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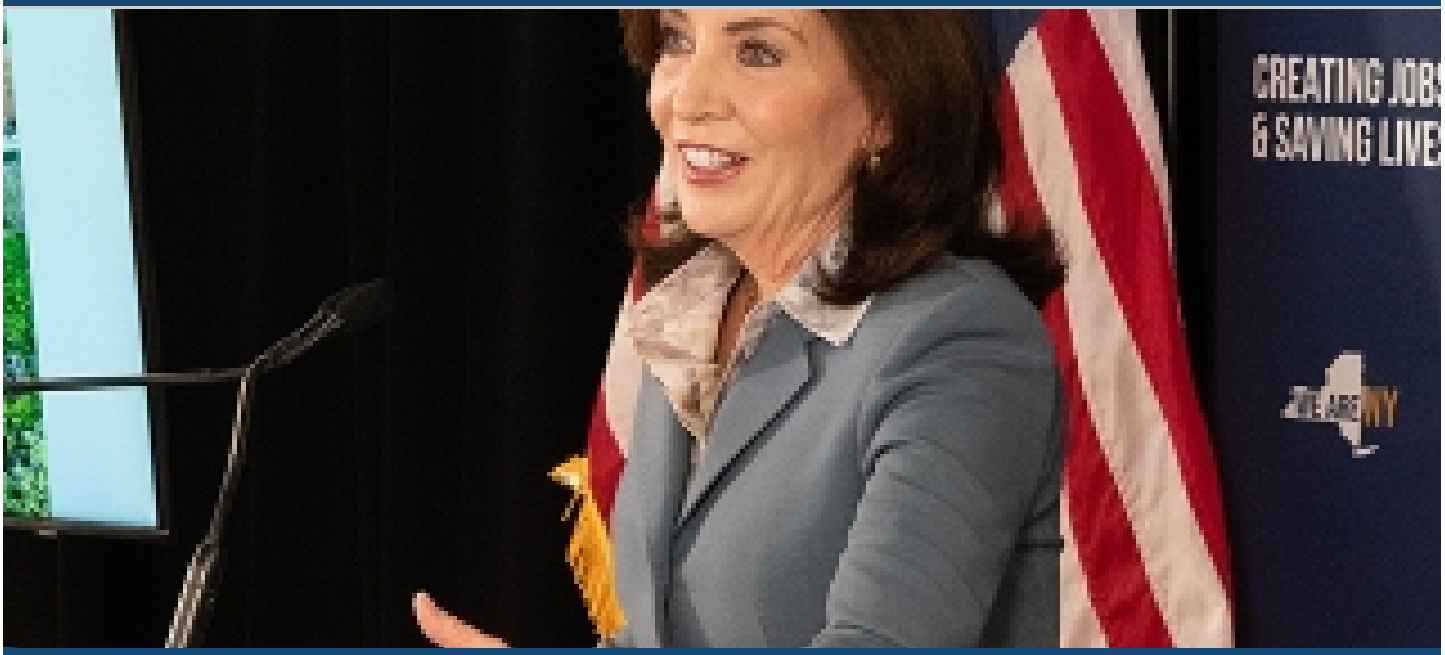


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OCTOBER 22, 2024 | Albany, NY

# Governor Hochul Launches Next Phase of Long Island's Nation-Leading Cell and Gene Therapy Innovation Hub: New York Biogenesis Park

$430 Million Project Will Catalyze Research, Development, and Commercialization of Life-Saving Therapies

State's $150 Million Commitment Marks Largest State Investment in Cell and Gene Therapy Nationwide

Advances New York's Statewide Vision for Cell and Gene Therapy Leadership

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Governor Kathy Hochul today unveiled plans for New York BioGenesis Park, a groundbreaking $430 million Cell and Gene Therapy Innovation Hub in Nassau County, Long Island. To be developed by The Albanese Organization, Inc., this state-of-the-art facility would catalyze CGT research, development, clinical manufacturing, and commercialization across New York State. With a historic $150 million state investment—the largest nationwide for a cell and gene therapy hub—NYBGP would accelerate the delivery of new therapies from lab to patient in New York's diverse communities. This transformative hub aims to establish New York as the leading global destination for CGT innovation, driving economic growth, attracting top talent, and revolutionizing patient care statewide and beyond.

