Working from home? Avoiding crushing crowds? Reconsidering work/life balance in the age of the pandemic? If you’re like most, the single answer is, “Yes.” And those from New York City and beyond who are paying more attention to their surroundings are taking a longer look at Long Island. They were already going there anyway: Long Island’s visitor economy is a $6.1 billion industry. Even so, “I think most people don’t understand what a beautiful and lush place Long Island is,” says Kristen Jarnagin, president and CEO of Discover Long Island. They also don’t get that, right alongside that beauty is a beautiful infrastructure for both R&D and making stuff. I first learned about this a decade ago when I got the opportunity to interview Jim D’Addario, then chairman and CEO of musical accessory and instrument string innovator D’Addario & Co., Inc., whose strings I’ve been putting on my guitars for most of my life. He’d looked up and down the east coast but had chosen to stay put, expand and upgrade on Long Island. That’s still the case, as the company and its 1,200 employees last year surpassed the $200 million revenue mark for the first time.

Ingenuity is afoot in mixed-use projects and building makeovers and a new-concept business park at a national lab. The projects include big entertainment and lifestyle complexes from developers RXR Realty and Tritec, and a new harbor redevelopment in Glen Cove called Garvies Point that turns brownfields into public waterfront and mixed-use development. Industry is still alive and well on Long Island, via thousands of companies. Read my interview with Anne Shybunko-Moore and you’ll see why. A new from the state comptroller found that tax breaks from Long Island’s industrial development agencies helped to create more jobs as of 2018 — 45,873 — than IDAs in any of the state’s other nine regions, for the fourth year in a row. When the Long Island Regional Economic Development Council submitted its 2019 Progress Report, Stuart Rabinowitz, LIREDC co-chair and president of Hofstra University, put it this way: “Over the last eight years, our regional council has worked to support Long Island’s legacy industries while investing in new sectors that will power our economy for years to come. Now, we are doubling down on those strategies and trying to help build the modern, walkable communities that will attract and retain the next generation of Long Islanders.”

Consider this Intelligence Report a gateway to the next generation of a regenerated location.

Adam Bruns, Managing Editor, Site Selection
Big Turnaround

Buoyed by strong pre-COVID infrastructure projects and renewed interest in the suburbs, there may be a Long Island turnaround in the offing. And it couldn’t come at a better time for a region hit hard but bouncing back from COVID-19.

Since its inception in 1926, the Long Island Association has been dedicated to supporting growth, economic development and infrastructure investments on Long Island. Among the organizations it’s helped launch are Discover Long Island, the Long Island Housing Partnership, a workforce development group called the Long Island Works Coalition and Accelerate Long Island, a collaborative initiative that will help unlock the potential of the region’s research institutions.

For the most recent of its nine decades, the LIA has been led by President and CEO Kevin Law, who formerly filled those same roles for the Long Island Power Authority, where he helped lay the groundwork for a clean energy economy. And before that he served as chief deputy county executive for Suffolk County, one of the two main counties on Long Island (Nassau is the other) and ninth largest county in the country.

As the key leader, strategist and advocate on all state, local and federal matters impacting Long Island and its business community over the last decade, Law has successfully helped shape public policy on Long Island and throughout the state and helped secure more than $5 billion to the Long Island region for infrastructure investments.

In an interview, he reminds me of some basic facts about Long Island that sometimes get lost behind the haze of superficial perceptions, as the potato farms that once fed the nation have turned into vineyards and tourism destinations. Yes, the Hamptons are the playground of the rich and famous. But there is a lot more going on across these 1,460 square miles, which are growing more diverse by the day.

“Take our two counties, and we’re a region of 3 million people, bigger than 15 states, and we bounce among first, second and third in terms of top disposable income in the country as a region. We have some of the highest-educated and trained workforce in the nation because we have some of the best K-12, colleges and universities here as well. Then add in some of the natural assets we have — we’re an island with 1,000 miles of coastline.
with some of the nicest beaches in the country and 10 golf courses in the top 75 in the nation."

