The D & F Development Group, LLC
Alegria South

PROJECT NARRATIVE

I. Project Information:

- The Alegria South project will consist of three components:
    - 96-unit affordable rental development.
    - Commercial portion to be used as community center/community service facility.
    - A sewage treatment plant.
- There will be 96-unit multifamily units consisting of eighteen (18) 1-Bedrooms (19% of the unit mix), forty-six (46) 2-Bedrooms (48% of the unit mix), thirty-one (31) 3-Bedrooms (32% of the unit mix), plus one (1) 3-Bedroom unit for the property superintendent.
- Units will be affordable to households at or below 30% (11% of the units), 50% (22% of the units), 60% (65% of the units) and 70% (2% of the units) of the Area Median Income (AMI).
- The site is a transit-oriented development located in extremely close proximity to transportation options. The site is located in a designated Qualified Census Tract (1591.03) as defined by HUD, Opportunity Zone, the Town of Brookhaven's Greater Bellport Land Use Plan and Greater Bellport Overlay district.
- The property will consist of four (4) residential newly constructed 3 story townhome style buildings designs. Located on the ground floor of one of the residential buildings, the site will include a community center, supportive service office and lounge area for the residents of the property.
- The project will provide supportive housing opportunities for 15 units (15 1-Bedrooms) that will be set-aside for individuals with intellectual and developmental disabilities. Services and referrals will be provided by Independent Support Services, Inc (ISS) who is applying for Integrated Supportive Housing (ISH) funds through NYS OPWDD.
- 5 units will be set-aside for veterans as required by Suffolk County.
- The creation of this development will build toward a future in which residents can enjoy wellness, longevity, and a quality of life in strong, healthy communities. This development will help provide and address some associated linkages for positive health results by offering access to newly constructed units, free broadband access, outdoor spaces, the creation of a sewage treatment plant (STP) that will service the development among many other positive benefits that would provide healthy environments and outcomes for the residents of the development.
    - Preventing chronic disease – this development will provide housing to households at 30%, 50%, 60% and 70% of the AMI, which will provide extremely-low, low to moderate income households the opportunity to live in decent, safe, affordable housing which would provide housing security for many residents which is known to produce healthier households.
    - Promoting a healthy and safe environment – by offering access to newly created housing units which for many will be improved housing conditions which can save lives, reduce disease/stress/mental instability, increase quality of life, reduce poverty, prevent homelessness and provide families with housing security.
    - Promote healthy women, infants and children – women and children represent a large number of residents in affordable housing units. These multifamily units will provide affordable units in a high-cost housing market which is known to impact women and children's stability, decreased economic stress, improved mental health and more favorable living environments.
    - Prevent communicable diseases – increased access to affordable housing promotes health and wellbeing.
    - Help residents continue to live in their communities in a manner consistent with their abilities and values – access to newly created long-term affordable units allow residents to have the

ability to remain in the community without fear or impacts of rent hikes above allowable amounts.
  - Increase consumer access to health care and supportive services – the site will have 15 units that will provide supportive services to those with intellectual/developmental disabilities (I/DD). The site is also in extremely close proximity to public transportation which will allow those residents that do not drive with transportation access to health care and or other needed services.
- NYS Homes and Community Renewal will have a 50-year affordability period for units.
- Suffolk County will require 10 units to be affordable in perpetuity.

II. Project Design and Scope of work:

- The buildings are inspired by shingle style architecture reminiscent of historic Bellport. Structurally the buildings will be wood frame, with hardie plank siding and vinyl windows. Typically, there are pitched roofs with architectural shingles. The property will be serviced by an off-site 30,000 gallon sewage treatment plant (STP). The STP will have excess capacity which will be used by a new development of affordable homes by the Long Island Housing Partnership.
- The site will have an outdoor seating area, playground and tree plantings throughout the site.
- The project will utilize the 2023 HCR Design Criteria and will include green building design and energy star appliances. Sustainability initatives will include: Enterprise Green Communities 2020 Plus, Energy Star Multifamily New Construction EPI Pathway, DOE Zero Energy Ready Homes, EPA Indoor airPLUS.
- 10 units will be accessible to persons with physical impairments and 4 units will be accessible to persons with hearing/visual impairments. Referrals and services will be provided by Long Island Center for Independent Living.
- The site will have a total of 184 paved outdoor parking spaces, of which 12 will be accessible parking spaces available for the property. The site will also include an additional 8 land banked parking spaces as required by zoning.
- Project amenities will include: community room, supportive service offices, common laundry room, located in the community building, in-unit broadband, common area broadband access, in-unit bulk storage, EV charging stations, energy star efficient appliances including in-unit range, refrigerator, microwave and dishwashers.
- The tenants will be responsible to pay for their own electric, electric cooking, electric heating, electric water heating and air conditioning. The owner will provide residents with water.
- We are working with Optimum Communites on a bulk agreement to provide broadband internet services to the residents of the building. The plan would be charged to the owner at a discounted rate per unit for their 100 fast internet plan (modem is included). Residents will have the opportunity to add TV services, upgrade Internet service, and order Optimum Voice, add converters/remotes and a modems etc., and will be billed separately for these services, under the tenants' responsibility.
- The commercial portion will be a community center, with catering/take-out/food prep facility expected to be run by Shiloh Community Church and Chara's Kitchen & Catering. Both organizations have been long standing active members of the Bellport Community. These minority owned organizations are deeply engaged in the local community and have operated in the area for many years.

III. Site Information:

- The land for the residential development is owned by the applicant's affiliate D&F Consultants LLC, and will be transferred to applicant as of closing. The sewer treatment plant site is also owned by an affiliate of applicant.
- The sites are currently vacant underutilized land that is a present blight to the neighborhood with overgrown trees and grass.
- The sites do not have any existing environmental issues.
- The site is also a designated Opportunity Zone.
- The Town of Brookhaven has been actively working in investing and revitalizing this area, including implementing the Greater Bellport Land Use Plan in 2014 and further filing a Local Law, in 2022, creating the Greater Bellport Overlay District (GBOD). The GBOD allows the property to have the zoning density needed to be able to develop greatly needed uses in the community. The Town's goals for this area include creating affordable housing, sewer infrastructure, landscaping, placemaking, the creation of a commercial uses and more. It is the Town of Brookhaven's desire to create and strengthen this area into Downtown North Bellport. This area has close access to the North Bellport Long Island Rail Road station and several bus lines, all just a short 5-minute walk and would be a prime location for a solid downtown.
- In 2021, this area was considered a low-income tract with 32.52% of the population living below the poverty line. Beginning in 2022, this area has increased to a moderate-income tract, currently (2024) with 23.98% of its residents living below the poverty line. Just the few improvements to the area have already impacted this area for the better and the community at large.

