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

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.

Town of Babylon Industrial Development Agency
Winters Bros. Waste Systems of Long Island, LLC
August 18, 2026

Present: Keith Davies, Chief Executive Officer
Alyson McDonough, Assistant to CEO
Paulette LaBorne, Specials Project Coordinator

Public hearing called to order at 1:01 P.M.

Keith Davies read a summary of public hearing legal notice that was published in the Nassau and Suffolk Editions of Newsday on Saturday, August 8, 2026.

There were no comments submitted or requests to speak.

The public hearing was closed by Keith Davies at 1:05 P.M.

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE MORTGAGE DOCUMENTS BETWEEN THE AGENCY, 10 GBL LLC, 20-30 GBL LLC and 60-70 GBL LLC LLC AND PCCP, LLC IN AN AMOUNT NOT TO EXCEED $1,555,000.00

WHEREAS, the Town of Babylon Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18-A and Section 907-a of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the "Act), to assist in providing for manufacturing, warehousing, research, civic, commercial, and industrial facilities in the Town of Babylon;

WHEREAS, the Agency and 10 GBL LLC, 20-30 GBL LLC and 60-70 GBL LLC (together, the "Company") have prior to the date hereof entered into a straight lease transaction pursuant to which the Agency and the Company agreed that the Company would receive the benefit of certain sales and use tax exemptions and certain real property tax exemptions in connection with the premises located at 10, 20, 30, 60 & 70 Greybarn Lane, Amityville, New York (together, the "Facility"); and

WHEREAS, the Company intends to refinance an existing loan with PCCP, LLC; and

WHEREAS, the Company desires the Agency to execute Mortgage documents between the Agency, 10 GBL LLC, 20-30 GBL LLC and 60-70 GBL LLC and PCCP, LLC in an amount not to exceed $1,555,000.00.

NOW, THEREFORE, BE IT DETERMINED, APPROVED AND RESOLVED by the members of the Agency as follows:

The Agency Board of Directors ratifies and approves the Execution by Keith Davies, the C.E.O. of the Agency of the Mortgage documents between the Agency, 10 GBL LLC, 20-30 GBL LLC and 60-70 GBL LLC and PCCP, LLC in an amount not to exceed $1,555,000.00.

<u>Section 1.</u> Keith Davies, as C.E.O. or any successor Chief Executive Officer (the "Chief Executive Officer") or any other Authorized Representative, is hereby authorized, on behalf of the Agency, to execute and deliver any other agreements or certificates consistent herewith or therewith (hereinafter collectively called the "Agency Documents"), all in form acceptable to the Chief Executive Officer and Counsel to the Agency, with such changes, variations, omissions, and insertions in the Agency Documents as the Chief Executive Officer or any other Authorized Representative of the Agency shall upon advice of counsel approve. The execution and delivery thereof by the Chief Executive Officer shall constitute conclusive evidence of such approval.

The Chief Executive Officer or any other Authorized Representatives are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives including the Chairman, the Secretary or Assistant Secretary of the Agency, to execute any Agency Documents or certificates of the Agency authorized pursuant to this Resolution and determine the terms of the Agency Documents.

The Secretary, Assistant Secretary or Counsel to the Agency is hereby authorized to attest to the Chief Executive Officer's or any other Authorized Representative's signature on the foregoing documents and to impress or affix the seal or facsimile seal of the Agency thereto.

Section 2. The Chief Executive Officer, the Chairman or the Secretary and any member of the Agency (as used in this resolution, the "Authorized Representatives") are hereby designated the authorized representatives of the Agency and each of them is hereby authorized and directed to cause the transactions as described herein to be undertaken and in relation thereto, to execute and deliver any and all papers, instruments, agreements, opinions, certificates, affidavits and other documents, and to do and cause to be done any and all acts and things necessary or proper for carrying out this resolution, and the Agency Documents including such changes or revisions in the forms of such documents as may be requested by counsel to the Agency.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments, agreements, and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary, or in the opinion of the officer. Employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 4. All covenants, stipulations, obligations and agreements of the Agency contained in this resolution, and the Agency Documents shall be deemed to be the covenants, stipulations, obligations and agreements of the agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Agency and its successors from time to time and upon any board or body to which any powers or duties, affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Agency or the members thereof by the provisions of this resolution, and the Agency Documents shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

Section 5. No covenant, stipulation, obligation or agreement contained in this resolution, or the Agency Documents shall be deemed to be covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency or the Town of Babylon in his or their individual capacity and neither the members of the Agency nor any officer shall be liable personally on the Agency Documents or be subject to any personal liability or accountability by reason of the execution thereof.