Of course, one of the best assets is right next door in New York City. But Long Island’s role as a bedroom community — recall the island hosted the nation’s first planned community at Levittown — is mostly history. “Now most people do not work in the city,” says Law. “We have $170 billion of our own GDP.”

This is nothing new. More like newly rediscovered. Long Island is part of the nation’s aviation and aerospace history thanks to Charles Lindbergh’s departure point for his transatlantic flight and Grumman’s building everything from war planes to the lunar module. At one point, Grumman employed 25,000 people. Today the company, as part of Northrop Grumman, employs fewer than 1,000. But a diverse economy has taken up the slack and then some.

“We’re not a one-company town,” Law says. “Up until March of this year, we had a 9% unemployment rate.” Industrial space was at zero vacancy after zoning changes in Queens and Brooklyn during the Bloomberg administration saw industrial buildings in those boroughs gobbled up for high-rise residential developments, pushing manufacturers toward Long Island communities such as Melville. “We’ve seen half a dozen come in the past two years,” Law says.

Better Than Before?

Then came COVID-19. Long Island was overshadowed in this case as in others by the Big Apple, but was an epicenter for the pandemic, with nearly 100,000 cases and several thousand deaths — more than most states. Today the infection rate is way down and the island’s communities are reopening in a methodical way. One resource that never closed down was healthcare provider Northwell, whose people and services shone bright as a reminder of Long Island’s deep well of life sciences research and care.

“Northwell is now the state’s largest employer, with 71,000 people,” Law says. “Their research arm is the Feinstein Institute, initially funded by the founders of Bed Bath & Beyond. They are doing cutting-edge research in bio-electronics — pain management without drugs. I believe that will be the next Nobel Prize somebody from Long Island wins.” (Brookhaven National Lab scientists alone have earned seven.)

Law sees no reason the region can’t get back to where it was in March economically. “In fact, it could even be better,” he says, citing anecdotal evidence that “in light of COVID, a lot of people who were working and living in the city gained a new appreciation for the suburbs. They loved the fact that on Long Island, right next door, they could have a business — there are over 100,000 —could drive up to their place of work without mass transit, and have a backyard or neighborhood to walk around in, and not be in a dense, urban setting. It remains to be seen, but given all the assets I just mentioned to you, Long Island may be poised to reach beyond where we thought we could be pre-COVID, because a lot of folks from the city are buying homes out here now.”

Railroads and Turbines to Power Next Chapter

Those homes are not far from great parks, whether it’s planned industrial parks like Long Island Innovation Park at Hauppauge or the public beaches that Robert Moses built at places like Fire Island National Seashore. If boating is more your speed, the north shore and Long Island Sound facing across toward Connecticut is more your speed. “It’s a pretty cool place to live, work and play,” Law says. “If I’m a CEO, I like the fact that I have access to the city, I have this hard-working, well trained, well educated workforce, I could belong at a golf country club at one of the top courses in the world, I have 1,000 miles of coastline, and I know my kids are going to go to great schools.”

There’s a cost, of course. But as Law puts it, access is the name of the game, and it’s worth it. “Some other states can offer lower property taxes or no state income tax,” he says. “If that’s what you’re looking for, Long Island is not the place.”

It is the place if you’re looking for innovation, whether connected to Brookhaven National Laboratory (which just attracted a new $2 billion electron-ion collider project), a number of top higher education institutions or the

LONG ISLAND INTELLIGENCE REPORT

Kevin Law, President and CEO, Long Island Association

Northwell, whose healthcare workers and first responders on Long Island are lauded here for their response to COVID-19, is now New York state’s biggest employer, with 75,000 employees.

Photo courtesy of Northwell
Cold Spring Harbor Laboratory, where they do things like track the genetic code. When Canon North America was looking for a new North American headquarters site, it chose Melville in Suffolk County over suitors from across the continent for the 2,000-employee project. Generics manufacturer Amneal Pharmaceuticals has constructed a major facility in Brookhaven that employs around 2,500.