IV. Project Location and Market Information:

- The residential buildings will be located from Montauk Highway to Atlantic Avenue, just West of Michigan Avenue to Hoffman Avenue, in Bellport, New York. The sewage treatment plant (STP) for the property will be located on Atlantic Avenue between Weaver Avenue and Davidson Avenue. The proposed commercial space is located at 1789 Atlantic Avenue with entrances on Post Avenue and Montauk Highway.
- The residential site is located just a 5-minute walk (.25 mile) away from the Bellport Long Island Rail Road Station and 3 Suffolk County Bus Lines (S66, 7B and S68).
- As in most areas on Long Island are in desperate need of available decent, safe, sanitary, affordable housing options.
- Favorable characteristics include:
  - Capture Rate – the study indicates the project would have a total weighted average capture demand rate of 3.19%.
  - Good quality finishes and features - consistent with recent mixed-income projects that will include private entrances, common area amenities and contemporary layouts that offer greater utility than local unrestricted complexes.
  - Rent advantage for tax credit units – ranges from 30%-41% for 50%/60% AMI units with the 70% units 19% below market. Rent thresholds in the greater area have increased in recent years with new development and the ongoing renovation of older properties.
  - 53% of age 19-61 renters in the PMA earn less than $75,000 per year.

- Location – is supported with the train station in walking distance, the medical care, commercial conveniences and transportation linkages in the greater area considering options in nearby Medford and Patchogue.
- Integration of supportive housing with rental subsidy - for the I/DD populations as no similar options are available in the greater Bellport market.
- Population density - associated with 96 units offering larger two- and three-bedroom plans will increase economic activity in the area.
- Workforce family housing - with these unit types reported strong absorption rates exceeding 6 units per month increasing waitlists as new units were delivered to the market.
- Conservative PMA – used for analysis evaluates support from the local area with a strong capture rate so unsatisfied households outside the area will provide additional support. Median incomes in the PMA range from approximately $60,000 to $144,000 so the rent tiers are appropriate for these unsatisfied households.

V. Project Financing Information:

- The Construction loan and permanent loan will be provided by Webster Bank.
- The project will utilize Federal and NYS Low Income Housing tax credits, HCR Low Income Housing Trust Funds, HCR OPWDD ISH Funds, County Funds, Long Island Investment Funds, Long Island Housing Partnership funds, NY Forward funds, Developer's Note and Developer Equity.
- This project is supported by various non-HCR sources, reflecting financial leveraging as encouraged by HCR.
- The Developer minimizes development costs through our experience in the affordable housing industry. We have developed many projects and we understand how to structure the project utilizing experienced consultants and professionals within the industry.

VI. Development Team and Ownership Information:

- The D & F Development Group, LLC, will serve as Developer on the project. Leonard T. D'Amico and Peter G. Florey, the Principals of D&F have been in developing, constructing, managing affordable housing properties across Long Island and NYC since 2002 and will have effective project control.. D&F's key team members also include Bruce Peterson, Nicole DeFreitas, James Grady and Katrina Brown. The D&F team has extensive experience in developing, construction and managing over twenty-five (25) affordable housing projects, with over 2,500 units.
- Beatty Harvey Coco (BHC) will serve as Architect for the project. BHC has designed many affordable workforce housing projects in Suffolk County, some include Matinecock Court, Highland Green Residences, Bellport Residences, Bay Shore Senior Residence, Wyandanch Rising and many others.
- D & F Construction Group, Inc. will serve as the General Contractor for the project with a fixed price construction contract.
- The Management of the project will be handled through D&F's management entity, Wizard Group, Inc., d/b/a LTD Management

VII. Development Timeline:

- We are working towards an end of November 2026 closing.
- We have received site plan approval from the Town in July 2026. We are currently in with the building department waiting for permits to be issued.
- We anticipate completing construction by the end of 2028 and occupying in early 2029.

FORM APPLICATION FOR FINANCIAL ASSISTANCE
TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
1 Independence Hill, 2nd Floor, Farmingville, New York 11738
631 406-4244

DATE: Updated 9/4/2026

APPLICATION OF: Alegria South, LLC
Name of Owner and/or User of Proposed Project

ADDRESS: 100 Schoolhouse Road

Levittown, New York 11756

Type of Application:
- ☐ Tax-Exempt Bond
- ☐ Taxable Bond
- ☑ Straight Lease
- ☐ Refunding Bond

Please respond to all items either by filling in blanks, by attachment (by marking space "see attachment number 1", etc.) or by N.A., where not applicable. Application must be filed in two copies. A non-refundable application fee is required at the time of submission of this application to the Agency. The non-refundable application fee is $3,000 for applications under $5 million and $4,000 for applications of $5 million or more, and should be made payable to the Town of Brookhaven Industrial Development Agency.

Transaction Counsel to the Agency may require a retainer which will be applied to fees incurred and actual out-of-pocket disbursements made during the inducement and negotiation processes and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an official Inducement Resolution but may be subject to disclosure under the New York State Freedom of Information Law.

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application. Incomplete applications will not be considered. The Board reserves the right to require that the applicant pay for the preparation of a Cost Benefit Analysis, and the right to approve the company completing the analysis.

PLEASE NOTE: It is the policy of the Brookhaven IDA to encourage the use of local general contractors and labor and the payment of the area standard wage during construction on the project.

IDA benefits may not be conferred upon the Company until the Lease and Project Agreement have been executed.

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PART XI **CERTIFICATION**

EXHIBIT A	Proposed PILOT Schedule
SCHEDULE A	Agency's Fee Schedule
SCHEDULE B	Construction Wage Policy
SCHEDULE C	Recapture and Termination Policy
SCHEDULE D	Agency Payment in Lieu of Taxes (PILOT) Policy
SCHEDULE E	Background, Credit and Litigation Review Authorization Form
SCHEDULE F	Organization Chart of Applicant

Part I: Owner & User Data

1. Owner Data:

A. Owner (Applicant for assistance): Alegria South, LLC

Address: 100 Schoolhouse Road

Levittown, NY 11756

Federal Employer ID #: 42-4050758 Website: _____

NAICS Code: 531110

Owner Officer Certifying Application: Peter G. Florey

Title of Officer: Principal

Phone Number: 516-437-0900 E-mail: NicoleD@thedfdgroup.com

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Limited Liability Company ☑

Privately Held ☐ Public Corporation ☐ Listed on _____

State of Incorporation/Formation: New York

C. Nature of Business:
(e.g., "manufacturer of _____ for ____ industry"; "distributor of _____"; or "real estate holding company")

Real Estate

D. Owner Counsel:

Firm Name: Forchelli Deegan Terrana

Address: 333 Earle Ovington Boulevard, Ste 1010

Uniondale, NY 11553

Individual Attorney: John Gordon

Phone Number: 516-248-1700 E-mail: JGordon@ForchelliLaw.com

E. Principal Stockholders, Members or Partners, if any, of the Owner:

Name	Percent Owned
See org chart attached as Schedule "1"	

Please attach to this Application as **Schedule F** an Organization Chart of Applicant.

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director, or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (If yes, please explain)

No

ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (If yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

No

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

No

I. List parent corporation, sister corporations and subsidiaries:

Please see the attached entity listing of other organizations

J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town, or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

Yes, the Gleneagle Green at Bellport property recieved financial assistance in form of a PILOT from the Town of Brookhaven on 3/25/2020 as well as Village Green 2015.