Section 6. This resolution shall take effect immediately.

RESOLUTION GRANTING APPROVAL OF AND AUTHORIZING THE GRANT OF CERTAIN FINANCIAL ASSISTANCE BY THE TOWN OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY TO WINTERS BROS. WASTE SYSTEMS OF LONG ISLAND, LLC, WINTERS 19 NANCY, LLC, WINTERS 87 MAHAN, LLC, WINTERS 99 NANCY, LLC, WINTERS 120 NANCY, LLC AND WINTERS 180 PATTON, LLC IN CONNECTION WITH THE DEMOLITION, RECONSTRUCTION, RENOVATION, EQUIPPING AND IMPROVEMENT OF CERTAIN SOLID WASTE DISPOSAL AND RECYCLING FACILITIES IN THE TOWN OF BABYLON

WHEREAS, the Town of Babylon Industrial Development Agency (the "**Agency**") is authorized under the laws of the State of New York (the "**State**"), and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18-A and Section 907-a of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the "**Act**"), to assist in providing for manufacturing, warehousing, research, civic, commercial and industrial facilities in the Town of Babylon, New York (the "**Town**"); and

WHEREAS, pursuant to a resolution adopted on February 23, 2016 authorizing the undertaking of a project, the Agency entered into a straight lease transaction with Winters Bros. Waste Systems of Long Island, LLC, Winters 87 Mahan, LLC, Winters 180 Patton, LLC, Winters 120 Nancy, LLC, Winters 99 Nancy, LLC, and Winters 19 Nancy, LLC and pursuant to which the Agency granted such entities financial assistance in the form of among others, exemptions from real property taxes and state and local sales and use taxes in accordance with Lease Agreements, between the Agency and each of such entities each dated September 19, 2016 and Sublease Agreements, between each of such entities each dated September 19, 2016, relating to multiple properties utilized by the Winters Bros. Waste Systems of Long Island, LLC and located in West Babylon, New York; and

WHEREAS, in April of 2024 a fire at the facilities located at 99 Nancy Street in West Babylon, New York resulted in extensive damage to the 99 Nancy Street facilities such that such facilities have been demolished in full and such facilities are to be completely reconstructed with new facilities; and

WHEREAS, in connection with the reconstruction of the 99 Nancy Street facilities, certain other facilities in the Town utilized by Winters Bros. Waste Systems of Long Island and owned by the above affiliated entities will be renovated, re-equipped or otherwise improved; and