More companies and more people may soon find their landing spot at the Nassau Hub redevelopment right at the borderline with Queens, where the former Nassau Coliseum site is being redeveloped by RXR into a live-work-play community complete with a new arena for the New York Islanders NHL hockey team, a mixed-use component and a new train station. Another mixed-use and convention center site is envisioned near Long Island MacArthur Airport in Ronkonkoma in Suffolk County, where Southwest Airlines flights connect to the airline’s Baltimore hub. But there’s yet another hub in Ronkonkoma — indeed known as the Ronkonkoma Hub — that’s been nearly a decade in the making, backed by Tritec Realty in the Town of Brookhaven near the Ronkonkoma Long Island Rail Road (LIRR) station.

Gov. Andrew Cuomo last September announced the opening of Alston Station Square and the completion of the first two residential buildings in the $700 million, 53-acre project. "We helped lead the efforts for the town of Brookhaven to transform the Ronkonkoma Hub, which will create thousands of jobs and give the region’s economy a shot in the arm," Cuomo said last September. “Today we are not just curturing the ribbon on two new buildings — we are announcing the rebirth of Ronkonkoma’s core, which will create thousands of jobs and give the region’s economy a shot in the arm.”

In addition to 1,450 residential homes, the plan calls for over 600,000 sq. ft. of commercial space, including offices, medical space, retail, destination restaurants, hospitality and exhibition space. Empire State Development is backing the project with $75 million for road and sewer upgrades. The project has also received support from Suffolk County, which is investing over $27 million in sewer infrastructure while also providing Jump Start funding to the Town of Brookhaven for improvements to the public right of way. The Brookhaven Industrial Development Agency has also offered PILOT and sales tax benefits for the project.

“This project shows just how important Long Island’s transportation infrastructure is to a strong regional economy,” said Long Island Regional Economic Development Council Co-Chair Stuart Rabinowitz, president of Hofstra University. “When New York invests in transit, our communities grow.”

LIRR is in the midst of a $5.6 billion transformation that is advancing 100 capital projects after what the state in its release last year called “70 years of stagnation.” Projects include seven bridges, seven overpasses, station widenings, new parking facilities, and 20 miles of new track.

As a renewable energy and energy efficiency champion, Law sees profound potential in the 1,700 MW of offshore wind that Equinor of Norway and Osted of Denmark are developing off Long Island’s coast — part of 9,000 MW of offshore wind that the state plans to have in place by 2035. LIPA has contracted for another 130 megawatts. Another 2,000 MW are being put out for bid by the state this year.

“All of the offshore wind is going off the coast of Long Island, which means that is where thousands of jobs will be created, servicing the offshore wind industry,” Law says.

But he may be just as excited about railroad infrastructure, which along with a new $10 billion East Side access tunnel promises to bring things full circle.

“We helped lead the efforts for the creation of a third track — on most lines you have two tracks,” he explains. “They all go west into New York City in the morning and come east in the evening. We don’t have an opportunity for the reverse commute. But now we have another $1 billion New York state investment with a third track — not impacted by COVID, ahead of schedule and under budget, to be finished next year. Now it will allow for reverse commuters, so Long Island businesses can tap into the New York City labor pool, especially for manufacturing. It will be huge for businesses locating here. These two projects will make it easier for people to get to and from the city. That strengthens Long Island.”
There is no shortage of business expansion activity on Long Island, even during a pandemic.

With an assist from the Suffolk County Industrial Development Agency and its PILOT and other incentives programs, for example, Spectronics Corp., a manufacturer of ultraviolet and fluorescent lighting equipment, is moving from Westbury in Nassau County to a new facility in Melville, and aviation equipment distributor Sage Parts Plus is renovating its HQ, also in Melville. Musical accessories, drumhead and string maker D’Addario recently pivoted to making face shields instead of drumheads at its Farmingdale facility during the pandemic, in a location where it recently invested $9 million to convert two former Sabra hummus manufacturing buildings into a facility for Evans drumheads.

