BABYLON INDUSTRIAL DEVELOPMENT AGENCY
IDA/IDC MINUTES
November 18, 2026
DRAFT

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
Alyson McDonough, TOBIDA Assistant to CEO
Joseph Ninomiya, TOBIDA Director of Operations
Paulette LaBorne, TOBIDA Special Projects Coordinator
William Wexler, Agency Counsel

A quorum being present, a meeting was called to order at 8:06 A.M. A motion was made by Justin Belkin and seconded by Marcus Duffin in favor of a resolution to accept the minutes from the IDA/IDC Board Meeting of October 21, 2026. All in favor, motion carries.

A Motion was made by William Celona and seconded by William Boghardt in favor of a resolution permitting the termination of lease Agreement and authorizing the Chief Executive Officer to convey the Facility Equipment and terminate the Sales Tax Exemption regarding the premises located at 1776 New Highway a/k/a 155 Schmidt Boulevard, Farmingdale New York 11735 to Pintail Coffee, Inc. All in favor, motion carries.

A motion was made and a roll call was conducted, in favor of a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to WR Communities – R LLC in connection with the potential grant of certain financial assistance and authorizing the Town of Babylon Industrial Development Agency to contract with national council for Community Development, Inc., doing business as Grow America, in connection with a feasibility study. All in favor, motion carries.

Thomas Gaulrapp - Yes
Marcus Duffin - Yes
Justin Belkin – Yes
William Bogardt - Yes
William Celona - Yes
Rosemarie Dearing- Yes
Ferdi Ozdemir -Yes
Vincent Piccoli – Abstained

A motion was made by Rosemarie Dearing and seconded by Vincent Piccoli in favor of a resolution authorizing modification to project documents relating to the J.M. Haley Corp. Project approving the sale of 151-155 Toledo Street in Farmingdale, NY to FE&ZE Realty LLC and certain other matters related to the foregoing. All in favor, motion carries.

A motion was made by Vincent Piccoli and seconded by William Boghardt in favor of a resolution authorizing 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 exemptions for the 590 Smith Street Project. All in favor, motion carries.

CEO Report

Mr. Davies thanked the Board members for attending today's meeting at the Town Hall location. He advised that the next two meetings will also be held at this location due to the Train Exhibit taking place at the Old Town Hall in the Village.

Mr. Davies reported that, as the end of the year approaches, the agency remains in good standing, with several closings scheduled in the near future. He also noted that new projects are anticipated to come in during the upcoming year.

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 8:09 A.M.