K. List major bank references of the Owner:

Victor Sostar, Regions Affordable Housing, LLC 516-869-7420

K. James Dittbrenner of Webster Bank 212-575-2461

2. User Data

(for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user)

A. User (together with the Owner, the "Applicant"): N/A

Address: _____

_____

Federal Employer ID #: _____ Website: _____

NAICS Code: _____

User Officer Certifying Application: _____

Title of Officer: _____

Phone Number: _____ E-mail: _____

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☐

Public Corporation ☐ Listed on _____

State of Incorporation/Formation: _____

C. Nature of Business:
(e.g., "manufacturer of _____ for ____ industry"; "distributor of _____"; or "real estate holding company")

_____

D. Are the User and the Owner Related Entities? Yes ☐ No ☐

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: _____

Address: _____

_____

Individual Attorney: _____

Phone Number: _____ E-mail: _____

F. Principal Stockholders or Partners, if any:

Name	Percent Owned
_____	_____
_____	_____
_____	_____

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director, or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (If yes, please explain)

_____

_____

ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (If yes, please explain)

_____

_____

H. If any of the above persons (see "F", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

_____

_____

I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

_____

_____

J. List parent corporation, sister corporations and subsidiaries:

_____

_____

K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town, or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

_____

_____

L. List major bank references of the User:

_____

_____

Part II – Operation at Current Location

(if the Owner and the User are unrelated entities, answer separately for each)

1. Current Location Address: N/A

2. Owned or Leased: _____

3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):

   _____

   _____

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

   _____

   _____

5. Are other facilities or related companies of the Applicant located within the State?
   Yes ☐ No ☑

   A. If yes, list the Address: _____

6. Will the completion of the project result in the removal of any facility or facilities of the Applicant from one area of the state to another OR in the abandonment of any facility or facilities of the Applicant located within the State? Yes ☐ No ☑

   A. If no, explain how current facilities will be utilized: N/A

   _____

   B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

   _____

   _____

7. Has the Applicant actively considered sites in another state? Yes ☐ No ☑

   A. If yes, please list states considered and explain: _____

   _____

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☐ No ☑
   A. Please explain: _____

   _____

9. Number of full-time equivalent employees (FTE's) at current location and average salary (indicate hourly or yearly salary):

N/A

Part III – Project Data

1. Project Type:

   A. What type of transaction are you seeking? (Check one)

   Straight Lease ☑ Taxable Bonds ☐ Tax-Exempt Bonds ☐

   Equipment Lease Only ☐

   B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

   Sales Tax Exemption ☑ Mortgage Recording Tax Exemption ☑

   PILOT Agreement: ☑

2. Location of project:

   A. Street Address: 1627, 1631 (aka 1643), 1645, 1665 Montauk Hwy (Please see attached address list with section/block/lot info)

   B. Tax Map: District _____ Section _____ Block _____ Lot(s) See attached

   C. Municipal Jurisdiction:

   i. Town: Brookhaven
   ii. Village: N/A Hamlet of North Bellport
   iii. School District: South County School District

   D. Acreage: +/- 5.7 acres

3. Project Components (check all appropriate categories):

A. Construction of a new building ☑ Yes ☐ No
   i. Square footage: 104,150 SF Residential 1,364 commercial space

B. Renovations of an existing building ☐ Yes ☑ No
   i. Square footage: _____

C. Demolition of an existing building ☐ Yes ☑ No
   i. Square footage: _____

D. Land to be cleared or disturbed ☑ Yes ☐ No
   i. Square footage/acreage: +/- 251,119 SF total

E. Construction of addition to an existing building ☐ Yes ☑ No
   i. Square footage of addition: _____
   ii. Total square footage upon completion: _____

F. Acquisition of an existing building ☐ Yes ☑ No
   i. Square footage of existing building: _____

G. Installation of machinery and/or equipment ☑ Yes ☐ No

i. List principal items or categories of equipment to be acquired: heaters, electrical panels, washer/dryers, stoves/refrigerators & other construction materials that would be used in constructing a residential apartment building/ commercial kitchen equipment will be installed in the commercial space

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location? No

i. If no, please list the present owner of the site: D & F Consultants, LLC & The D & F Development Group, LLC (related members)

B. Present use of the proposed location: Vacant

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) ☐ Yes ☑ No

i. If yes, explain:

D. Is there a purchase contract for the site? (If yes, explain): ☐ Yes ☑ No

E. Is there an existing or proposed lease for the site? (If yes, explain): ☐ Yes ☑ No

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: The site will consist of the components: 1) 96 unit affordable rental development 2) a commercial building which will feature a community center and healthy food take-out catering preparation facility and 3) an off-site sewage treatment plant (STP) to service the project. Excess capacity will be available to service another affordable development of homes close to the property.

B. Proposed product lines and market demands: High demand for affordable housing on Long Island.

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

The commercial space will be a community center, expected to be leased to a joint venture between Shiloh Community Church and Chara's Kitchen & Catering. Both organizations have been long standing active members of the Bellport community.

D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

There is a high demand and unmet need for affordable housing in the Town of Brookhaven. The community at large as well as the property is also in need of a community center to provide the workshops, programs, events, cultural gatherings. The catering/food prep facility would provide affordable food options to the community that has long been identified as a food desert.

E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☑ No ☐

i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location? 1%

F. To what extent will the project utilize resource conservation, energy efficiency, green technologies, and alternative / renewable energy measures?

The project will be fully electric, utilizing the 2025 HCR Design Criteria which will include green building design & energy star appliances. Initiatives include: Enterprise Green Communities 2020 Plus, Energy Star Multifamily New Construction EPI Pathway, DOE, Zero Energy Ready Homes, EPA Indoor airPLUS, the building will be delivered as Solar Ready, in the even the upgrade to solar is needed.

G. Will the Project provide onsite child care services or otherwise facilitate new child care services? ☐ Yes ☑ No

i. If yes, please describe the nature and extent of such childcare services: _____

H. Does the Project propose the creation or provision of housing? ☑ Yes ☐ No

i. If yes, please, please fill out Part X - Representations related to Projects Providing Housing.

6. Project Work:

A. Has construction work on this project begun? If yes, complete the following:

i. Site Clearance: Yes ☐ No ☑ % COMPLETE _____
ii. Foundation: Yes ☐ No ☑ % COMPLETE _____
iii. Footings: Yes ☐ No ☑ % COMPLETE _____
iv. Steel: Yes ☐ No ☑ % COMPLETE _____
v. Masonry: Yes ☐ No ☑ % COMPLETE _____
vi. Other: _____

B. What is the current zoning? J6 Overlay District - J Business 6 District

C. Will the project meet zoning requirements at the proposed location?

Yes ☑ No ☐

D. If a change of zoning is required, please provide the details/status of the change of zone request: N/A

E. Have site plans been submitted to the appropriate planning department? Yes ☑ No ☐

F. Is a change of use application required? Yes ☐ No ☑

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: November 2026

ii. Construction/Renovation/Equipping: December 2026

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: December 2028

Part IV – Project Costs and Financing

1. Project Costs:

   A. Give an accurate estimate of costs necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

Description	Amount
Land and/or building acquisition	$ 2,480,000
Building(s) demolition/construction	$ 46,227,239
Building renovation	$
Site Work	$ 3,873,950
Machinery and Equipment	$
Legal Fees	$ 675,000
Architectural/Engineering Fees	$ 1,050,000
Financial Charges	$ 6,412,981
Other (Specify)	$ 9,241,368
Total	$ 69,960,538

Please provide the percentage of materials and labor that will be sourced locally (Suffolk/Nassau Counties) 100

Please note, IDA fees are based on the total project costs listed above. At the completion of your project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be adjusted as a result of the certified cost affidavit. Money will not be refunded if the final project cost is less than the amount listed above. **Please initial below to confirm and acknowledge your understanding and acceptance of the foregoing.**

Initial _____

2. Method of Financing:

	Amount	Term
A. Tax-exempt bond financing:	$ N/A	_____ years
B. Taxable bond financing:	$ N/A	_____ years
C. Conventional Mortgage:	$ 45,498,146	30 years
D. SBA (504) or other governmental financing:	$ N/A	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	$ 20,371,621	
F. Other loans:	$ 715,771	_____ years
G. Owner/User equity contribution:	$ 3,375,000	_____ years
Total Project Costs	$ 69,960,538	

i. What percentage of the project costs will be financed from public sector sources?