And then there’s Broadridge Financial Solutions, launched in a garage in East Northport decades ago, which now processes $6 trillion in securities transactions daily, employs more than 10,000 globally and has global sales totaling $4 billion annually. Assistance and support from Suffolk IDA and Empire State Development helped keep the company’s base on Long Island in 2017 with a $126 million Suffolk investment after it had considered expanding instead in Texas, India or, a bit closer to home, New Jersey. One former head of the New York Stock Exchange called the company “the most important player on Wall Street that you never heard of.”

ALL ABOUT THE TALENT

The owner and CEO of a defense manufacturer describes why her company and thousands of others continue to call Long Island home.
Making sure Long Island is heard of is one goal of another business executive, Anne D. Shybunko-Moore, CEO and owner at defense manufacturer GSE Dynamics, Inc., and founder and chair of Ignite, the Manufacturing Consortium of Long Island. The company was founded by her father, a former Grumman engineer. She joined in 2003. GSE manufactures, assembles and tests military mechanical and structural components and assemblies, with capabilities that include machining, welding, complex assembly and composite and fiber glass structures.

Shybunko-Moore is a vocal advocate for future workforce training, and the vital role of manufacturing in the economy. And she had plenty to say when Site Selection came calling.

On Manufacturing

“I have seen a transformation in this region from when my company was founded in 1971 to when I took over in 2003 to now. Historically, Long Island manufacturing has been centered on aerospace and agriculture. Over the past 30 years, the region has evolved to a diverse set of sectors with strong clusters in aerospace, agricultural, medical device, electronics, pharmaceutical and nutraceutical, life sciences, chemical, food and beverage, and commercial goods.

“While this diversity created resilience in the sector, it also created anonymity and lack of a strong identity. There were no longer a few large companies to serve as the mouthpiece for a strong, vibrant economic driver. There were many small voices that are consistently not heard and a perspective that manufacturing ‘is dead’ despite the economic impact metrics that indicate we are vital to Long Island’s economy. My manufacturing voice is actually stronger on the national level than the regional level, and this is a disconnect that I continue to struggle with. In one of my first regional manufacturing strategy meetings, I read an article that detailed the issues that faced manufacturers in the region. There was consensus among the leaders in that room that the article hit on all of the major areas of concern we each had. I then shared that the article was published in 1984. Clearly something had to change to light a fire for change.

“That was the start of the idea to create Ignite Long Island as a trade association that would be a voice for industry and a catalyst for impactful change. My involvement with Ignite LI has been focused on improving the talent pipeline through workforce training programs, increasing the public’s awareness of manufacturing, and improving New York State support for industry by updating loan and grant programs to match the current business environment.”

On Doing Business on Long Island

“There are 3,000 manufacturers with over 70,000 jobs in this region. We have world-class, top 10 clusters in aerospace and life sciences. When I receive calls from other states looking for my company to relocate, they cannot replicate the full infrastructure available to me on Long Island — the educational institutions, workforce, supply chain, transportation, or government support. What they can offer that serves as a major enticement are significantly lower costs of operation, targeted government support programs with up-front incentives, free workforce training, and more effective regional advantages (e.g., cost of living) to help recruit skilled workers. Instead of receiving $250,000 of government support, paying 16 cents a kWh, and struggling to hire out-of-state talent, I could move to another area where my costs go down to 8 cents a kWh, I get several million dollars in support, and I am promised free workforce training.

“I did have one of my divisions in Georgia, and so I had the unique experience of knowing and comparing different regions. GSE Southern Composites was in Comer, Georgia, just outside of Athens. They gave me land at $2,500 per acre for free, and I had the unique opportunity of seeing how our operation performed differently between the two states.

Science and Technology-based Development for Long Island and Beyond

Discovery Park is a new vision for the gateway to the U.S. Department of Energy’s Brookhaven National Laboratory. Brookhaven is the only multidisciplinary national lab in the Northeast and a major destination along Long Island’s Innovation Corridor. It is home to seven Nobel Prize-winning discoveries and 37 R&D 100 Awards. The world-class experts and unique facilities at Brookhaven Lab typically attract more than 5,000 guest researchers annually from across the United States and around the world.

