



## Developing Long Island: Suffolk County Industrial Development Agency

April 30, 2024 - Spotlights



Hauppauge, NY The Suffolk County Industrial Development Agency (SCIDA) is the lead agency attracting new investment in Suffolk County and driving the region's innovation, economy, and job expansion. The mission of the Suffolk IDA is to promote economic growth through aiding in business expansion, increasing job opportunities, and enhancing the quality of life for residents of Suffolk County.

Over the past three years, the IDA has overseen 21 projects, totaling more than \$527 million in private capital investments. These initiatives have resulted in the establishment and preservation of over 4,000 job opportunities, contributing to a collective annual payroll surpassing \$350 million. Playing a crucial part in New York State's economic landscape, the SCIDA's ongoing projects generate the second-highest number of new jobs in the state, following closely behind the New York

City IDA.

The SCIDA has played a pivotal role in various projects throughout the county, including the burgeoning life science sector and a resurgence in advanced manufacturing. Notably, the SCIDA has also been a driving force in the development of multifamily housing developments, thanks to the agency's pioneering affordable housing policy. The agency's portfolio of projects is consistently characterized by its diversity, scope and size, featuring some of the largest-scale endeavors in the region.

Located right off of the Long Island Expressway and Northern State Pkwy., the Long Island Innovation Park at Hauppauge is the largest industrial park east of the Mississippi River and the second largest in the country. Focused on economic growth for Long Island, the Innovation Park is home to more than 1,300 businesses that employ more than 55,000 people. This hub plays a pivotal role in Suffolk County's economic ecosystem, encompassing a diverse range of industries such as distribution, pharmaceuticals, food, and IT, among others.

Over the past six years, the SCIDA has fostered the growth of the high concentration of tradeable sectors at the Long Island Innovation Park at Hauppauge. Through the provision of abatements and support to over 25 businesses within the park, the SCIDA has played a significant role in enabling a cumulative investment totaling nearly \$360 million. In terms of economic power, sales volume generated by businesses within the park totals over \$13 billion.

Businesses situated within Innovation Park, bolstered by support from the SCIDA, have collectively generated or retained more than 9,200 jobs. These positions boast an average salary surpassing \$60,000 and an annual payroll amounting to \$600 million. The financial assistance extended by the IDA totals just over \$41 million, representing a modest fraction of the substantial annual economic impact these enterprises bring to the regional economy.

One of the most prominent sites in the Innovation Park's prestigious gateway is Marlmar Associates, LLC. Marlmar constructed a 35,000 s/f, four story, mixed-use office/retail building at 410 Motor Pkwy. Thanks to SCIDA's support, this groundbreaking project was the first to take advantage of the new height and mixed-use allowances provided by the town of Smithtown's updated overlay zone.

The \$7 million development, designed to cater to the needs of today's businesses, features state-of-the-art workspaces, spacious windows, and even a captivating outdoor terrace on the fourth-floor circling two sides of the building. Not only does the project enhance the aesthetic appeal of the area, it has created in excess of over 120 on-site jobs. The first floor includes space for food establishments and currently boasts Móg? Modern Chinese Kitchen, Jersey Mike's Sub Shop, and soon to be opened Just Salads and Starbucks, which will mark the 100% lease up of the building. The property also features ample parking with electric vehicle charging infrastructure to bolster the building's sustainable and green design.

By engaging with Suffolk IDA, Marlmar Associates benefitted from sales tax exemptions, property tax abatements, and connections with a network of partner agencies and affiliate businesses.

The Suffolk IDA helped Marlmar Associates expand in Suffolk County, and can help your business too. Whether you are based in Suffolk County or thinking about moving your operations here, make the SCIDA your first call. SCIDA's professional economic development team will bring all the key players together, discuss financial incentives, help you with workforce training and recruitment and be a partner every step of the way.

For more information, please contact Kelly Murphy, Acting Executive Director, at [Kelly.Murphy@suffolkcountyny.gov](mailto:Kelly.Murphy@suffolkcountyny.gov), or call Kelly at 631-853-4802.

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