WHEREAS, representatives of Winters Bros. Waste Systems of Long Island LLC, a Delaware limited liability company, on behalf of itself and/or the principals of Winters Bros. Waste Systems of Long Island LLC and/or any entity or entities formed on behalf of the foregoing (the "**Company**"), Winters 19 Nancy, LLC, a New York limited liability company, on behalf of itself and/or the principals of Winters 19 Nancy LLC and/or any entity or entities formed on behalf of Winters 19 Nancy, LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the "**Winters 19 Nancy Owner**"), Winters 87 Mahan, LLC, a New York limited liability company, on behalf of itself and/or the principals of Winters 87 Mahan, LLC and/or any entity or entities formed on behalf of Winters 87 Mahan, LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the "**Winters 87 Mahan Owner**"), Winters 99 Nancy, LLC, a New York limited liability company, on behalf of itself and/or the principals of Winters 99 Nancy LLC and/or any entity or entities formed on behalf of Winters 99 Nancy, LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the "**Winters 99 Nancy Owner**"), Winters 120 Nancy, LLC, a New York limited liability company, on behalf of itself and/or the principals of Winters 120 Nancy LLC and/or any entity or entities formed on behalf of Winters 120 Nancy, LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the "**Winters 120 Nancy Owner**"), and Winters 180 Patton, LLC, a New York limited liability company, on behalf of itself and/or the principals of Winters 180 Patton LLC and/or any entity or entities formed on behalf of Winters 180 Patton, LLC, or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the "**Winters 180 Patton Owner**" and together with the Winters 19 Nancy Owner, the Winters 87 Mahan Owner, the Winters 99 Nancy Owner, and the Winters 120 Nancy Owner, collectively, the "**Owners**") have filed or caused to be filed an application with the Town of Babylon Industrial Development Agency (the "**Agency**") concerning a project (the "**Project**") consisting of (i) the demolition and reconstruction of an approximately 29,520 square foot building located on that certain approximately 7.96 acre lot, piece or parcel of land located at 19 Nancy Street in West Babylon, New York 11704 (the "**19 Nancy Street Facility**") and (ii) the renovation, equipping and improvement of facilities located at 99 Nancy Street (the "**99 Nancy Street Facility**"), 87 Mahan Street (the "**87 Mahan Street Facility**"), 120 Nancy Street (the "**120 Nancy Street Facility**") and 180 Patton Avenue (the "**180 Patton Avenue Facility**") all located in West Babylon, New York 11704 (collectively, the 19 Nancy Street Facility, the 99 Nancy Street Facility, the 87 Mahan Street Facility, the 120 Nancy Street Facility and the 180 Patton Avenue Facility, the "**Facilities**"), in the Town of Babylon, New York (the "**Town**"), all for use by the Company as solid waste disposal and recycling facilities in its solid waste disposal and recycling business serving commercial, residential, industrial and municipal customers; and

WHEREAS, in order to induce the Owners and the Company to retain and grow additional jobs in the Town, it appears necessary for the Agency to assist the Owners and the Company by retaining leasehold title to or retaining control of the Facilities so as to afford the Owners and the Company of certain relief from real property taxation, sales and use taxation and mortgage recording taxation (if any) with respect to the Facilities; and

WHEREAS, it is contemplated that the Winters 19 Nancy Owner will cause the transfer or lease of the 19 Nancy Facility to the Agency pursuant to an Amended and Restated Company Lease Agreement (the "**19 Nancy Company Lease**"), the Agency will assist the Winters 19 Nancy Owner and the Company to undertake the Project and will lease or sublease the 19 Nancy Facility to the Winters 19 Nancy Owner pursuant to an Amended and Restated Lease and Project Agreement (the "**19 Nancy Lease Agreement**"), by and between the Winters 19 Nancy Owner and the Agency pursuant to which the Winters 19 Nancy Owner agrees, among other things, to make lease payments in such amounts as specified in the 19 Nancy Lease Agreement; and

WHEREAS, it is further contemplated that the Winters 19 Nancy Owner will continue to sublease the 19 Nancy Facility to the Company pursuant to an Amended and Restated Sublease Agreement (the "**19 Nancy Sublease Agreement**") by and between the Winters 19 Nancy Owner and the Company pursuant to which the Company agrees, among other things, to make sublease payments in such amounts as equal to lease rentals as specified in the 19 Nancy Lease Agreement; and

WHEREAS, it is contemplated that the Winters 99 Nancy Owner will continue to lease the 99 Nancy Facility to the Agency pursuant to an Amended and Restated Company Lease Agreement (the "**99 Nancy Company Lease**"), the Agency will assist the Winters 99 Nancy Owner and the Company to undertake the Project and will lease or sublease the 99 Nancy Facility to the Winters 99 Nancy Owner pursuant to an Amended and Restated Lease and Project Agreement (the "**99 Nancy Lease Agreement**"), by and between the Winters 99 Nancy Owner and the Agency pursuant to which the Winters 99 Nancy Owner agrees, among other things, to make lease payments in such amounts as specified in the 99 Nancy Lease Agreement; and

WHEREAS, it is further contemplated that the Winters 99 Nancy Owner will continue to sublease the 99 Nancy Facility to the Company pursuant to an Amended and Restated Sublease Agreement (the "**99 Nancy Sublease Agreement**") by and between the Winters 99 Nancy Owner and the Company pursuant to which the Company agrees, among other things, to make sublease payments in such amounts as equal to lease rentals as specified in the 99 Nancy Lease Agreement; and