Discovery Park is envisioned as a flexible platform for developers, collaborators, and entrepreneurs. The concept includes creating more than 600,000 gross square feet on 40–60 acres of publicly accessible land. It will offer developers opportunities to propose, build, and operate facilities that complement the Department of Energy and Brookhaven Lab missions, leveraging Brookhaven’s expertise and research capabilities.

Discovery Park and Brookhaven Lab are accessible by road, rail, and air. The site is located just north of the Long Island Expressway’s Exit 68, near a potential new Long Island Rail Road station, airports, and residential developments as well as Long Island’s beaches, vineyards, shopping, and more.

Learn more at discoverypark.bnl.gov

GSE Dynamics, founded in 1971, is emblematic of a manufacturing community on Long Island that is stronger than one might think at first glance. Photo courtesy of GSE Dynamics.

DISCOVERY PARK

at Brookhaven National Laboratory

Opportunities are emerging
as part of their economic development plan for that area, as long as I built a manufacturing facility. I didn’t realize how hard it would be to get people to drive there to work, and how the shipments of material and product would be limited in that region. I learned a lot going through that whole experience.

“So despite all the benefits of being in Georgia, it made more sense to move it back to Long Island. The reasons I came back are more qualitative in nature, not quantitative — and they are the deciding factors of why Long Island should be strongly considered by manufacturers looking to relocate.”

On Talent and Training

“The workforce here is different, they don’t disappear during hunting season, they are loyal, hardworking and highly skilled. These are noble jobs, and there is a pride in the work we do that is a throwback to the past and isn’t found elsewhere in the country. With over 3,000 manufacturers, the density of industry provides significant advantages over other regions. Trucks arrive multiple times a day, not once a week, to deliver materials and ship product. There are best-in-class educational and workforce-training programs in place to match entry-level industry needs, and we are resurrecting the historically successful apprenticeship approach for higher-level skills.

“The most effective programs are at Suffolk County Community College with their Advanced Manufacturing program and Workforce Training Center and with Stony Brook University with a plethora of high-tech programs and incubators. Hofstra University, Farmingdale State University, and Vaughn College offer strong programs and resources as well. The most promising of these programs are the ones aligned with apprenticeship programs — we need a closer tie between education and industry to prepare workers for the technology and work style/culture demands in manufacturing. The Manufacturing Alliance Apprenticeship Program run across New York State is bridging that gap and expanding to meet the current and future needs of industry.”

On Tomorrow

“Looking to the future in aerospace, I believe the local cluster will continue to strengthen. With each successive hit to the industry nationally, the resilient regions like Long Island see growth opportunities to take up the slack in the national supply chain. The downsides of doing business here — the costs and the competition — actually serve to make more hardy companies that can not only weather bad economic times but can thrive. The natural selection of companies occurs here, and the strong survive and grow with the right resources.

“With all of this in mind, what sorts of businesses do I think would be a good fit for the region? We are in need of process houses and other support vendors for aerospace, medical device, and electronics. Companies that would thrive here are ones that could offer raw materials and processes such as anodize, stamping, grinding, heat treat, composites and mechanical assembly. Any company in these three sectors would find a strong support system in place which would make this region a good fit. This is also true for Pharma and nutraceutical companies.

“The companies least likely to find a good fit are ones that have easily replaceable workforce in low-paying, low-skill assembly line jobs. This region works best with long-term, medium- to high-skilled jobs that support high-quality products that can demand the prices required to operate in an area with high costs of operation.”

When I receive calls from other states looking for my company to relocate, they cannot replicate the full infrastructure available to me on Long Island — the educational institutions, workforce, supply chain, transportation, or government support.”

