



Lisa M. G. Mulligan, Chief Executive Officer

## **2024 IDA Operations and Accomplishments Report**

As of December 31, 2024, the Town of Brookhaven Industrial Development Agency has 9 new transactions, resulting in the creation and retention of over 1,050 jobs and \$290 Million invested in the Town of Brookhaven.

Nassau Provisions Kosher Foods- Purchase of an existing, underutilized approximately 50,000 sf building located at 885 Waverly Avenue, Medford to expand their warehousing capacity for their distribution of specialty foods.

Hawkins Ave Development RHP2-B- Construction of mixed use multifamily residential building, retail space, parking and plaza for outdoor use. A continuation of Transit Oriented Development.

R Squared/ Greybarn- Residential apartment complex with 10% at the affordable rate and 10% at the workforce rate, developed at a blighted site in East Patchogue. The facility will include 91 apartments, a clubhouse, outdoor pool, courtyard and outdoor amenities, including a dog park.

Shoreham Solar Commons- 24.9-megawatt solar farm estimated to displace 29,000 tons of greenhouse gas emissions annually and create nearly 1 million megawatts of clean, renewable energy over its lifetime.

Brookhaven Solar Invest- lease of 3.5 acres of land at the Holtsville Ecology Center to construct a photovoltaic solar array consisting of 2,704 solar modules with a capacity totaling 1.5 MW-dc, which is estimated to produce 2,112 MWh in its first year.

Horseblock 4 – proposes a 20,000 sf steel prefabricated warehouse industrial building on an approximately 18.9 acre site. The facility will be used to assemble, repair and maintain Cassone Leasing, Inc. trailers and containers.

Medford Gardens- proposed project includes 66 units of affordable, senior housing on Horseblock Road in Medford on an approximately 7 acre, vacant site. Thirty-three of the apartments will be set aside for individuals who have a disability condition with onsite supportive services provided by WellLife.

MCP/ Chelsea Assisted Living- Assisted living facility with a special needs unit (77 beds, and supportive care unit (41 beds) located next to the Meadows at Yaphank facility.

MPH Shoreham Energy – the maintenance and operation of the Company's existing 91MW electric power generation facility located at 227 North Country Road, Shoreham.

