



2025 Year-End Summary

Source: Getty Images, Town of Southamptn in Suffolk County

2025 Transaction Overview

Total Number of Projects: 10

Total Private Capital Investment:

\$315,291,610

Total Jobs Created and
Retained:

1,113

Total Annual Payroll:

\$77,187,258





SUCCESS IN VARIOUS INDUSTRY SECTORS

Success Stories

Gemini Pharmaceuticals

- Second-generation, family-owned manufacturer expanding its Suffolk County footprint with a \$13.9M investment across four locations.
- Produces over-the-counter pharmaceutical, nutraceutical, and animal health products, supporting Suffolk County's growing life sciences sector.
- Project includes the purchase and renovation of a 30,444-SF facility at 81 Modular Avenue in Commack, serving as a distribution center and specialized probiotic production site.

- Supported by a 15-year Suffolk IDA incentive package providing over \$2.0M in assistance
- Adds approximately 4,000 SF of new R&D space at 65 Mall Drive in Commack
- Upgrades local infrastructure by replacing an on-site wastewater tank at 55 Adams Avenue in Hauppauge with a direct municipal sewer connection
- Expected to create 50 new positions and retain 256 jobs, with an average salary of \$53,200



Source: James T. Madore

Success Stories

Sterling North America, Inc.

- Founded in 2007, the company expanded to the Long Island Innovation Park at Hauppauge.
- Invested \$6.0 million to renovate a vacant 40,895-SF facility at 101 Corporate Drive.
- With assistance from SCIDA, the most recent project created 8 new jobs with an average salary of \$55,000 while retaining 253 existing positions, bringing the total workforce to 261 employees.

This expansion supports business growth, fosters local job creation, strengthens Long Island's economy, and enhances investment in advanced technology and sustainability initiatives.



Source: Sterling North America, Inc.

Success Stories

Nationwide 360

- Relocated its headquarters to a 75,000-SF facility at 40 Adams Avenue in Hauppauge to consolidate operations and improve efficiency.
- Founded in 1956, the company supports brands through custom trade show exhibits and immersive brand experiences, responding to growing market demand.
- Supported by a Suffolk IDA incentive package, including sales tax exemptions, property tax abatements, and mortgage tax exemptions.
- Retained 33 full-time jobs with average salaries above \$91,000 and created 10 new positions, bringing total payroll to \$3.7M+.

Suffolk IDA incentives helped keep the company on Long Island, as an out-of-state relocation was under consideration. The project also reinforces a Long Island First approach, prioritizing local vendors and workforce development while expanding regional production capacity.



Source: Steve Griffith, CEO of Nationwide 360

Success Stories

Residence Inn by Marriott Melville

- Opened in October 2025, the \$49.5M Residence Inn by Marriott Melville adds a high-end, extended-stay hospitality option to Suffolk County.
- Developed at 500 Broadhollow Road on a three-acre site, replacing a long-vacant office building with a 143-room, four-story hotel.
- Created 500 construction jobs and 32 permanent positions to support year-round employment in Suffolk County.

The hotel's location near Republic Airport, SUNY Farmingdale, and major employers strengthens the surrounding business corridor and supports both business and leisure travel.

Guests benefit from upscale amenities, including 620 SF of meeting space, a fitness room, outdoor pool, fire pit, putting green, BBQ area, and on-site dining at Gbar & Bistro.



Source: Residence Inn by Marriott Melville

Success Stories

The Cornerstone Kings Park

- A \$22M, 46-unit transit-oriented housing development at 30 Indian Head Road, adjacent to the Kings Park LIRR station.
- Modern three-story building offering studios, one-bedroom units, one-bedroom units with home offices, and two-bedroom units, including five affordable apartments.
- Features underground parking, high-end finishes, and amenities such as a fitness center, club room, and secure entrances.
- The Suffolk IDA incentive package valued at more than \$2.2M, helped advance a key revitalization effort within the Town of Smithtown.

The Cornerstone at Kings Park reactivates a long-vacant property, bringing new energy to the downtown corridor while supporting more than 90 construction jobs and contributing over \$1.9 million annually to the local economy



Source: Cornerstone Kings Park

THOUGHT LEADERSHIP & EVENT PARTICIPATION



37th Annual HIA-LI Trade Show Highlights

Each year, the HIA-LI hosts their annual trade show event & conference to bring over 4,500 business professionals together.

- The Suffolk IDA was a proud Gold Sponsor of the 37th Annual HIA-LI Trade Show. As a sponsor, SCIDA maintained a prominent presence at the event and engaged with Long Island businesses showcasing its programs and initiatives in Suffolk County.
- Hosted at Suffolk County Community College's Grant Campus, the event drew strong attendance and featured representation from industries including Energy/Environmental, Technology, Manufacturing, Finance, Hospitality, Health Care, Media/Advertising, Education, Government, and Workforce Development, highlighting the Hauppauge Industrial Association's continued impact and engagement across Long Island's business community.