— Anne D. Shybunko-Moore, CEO and Owner, GSE Dynamics, Inc., and Founder and Chair, Ignite, the Manufacturing Consortium of Long Island
COME ON IN, THE FUTURE’S FINE

Brookhaven National Laboratory anchors a Long Island research corridor ready to collide with opportunity.

When the White House Office of Science and Technology Policy, the National Science Foundation and the U.S. Department of Energy in August announced over $1 billion in awards for the establishment of 12 new artificial intelligence and quantum information science (QIS) research institutes nationwide, Brookhaven National Laboratory was in the mix.

Brookhaven was one of five national labs awarded $625 over five years, an award met with $340 million in contributions from the private sector and academia. Each QIS Center incorporates a collaborative research team spanning multiple scientific and engineering disciplines and multiple institutions. Key QIS research topics including quantum networking, sensing, computing and materials manufacturing.

If it sounds like science fiction, that’s nothing new: Earlier this year, DOE awarded $50 million to a new research center led by Brookhaven aimed at developing hybrid photoelectrodes for converting sunlight into liquid fuels. And a heavy-ion collider on Brookhaven’s campus includes a unique tool called a Time Projection Chamber.

Cool.

The news comes just months after Brookhaven won an even bigger prize, as the DOE named Brookhaven Lab as the site for building an Electron-Ion Collider (EIC), a one-of-a-kind nuclear physics research facility. “The EIC promises to keep America in the forefront of nuclear physics research and particle accelerator technology, critical components of overall U.S. leadership in science,” said U.S. Secretary of Energy Dan Brouillette. “This facility will deepen our understanding of nature and is expected to be the source of insights ultimately leading to new technology and innovation.”

LONG ISLAND INTELLIGENCE REPORT
Institutions & Innovation

Hofstra University is an influential partner with Long Island companies and municipalities, helping to develop the workforce and enhance Long Islanders’ professional skills, through:

Advanced Degree and Graduate Programs
- Cybersecurity (Concentration in Management and Policy), MS or MBA
- Engineering Management, MS
- Industrial/Organizational Psychology, MA
- Master of Health Administration, MHA
- Traditional on-campus, executive, or online MBA (hybrid options also available)

To learn more about these graduate programs and more, visit hofstra.edu/graduate

Center for Entrepreneurship
The Center for Entrepreneurship, founded in 2015, provides Hofstra University students, faculty, staff, alumni, and members of the community with the skills and training necessary to become leaders in Long Island’s entrepreneurial ecosystem. The center is recognized globally and has supported hundreds of entrepreneurs through the following programs:
- iDeaHub
- Entrepreneurship Assistance Center (EAC)
- Small Business Recovery Program
- Minority- or Women-Owned Business (MWBE)
- Technical Assistance
- Hofstra Veterans Venture Challenge
- Ascend Long Island

To learn more, visit hofstra.edu/entrepreneurship

Cybersecurity Innovation and Research Center
Hofstra University’s Interdisciplinary, state-of-the-art Cybersecurity Innovation and Research Center trains students to detect and defend against cybercrime and create partnerships between industry, government and education to analyze threats, strengthen network security and mitigate the economic impact of cybercrime. The center is a joint project of the Fred DeMatteis School of Engineering and Applied Science and the Frank G. Zarb School of Business.

To learn more, visit hofstra.edu/cybersecurity
The $2 billion Electric-Ion Collider will bring yet another cluster of innovation to Brookhaven National Laboratory. Discovery Park at the Lab (rendering, right) represents a new way of approaching technology transfer and industry partnership at a national laboratory, via a gateway approach. Images courtesy of Brookhaven National Laboratory

The EIC will be funded by the federal government through the DOE Office of Science, drawing on expertise from throughout the DOE national laboratory complex and at universities and research institutions around the world, including Stony Brook University, a managing partner of Brookhaven Lab. Thomas Jefferson National Accelerator Facility in Newport News, Virginia (another potential place the collider could have landed), is expected to be a major partner in the project and make significant contributions.