WHEREAS, it is contemplated that the Winters 87 Mahan Owner will continue to lease the 87 Mahan Facility to the Agency pursuant to an Amended and Restated Company Lease Agreement (the "**87 Mahan Company Lease**"), the Agency will assist the Winters 87 Mahan Owner and the Company to undertake the Project and will lease or sublease the 87 Mahan Facility to the Winters 87 Mahan Owner pursuant to an Amended and Restated Lease and Project Agreement (the "**87 Mahan Lease Agreement**"), by and between the Winters 87 Mahan Owner and the Agency pursuant to which the Winters 87 Mahan Owner agrees, among other things, to make lease payments in such amounts as specified in the 87 Mahan Lease Agreement; and

WHEREAS, it is further contemplated that the Winter 87 Mahan Owner will continue to sublease the 87 Mahan Facility to the Company pursuant to an Amended and Restated Sublease Agreement (the "**87 Mahan Sublease Agreement**") by and between the Winters 87 Mahan Owner and the Company pursuant to which the Company agrees, among other things, to make sublease payments in such amounts as equal to lease rentals as specified in the 87 Mahan Lease Agreement; and

WHEREAS, it is contemplated that the Winters 120 Nancy Owner will continue to lease the 120 Nancy Facility to the Agency pursuant to an Amended and Restated Company Lease Agreement (the "**120 Nancy Company Lease**"), the Agency will assist the Winters 120 Nancy Owner and the Company to undertake the Project and will lease or sublease the 120 Nancy Facility to the Winters 120 Nancy Owner pursuant to an Amended and Restated Lease and Project Agreement (the "**120 Nancy Lease Agreement**"), by and between the Winters 120 Nancy Owner and the Agency pursuant to which the Winters 120 Nancy Owner agrees, among other things, to make lease payments in such amounts as specified in the 120 Nancy Lease Agreement; and

WHEREAS, it is further contemplated that the Winters 120 Nancy Owner will continue to sublease the 120 Nancy Facility to the Company pursuant to an Amended and Restated Sublease Agreement (the "**120 Nancy Sublease Agreement**") by and between the Winters 120 Nancy Owner and the Company pursuant to which the Company agrees, among other things, to make sublease payments in such amounts as equal to lease rentals as specified in the 120 Nancy Lease Agreement; and

WHEREAS, it is contemplated that the Winters 180 Patton Owner will continue to lease the 180 Patton Facility to the Agency pursuant to an Amended and Restated Company Lease Agreement (the "**180 Patton Company Lease**" and together with the 19 Nancy Company Lease, the 99 Nancy Company Lease, 87 Mahon Company Lease, and the 120 Nancy Company Lease, collectively the "**Company Leases**"), the Agency will assist the Winters 180 Patton Owner and the Company to undertake the Project and will lease or sublease the 180 Patton Facility to the Winters 180 Patton Owner pursuant to an Amended and Restated Lease and Project Agreement (the "**180 Patton Lease Agreement** and together with the 19 Nancy Lease Agreement, the 99 Nancy Lease Agreement, 87 Mahon Lease Agreement, and the 120 Nancy Lease Agreement, collectively the "**Lease Agreements**"), by and between the Winters 180 Patton Owner and the Agency pursuant to which the Winters 180 Patton Owner agrees, among other things, to make lease payments in such amounts as specified in the 180 Patton Lease Agreement; and

WHEREAS, it is further contemplated that the Winters 180 Patton Owner will continue to sublease the 180 Patton Facility to the Company pursuant to an Amended and Restated Sublease Agreement (the "**180 Patton Sublease Agreement**" and together with the 19 Nancy Sublease Agreement, the 99 Nancy Sublease Agreement, 87 Mahon Sublease Agreement, and the 120 Nancy Sublease Agreement, collectively the "**Sublease Agreements**") by and between the Winters 180 Patton Owner and the Company pursuant to which the Company agrees, among other things, to make sublease payments in such amounts as equal to lease rentals as specified in the 180 Patton Lease Agreement; and

WHEREAS, pursuant to each Lease Agreement each respective Owner has agreed to make certain payments in lieu of real property taxes, with respect to each respective Facility, to the Agency; and

