

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MEETING MINUTES

June 24, 2026

Present: Tom Gaulrapp, Chairman
Marcus Duffin, Secretary
William Bogardt
William Celona
Vincent Piccoli
Rosemarie Dearing
Ferdie Ozdemir

Absent: Justin Belkin
Carol Quirk

Also Present: Keith Davies, TOBIDA CEO
Susan Hatalski, TOBIDA Chief Financial Officer
Alyson McDonough, TOBIDA Assistant to CEO
Paulette LaBorne, TOBIDA Project Coordinator
Andrew Berger, TOBIDA Special Projects Advisor
William Wexler, Agency Counsel
Anthony Martinez, TOB Deputy Supervisor, Councilman

A quorum being present, a meeting was called to order at 8:05am.

A motion was made by William Bogardt and seconded by Marcus Duffin in favor of a resolution to accept minutes from the IDA/IDC Board Meeting of May 20, 2026. All in favor, motion carries.

A motion was made by William Celona and seconded Rosemarie Dearing in favor of a resolution to accept Eight Patton Dev, LLC public hearing on June 23, 2026. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Marcus Duffin in favor of a resolution authorizing the agency to execute mortgage documents between the agency, Visual Millwork & Fixture MFG, Inc., and customers bank in an amount not to exceed \$2,600,000.00. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing in favor of a resolution regarding a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to Rabo Patton Developers LLC in connection with the potential grant of certain financial assistance and authorizing the Town of

Babylon Industrial Agency to contract with National Council for Community Development Inc., doing business as Grow America in connection with the feasibility study. All in favor, motion carries.

A motion was made by William Bogardt and seconded by William Celona in favor of a resolution in favor of an inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to AJ Richards & Sons, Inc. and P.C. Richard & Son Long Island Corporation in connection with the potential grant of certain financial assistance. All in favor, motion carries.

CEO Report

Mr. Davies thanked the board for their presence here today. He stated that the public hearing for Eight Patton Dev, LLC went very well yesterday, and that he is excited for this project as it keeps moving along. He referenced 1820 Patton's preliminary for a feasibility study continues and is a nice project in Wyandanch. He noted how P.C. Richard's project that was previously discussed is moving along as well. He noted that it is one of the largest employers in the Town of Babylon and is happy that will continue to do business here in our Town.

Old Business

No old business.

New Business

No new business.

A motion was made by William Bogardt and seconded by William Celona to adjourn the meeting. All in favor, motion carries. Meeting adjourned at 8:08am.