

Town of Brookhaven Industrial Development Agency

2021 IDA Operations and Accomplishments Report

As of December 31st the Town of Brookhaven Industrial Development Agency has 23 new transactions, resulting in the creation and retention of over 6,500 jobs and \$1.4 Billion invested into the Town of Brookhaven.

Research property Holdings, LLC / Biocogent, LLC- The acquisition of an approximately 1.11 acre parcel, and the construction and equipping of an 11,574 square foot building, located at 19 Pinehurst Drive, Bellport, NY.

South Setauket ILU, LLC- The acquisition of a leasehold interest from Active Retirement Community, Inc., d/b/a Jefferson's Ferry, located at One Jefferson Ferry Drive, South Setauket, NY.

Framerica Corporation- The acquisition of an approximately 84,156 square foot portion of a 230,000 square foot building, including renovation and equipping of the facility, located at 19 Nicholas Drive, Suite 100, Yaphank, NY.

NM AMNL, LLC - NM AMNL, LLC – Assignment and assumption of Amneal Pharmaceuticals, located at 50 Horseblock Road, Yaphank, NY.

Port Jefferson Crossing, LLC- The acquisition of an approximately 0.68 acre parcel, and the construction of a three-story, 70,000 square foot building for mixed-use affordable housing apartment complex, located at 1609-1615 Main Street, Village of Port Jefferson, NY.

925 Waverly Ave. Associates/ Visiontron Corp.- The acquisition of an approximately 6.12 acre parcel, renovation and equipping of an 72,682 square foot building, located at 925 Waverly Avenue, Holtsville, NY.

Yaphank Fuel Cell- The acquisition of a long-term ground leasehold interest and the construction of a 7.4 MW fuel cell power plant, located at 350 Horseblock Road, Yaphank, NY.

AE-ESS Cassell, LLC – The acquisition of a long-term ground leasehold and construction of a battery energy storage system, located at 550 North Ocean Avenue, Patchogue, NY.

Topgolf USA Holtsville- The acquisition, construction and equipping of a 60,000 square foot building, located at Sandy Hollow Road, Farmingville and Morris Avenue, Holtsville, NY.

Integrated Structures – The acquisition of an approximately 3.03 acre parcel and the existing 20,000 square foot building, and the construction and equipping of an approximately 4000 to 5000 square foot addition to the existing building, located at 4 Pinehurst Drive, Bellport, NY.

Hawkins Ave. Development RHP2- Construction of a transit-oriented development at the LIRR Ronkonkoma train station. Includes housing rentals, office space and hospitality.

Bactolac Pharmaceuticals – The acquisition of approximately 11.9 acre parcel, and the construction and equipping of an approximately 148,250 square foot building, located at Ramsay Road, Shirley, NY.

GS AA Vistas Owner- The Assignment and assumption of The Vistas of Port Jefferson, located at Bicycle Path, Port Jefferson Station, NY.

Brooks Partners – The acquisition of an approximately 1.14 acre parcel, and the construction and equipping of a three-story, approximately 16,836 square foot building, used as a mixed-use apartment complex, located at 440 Main Street, Port Jefferson, NY.

Coast 2 Coast Real Estate - The acquisition of an approximately 1.75 acre parcel, and the renovation and equipping of an approximately 19,172 square foot building, located at 20 Pinehurst Drive, Bellport, NY.

Sun River Town Homes- The acquisition of approximately 27.0 acre parcels of land, and the construction and equipping of 198,399 square foot residential building space, located at Jerusalem Hollow Road and Moriches-Middle Island Road, Manorville, NY.

44 Ramsay Road Owner- The assignment and assumption of Warco, LLC and Frank Lowe Rubber & Gasket Co., Inc., located at 44 Ramsay Road, Shirley, NY.

Port Development- The acquisition of an approximately .87 acre parcel, and the construction and equipping of an approximately 48,550 square foot residential building space, located at 1 North Country Road, Port Jefferson, NY.

American Regent – The acquisition of an approximately 30.2748 acre parcel, and the construction and equipping of a 18,109 square foot expansion to the existing building, located at 5 Ramsay Road, Yaphank, NY.

MDS Building Ventures- The acquisition of an approximately 11.07 acre parcel, and the construction and equipping of an approximately 140,000 square foot building, located at the Long Island Expressway Service Road and Natcon Drive, Shirley, NY.

NP/Winters Long Island Industrial – The acquisition of approximately 271 acre parcels, and the construction and equipping of four (4) buildings totaling approximately 2,461,000 square feet of rail-contiguous warehouse and distribution facilities, located at Sills Road and the Long Island Expressway, Yaphank, NY.

Middle Country Meadows – The acquisition of approximately 13.78 acre parcels, and the construction and equipping of approximately 136,400 square feet of residential senior apartment space across multiple buildings, located at 1277 Middle Country Road, Selden, NY.

Brookhaven Ventures- The acquisition of approximately 62.0 acre parcels, the renovation of an approximately 5,000 square foot building, the renovation of an approximately 3,000 square foot building, and the construction and equipping of multiple residential buildings, located at 510 Horseblock Road, Farmingville, NY.