WHEREAS, in connection with the Agency's evaluation of the Project for the provision of financial assistance, the Agency has (i) assessed all material information relating to the project included in the Company and Owners' project application (the "**Project Application**") in order to afford a reasonable basis for the decision of the Agency to provide financial assistance to the Project; (ii) reviewed the Agency's written cost benefit analysis for the Project which identifies the extent to which (A) the Project will create or retain permanent, private sector jobs; (B) the estimated value of any tax exemption to be provided to the Project, (C) the amount of private sector investment generated or likely to be generated by the Project; (D) reviewed the likelihood of accomplishing the proposed project in a timely fashion; and (E) considered the extent to which the Project will provide additional sources of revenue for the Town and the school district where the Facilities are located; and

WHEREAS, in connection with the adoption of this resolution the Agency has reviewed the Project Application and the Company and Owners have confirmed in such Project Application that as of the date of the Project Application, as amended, the Company and the Owners are in substantial compliance with the Act; and

WHEREAS, it is desired that the Agency authorize the granting of certain financial assistance to the Owners and the Company in connection with the Project and the Facilities including exemption from State and local sales and use taxes, mortgage recording taxes (if any) and real property taxes.

NOW, THEREFORE, BE IT DETERMINED, APPROVED AND RESOLVED by the Agency as follows:

Section 1. With respect to the Agency's evaluation criteria for Manufacturing/Warehousing/Distribution Projects the Agency makes the following determinations:

(a) It has reviewed the information in the Cost Benefit Analysis with respect to the Project.

(b) The Company proposes a capital investment in the land, building, machinery and equipment, and capital improvements in the Facilities of approximately $6,024,657.99.

(c) The wage rates for the approximately two hundred and twenty-six (226) full-time employees at the Facilities average $179,687 per year for management positions, $133,097.63 per year for professional positions, $87,999.73 per year for administrative positions, $98,311.91 per year for production positions, and $63,215.42 per year for laborer positions including fringe benefits.

(d) The Project will not have a significant impact on local labor construction in the Town.

(e) The Project will not have a significant effect on in-region purchases or research and development.

(f) The Project will not have a significant effect on energy efficiency.

(g) The Project will not affect existing land use or zoning.

(h) Project is important to the retention of an employer of the Town. The Company currently employs two hundred and twenty-six (226) full-time employees. Reconstruction of the 19 Nancy Facility is an integral part of the Company's operations. Without Agency financial assistance the Company would look outside of the Town to locate, construct and operate such facility.

Section 2. Based on the evaluation of the foregoing evaluation criteria, (a) The Agency hereby finds and determines that (i) the Project constitutes a "Project" within the meaning of the Act; (ii) the Project is necessary for the Company to maintain its competitive position in its industry and to prevent the Company from relocating its facilities outside of New York State; and (iii) the granting of real property tax abatements, sales and use tax abatements and mortgage recording tax abatements (if any) (collectively, the "**Financial Assistance**") by the Agency with respect to the Project and the Facilities pursuant to the Act, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

(b) It is desirable and in the public interest for the Agency to grant the Financial Assistance to the Owners and the Company with respect to the Project and the Facilities.

(c) The Agency shall grant Financial Assistance to the Company and the Owners in the form of New York State and local Sales and Use Tax abatements in a maximum amount not to exceed in the aggregate $288,601 as provided in Section 5.2 of the Lease Agreement and in the event of the occurrence of a recapture event under the Lease Agreement the Agency will pursue recapture of the Financial Assistance as provided in Section 5.4 of the Lease Agreement.

Section 3. To accomplish the purposes of the Act, the Agency shall maintain leasehold title to each Facility pursuant to each respective Company Lease, assist each Owner to undertake the Project, continue to sublease each Facility to each respective Owner pursuant to each respective Lease Agreement and each respective Owner will further continue to sub-sublease each respective Facility to the Company pursuant to each respective Sublease Agreement.

Section 4. Pursuant to each Lease Agreement, each respective Owner will make certain payments in lieu of real property taxes ("**Pilots**") which would be otherwise due and payable with respect to each respective Facility.

