



Lisa M. G. Mulligan, Chief Executive Officer

2025 IDA Operations and Accomplishments Report

As of December 31, 2025, the Town of Brookhaven Industrial Development Agency has 10 new transactions, resulting in the creation and retention of over 760 jobs and \$420 million invested in the Town of Brookhaven.

RA Oak Run, LLC – 74 townhouse units of 55 and over housing on Middle Country Road. The facility will include 10% of the units set aside for affordable and 10% workforce housing.

Martosc Properties LLC – Biocogent, a provider of high-tech products and services to the personal care and cosmetic industries, purchased an existing 10,000 square foot building at 9 Sawgrass Drive.

AE Manorville 2- Agilitas Energy LLC's \$3.5 million investment at 2 Paper Mill Road, Manorville a solar array (812 kW-dc) and Battery Energy Storage System (BESS) (750 kW.3,000kWh).

214 W Main Owner- 262 unit housing on the south side of Montauk Hwy between West Avenue and Hammond Street in Patchogue Village. The facility will include 27 units that will be set aside as affordable and 26 units that will be set aside for workforce housing.

VTR BRTL Holtsville- 120,000 square foot assisted living residential facility that provides dietary, recreational, cleaning, and other services for senior residents in the Town of Brookhaven.

VTR BRTL Mt Sinai- 109,000 square foot assisted living facility with 138 beds, that provides dietary, recreational, cleaning, and other services for senior residents in the Town of Brookhaven.

AA Senior Coram Propco- 112 bed assisted living facility on Middle Country Road in Coram that provides services to its senior residents, including memory care.

The Preserve at East Moriches- 70 two-bedroom, senior, residential apartments with 10% affordable and 10% workforce units.

240 Blue Point Realty LLC - Purchased of an existing 16,000 square foot building.

Intercounty Yaphank, LLC – Acquisition of an approximately 250,000 square foot building located at 10 National Blvd. in Yaphank.

