Biochem at 8:13 A.M.

The Board returned from executive session at 8:34 A.M. following a motion by Rosemarie Dearing and seconded by Marcus Duffin, with no action being taken during executive session.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution to deny Enzo Biochem's proposal and proceed with recapture. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Justin Belkin in favor of a resolution to accept the minutes from the January 28, 2026 IDA/IDC Board meeting. 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 minutes from SM NY QRS 14-93 Inc., public hearing on February 24, 2026. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution permitting the termination of Lease and authorizing the Chief Executive Officer to deliver a bargain and sale deed regarding the premises located at 777 Mount Avenue, Wyandanch to JOEE Holding Corp. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Rosemarie Dearing in favor of a resolution permitting the termination of Lease and authorizing the Chief Executive Officer to deliver a bargain and sale deed regarding the premises located at 58-60 Engineers Lane, East Farmingdale to 60 Engineers Lane LLC. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Justin Belkin in favor of a resolution permitting the termination of Lease and authorizing the Chief Executive Officer to deliver a bargain and sale deed regarding the premises located at 180-200 Marine Street, Farmingdale to JKJ Marine LLC. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution permitting the termination of Lease and authorizing the Chief Executive Officer to deliver a bargain and sale deed regarding the premises located at 101 E. Hoffman Avenue, Lindenhurst, 715 Grand Boulevard, Deer Park, and 24 Sterling Place, Amityville to Extra Space Storage, Inc. or its affiliates. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution permitting the transfer of Mortgage between Eastern Empire Holding LLC and the Agency from CTBC Bank Corp. to Cathay Bank by Assignment of Mortgage and authorizing the additional loan amount not to exceed \$26,000.00 and further authorizing the Agency's Chief Executive Officer to execute any and all necessary documents related to the Mortgage and Assignment. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Bogardt in favor of a resolution authorizing an amendment to project documents relating to the 145 Dixon Associates LLC / Always Affiliation Inc. project to extend the New York State and local sales tax exemption for the project. All in favor, motion carries.

CEO Report

There were no updates to report at the meeting.

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. Meeting adjourned at 8:37 A.M.