Section 5. In order to provide the Owners and the Company with Financial Assistance with respect to exemption from New York State and local Sales and Use Taxes with respect to the Project the Agency may issue one or more Sales Tax Agent Authorization Letters ("**Sales Tax Authorization Letters**") which shall be used pursuant to the terms contained therein and in each Lease Agreement.

Section 6. In order to secure amounts to be loaned by a mortgage lender acceptable to the Chief Executive Officer ("**CEO**") or the Chief Financial Officer ("**CFO**") of the Agency to the Company with respect to the financing or refinancing of the Project and the Facilities, the Agency hereby authorizes the execution of one or more mortgages (collectively, the "**Mortgages**") granted at the initial closing of the "straight lease" transaction or any time thereafter during the term of the respective Lease Agreements, from the Agency and the respective Owner to any mortgage lender acceptable to the CEO or the CFO of the Agency or any other authorized representative, in form acceptable to the CEO or CFO of the Agency or any other authorized representative and counsel to the Agency.

Section 7. The form and substance of the Company Leases in substantially the form previously executed for other "straight lease" transactions is hereby approved.

Section 8. The form and substance of the Lease Agreements in substantially the form previously executed for other "straight lease" transactions is hereby approved.

Section 9. The form and substance of the Sublease Agreements in substantially the form previously approved by the Agency for other "straight lease" transactions is hereby approved.

Section 10. Keith Davies, as CEO or any successor CEO or any other Authorized Representative, is hereby authorized, is hereby authorized, on behalf of the Agency, to execute and deliver final forms of the Company Leases, Lease Agreements, Mortgages, Sales Tax Agent Authorization Letters, and any other agreements or certificates consistent herewith (hereinafter collectively called the "**Agency Documents**"), all in substantially the forms previously executed by the Agency for other "straight lease" transactions acceptable to Agency Counsel, with such changes, variations, omissions and insertions in the Agency Documents as the CEO or any other Authorized Representative of the Agency shall upon advice of counsel approve. The execution thereof by the CEO or any other Authorized Representative of the Agency shall constitute conclusive evidence of such approval.

The CEO or the Chief Financial Officer ("**CFO**") of the Agency or any other authorized representative are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives including the Chairman, the Secretary or Assistant Secretary of the Agency, to execute any Agency Documents or certificates of the Agency authorized pursuant to this Resolution and determine the terms of the Agency Documents.

The Secretary, Assistant Secretary or Counsel to the Agency is hereby authorized to attest to the CEO's, the CFO's or any other authorized representative's signature on the foregoing documents and to impress or affix the seal or facsimile seal of the Agency thereto.

Section 11. The CEO of the Agency, the CFO of the Agency or any other authorized representative including the Chairman or the Secretary and any board member of the Agency (as used in this resolution, the "**Authorized Representatives**") are hereby designated the authorized representatives of the Agency and each of them is hereby authorized and directed to cause the transactions as described in the Company Lease, the Lease Agreement and the Sublease Agreement to be undertaken and in relation thereto, to execute and deliver any and all papers, instruments, agreements, opinions, certificates, affidavits and other documents, and to do and cause to be done any and all acts and things necessary or proper for carrying out this resolution, and the Agency Documents including such changes or revisions in the forms of such documents as may be requested by counsel to the Agency.

Section 12. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments, agreements and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary, or in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 13. All covenants, stipulations, obligations and agreements of the Agency contained in this resolution, and the Agency Documents shall be deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Agency and its successors from time to time and upon any board or body to which any powers or duties, affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Agency or the members thereof by the provisions of this resolution, and the Agency Documents shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

Section 14. No covenant, stipulation, obligation or agreement contained in this resolution, or the Agency Documents shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency or the Town in his or their individual capacity and neither the members of the Agency nor any officer shall be liable personally on the Agency Documents or be subject to any personal liability or accountability by reason of the execution thereof.

Section 15. The law firm Katten Muchin Rosenman LLP is hereby appointed transaction counsel to the Agency for this transaction.

Section 16. Notwithstanding the foregoing, the Agency will not grant any Financial Assistance to be granted hereunder in excess of $100,000 to the Owner or the Company until the Agency has held a public hearing with respect to the grant of financial assistance in accordance with the provisions of the Act.