82%

3. Project Financing (please only respond if you selected "Taxable Bonds" or "Tax-Exempt Bonds" in "Part III - 1. Project Type" above:

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☐ No ☐

i. If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

Part V – Project Benefits

1. Mortgage Recording Tax Benefit:

   A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

   $ 45,498,146

   B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

   $ 341,236.10

2. Sales and Use Tax Benefit:

   A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

   $ 31,969,330

   B. Estimated State and local Sales and Use Tax exemption (product of 8.75% and figure above):

   $ 2,797,316

   C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

      i. Owner: $_____

      ii. User: $_____

3. Real Property Tax Benefit:

   A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: N/A

   B. Agency PILOT Benefit:

      i. Term of PILOT requested: 30 years

      ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and attach such information to Exhibit A hereto. Applicant hereby requests such PILOT benefit as described on Exhibit A.

*** This application will not be deemed complete and final until Exhibit A hereto has been completed. ***

Part VI – Employment Data

1. List the Applicant's and each user's present employment and estimates of (i) employment at the proposed project location, not just new employment, at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* ("LMA") that would fill the full-time and part-time jobs at the end of the second year following completion:

Present number of FTEs at project location **: 0 8/25/2026 (Date) N/A (Average Annual Salary of Jobs to be Retained)

Present number of FTEs at any other location of Applicant to be transferred to the project location, in total 0; from within (i) New York State 0; (ii) the Labor Market Area* 0; and (iii) Town of Brookhaven 0.

Please describe the expected use of all other locations where Applicant conducts operations, if any, after Applicant commences operations at the proposed project location. N/A

(Also, please see Part IX – Special Representations Question #1-3).

FTEs to be Created at Project Location in First Year: 1 (fill in year)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	**Total**
FTE	1												1

FTEs to be Created at Project Location in Second Year: 1 (fill in year)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	**Total**
FTE	1												1

Number of Residents of LMA:
Full-Time: 2
Part-Time: 0

Cumulative Total FTEs ** at Project Location After Year 2
2

Construction Jobs to be Created: 50

*** The Labor Market Area includes the County/City/Town/Village in which the project is located as well as Nassau and Suffolk Counties.**

**** To calculate FTEs (Full-Time Equivalent Employees) please use the following example: if an organization considers 40 hours per week as full-time and there are four employees who work 10 hours each per week, the cumulative hours for those employees equal 1 FTE.**

2. Salary and Fringe Benefits:

Category of Jobs to be Created	Average Salary	Average Fringe Benefits
Salary Wage Earners	$40,500	$4,500
Commission Wage Earners	$0	$0
Hourly Wage Earners	19.47	
1099 and Contract Workers	$0	$0

What is the annualized salary range of jobs to created? 39,000 to 42,000

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant's financial condition? (If yes, furnish details on a separate sheet)

   Yes ☐ No ☑

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution, or other operating practices? (If yes, furnish details on a separate sheet)

   Yes ☐ No ☑

3. Is there a likelihood that the Applicant would proceed with this project without the Agency's assistance? (If no, please explain why; if yes, please explain why the Agency should grant the benefits requested)

   Yes ☐ No ☑

4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

   The project would not be financially viable without the Agency's assistance.

Original signature and initials are required. Electronic signatures and initials are not permitted.

5. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, where practicable, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies.

   Initial _____

6. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project as well as may lead to other possible enforcement actions.

   Initial _____

7. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order, including the September 23, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, as amended), or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

   Initial _____

8. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees, and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project. The IDA fees are based on the total project costs listed in this application. At the completion of the project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be increased as a result of the certified cost affidavit. Monies will not be refunded if the final costs are below the amount listed in the application.

   Furthermore, Applicant shall in no event hold the Agency liable, and covenants to not sue for, monetary damages or claim any sort of monetary damages (i) for failure to perform a mandatory or discretionary obligation in connection with this Application, or any other cause of action arising from this Application or (ii) arising out of or connected with any dispute, controversy, or issue regarding the Application or interpretation or effect of the provisions of this Application.

   Initial _____

9. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's Recapture and Termination Policy, attached hereto as Schedule C.

   Initial _____

10. The Applicant confirms and hereby acknowledges it has received the Agency's PILOT Policy attached hereto as Schedule D and agrees to comply with the same.

    Initial _____

11. The Company hereby authorizes the Agency, without further notice or consent, to use the Company's name, logo and photographs related to the Facility in its advertising, marketing, and communications materials. Such materials may include web pages, print ads, direct mail and various types of brochures or marketing sheets, and various media formats other than those listed (including without limitation video or audio presentations through any media form). In these materials, the Agency also has the right to publicize its involvement in the Project.

    Initial _____

12. The Applicant confirms and hereby acknowledges it has received the Agency's Application and Resolution Expiration Policy available at brookhavenida.org/application and agrees to comply with same.

    Initial _____

13. The Applicant agrees that it will abide by all federal, state, county and local laws, rules, regulations, licensing and administrative orders applicable to the within Project. The Applicant confirms and hereby acknowledges it has received the Agency's Construction Wage Policy attached hereto as

Schedule B and agrees to comply with the same. The Applicant acknowledges that if the provisions of the Agency's Construction Wage Policy are applicable to the Project, the terms of such Construction Wage Policy shall be binding on any contractor or subcontractor of any tier with respect to all Project work including, without limitation, the construction and/or renovation phase of such Project. The Applicant acknowledges that there has not been any debarment or suspension by any federal, state or local government agency or authority in the past (3) three years applicable to the Project.

Initial _____

14. The Applicant confirms and hereby acknowledges that it has received the Agency's Background Credit and Litigation Review Authorization Form attached hereto as **Schedule E** and agrees to execute and deliver the same.

Initial _____

15. The Applicant confirms and hereby acknowledges that the Agency informed the Applicant that, effective January 1, 2024, certain Construction work done under contract in connection with financial assistance from the Agency may be subject to the requirements of Section 224-a of the Labor Law of the State, including but not limited to the requirement that such Construction shall be subject to prevailing wage requirements of Section 220 and 220-b of the Labor Law of the State. In addition, such Construction work may be required by Section 224-a of the Labor Law (Section 224-a) to comply with the objectives and goals of minority and women-owned business enterprises pursuant to Article Fifteen-A of the Executive Law and service-disabled veteran-owned business pursuant to Article Seventeen-B of the Executive Law. Accordingly, the Applicant confirms that it will comply with any related provisions and requirements to be set forth in the transaction documents with the Agency concerning the Project.

Initial _____

16. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicant understands that all Project information and records related to this Application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.