“We look forward to working with Jefferson Lab, other DOE labs, universities and the worldwide EIC user community — about 1,000 scientists from 30 nations — to deliver the EIC and advance this important field of science,” said Brookhaven Lab Director Doon Gibbs.

**Isotopes and Discovery**

New York State committed $65 million in grants to support Brookhaven Lab’s bid for the EIC, since million of which will support targeted upgrades of existing infrastructure, including roads and utilities essential for the EIC facility. This engineering and construction activity is anticipated to be performed by New York-area firms and subcontractors, drawing on local suppliers of labor and mater)

Sitting on 312 acres near the geographic center of Long Island off the Long Island Expressway’s Exit 68, Brookhaven Lab was founded in 1947 and has been home to seven Nobel Prize-winning discoveries. As of fiscal year 2019, it boasted $681 million in funding and employed more than 2,700 people — with more than 2,400 of those living on Long Island. That year also saw the lab visited by more than 5,075 researchers from 49 states, D.C., Puerto Rico and countries around the world. More than a third of those researchers came from other New York institutions, extending the Long Island research corridor metaphor through the entire state.

In an interview, David Manning, director for stakeholder & community relations at Brookhaven National Lab, and Martin Fallier, the lab’s director for campus development, filled me in on what it all means for global science and their local community. The first realization is that it’s nothing new. The lab for 20 years has been operating its Relativistic Heavy-Ion Collider (RHIC), a key tool in medical isotopes for diagnostics and, now, therapeutics. The facility also supports Brookhaven’s work via its NASA space lab, with SpacX and other companies launching equipment into outer space.

“We collide ions, which are like bowling balls, while electrons, which are like the specks of dust,” Manning says. The new EIC, he says, is “a very significant siting decision with a long term horizon. It’s true discovery science, but the space and isotope programs feed off of that.”

Keeping with that theme, Fanning notes that the lab’s Discovery Park, now in its infancy, aims to create more than 1,000 gross sq. ft. on between 40 and 60 acres in a unique scenario (where national labs are concerned) that allows developers to propose, and operate privately on publicly accessible DOE land.

It will be part of a Long Island corridor that Manning describes as a fairly affordable operating environment in very close proximity to one of the major corporate centers of the world. As tech giants like Google invest in New York City and create thousands of jobs, Long Island’s universities are there to welcome and to generate all that young talent fueling those tech dreams.

“To that end, there is a new train station to be build right at the laboratory,” Manning says. “The ultimate plan is to have a one-seat ride on an express basis from Grand Central Station, “an attractive amenity for employees.”

“Companies can come and work with the lab, but have the freedom to come and go. The idea is to issue long-term ground leases for a given plot, and enable a developer to build a facility, provided it is aligned with the mission of the laboratory.”

The DOE has been a strong supporter of this concept, to the point that it has funded a science user support facility as the park’s anchor, with a conference center and other services.

“Another facility we’re considering is a science technology transfer” he says. While they’re at it, developers might be encouraged to introduce more modern housing and lodging options too.

So far, the park concept has generated a lot of interest from medical isotope companies, as well as from those who work with the lab’s National Synchrotron Light Source II, an electron storage ring with 60 beam lines that functions as one of the world’s most powerful microscopes, enabling visual access into structures such as the novel coronavirus. Among other things, those at the park won’t have to navigate the lab’s rigorous security portal.

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The DOE has been a strong supporter of this concept, to the point that it has funded a science user support facility as the park’s anchor, with a conference center and other services.

“Another facility we’re considering is a science
learning center," says Fallier, "which would leverage the robust education programs at the lab. About 35,000 students and faculty come per year, from K-12 up to graduate level."

The philanthropic interest in STEM is strong, says Manning, in part because a lot of that big money on Long Island comes from quant investors who built their fortunes on math and technology. "It’s in our interest to drive STEM education," he says. "We are the STEM hub for Long Island. It’s the big driver here, and a long-term benefit for those who want to locate here." That includes Brookhaven Lab’s intern program, which even during the pandemic was able to welcome 111 college students this summer. "We have the largest student intern program of the national science labs in the country," Manning says.

