BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

DRAFT

April 15, 2026

Present:	Tom Gaulrapp, Chairman Justin Belkin, Vice Chairman Marcus Duffin, Secretary William Bogardt William Celona Rosemarie Dearing Vincent Piccoli
Absent:	Carol Quirk
Also Present:	John Anzalone, Harris Beach Murtha Justin Belkin, Member of Board of Directors Andrew Berger, TOBIDA Special Projects Advisor Keith Davies, TOBIDA CEO Susan Hatalski, TOBIDA Chief Financial Officer Paulette LaBorne, TOBIDA Special Projects Coordinator Antonio Martinez, TOB Deputy Supervisor Alyson McDonough, TOBIDA Executive Assistant William Wexler, Agency Counsel

A quorum being present, the meeting was called to order at 8:20 A.M.

A motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a resolution to accept the minutes from the March 18, 2026 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Justin Belkin in favor of a authorizing the Agency to execute mortgage documents between the Agency, 820 Port Washington Associates LLC and Bank of America, N.A.in an amount not to exceed $8,500,000.00. All in favor, motion carries. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing in favor of an inducement resolution relating to the granting of preliminary approval to Schuss Realty Associates, LLC and AmerisourceBergen Drug Corporation in connection with the potential grant of certain financial assistance. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded William Bogardt in favor of a resolution authorizing the Agency to execute mortgage documents between the Agency, Eastern Empire Holding LLC and Cathay Bank in an amount not to exceed $4,200,000.00. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Justin Belkin in favor of a resolution consenting to sublease of a portion of facility by P & L Development, LLC. All in favor, motion carries.

A motion was made by William Celona and seconded by Rosemarie Dearing for the Board to enter executive session to discuss matters relating to 50 Ranick Drive East, Amityville, New York at 8:20 A.M. All in favor, motion carries.

The Board returned from executive session at approximately 8:28 AM. following a motion by William Bogardt and seconded by Justin Belkin, with no action being taken during executive session. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution waiving the recapture fees regarding the premises located at 50 Ranick Drive East, Amityville, New York. All in favor, motion carries.

CEO Report

Mr. Davies thanked the board for being there and noted that there were a couple projects that had been delayed that are closing, as well as others in the pipeline.

Old Business

No old business

New Business

No new business.

A motion was made by William Bogardt and seconded by Justin Belkin to adjourn the meeting. All in favor, motion carries. Meeting adjourned at 8:29 A.M.