Initial _____

17. Applicant acknowledges that the Agency is entitled to request any and all additional information from Applicant it requires in its sole discretion in connection with reviewing this Application, and unless and until such information is provided to the Agency's satisfaction, this Application will remain incomplete.

Initial _____

18. The Applicant acknowledges that the Agency is not bound by any precedent or prior course of conduct in connection with this Application (unless specifically required by applicable law) .

Initial _____

Part VIII – Submission of Materials

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report). Note, if the project company is a newly formed entity, then the applicant is required to submit financial statements for the parent company or sponsor entity.

2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.

3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.

4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.

5. Completed Environmental Assessment Form.

6. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.

(Remainder of Page Intentionally Left Blank)

Part IX – Special Representations

1. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project. The Applicant hereby indicates its compliance with Section 862(1) by signing the applicable statement below. **(Please sign only one of the following statements a. or b. below).**

    a. The completion of the entire project will not result in the removal of an industrial or manufacturing plant of the project occupant from one are of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state.

    Representative of the Applicant: _____

    b. The completion of this entire project will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state because the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

    Representative of the Applicant: _____

2. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

    Representative of the Applicant: _____

3. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

    Representative of the Applicant: _____

4. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules, and regulations.

    Representative of the Applicant: _____

Part X – Representations related to Projects Providing Housing

Applicant hereby represents that:

1. The total number of new dwelling units the Project proposes to create is: 96
2. The number of existing dwelling units the Project proposes to rehabilitate/renovate is: N/A
3. The number of new dwelling units the Project proposes to provide for occupants (but not on a transient basis) by individuals who are age 55 or over is: N/A
4. The following table fairly represents the expected actual unit composition and affordability of the dwelling units at the Project:

	Total Number of Units	Number of Market Rate Units and associated range of expected monthly rental rates	Total Number of AMGI Restricted Units (please also complete the table below)
Studio		at $	
One-bedroom	18	at $	18
Two-bedroom	46	at $	46
Three-bedroom	31	at $	31
Four-bedroom		at $	
TOTALS (#)	95		95

	Total number of AMGI Restricted Units at 30 % and associated range of expected monthly rental rates	Total number of AMGI Restricted Units at 50 % and associated range of expected monthly rental rates	Total number of AMGI Restricted Units at 60 % and associated range of expected monthly rental rates	Total number of AMGI Restricted Units at 70 % and associated range of expected monthly rental rates	Total number of AMGI Restricted Units at ____ % and associated range of expected monthly rental rates	Total number of AMGI Restricted Units at ____ % and associated range of expected monthly rental rates
Studio	at $	at $	at $	at $	at $	at $
One-bedroom	3 at $ 928	15 at $ 1,546	at $	at $	at $	at $
Two-bedroom	7 at $ 1,113	7 at $ 1,856	32 at $ 2,227	1 at $ 2,598	at $	at $
Three-bedroom	at $	at $	30 at $ 2,572	1 at $ 3,001	at $	at $
Four-bedroom	at $	at $	at $	at $	at $	at $
TOTALS (#)	10	21	62	2		

5. Not less than 10% of the dwelling units the Project proposes to provide shall be reserved for occupancy (but not on a transient basis) as Affordable housing for residents whose income per unit based upon family size (provided that for purposes of determining the income of a unit, a unit which does not have a separate bedroom shall be deemed to have one occupant, and a unit which has one or more separate bedrooms shall be deemed to have one and one-half occupants for each separate bedroom) does not exceed 80% of AMGI for the current year (or if the AMGI shall cease to be issued, then such other index as the Agency may select) and the gross rent for such dwelling unit (as determined under 26 USCS §42 (together with the regulations promulgated thereunder, the "Tax Credit Law")) shall not exceed 30% of the annual Nassau/Suffolk AMGI for the applicable income group for such units. Not less than 10% of the dwelling units the Project proposes to provide shall be reserved for occupancy (but not on a transient basis) as Workforce housing for residents whose income per unit based upon family size (determined as above provided) does not exceed 120 % of the AMGI for the current year (or if the AMGI shall cease to be issued, then such other index as the Agency may select) and the gross rent for such dwelling unit (as determined under the Tax Credit Law) shall not exceed 30% of the annual Nassau/Suffolk AMGI for the applicable income group for such units (collectively, the "Affordability Requirements").

   Initial _____

6. Applicant hereby acknowledges Section 7(D)(j) of the Agency's Uniform Tax Exemption Policy, adopted on June 17, 2020 (the "UTEP"), and understands that should Applicant be approved for a Market Rate Housing Project, Applicant will be required to enter into a contract and/or technical assistance agreement with a local not-for-profit housing advocacy group reasonably acceptable to the Agency, to administer the Affordability Requirements (as such term is defined in section 5 above). Initial _____

7. The Project is subject to the following other affordability requirements, if any: (Please list any such requirements:

   a. 10 units in perpetuity, Suffolk County Economic Development & Planning funding ;

   b. all units 50 years, NYS HCR funding ;

Applicant hereby confirms and agrees that all representations made in this Part X are true and correct

Representative of the Applicant: _____

Part XI – Certification

Peter Florey (Name of representative of entities submitting application) deposes and says that he or she is the Principal (title) of Alegria South LLC, the entities named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entities named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as in formation acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Brookhaven Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

The Applicant hereby subscribes and affirms under the penalties of perjury that the information provided in this Application is true, accurate and complete to the best of his or her knowledge.

Representative of Applicant

Sworn to me before this 1st
Day of September, 2026
Barbara L. Murphy
(seal)

BARBARA L. MURPHY
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
01MU6432774
MY COMMISSION EXPIRES 05/09/2030

**** Note: If the entities named in this Application are unrelated and one individual cannot bind both entities, Parts VII, IX, X and XI of this Application must be completed by an individual representative for each entity ****

EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule to this Exhibit.

BUILD BROOKHAVEN

Lisa M. G. Mulligan, Chief Executive Officer

Town of Brookhaven Industrial Development Agency

Schedule of Fees

Application -	$3,000 for projects with total costs under $5 million $4,000 for projects with total costs $5 million and over (non-refundable)
Closing/Expansion Sale/ Transfer/Increase of Mortgage Amount/ Issuance of Refunding Bonds -	¾ of one percent up to $25 million total project cost and an additional 1/4 of one percent on any project costs in excess of $25 million. Projects will incur minimum charge of $10,000 plus all fees incurred by the Agency including, but not limited to publication, legal, and risk monitoring.
Annual Administrative -	$2,000 administrative fee plus $500 per unrelated subtenant located in the project facility. This fee is due annually.
Termination –	Between $1,000 and $2,500
Refinance (excluding refunding bonds) –	1/4 of one percent of mortgage amount or $5,000, whichever is greater.
Late PILOT Payment –	5% penalty, 1% interest compounded monthly, plus $1,500 administrative fee per month.
PILOT extension -	a minimum of $15,000
Processing Fee -	$275 per hour with a minimum fee of $275
Lease of Existing Buildings (partial or complete) -	Fee is based on contractual lease amount.

The Agency reserves the right to adjust these fees.

Updated: March 25, 2026

SCHEDULE B

CONSTRUCTION WAGE POLICY

EFFECTIVE January 1, 2005

The purpose of the Brookhaven IDA is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Agency has consistently sought to ensure that skilled and fair paying construction jobs be encouraged in projects funded by the issuance of IDA tax exempt bonds in large projects.

