

BABYLON INDUSTRIAL DEVELOPMENT AGENCY  
IDA/IDC MINUTES  
August 19, 2026

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

Absent: William Celona  
Ferdi Ozdemir  
Carol Quirk

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

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 Rosemarie Dearing in favor of a resolution to accept the minutes from the IDA/IDC Board Meeting of July 22, 2026. All in favor, motion carries.

A motion was made by Rosemarie Dearing and seconded by Marcus Duffin in favor of a resolution to accept the minutes from Winters Bros. Waste Systems of Long Island, LLC public hearing on August 18, 2026. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Vincent Piccoli in favor of a resolution authorizing 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. All in favor, motion carries.

A motion was made by Marcus Duffin and seconded by Rosemarie Dearing 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 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. All in favor, motion carries

A motion was made by Rosemarie Dearing 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 201, 211, 215, 301 Henry Street and 0 Forman Street, Lindenhurst, to Kiyen Hasan LLC. All in favor, motion carries

A motion was made by Vincent Piccoli and seconded by Marcus Duffin in favor of a Preliminary Inducement Resolution of the Town of Babylon Industrial Development Agency relating to granting preliminary approval of Rigging Consultants Inc. 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 reported that we have a couple of very good projects in the hopper. One that we just made a preliminary resolution on for Rigging Consultants Inc., a company from Bronx looking to expand to Babylon and bring in a good number of jobs. There are a proposed new housing project and a new manufacturer of goods that we are currently working with for IDA benefits. Additionally, a potential sports facility could be a client within this year. Mr. Davies stated that this puts the agency in good position by the year's end. Chairman Gaulrapp added that this is good news!

### **Old Business**

No old business.

### **New Business**

No new business.

A motion was made by William Bogardt and seconded by Rosemarie Dearing to adjourn the meeting. All in favor, motion carries. Meeting adjourned at 8:06 A.M.