“With this groundbreaking hub, New York has the opportunity to stake its claim as the epicenter of cell and gene therapy innovation,” **Governor Hochul said.** “We're not just advancing medical science; we're creating a powerhouse that will drive our economy, generate thousands of high-skilled jobs, and bring hope to millions facing life-threatening diseases. This investment reaffirms our commitment to leading the future of healthcare and ensuring that the next medical breakthrough happens right here in New York.”

https://www.youtube.com/embed/vDDJYRWG5As

AUDIO PHOTOS

**Empire State Development President, CEO, and Commissioner Hope Knight said,** "The selection of a developer with proven expertise ensures the Long Island CGT Center would be a beacon of excellence from inception to operation. ESD’s landmark investment not only underscores New York's commitment to leadership in life sciences but also catalyzes a transformative shift in our biotechnology landscape. By creating high-quality jobs, attracting world-class talent, and fostering groundbreaking innovation, New York BioGenesis Park would cement New York's position at the forefront of cell and gene therapy globally, driving economic growth and scientific advancement in equal measure."

**New York State Department of Health Commissioner Dr. James McDonald said,** “This groundbreaking and transformative investment puts New York State at the forefront of emerging gene and cell therapy sciences, creating a centralized hub of innovation and advancement in

patient care. I thank Governor Hochul for her commitment to investing in the future of medical research and therapeutic technologies that will give hope to patients fighting cancer and other devastating diseases."

The Cell and Gene Therapy Innovation Hub is a critical component of the statewide Cell and Gene Therapy initiative announced in Governor Hochul's 2023 State of the State address. With the $430 million New York BioGenesis Park on Long Island and the $98 million expansion at Roswell Park Comprehensive Cancer Center in Buffalo, these projects represent a combined total investment of over half a billion dollars in Cell and Gene Therapy innovation across New York.

The Albanese Organization, Inc., a Long Island-based developer with more than 70 years of experience in managing successful public-private partnerships, was selected following a Request for Proposals issued in December 2023. Albanese is conditionally selected to lead the comprehensive process to design, finance, build, market, tenant, and operate the Long Island Cell and Gene Therapy Center. This selection ensures that the project will be executed from conception to operation with an experienced development team, leveraging Albanese's extensive expertise in developing large life science innovation campuses.

**Albanese Organization Chairman Russell Albanese, said,** "The Albanese Organization and our development team are honored and excited to be designated by Empire State Development to enter into this public private partnership that will realize the Governor's vision to create a 'Hub of the Future' for Cell and Gene Therapy in Lake Success, Long Island. This transformative development will serve as a significant catalyst for advancing cell therapy research, development, clinical manufacturing, and commercialization across the State that will lead to increased access to transformative, life-saving treatments. The Hub will also further amplify and expand the economic engine that is the life sciences industry within New York State, and specifically Long Island."

> ***"With this groundbreaking hub, New York has the opportunity to stake its claim as the epicenter of cell and gene therapy innovation."***
>
> **Governor Hochul**

Cell and gene therapies are revolutionary treatments that modify a patient's cells or genes to combat diseases at their source. Offering hope for previously incurable conditions—including cancers, genetic disorders, and autoimmune diseases—these approaches target illnesses at the cellular and genetic levels. They have the potential to provide more effective, longer-lasting treatments with fewer side effects than traditional methods. Advancements in these therapies

could revolutionize healthcare, paving the way for personalized medicine and new possibilities for patients who have exhausted other treatment options.

New York BioGenesis Park is envisioned as a cutting-edge, full-service campus dedicated to advancing cell and gene therapies and accelerating their commercialization. At full build-out, the 700,000-square-foot park would create an end-to-end Cell and Gene Therapy innovation and supply center, featuring interconnected areas for public engagement, research, manufacturing, and collaboration. The project would be developed in multiple phases, with Phase One comprising a 331,000-square-foot facility on Northwell Health's campus in Lake Success, including the first Cell and Gene Therapy Tower and Contract Development and Manufacturing Organizations (CDMO) Tower. Phase One is already poised to advance, with conditional commitments from two anchor tenants; one would operate the CDMO, the other would operate the incubator.

A cornerstone of New York BioGenesis Park is its incubator, supported by a $50 million investment from ESD's Long Island Investment Fund. This facility will empower early-stage therapeutic developers by offering state-of-the-art wet lab space, shared equipment, office space, and other essential resources. This nurturing environment would provide Cell and Gene Therapy companies with access to specialized equipment, mentoring, and stage-appropriate financial guidance. As a critical component of New York BioGenesis Park, the incubator is poised to catalyze the growth of promising Cell and Gene Therapy companies by providing them with resources and support, unlocking their potential for innovation and success.

This initial phase is expected to create approximately 830 full time union construction jobs and a combined estimate of 700 jobs related to Cell and Gene Therapy development and provision of services and technologies required by Cell and Gene Therapy developers, such as Contract Development and Manufacturing Organizations, vector developers, and advanced diagnostic providers, as well as staff required for operation of the Center. Phase Two would further expand lab and office space, enhancing the park's capabilities for Cell and Gene Therapy companies and service providers.