The following shall be the policy of the Town of Brookhaven IDA for application for financial assistance in the form of tax-exempt financing for projects with anticipated construction costs in excess of $5,000,000.00 per site received after January 1, 2005. Non-profit corporations and affordable housing projects are exempt from the construction wage policy.

Any applicant required to adhere to this policy shall agree to:

(1) Employ 90% of the workers for the project from within Nassau or Suffolk Counties. In the event that this condition cannot be met, the applicant shall submit to the Agency an explanation as to the reasons for its failure to comply and;

(2) Be governed by the requirements of Section 220d of Article 8 of the Labor Law of the State of New York; and when requested by the Agency, provide to the Agency a plan for an apprenticeship program;

OR

(3) Provide to the Agency a project labor agreement or alternative proposal to pay fair wages to workers at the construction site.

Furthermore, this policy may be waived, in the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic hardship to justify a waiver to be in the best interests of the Town of Brookhaven.

Adopted: May 23, 2005

SCHEDULE C

RECAPTURE AND TERMINATION POLICY

EFFECTIVE JUNE 8, 2016

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "**Act**"), the Town of Brookhaven Industrial Development Agency (the "**Agency**") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project. This Recapture and Termination Policy was adopted pursuant to a resolution enacted by the members of the Agency on June 8, 2016.

I. Termination or Suspension of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "**Applicant**") or any other document entered into by such parties in connection with a project (the "**Project Documents**"). Such Events of Default may include, but shall not be limited to, the following:

1) Sale or closure of the Facility (as such term is defined in the Project Documents);
2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
4) A material violation of the terms and conditions of the Project Agreements; and
5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "**Financial Assistance**" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Agreements including, but not limited to:

(i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;

(ii) sales tax exemption savings realized by or for the benefit of the Applicant, including and savings realized by any agent of the Applicant pursuant to the Project Agreements in connection with the Facility; and

(iii) real property tax abatements granted under the Project Agreements.

II. Recapture of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents. Such Recapture Events may include, but shall not be limited to the following:

1) Sale or closure of the Facility (as such term is defined in the Project Documents);
2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
4) A material violation of the terms and conditions of the Project Agreements; and
5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

For the avoidance of doubt, the Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

III. Modification of Payment In Lieu of Tax Agreement

In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending, or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Agreements, so that the payments in lieu of taxes payable under the Project Agreements are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Agreements. The amount of such adjustments shall be determined by the provisions of the Project Documents.

SCHEDULE D

Agency Payment in Lieu of Taxes (PILOT) Policy

An annual fee of $2,000 (plus $500 per subtenant) will be due to the Agency in addition to the PILOT payment to cover ongoing costs incurred by the Agency on behalf of the project.

1. The Town of Brookhaven Industrial Development Agency (IDA) may grant or be utilized to obtain a partial or full real property tax abatement for a determined period. To be eligible for this abatement there would be a requirement of new construction, or renovation, and a transfer of title of the real property to the Town of Brookhaven IDA.

2. The Chief Executive Officer (CEO) or their designee shall consult with the Town Assessor to ascertain the amounts due pursuant to each PILOT Agreement. Thereafter, the PILOT payment for each project shall be billed to the current lessees. The lessees can pay the PILOT payment in full by January 31st of each year, or in two equal payments due January 31st and May 31st of each year of the PILOT Agreement. The CEO or their designee shall send all PILOT invoices to the lessees on a timely basis.

3. The Town of Brookhaven IDA shall establish a separate, interest-bearing bank account for receipt and deposit of all PILOT payments. The CEO or their designee shall be responsible for depositing and maintaining said funds with input from the Chief Financial Officer (CFO).

4. The CEO or their designee shall remit PILOT payments and penalties if any, to the respective taxing authorities in the proportionate amounts due to said authorities. These remittances shall be made within thirty (30) days of receipt of the payments to the Agency.

5. Payments in lieu of taxes which are delinquent under the agreement shall be subject to a late payment penalty of five percent (5%) of the amount due. For each month, or part thereof, that the payment in lieu of taxes is delinquent beyond the first month, interest shall on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made.

6. If a PILOT payment is not received by **January 31st** of any year or **May 31st** of the second half of the year the lessee shall be in default pursuant to the PILOT Agreement. The Agency may give the lessee notice of said default. If the payment is not received within thirty (30) days of when due, the CEO shall notify the Board, and thereafter take action as directed by the Board.

7. The CEO shall maintain records of the PILOT accounts at the Agency office.

8. Nothing herein shall be interpreted to require the Agency to collect or disburse PILOT payments for any projects which are not Agency projects.

9. Should the Applicant fail to reach employment levels as outlined in their application to the Agency, the Board reserves the right to reduce or suspend the PILOT Agreement, declare a default under the Lease or the Installment Sale Agreement, and/or convey the title back to the Applicant.

10. This policy has been adopted by the IDA Board upon recommendation of the Governance Committee and may only be amended in the same manner.

SCHEDULE E

Background, Credit and Litigation Review Authorization Form

I, Peter Florey, give consent and authorize to the Town of Brookhaven Industrial Development Agency, including its officers, directors, affiliates, agents and representatives (the "Agency") the right to contact and obtain information from all references, credit reporting companies, financial institutions, governmental agencies or departments, and other agencies regarding my creditworthiness and background and to otherwise verify the accuracy of the information that I have provided in my application or other information which I have provided to the Agency for the purpose of applying for financial assistance. In connection with my application for financial assistance with the Agency, I understand that investigative background inquiries may be requested and obtained, including credit and criminal background history information. I hereby release from liability the Agency and its agents, employees and representatives for seeking, gathering, and using such information and all other persons, corporations, or organizations for furnishing such information.

I shall cooperate with the reasonable requests made by the Agency in connection with obtaining and completing the background, credit and litigation review process referenced herein. I agree to be responsible for the cost of such background, credit and litigation review and agree to reimburse the Agency for such expenses.

This authorization shall be perpetual and shall remain in full force and effect unless revoked by me in writing to the Agency. My revocation shall not affect in any way or manner any activities of the Agency in accordance with this authorization that occur or in process on or before the date that the Agency receives my written notice of revocation of this authorization.

