
Babylon Industrial Development Agency 2021 Operations and Accomplishments

As of December 31st, the Town of Babylon Industrial Development Agency has eleven (11) new projects in 2021, which are expected to create 192 new jobs and 523 construction jobs in the Town within the next three years; and retain at these locations 205 existing jobs, and an additional 749 at other existing projects in the Town.

The projects are:

L3 Harris Technologies, Inc.

The acquisition of leasehold interest in, renovation, and equipping of an existing approximately 55,000 square foot building located at 2000 New Horizons Blvd., N. Amityville for the expanded use by the Company as commercial office and warehouse space and a manufacturing facility for military and commercial products and related services.

AvalonBay Communities, Inc.

The acquisition, construction and equipping of a residential rental housing complex to include the following in whole or in part, an apartment building with 317± rental units; 21 townhouse-style rental units; a 274±-space parking garage to be enclosed by the proposed apartment building; surface parking areas providing 159± spaces; four courtyards; an in-ground swimming pool; and associated site improvements, including landscaping, sidewalks, site access, drainage, and utility connections on that certain approximately 7.68 acre lot, piece or parcel of land generally known as 366 Broadway in Amityville, New York.

Smartbuy Direct, Inc. / 100 West Industry Court, LLC

The acquisition, renovation & equipping of an approximately 62,000 sq ft existing building located at 100 W Industry Court, Deer Park, for use in the Company's business of warehousing and distribution of general merchandise via e-commerce.

Lush Essence Corp. / A&M Hudson, LLC

The acquisition, renovation and equipping of an approximately 26,000 sq. ft. existing building located at 90 Hudson Street, Copiague to be used as a warehouse and distribution facility in the business of online and wholesale of professional high-end skin care and hair care brands.

2021 Operations and Accomplishments (cont.)

D'Addario & Company, Inc / XPND Realty Company, LLC

The acquisition, renovation, and equipping of a 21,932 sq ft existing building located at 160 Finn Court, Farmingdale. for use in the Company's business manufacturing musical instrument accessories; strings for musical instruments, drumsticks, drumheads, reeds, and mouthpieces for clarinets and saxophones as well as other accessory products

3G Warehouse Inc. / 56 Nichols LLC

The acquisition and equipping of a 122,713 sq ft existing building located at 565 Broadhollow Road, Farmingdale; use in the Company's business as a 3rd Party logistics and distribution company, in contract with retailers doing online commerce.

Rejuvenol Laboratories, Inc.

The renovation and equipping of approximately 6,000 square feet of an approximately 33,000 square foot existing manufacturing, warehouse, and distribution facility and the acquisition, renovation, and equipping of an approximately 18,500 square foot existing building, each generally known as 130 and 132 Lincoln Avenue in Copiague, respectively; all for use in the business of manufacturing distribution of hair care products and related salon and skincare products.

Lighthouse Village Estates, LLC

The acquisition, construction, and equipping of an approximately 20,892 square foot multi-family commercial, residential rental facility (consisting of three separate buildings) to be located at 17, 841, 843, and an abandoned portion of Lake Boulevard and 8 Garden Place, which will consist of approximately sixteen units and include an approximately 20% affordability component, all for use in the residential rental housing business.

Orics Industries, Inc.

The reconstruction, renovation, and re-equipping of an existing commercial facility located at 240 Smith Street, Farmingdale, containing approximately 40,000 square feet as a manufacturing, warehouse, and distribution facility, all for use in the business of design and manufacturer of packaging equipment in the food and pharmaceuticals industry.

2021 Operations and Accomplishments (cont.)

West Babylon Gardens, Inc.

The demolition of an approximately 23,617 square foot building located at 266 Farmingdale Road, West Babylon, on an approximately 1.405-acre lot, and the acquisition, construction, and equipping thereon of twenty-eight (28) commercial residential units for lease to the public, of which six (6) units will be Affordable Workforce Housing units, consisting of a twenty percent (20%) Affordable Workforce Housing component.

Farmingdale Hospitality Partners, LLC

The acquisition, construction and equipping of an approximately 65,000 square foot, 101 room full-service hotel facility, to be located on that certain approximately 2.2-acre lot, piece or parcel of land (the "Project Site") generally known as 1024 Broadhollow Road in Farmingdale, all for use in the hotel and hospitality business.