He likes to see Long Island leaders now working to reclaim the leadership role it had back in the post-World War II days, built on the same excitement about discovery and making things. "There is a real focus on that from the municipalities and counties," he says. Places like Brookhaven National Lab and its partners make it "a wonderful place to attract brainpower." It’s also just a wonderful place day-to-day. "As a lifelong Long Islander," says Fallier, "one of the most frequent comments I get is ‘Wow, I never thought it would look like this.’ They think of urban sprawl and crowded highways and bumper-to-bumper traffic. We’re at the eastern end of the technology corridor of Long Island — wide open expanses, beautiful vistas, forested areas, and you are never more than 10 miles from a beach or a vineyard or the Hamptons. The only thing you won’t find is serious mountains."

"Like Marty, I’m a lifelong Long Islander," adds Joe Gerler, with the Brookhaven Lab’s media and communications office. "I spent eight years in Philly, and couldn’t wait to come back to Long Island, where my childhood was all about riding bicycles and playing baseball and boogie boarding. Now I get to live next to a national laboratory. Long Island is long, it’s broad and it’s diverse. I have a two-year-old, and I couldn’t think of a better place. I’m excited to have my son grow up here."
Island even took the extraordinary step of offering reimbursement for spoiled food and medicines after that storm knocked out power. Meanwhile, the utility’s Main Street Revitalization support projects that will stimulate economic activity in downtown business districts on Long Island and in the Rockaways. The latest iteration of the program supports the enhancement of outdoor spaces where local businesses can provide outdoor dining and commerce with proper physical distancing.

Since 2017, over $1.5 million has been committed by National Grid to 30 projects across Long Island. Recently, it provided $225,000 to a local university to expand a new business incubator, and it continues to support the Nassau County and Suffolk County IDAs in marketing efforts.

“National Grid has partnerships with Nassau Community College and Farmingdale State College to help develop our next generation workforce,” says Margret Jones, vice president – head of learning. “These partnerships allow students to get the classroom training from local colleges and some hands-on training specific to our industry.”

“Our Cinderella program is going to be critical to help redevelop buildings that have been vacated due to the pandemic and help get those critical downtown buildings back up and running,” says Lyle Sclair, who oversees National Grid’s Long Island economic development program.

In the larger sense, utility leaders also know that to serve the community means to champion its business case too. “As a major employer in the region, we believe Long Island has a lot to offer, including a great supply chain both in everyday items and new technology startups that can support our business coming out of local universities,” says Keith Rooney, director, Downstate NY Customer and Community Management, for National Grid. “There is a great diversity of people, talent and locations on Long Island to help businesses succeed. We’re no longer just a bedroom community supporting NYC.”

Welcome Back!

Let’s thank the essential local businesses that kept our community going, and welcome back the returning shops and restaurants we love and rely on, with our support.

Together, we can re-energize Long Island.
TRITEC HAS CREATED SOME OF LONG ISLAND’S MOST EXCITING CORPORATE SPACES

NOW WE ARE CREATING SOMETHING LONG ISLAND HAS NEVER SEEN BEFORE

Station Square is Long Island’s dream Hub of energetic connection. Inspired by the best in class live-work-play destinations, Station Square is the barbell to Penn Station and the Grand Station of Suffolk County. It’s where the South Shore and North Shore unite. It’s where the West’s urban attitude meets the upscale, laid-back energy of the East End. It’s the epicenter of an economic boomtown.

The Development:
- 53+ acres
- 1,450 homes
- 555,000 SF of retail/office/medical
- 60,000 SF of hospitality

Access:
- Surrounds the Ronkonkoma Long Island Railroad Station
- Immediately off Exit 60 of the Long Island Expressway
- Adjacent to Long Island MacArthur Airport

Timeline:
- Phase I 489 residential unit complete
- Phase II set to commence Winter of 2021
- Office space can be delivered in 3 years from lease signing

Benefits in place:
- 25-year real estate tax & sales tax abatement

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