Signature _____ Date _____

Peter Florey
Print Name

SCHEDULE F

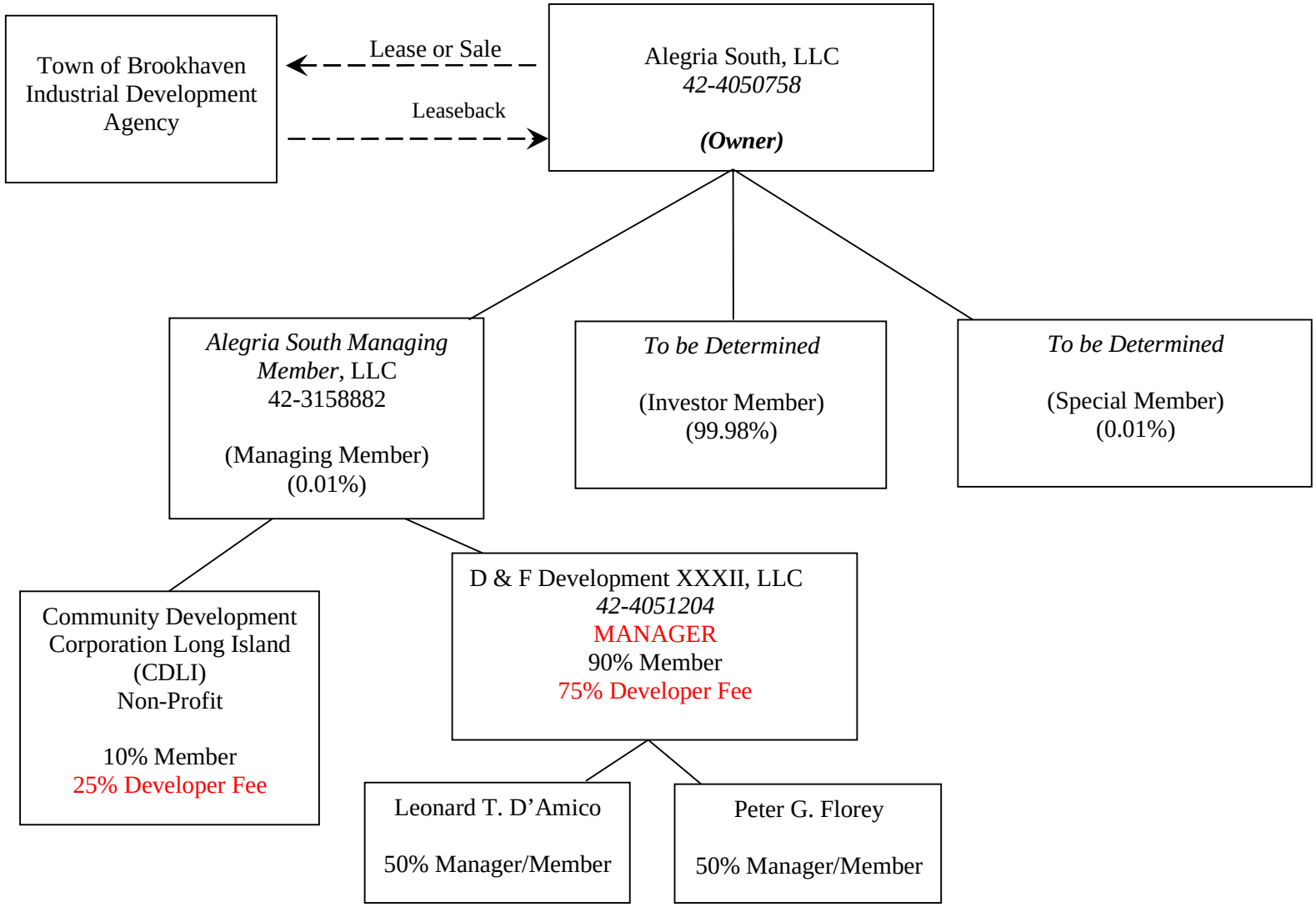
Organization Chart of Applicant

Please Insert

Alegria South

Residential: District 0200 Section 975.9 Block 2 Lots 30, 31, 35, 36, 37.001, 38.001, 39.001, 41.001
STP: District 200, Section 973.8, Block: 5 Lots 10, 11, 12, 13, 14.001, 15, 59

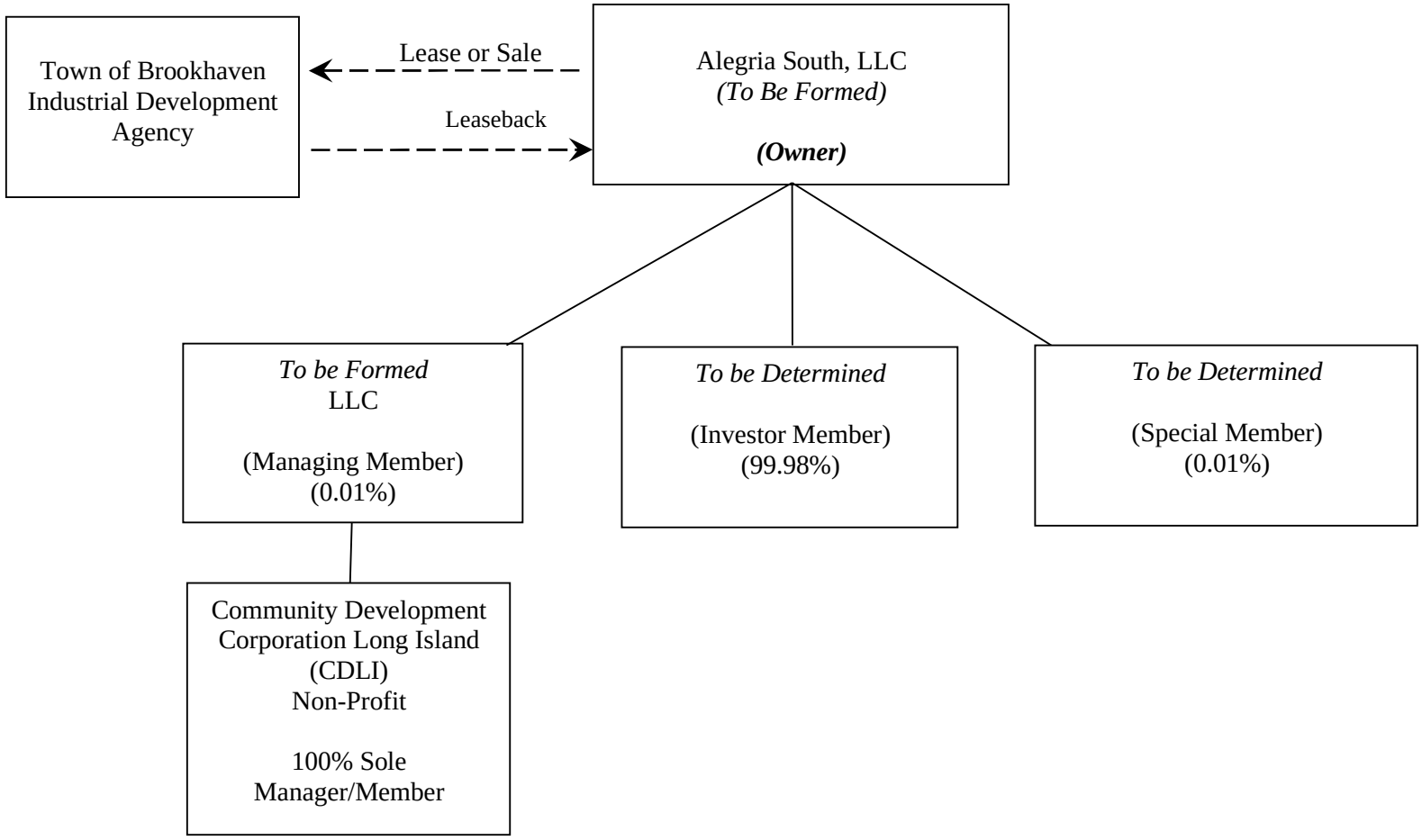
Construction Loan Closing to Perm Loan Closing



Alegria South

Residential: District 0200 Section 975.9 Block 2 Lots 30, 31, 35, 36, 37.001, 38.001, 39.001, 41.001
STP: District 200, Section 973.8, Block: 5 Lots 10, 11, 12, 13, 14.001, 15, 59

