

**REVISED 1/29/26**  
**SCIDA PROJECT ABSTRACT**

MEETING DATE: May 28, 2025

CONTACT: Jennifer Mason, President

PHONE: [REDACTED]

APPLICANT NAME: Triple J & A Holdings LLC/Mason Technologies Inc.

AND ADDRESS 517 Commack Road

Deer Park, NY 11729

PRINCIPALS: Jennifer Mason (50%); Adam Mason (50%)

PRODUCT/SERVICES: Turnkey and custom technology integration solutions for low voltage structured cabling (telecommunication/data/fiber), audio visual systems, data centers and unified security (like access control and CCTV). The Company stores and stages products and projects.

PRESENT FACILITIES: Own \_\_\_\_\_ Lease   X   Sq. Ft. 53,000: Warehouse Space  
12,000: Office Space  
65,000: Total Square Feet

NEW LOCATION/TAX MAP #: 395 Oser Avenue, Hauppauge, NY 11788

Tax Map # 800-182-1-033.082

PROJECT DESCRIPTION: Purchase, demolish (existing 50,000 sq. ft. building) equip and construct a new 69,120 sq. ft. building including office and warehouse space located at 395 Oser Avenue, Hauppauge, NY. The Company has future potential to expand an additional 30,000 sq. ft. The new building will be a blank slate for design purposes and will allow Mason Technologies to design and build more efficient office space by allowing for full tailored floor plans without the limitations of the prior building envelope.

PROJECT COSTS: AUTHORIZATION SOUGHT: \$29,930,439 Lease Transaction  
2026 Project

|                                            |            |            |
|--------------------------------------------|------------|------------|
| PURCHASE PRICE OF EXISTING BUILDING        | 11,750,000 | 11,550,000 |
| COST OF RENOVATIONS TO EXISTING BUILDING   | 5,600,000  |            |
| COST OF NEW ADDITIONS TO EXISTING BUILDING | 1,200,000  |            |
| COST OF CONSTRUCTION FOR BUILDING          |            | 14,906,839 |
| ENGINEERING & ARCHITECTURAL FEES           | 20,000     | 301,100    |
| NON-MANUFACTURING EQUIPMENT                | 2,000,000  | 2,850,000  |
| LEGAL FEES (BANK & COMPANY)                | 40,000     | 75,000     |
| FINANCIAL CHARGES                          | 100,000    | 100,000    |
| OTHER FEES/CHARGES                         | 147,500    | 147,500    |

TOTAL PROJECT COSTS \$20,857,500 \$29,930,439

EMPLOYMENT:

|                               | <u># OF EMPLOYEES</u> | <u>ANNUAL PAYROLL</u> | <u>AVERAGE SALARY</u> |
|-------------------------------|-----------------------|-----------------------|-----------------------|
| PRESENT (All Facilities)      | 239                   | \$20,636,679          | \$86,346              |
| PRESENT (Suffolk County Only) | 237                   | 20,286,698            | 85,598                |
| PROPOSED 1ST. YEAR            | 12                    | 820,000               | 68,333                |
| 2ND. YEAR                     | 13                    | 921,000               | 70,846                |
| GRAND TOTAL                   | 262                   | \$22,027,698          | \$84,075              |

COMMENTS: