

TOWN OF BABYLON L.D. CORPORATION II MEETING  
JANUARY 7, 2026

PRESENT: TOM GAULRAPP, CHAIRMAN  
JUSTIN BELKIN, VICE CHAIRMAN  
MARCUS DUFFIN, SECRETARY  
WILLIAM BOGARDT  
WILLIAM CELONA  
ROSEMARIE DEARING  
VINCENT PICCOLI

ABSENT: CAROL QUIRK

ALSO PRESENT: JOSEPH NINOMIYA, LDCII CHIEF EXECUTIVE OFFICER  
SUSAN HATALSKI, LDCII CHIEF FINANCIAL OFFICER  
KEITH DAVIES, TOB IDA CHIEF EXECUTIVE OFFICER  
PAULETTE LABORNE, TOB IDA PROJECT COORDINATOR  
ALYSON MCDONOUGH, TOB IDA EXECUTIVE ASSISTANT  
ANDREW BERGER, TOB IDA SPECIAL PROJECTS ADVISOR  
KEVIN BONNER, TOB DEPUTY CHIEF OF STAFF  
MATTHEW MCDONOUGH, COUNSEL  
WILLIAM WEXLER, COUNSEL

A quorum being present, the meeting was called to order at 8:41 a.m.

Motion was made by Justin Belkin and seconded by Rosemarie Dearing to appoint Thomas Gaulrapp as the Town of Babylon L.D. Corporation II Board Chairman. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by William Bogardt to appoint Justin Belkin as the Town of Babylon L.D. Corporation II Board Vice-Chairman. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Vincent Piccoli to appoint Marcus Duffin as the Town of Babylon L.D. Corporation II Board Secretary. All in favor, motion carried.

Motion was made by William Bogardt and seconded by Rosemarie Dearing to approve the minutes for the LDCII meetings held on 12/17/25. All in favor, motion carried.

Motion was made by Vincent Piccoli and seconded by Justin Belkin to approve the Town of Babylon L.D. Corporation II Code of Ethics. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Marcus Duffin to approve the Town of Babylon L.D. Corporation II Procurement Policy. All in favor, motion carried.

Motion was made by William Celona and seconded by William Bogardt to approve the Town of Babylon L.D. Corporation II Non-Discrimination Policy. All in favor, motion carried.

Motion was made by Justin Belkin and seconded by Rosemarie Dearing to approve the Town of Babylon L.D. Corporation II Fee Policy. All in favor, motion carried.

Motion was made by Vincent Piccoli and seconded by William Bogardt to approve the Town of Babylon L.D. Corporation II Property Disposition Policy. All in favor, motion carried.

Motion was made by Rosemarie Dearing and seconded by Marcus Duffin for a resolution to authorize the Chief Executive Officer to execute consulting agreements. All in favor, motion carried.

Motion was made by Marcus Duffin and seconded by Justin Belkin for a resolution to appoint Susan Hatalski as LDCII Chief Financial Officer. All in favor, motion carried.

**Chief Executive Officer's report:**

Joseph Ninomiya wished the Board a happy new year and thanked the board for the appointment of Susan Hatalski as CFO.

**Old Business:**

No Old Business.

**New Business:**

No new business.

There being no further business to come before the board, a motion to close was made by William Celona and seconded by Rosemarie Dearing.