Post Perm Loan Closing



ENTITY	MEMBER ENTITIES & %'s	BUSINESS LOCATION	MAILING ADDRESS	DATE OF INC.	EIN
Carlisle Patchogue Operator, Inc. (S Corporation) ***(Need to keep entity active for tail insurance until 3/2028)***	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	7/19/2013	46-3245617
Carlisle Village Green Prop Co., LLC ***(Need to keep entity active for tail insurance until 3/2029)***	LTD & PGF	100 Schoolhouse Road Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/9/2018	82-4418868
D & F Bay Shore CIF Conduit, LLC	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	7/11/2022	88-3171823
D & F Construction Group, Inc. (S Corporation)	LTD & PGF Shareholders	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	1/24/2005	20-2266609
D & F Consultants, LLC	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	11/2/2001	80-0007067
D & F Dekalb, LLC (100% Land Owner)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	9/23/2004	20-1667440
D & F Development I, LLC - (Macedonia Mananging General Partner 0.005%)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	5/25/2004	20-2112246
D & F Development II, LLC - (Dekalb General Partner 0.005%)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	5/25/2004	20-1715872
D & F Development VI, LLC (Parkside Managing member 0.05%)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/21/2006	20-4407711
D & F Development VII, LLC (Linden 29.995% Member of General Partner)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	8/24/2006	20-5449741
D & F Development VIII, LLC (D&F-SP) - Need to keep entity, per BP	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	9/11/2006	20-5597971
D & F Development XII, LLC (Terrace 0.01% General Partner)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	10/20/2006	20-5765203
D & F Development XIV, LLC (LMSR 50% Manager/Member of Managing General Partner))	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	4/17/2007	20-8882772
D & F Development XIX, LLC (Brooke Pointe) - Formerly D&F Development XVIX, LLC	LTD 8% & PGF 50% Class A & B Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	10/11/2013	46-3929087
D & F Development XV, LLC (Gateway 0.01% Member)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/10/2011	45-2524741
D & F Development XVI, LLC (Linden Knolls 0.01% Class B Special Member)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/15/2012	45-5517522
D & F Development XVII, LLC (LMF 50% Manager/Member of General Partner)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/7/2013	46-2947820
D & F Development XVIII, LLC (Calvary 50% Manager/Member of Managing Member)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	7/17/2013	46-3210874
D & F Development XX, LLC (Highland Green Managing Member 0.005%)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	9/26/2014	47-1971320
D & F Development XXI, LLC (LMF II 0.01% General Partner)	LTD 8% & PGF 50% Class A & B Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	7/11/2014	47-1333495
D & F Development XXII, LLC (Pavilion at LM)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/11/2015	47-3117958

D & F Development XXIII, LLC (Eclipse at LM) 50% Managing Member of Managing Member	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/17/2017	82-0646881
D & F Development XXIV, LLC (Merdian at LM) 50% Managing Member of Managing Member	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	8/3/2018	83-1592558
D & F Development XXIX, LLC (Farmingdale 0.01% Manging Member)	LTD 8% & PGF 45% Class A & B Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/10/2022	88-0672834
D & F Development XXV, LLC (Bay Shore, Manaing Member 0.01%)	LTD 50% & PGF 50% Manaing Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	8/2/2018	83-1531057
D & F Development XXVI, LLC (Gleneagle, Manging Member 0.01%)	LTD 7.5% & PGF 45.5% Class A & B Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/20/2019	84-2235323
D & F Development XXX, LLC (Alegria North, Managing Member 0.01%)	LTD 7.5% & PGF 42.5% Class A & B Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	7/26/2023	93-2569755
D & F Development XXXI, LLC (Rockville Manor)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	11/22/2024	33-2088050
D & F Development XXXII, LLC (Alegria South)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	5/4/2026	42-4051204
D & F Development XXXIII, LLC (Bishop Cater Manor)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	5/4/2026	42-3114423
D & F Levittown A.L., LLC (Levittown) ***(Need to keep entity active for tail insurance until 3/2029)***	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/15/2016	81-3006899
D & F Parkside, LLC (Levittown) ***(Need to keep entity active for tail insurance until 3/2029)***	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	12/11/2012	36-4749143
D & F Terrace, LLC (99.99% Investor Limited Partner)	LTD 7.5% & PGF 44.5% Class A & B Members	100 Schoolhouse Road Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	7/13/2021	87-1673445
D & F Woodside, LLC 100% Owner	LTD 0.01% Member, PGF 8.333% Member	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	3/14/2025	33-3990262
D&F Development XXVIII LLC (Matinecock Court)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	1/25/2022	87-4744164
D&F Patchogue A.L., LLC (Patchogue) ***(Need to keep entity active for tail insurance until 3/2028)***	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/25/2013	46-2173905
Forest Lake Equities, LLC	PGF 100%	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/9/2005	20-3055299
Happy Nature, LLC	LTD 52%	101 Schoolhouse Road, Levittown, NY 11756	101 Schoolhouse Road, Levittown, NY 11756	5/14/2025	39-2191573
Jericho Services Inc.	LTD ONLY	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	12/24/1998	11-3470614
Locust Manor Family Residence Housing Development Fund Company, Inc.	LTD President & PGF Vice President/Treasurer	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	6/18/2013	46-2998749
Locust Manor Family Residence II HDFC (100% Fee Owner)	LTD President & PGF Vice President/Secretary/Treasurer	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	9/1/2014	47-1882213
Matinecock Court Owners Corp. (Cooperative Corporation	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	101 Schoolhouse Road, Levittown, NY 11756	9/29/2022	92-0521366

MISC. ENTITIES:

Patchogue Legal 1031 Holdings, LLC	LTD & PGF	445 Broad Hollow Road, Suite 25, Melville, NY	445 Broad Hollow Road, Suite 25, Melville, NY	7/25/2014	30-0871838

PELEON Holiding, LLC (S Corporation)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	1/19/2016	81-1200126
Rockville Manor Developer, LLC	LTD & PGF	100 Schoolhouse Road Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	3/23/2022	88-1594795
Strathmore Commons I, LLC	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/14/2017	82-3118906
Strathmore Commons II, LLC	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/15/2017	82-3119061
Strathmore Communities, LLC	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	3/26/2014	46-5223627
Strathmore Living, LLC	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	3/26/2014	46-5223683
The D & F Development Group, LLC (S Corporation)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	11/22/2004	20-1926884
Triton Residential, LLC (S Coporation)	LTD 50% & PGF 50% Manager/Members	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	2/4/2015	47-3040508
Wizard Group, Inc.	LTD & PGF	100 Schoolhouse Road, Levittown, NY 11756	100 Schoolhouse Road, Levittown, NY 11756	5/16/1995	11-3266773

Alegria South
Property List

Address	Current Owners	Proposed Use
1627 Montauk Highway, Bellport	D & F Consultants, LLC	Residential
1631 (aka 1643) Montauk Highway, Bellport	D & F Consultants, LLC	Residential
1645 & 1665 Montauk Hwy Bellport	D & F Consultants, LLC	Residential
No Address	The D & F Development Group, LLC	STP Lots

Section Block and Lot

Section 975.9 Block 2 Lot 31
Section 975.9 Block 2 Lot 30

Section 975.9 Block 2 Lots 35, 36,
37.001, 38.001, 39.001, 41.001
Section 973.8, Block: 5, Lots:
10,11,12,13,59,14.001,15