(L-R) Kevin Harvey, Joseph Rastello, Terri Alessi-Miceli, Kelly Murphy, Art Shamsky, Anthony Manetta, and Peter Ganley



(L-R) QuackerJack and Joseph Rastello

June CEO Breakfast Highlights

The Suffolk County IDA hosted a networking breakfast that brought together several hundred professionals, focused on strengthening partnerships, promoting Suffolk as a place to move or relocate, and highlighting regional priorities tied to business expansion and infrastructure.

Edward P. Romaine, Suffolk County Executive

- Advocated for Brookhaven National Lab, Stony Brook, and Cold Spring Harbor to strengthen Suffolk's position for major AI and research opportunities.
- Focused on expanding priority industries, including life sciences, biotech, pharmaceuticals, advanced manufacturing, e-commerce, artificial intelligence, and professional services.
- Highlighted a new development study focused on the five-mile area surrounding MacArthur Airport to guide future economic growth corridors.
- Emphasized that housing growth requires infrastructure investment, pointing to needs in sewers, water, and roads, along with expanded solar options.



(L-R) Sarah Lansdale, Terri Alessi-Miceli, Kevin McCaffrey, Kelly Murphy, and Edward P. Romaine

Key Takeaways:

- Suffolk County is building a stronger innovation pipeline by supporting research institutions and emerging technology investment.
- Business attraction and expansion efforts are being tied to specific industry clusters and targeted development zones.
- Infrastructure planning is being treated as a prerequisite for housing and long-term economic growth.

IDA Annual Dinner - Suffolk Is Open for Business



Suffolk County Executive Edward P. Romaine speaking at the Suffolk IDA Annual Dinner

IDA Annual Dinner Highlights

Suffolk IDA and the Long Island Business Development Council held their annual dinner event, bringing together public and private sector leaders to discuss Suffolk County's economic climate and infrastructure priorities.

Edward P. Romaine, Suffolk County Executive

- Reinforced Suffolk County's pro-business approach, emphasizing stable taxes and the IDA's incentives as key tools for growth.
- Highlighted a focus on attracting companies and expanding local job opportunities across Suffolk County.
- Outlined major regional priorities, including increasing affordable housing, scaling solar energy solutions, and advancing long-term sewer and rail infrastructure improvements.

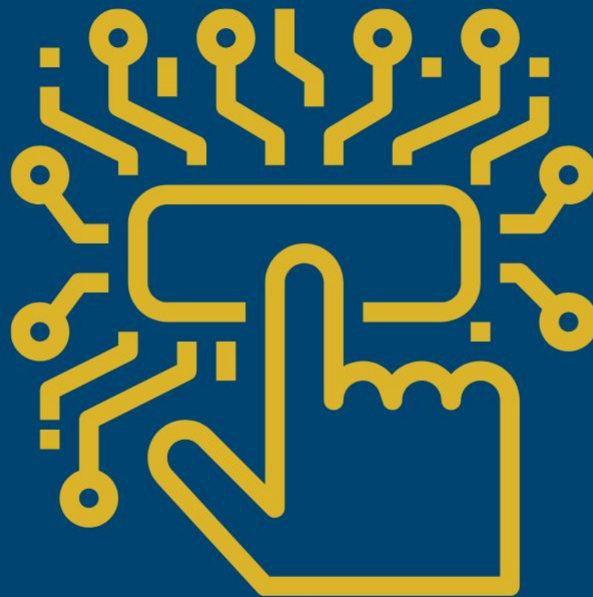


(L-R) Kevin Harvey, Cris Damianos, Sarah Lansdale, Edward P. Romaine, Brian Beedenbender, and Kelly Murphy

Key Takeaways:

- Suffolk County is positioning itself for long-term growth by pairing a business-friendly environment with targeted economic development tools.
- Investment in infrastructure, including housing affordability, energy, sewer, and transportation systems, is critical to maintaining quality of life and supporting businesses.
- Continued collaboration between government and industry will be essential to deliver projects that strengthen the economy and keep growth local.

Suffolk County IDA Marketing



Move to Suffolk: Your Launchpad for Success

The Suffolk IDA launched an advertising campaign in the fall of 2025, **Move to Suffolk: Your Launchpad to Success.**

The campaign was designed to position Suffolk County as a smart landing spot for growing companies and to drive inbound interest from decision-makers exploring expansion, relocation, or new investment.

