



Lisa M. G. Mulligan, Chief Executive Officer

2023 IDA Operations and Accomplishments Report

As of December 31, 2023 the Town of Brookhaven Industrial Development Agency has 12 new transactions, resulting in the creation and retention of over 6,500 jobs and \$1.4 Billion invested in the Town of Brookhaven.

Hydro Metal Holdings/ Boilermatic Welding Industries, Inc.— The assignment and assumption of a 19,000 sq.ft. building located in Bellport. Boilermatic Welding Industries, Inc. is a full-service mechanical construction company.

WF Industrial XII, LLC- Construction of three (3) one story warehouses totaling 549,924 sq. ft. warehouse and distribution facility on 71.45 acres of vacant land.

Sunrise Wind LLC- 18 miles of underground cable traveling from Smith Point Park and culminating at a converter station at the Holbrook Substation to support Sunrise Wind power generation project.

HSRE EB East Patchogue- 139-unit independent senior living rental housing community with a clubhouse. Includes 10% affordable units and 10% workforce units.

10 Donald's Way LLC- Construction of a warehouse totaling 140,875 sq. ft. for use as a warehouse distribution facility on 11 acres of vacant land.

EDP Renewables- Assignment and assumption of the C2NY / Pennysaver Solar project. 2.5 MW solar carport facility on an existing parking lot at LICH Amphitheater at Bald Hill.

American Beverage Crafts, LLC- Transfer of ownership of Blue Point Brewing in Patchogue Village.

September Morning, LLC- Construction of a 70,000 sq. ft. facility for warehouse distribution use for lease tenants. Intended to market to small to mid-size companies.

Mt. Sinai Knolls- Assignment and assumption of the already existing EB Mt. Sinai facility (a 225 senior independent residential rental units).

CD Ramsay- Construction of an approximately 18,500 sq. ft. building on 4.5 acres. This building will be an addition to the 12,000 sq. ft. facility already on the property. The company manufactures and distributes laboratory and biologic projects.

GGV Grove Apartments- Construction of 55 units of affordable housing in three buildings. Seventeen of the units will be set aside for victims of domestic violence with on-site supportive services.

BLSF, LLC- Construction of 8,640,000 MW solar installation on approx. 30 acres of capped land at the Brookhaven Landfill.