**Empire State Development Board Chairman Kevin Law said,** "New York BioGenesis Park represents a transformative investment in Long Island's future and New York State's position as a global leader in biotechnology advancements. This project not only promises to create hundreds of high-skilled jobs but also establishes a world-class ecosystem for cell and gene therapy innovation. By leveraging Long Island’s exceptional talent pool and research institutions, we're laying the foundation for breakthroughs that will save lives and drive economic growth for decades to come.”

**LIREDC Co-Chairs Linda Armyn and Dr. Kimberly R. Cline said,** "The New York BioGenesis Park represents a transformative investment in Long Island's future and solidifies our region's position at the forefront of biotechnology innovation. This visionary project not only promises to create high-quality jobs and drive economic growth, but it also establishes Long Island as a global hub

for cell and gene therapy research and development. By leveraging our region's world-class academic institutions, skilled workforce, and entrepreneurial spirit, New York BioGenesis Park will catalyze breakthroughs that will save lives and shape the future of healthcare."

**Assemblywoman Gina Sillitti said**, "New York State's $150 million investment in a gene therapy research hub at Lake Success is a transformative step in developing Long Island's biotechnology sector. I thank Governor Hochul for championing this initiative, which will create hundreds of jobs and further solidify Long Island's place as a national leader in cutting-edge medical research and treatments."

**Roswell Park Comprehensive Cancer Center President and CEO Candace S. Johnson, PhD said,** "New York is already a leader in the science of making 'living cures' from our own cells. With these historic investments in the Roswell Park GMP Engineering & Cell Manufacturing Facility and New York BioGenesis Park, Governor Kathy Hochul and Empire State Development are making sure our teams are supported by an innovation infrastructure powerful enough to transform their curiosity into cures"

**New York Blood Center Enterprises President and CEO Christopher D. Hillyer, MD said,** "The creation of the Long Island Center for Cell and Gene Therapy represents a critical investment in the future of medicine. New York Blood Center Enterprises and Comprehensive Cell Solutions are extremely proud to be part of the team that will position New York as a global leader in life sciences, particularly in cell and gene therapy, offering new hope to patients facing diseases once thought untreatable."

**Northwell Health President and CEO Michael J. Dowling said,** "We are committed to supporting New York State in establishing this innovative cell and gene therapy hub on Long Island. The facility will be a game changer for physician-scientists, researchers and innovative companies, some of which are already working together in the region to advance novel biomedical treatments in the fight against cancer and other devastating diseases, offering new hope for our diverse communities across the state."

**Cold Spring Harbor Laboratory President and CEO Bruce Stillman, PhD said,** "The New York State cell and gene therapy initiative on Long Island will be a most welcome addition to the region's biomedical research enterprise, and Cold Spring Harbor Laboratory looks forward to partnering with the CGT initiative. We thank Governor Hochul and Empire State Development for pioneering this exciting research expansion."

New York BioGenesis Park would foster strong ties with academic and medical institutions throughout New York, creating a robust ecosystem for Cell and Gene Therapy innovation. Collaborating with the Empire State Cellular Therapy Consortium and world-class institutions like Cold Spring Harbor Laboratory, the Feinstein Institutes, Northwell Health, Roswell Park, Stony Brook University, Weill Cornell, Columbia University and others around the state. New York BioGenesis Park would enhance research synergies and accelerate medical breakthroughs. This

ecosystem would bring together experts in advanced Cell and Gene Therapy therapies, offering specialized facilities, services, and resources to both tenants and collaborating institutions. By facilitating cutting-edge science, innovative technology development and novel approaches to clinical trials, New York BioGenesis Park would ensure New York's institutions remain globally competitive in groundbreaking Cell and Gene Therapy research and commercialization.

The New York BioGenesis Park and the Cell and Gene Therapy manufacturing expansion at Roswell Park would create a powerful, interconnected network that leverages complementary resources and capabilities at both ends of the state. By fostering a comprehensive ecosystem that spans from basic research to clinical application and commercialization, New York is positioning itself as the nation's leading destination for Cell and Gene Therapy research, development, and manufacturing.

The Long Island Cell and Gene Therapy Innovation Hub stands to serve as a cornerstone of New York's $620 million Life Science Initiative. Aimed at establishing the state as a national leader in the broader life sciences industry—including biotechnology, pharmaceuticals, and medical technology—the initiative allocates $320 million for strategic programs to attract new technologies, promote investment in emerging fields, and stimulate life science business growth and employment statewide. This multifaceted approach seeks to spur the development of a world-class research cluster, enhance the state's ability to commercialize groundbreaking research, and drive economic growth. By solidifying New York's position in life sciences innovation, the initiative advances Cell and Gene Therapy development and strengthens the state's global competitiveness. Read New York State's Life Science Initiative Strategic Plan here.

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