Campaign Strategy:

- Positioned Suffolk as a future-focused hub for biotech, manufacturing, clean energy, logistics, IT, and production.
- Differentiated the IDA through a hands-on, personalized approach to incentives and project support.
- Used industry-specific messaging to highlight Suffolk's edge.

Targeting and Channel Approach:

- Prioritized CEOs, owners, and CFOs at growth-minded companies, with LinkedIn targeting aligned to company size and growth signals.
- Captured high-intent searches with keywords tied to incentives, tax abatements, and Suffolk relocation.
- Used remarketing to re-engage prior site visitors and convert interest into inquiries.
- Ran across LinkedIn and Google Ads, with creative messaging tailored to each audience and platform.

Move to Suffolk: Your Launchpad for Success



MOVE TO SUFFOLK: YOUR LAUNCHPAD TO SUCCESS

Make your business move a reality with SCIDA incentives
SuffolkIDA.org • 631.853.4802

[Learn More](#)

MOVE TO SUFFOLK: YOUR LAUNCHPAD TO SUCCESS

- ✓ World-class research centers, cutting-edge laboratories, and top universities
- ✓ 55,000+ businesses in Suffolk focusing on tech, life sciences, pharma & manufacturing
- ✓ Highly skilled workforce to power growth
- ✓ Top-rated schools, pristine beaches, and vibrant downtowns provide an enhanced quality of life

Make your business move a reality with SCIDA incentives
SuffolkIDA.org • 631.853.4802

[Learn More](#)



MOVE TO SUFFOLK: YOUR LAUNCHPAD TO SUCCESS

[Learn More](#)



Move to Suffolk: Your Launchpad for Success Stats

The Move to Suffolk: Your Launchpad for Success digital ads drove strong website traffic and measurable lead actions across Google.

IMPRESSIONS / AD VIEWS

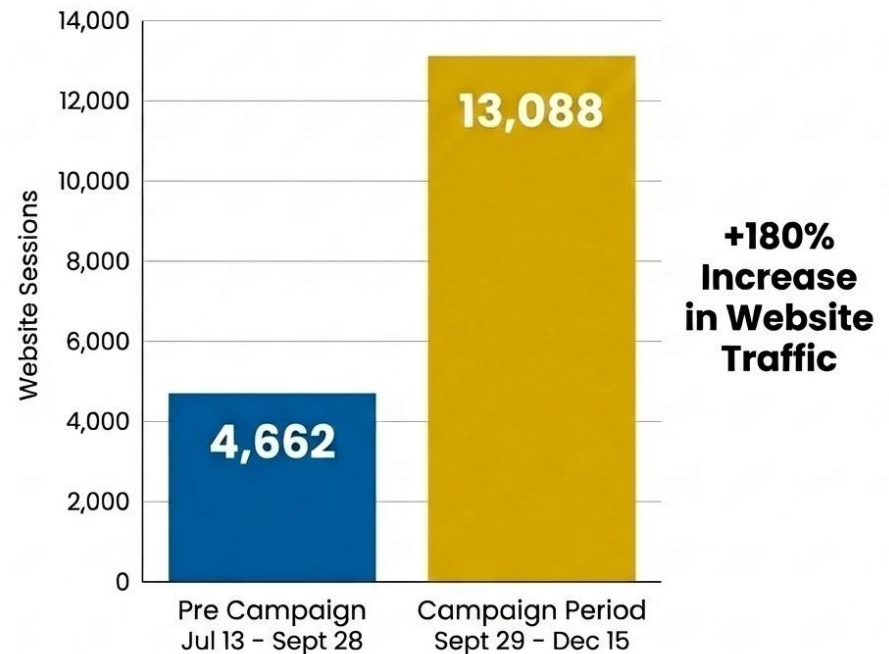
308,363

WEBSITE ENGAGEMENTS

10,862

Website Traffic Comparison – Launchpad Campaign Impact

78-Day Comparison



Move to Suffolk: Your Launchpad for Success Stats

The Move to Suffolk: Your Launchpad for Success digital ads drove strong website traffic and measurable lead actions across [LinkedIn](#).

Messaging Performance



Audience Reached



2025 SCIDA Marketing & Sponsorships



HIA-LI 37TH ANNUAL
TRADE SHOW & CONFERENCE
IN PARTNERSHIP WITH SANDS NEW YORK
FUELING THE FUTURE
OF LONG ISLAND BUSINESS

**WE ARE A PROUD SPONSOR OF
LONG ISLAND'S LARGEST B2B TRADE SHOW**

THURSDAY, MAY 29, 2025 | 9:00AM-3:00PM
SUFFOLK CREDIT UNION ARENA
1001 Crooked Hill Rd, Brentwood, NY 11717

