BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MINUTES
October 21, 2026

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

Absent: Carol Quirk

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

A quorum being present, a meeting was called to order at 8:11A.M. A motion was made by Justin Belkin and seconded by Vincent Piccoli in favor of a resolution to accept the minutes from the IDA/IDC Board Meeting of September 23, 2026. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by Marcus Duffin to approve the 2027 budget. All in favor, motion carries.

A motion was made by William Boghardt and seconded by Rosemarie Dearing in favor of a resolution. Accept the minutes from D'Addario & Company, Inc., public hearing on October 20, 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 Next Generation Sports Complex LLC and 388 Broad Hollow LLC, public hearing on October 20, 2026. All in favor, motion carries.

A motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution permitting the Termination of Lease Agreement and Company Lease and authorizing the Chief Executive Officer to convey the Facility Equipment and terminate the Sales Tax Exemption regarding the premises located at 110 Bi-County Boulevard, Farmingdale, New York 11735, to National Computer Liquidators Inc. d/b/a The IT Asset Management Group. All in favor, motion carries.

A motion was made by William Celona seconded by Marcus Duffin 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 Next Generation Sports Complex LLC and 388 Broad Hollow LLC in connection with the demolition, acquisition, construction, and equipping of a sports complex and recreation center. All in favor, motion carries.

A motion was made by Rosemarie Dearing seconded by William Boghardt in favor of a resolution authoring an amendment to project documents relating to the D'Addario & Company, Inc. project to grant additional financial assistance in the form of New York State and Local Sales Tax Exemption for the project. All in favor, motion carries.

A motion was made by Vincent Piccoli seconded by Marcus Duffin in favor of a resolution authorizing the termination of sublease agreements and the entering into of new project documents relating to the B&F Electric Motors Inc. Project. All in favor, motion carries.

A motion was made by Rosemarie Dearing seconded by William Celona in favor of a resolution amending an existing resolution dated September 23, 2026, to modify the project and facility description related to the approval granted by the Town of Babylon Industrial Development Agency to Eight Patton Dev LLC. All in favor, motion carries.

CEO Report

Mr. Davies thanked the Board for taking the time over the past few days to review the 2027 budget. He stated that the agency is optimistic about ending the current year with a surplus, contingent upon the completion of several pending closings before year-end. Mr. Davies also expressed his appreciation to all Board members for their attention and consideration of this matter.

Old Business

No old business.

New Business

No new business.

A motion was made by William Bogardt and seconded by Marcus Duffin to adjourn the meeting. All in favor, motion carries. Meeting adjourned at 8:19 A.M.