Section 17. In accordance with the State Environmental Quality Review Act and pursuant to Title 6 NYCRR Part 617, it is determined by the Agency that the Project, a proposed action, be classified as an Unlisted Action. The proposed action does not appear to exceed any of the criteria outlined in Title 6 NYCRR Part 617.7 which sets forth thresholds for determining significant effects on the environment. Therefore, based on the information contained within the Environmental Assessment Form filed with the Project Application and associated Project documentation, the Agency makes a determination of non-significance with respect to the Project.

Section 18. This resolution shall take effect immediately.

August 19, 2026

Babylon Industrial Development Agency

Resolution: permitting the Termination of Lease and authorizing the Chief Executive Officer to deliver a Bargain and Sale Deed regarding the premises located at 201, 211, 215, 301 Henry Street and 0 Forman Street, Lindenhurst, New York (SCTM# 0100 215.00 02.00 004.000, 032.000, 033.001, 083.000, 084.002, 082.000, 084.000), to Kiyan Hasan LLC.

Now Therefore, Be It

Resolved, that the Town of Babylon IDA Board has approved 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 201, 211, 215, 301 Henry Street and 0 Forman Street, Lindenhurst, New York (SCTM# 0100 215.00 02.00 004.000, 032.000, 033.001, 083.000, 084.002, 082.000, 084.000), to Kiyan Hasan LLC.

PRELIMINARY INDUCEMENT RESOLUTION
DATED AUGUST 19, 2026

PRELIMINARY INDUCEMENT RESOLUTION OF THE TOWN OF BABYLON INDUSTRIAL DEVELOPMENT AGENCY RELATING TO THE GRANTING OF PRELIMINARY APPROVAL TO RIGGING CONSULTANTS INC. IN CONNECTION WITH THE POTENTIAL GRANT OF CERTAIN FINANCIAL ASSISTANCE

WHEREAS, representatives of Rigging Consultants Inc., a New York corporation, on behalf of itself and/or the principals of Rigging Consultants Inc. and/or any entity or entities formed on behalf of Rigging Consultants Inc., or any other real estate holding company created in connection with the foregoing or any of the foregoing (collectively, the "**Company**") have filed or caused to be filed a preliminary application with the Town of Babylon Industrial Development Agency (the "**Agency**") concerning a project (the "**Project**") consisting of the acquisition and equipping of an approximately 8,500 square foot building located on that certain approximately .84 acre lot, piece or parcel of land located at 750 South Railroad Avenue in West Babylon, New York (the "**Facility**"), for use by the Company in its business of the sale, rental, and service of suspended scaffolding equipment in the construction industry; and

WHEREAS, the Company submitted a preliminary Project Application (the "**Project Application**") to the Agency to initiate the accomplishment of the above; and

WHEREAS, pursuant to the Project Application, representatives of the Company have indicated that the Project and the Facility will retain jobs and grow additional jobs in the Town of Babylon (the "**Town**"); and

WHEREAS, based upon further review of the Project Application, the Agency intends to determine whether financial assistance shall be provided by the Agency in order to induce the Company to proceed with the proposed Project; and

WHEREAS, the Company is obtaining and compiling all information necessary to allow the Agency to make such determination;

NOW, THEREFORE, BE IT RESOLVED by the Agency as follows:

Section 1. The proposed Project and the Facility would, if approved by the Agency, be in furtherance of the policy of fostering economic development in the Town in accordance with the Article 18-A and Section 907-a of the General Municipal Law of the State of New York.

Section 2. The officers of the Agency and other appropriate officials of the Agency and its agents and employees are hereby authorized and directed to take whatever steps may be necessary to implement the provision of this resolution including compiling and reviewing requisite information to determine whether financial assistance shall be provided by the Agency for the proposed Project.

Section 3. Nothing herein shall be construed as committing the Agency to undertake or approve the Project or to provide financial assistance for the Project.

Section 4. Any expenses incurred by the Agency with respect to the proposed Project shall be paid by the Applicant. The Applicant will agree to pay such expenses and further will agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the proposed Project.

Section 5. This preliminary resolution shall take effect immediately.