**Visit Us At
Booth #57**

Businesses are Thriving in Suffolk!
Learn how we can help your business grow

With the help of the Suffolk County IDA, qualifying businesses that are looking to relocate or expand their operations by purchasing, building or renovating their facilities may be eligible for financial incentives, including:

- Property Tax Abatements
- Reduced Mortgage Recording Tax
- Sales Tax Exemptions on Construction Materials & Equipment
- Financial Incentives for Renewable Energy Installations

Scan Here for
HIA Trade Show



Scan Here To Visit
Our Website



Reach out to the Suffolk County IDA to discover how we can help and why Suffolk is the perfect place to grow
631-853-4802 • info@suffolkIDA.org

**WE'RE HITTING GRAND SLAMS
IN SUFFOLK COUNTY**

Call Today to See How We Can Help:

- Manage the cost of expansion and growth in Suffolk County
- Property Tax Abatements
- Reduced Mortgage Recording Taxes
- Sales Tax Exemptions on Construction Material and Equipment
- Financial Incentives for Renewable Energy Installations

Join These Leading Companies That Call Suffolk Home:



**Scan Here to Grow
Your Business:**





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As seen in:

- *LI Association*
- *Long Island Business News*
- *New York Real Estate Journal*
- *Dan's Papers*
- *HIA-LI Reporter*
- *Annual NYS Economic Development Council Conference*
- *NY Mets Yearbook*
- *REI of Long Island*
- *LIBDC – Members of Vision Long Island*
- *LICA (Long Island Contractors' Association)*
- *Long Island Business Institute*
- *Long Island Association for a Better Long Island*
- *Long Island Ducks*
- *Building & Construction Trades Council*

Social Media

In 2025, the Suffolk County Industrial Development Agency committed to enhancing its outreach to its target audience via social media channels.

Strategy Overview:

- This involves connecting with current clients and partners while also drawing in new clients through multiple social media platforms.
- The emphasis of the social media content is to create and execute targeted material specific to the industry and location, while also aiming to generate new leads through shared social content.

By the Numbers:

**Metrics tracked on a monthly basis.*



Suffolk Industrial Development Agency

1,120 → 1,204 Followers

1k-3k – Avg Impressions



Up 7.5%
in 2025



Suffolk IDA | facebook.com/suffolk.ida/

770 → 786 Followers

1k-2k – Avg Impressions



@suffolkida

835 Followers

1k-2k – Avg Impressions



@suffolkida

129-179 Followers

1k-2k – Avg Impressions



Up 38%
in 2025

Email Marketing

In 2025, the Suffolk IDA expanded its email marketing efforts by highlighting special events, closed projects, SepticSmart Week, and Suffolk County Career Con 2025.

Strategy Overview:

- Email marketing focused on regionally targeted content and reaching an audience of more than 6,000 stakeholders.
- Campaigns reinforced Suffolk IDA's role as a resource for businesses by highlighting key initiatives, closed projects, and success stories across the region.

SUFFOLK IS OPEN FOR BUSINESS



Keynote Speaker
Suffolk County Executive
Edward P. Romaine

Join the Suffolk County Industrial Development Agency for dinner and mark your calendar to hear how businesses benefit from relocating or expanding in Suffolk.

DATE: Monday, November 17
TIME: 5:30 - 8:30 PM
PLACE: Stonebridge Country Club, Smithtown



[Click Here to Register for the Event](#)

Contact the Suffolk County IDA to learn what we can do for your business!

(631) 853-4802 • info@SuffolkIDA.org

www.SuffolkIDA.org



SUFFOLK COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY

[f](#) [@](#) [%](#) [in](#)

Success Story



Ferncliff Hotel

Company Investment \$184.5 Million	Expanded Facility 402,450 Sq. Ft.
New Full-Time Jobs 22 New Construction Jobs 400	Projected 15-Year Tax Revenue \$11.8 Million

Email Marketing Analytics

Email Marketing Performance – 2025

- Open rates peaked at **40.5%** with the Solar Up Survey
- The November 17, 2025 Dinner email achieved a **32% click rate**
- Email reach expanded by **544** new stakeholders in 2025



IN CLOSING...
HARD WORK PAYS OFF



New York State Comptroller's Report Findings

Suffolk County Leads The Way In Job Creation

- In its 2025 annual review, the New York State Comptroller found that Suffolk County once again led the way in job creation (2023 data).
- According to the report, 142 of the Suffolk IDA's active projects resulted in the creation of 11,900 jobs.
- Projects value more than \$2.6 billion.



Leveraging Partnerships and Fostering a Holistic Approach to Business Development

Improving Services by Maximizing Potential Resources for Clients



Empire State
Development



nationalgrid
HERE WITH YOU. HERE FOR YOU.



PSEG **LONG ISLAND**
We make things work for you.

