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Town of Brookhaven IDA

February 3, 2025

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development
One Independence Hill
Farmingville, NY 11738
Attn: Lisa MG Mulligan

Re: Biocogent LLC 2025 Application to the Town of Brookhaven
Industrial Development Agency

Dear Ms. Mulligan:

As you are aware, this firm represents Biocogent LLC ("Biocogent" or "Applicant"), which acquired the property at 19 Pinehurst Drive, Bellport, NY (the "Original Property"), with the Town of Brookhaven Industrial Development Agency's ("TOBIDA") assistance. As you may recall, Biocogent is a provider of high technology products and services to the personal care and cosmetic industries. Rooted in biotechnology, Biocogent utilizes pioneering technology in research, development, and manufacturing to provide innovative value-driven functional ingredients and services to its customers.

As you may also remember, Applicant intended on building a high-tech "campus" to house its entire company in Bellport with the Original Property being the first step in moving and graduating Applicant from the Long Island High Technology Incubator (the "LIHTI") in Stony Brook. After acquiring the Original Property, Applicant leased 15 Pinehurst Drive, a 17,000 square foot industrial building located adjacent to the Original Property (the "Adjacent Property") with a right to buy. I am proud to report that Applicant is currently under contract to purchase the property at 9 Sawgrass, Bellport NY ("9 Sawgrass") to finalize its vision. This third building provides the company with a total of over 47,000 square feet in three buildings immediately adjacent to each other.

Applicant's business prospects remain good and it has received numerous accolades. In fact Applicant was recognized by the Long Island Business Development Council for its dedication and commitment to LI's business community in 2023 and has won the following awards in 2024: One of the Best Companies to Work for in New York by the Rochester Business Journal (5th out of 33 chosen small companies); Corporate Citizen of the Year (small business) by the Long Island

Business News; Joseph Ceccoli was selected for Leadership Excellence (For-Profit Individual) by the Long Island Business News; and Gold Sustainability Rating for its 2024 EcoVadis Assessment (ranked in the 97th percentile of all companies for sustainability management system).

Although it remains Biocogent's preference to house all of its operations on Long Island, the costs of doing so are an obstacle. Realistically, there are a number of other states and areas in New York State that it could relocate certain portions of its business operation to where it would not have to make such a substantial investment to keep its facility in line with its needs. It could also outsource some of its research and development. Regardless, it remains its preference to continue to grow in the Town of Brookhaven. Presently, the Applicant employs 42 people. The expectation is that Applicant will have at least 48 employees working at its campus within two (2) years of completion. These positions are primarily for highly compensated scientists.

Biocogent is requesting the IDA's assistance in order to make this project viable. I am happy to provide a copy of an applications for IDA benefits along with an application fee in the amount of \$3,000.00. Biocogent is requesting a Pilot agreement, mortgage recording tax abatement and sales tax abatement. This assistance will ensure that Biocogent can invest, remain and grow in the Town of Brookhaven. Additionally, Biocogent is requesting that the prior agreements be merged into the new one so that the timelines all agreements are contemporaneous and the employees located at 15 Pinehurst are included in any job covenants, as it is part of the campus.

Thank you for your consideration. We look forward to working the Town of Brookhaven Industrial Development Agency

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

By: *Daniel S. Dornfeld*
Daniel S. Dornfeld