

BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MINUTES
July 22, 2026

DRAFT

Present: Thomas Gaulrapp, Chairman
Marcus Duffin, Secretary
Vincent Piccoli
Justin Belkin
Ferdi Ozdemir
William Bogardt
William Celona

Absent: Carol Quirk
Rosemarie Dearing

Also Present: Keith Davies, TOBIDA CEO
Susan Hatalski, TOBIDA Chief Financial Officer
William Wexler, Agency Counsel
Alyson McDonough, TOBIDA Assistant to CEO
Paulette LaBorne, TOBIDA Project Coordinator
Joseph Ninomiya, Director of Operations
Robert Wylie, TOBIDA Intern

A quorum being present, a meeting was called to order at 8:04 A.M.

A motion was made by William Bogardt and seconded by Vincent Piccoli in favor of a resolution to accept the minutes from the June 24, 2026 IDA/IDC Board meeting. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by William Celona in favor of a resolution to accept the minutes from the A.J. Richard & Sons, Inc. / P.C. Richard & Son Long Island Corp. public hearing on July 21, 2026. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Marcus Duffin in favor of a resolution of the board of directors adopting a retiree benefits policy. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by William Bogardt in favor of a resolution authorizing the agency to execute a mortgage agreement between the Agency, 61-65 Allen Boulevard LLC and Nassau Financial Federal Credit Union in an amount not to exceed 1,100,000.00. All in favor, motion carries.

A motion was made by William Celona and seconded by Justin Belkin in favor of a resolution authorizing the agency to execute mortgage documents between the Agency, 95 Marcus Blvd LLC, Visual Millwork & Fixture Mfg., Inc. and Customers Bank in an amount not to exceed \$2,300,000.00. All in favor, motion carries.

A motion was made by William Bogardt and seconded by Ferdi Ozdemir in favor of a resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to A.J. Richard & Sons, Inc. and P.C. Richard & Son Long Island Corporation in connection with the renovations and re-equipping of manufacturing, warehousing and distribution facilities. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Marcus Duffin in favor of a resolution approving the assignment of the right, title and interest in a certain facility at 1250 New Horizons Boulevard by L3Harris Technologies, Inc. to Aerojet Rocketdyne, Inc. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by William Celona in favor of a resolution approving the assignment of the right, title and interest in a certain facility at 2000 New Horizons Boulevard by L3Harris Technologies, Inc. to Aerojet Rocketdyne, Inc. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by William Bogardt 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 110 East Industry, Court, Deer Park, to Fonco III Realty, LLC. All in favor, motion carries.

A motion was made by William Celona and seconded by William Bogardt 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 1110 Route 109, Lindenhurst to 109 Properties 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 1110A Route 109, Lindenhurst, to 1110A Equities LLC. All in favor, motion carries.

CEO Report

Mr. Davies thanked the board for their presence here today. Mr. Davies stated that he is happy with getting A.J. Richard & Sons Inc. and P.C Richard & Son Long Island Corporation approved. He noted that there are various projects underway and the projects will be moved forward to get authorized in August.

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 8:07 A.M.

