

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

DATE: Oct. 1, 2018

APPLICATION OF: Brightview Port Jefferson, LLC
Name of Owner and/or User of Proposed Project

ADDRESS: c/o Brightview Senior Living Development LLC
218 N. Charles Street, Suite 220 Baltimore MD 21201

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 \$2,000 for applications under \$5 million and \$4,000 for applications of \$5 million or more.

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 labor and the payment of the area standard wage during construction on the project.

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Part I: Owner & User Data

1. Owner Data:

A. Owner (Applicant for assistance): Brightview Port Jefferson, LLC

Address: c/o Brightview Senior Living
218 N. Charles Street, Suite 220, Baltimore MD 21201

Federal Employer ID #: [REDACTED] Website: brightviewseniorliving.com

NAICS Code: [REDACTED]

Owner Officer Certifying Application: Jeffrey K. Hettleman

Title of Officer: Executive Vice President

Phone Number: [REDACTED] E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship Partnership Privately Held

Public Corporation Listed on _____

State of Incorporation/Formation: Maryland

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Real Estate Holding Company

D. Owner Counsel:

Firm Name: Farrell Fritz, P.C.

Address: 100 Motor Pkwy, Suite 138
Hauppauge, NY 11788

Individual Attorney: Christopher Kent, Esq.

Phone Number: 631-367-0710 E-mail: ckent@farrellfritz.com

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name	Percent Owned
Brightview Senior Living VII, LLC	100%
See Exhibit 1 for additional detail	

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.

See attached Exhibit 2

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:

Same as attached Exhibit 2 referenced above

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:

No

K. List major bank references of the Owner:

BB&T - 111 S. Calvert St., Baltimore MD 21202 - Robert Whelan, Jr., SVP (410-230-1073)

PNC Real Estate - 101 East Rosemary St., Chapel Hill, NC 27514 - Jason Schreiber, SVP (919-918-4206)

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"): BV Port Jefferson Operator, LLC

Address: 218 N. Charles Street, Suite 220

Baltimore, MD 21201

Federal Employer ID #: [REDACTED] Website: brightviewseniorliving.com

NAICS Code: [REDACTED]

User Officer Certifying Application: Marilynn K. Duker

Title of Officer: Sole Member

Phone Number: [REDACTED] E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship Partnership Privately Held

Public Corporation Listed on _____

State of Incorporation/Formation: Maryland

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Operator of assisted living community

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: Gallagher Evelius & Jones

Address: 218 N. Charles Street, Suite 400

Baltimore, MD 21201

Individual Attorney: Martha Hylton

Phone Number: 410-347-1362

E-mail: mhylton@gejlaw.com

F. Principal Stockholders or Partners, if any (5% or more equity):

Name	Percent Owned
<u>Marilynn K. Duker</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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)

No

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

No

H. If any of the above persons (see "E", 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.

No

- 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:

BV Tarrytown Operator, LLC - 100% Owner, BV Lake Tappan Operator, LLC - 100% Owner

BV Sayville Operator, LLC - 100% Owner

- J. List parent corporation, sister corporations and subsidiaries:

BV Tarrytown Operator, LLC - 100% Owner, BV Lake Tappan Operator, LLC - 100% Owner

BV Sayville Operator, LLC - 100% Owner

- 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:

No

- L. List major bank references of the User:

BB&T - 111 S. Calvert St., Baltimore MD 21202 - Robert Whelan, Jr., SVP (410-230-1073)

PNC Real Estate - 101 East Rosemary St., Chapel Hill, NC 27514 - Jason Schreiber, SVP (919-918-4206)

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: N/A

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

N/A

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

N/A

5. Are other facilities or related companies of the Applicant located within the State?

Yes No

A. If yes, list the Address: See Exhibit 3

6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes No

A. If no, explain how current facilities will be utilized: Current communities will continue.

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:

N/A

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

A. If yes, please list states considered and explain: Brightview Senior Living operates senior living communities in multiple states.

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes No

A. Please explain:

Assistance through the IDA has been requested to facilitate financial feasibility for development in the Town of Brookhaven.

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

N/A - new construction

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: 1175 NY-112 Port Jefferson Station, NY 11776

B. Tax Map: District _____ Section _____ Block _____ Lot(s) See Exhibit 4

C. Municipal Jurisdiction:

i. Town: Brookhaven
ii. Village: Port Jefferson Station
iii. School District: Comsewogue

D. Acreage: 8.7

3. Project Components (check all appropriate categories):

A. Construction of a new building Yes No
i. Square footage: 187,425

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

C. Demolition of an existing building Yes No
i. Square footage: approximately 8,900 s.f.

D. Land to be cleared or disturbed Yes No
i. Square footage/acreage: approximately 8.5 acres

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: _____

See attached Exhibit 5

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location?

i. If no, please list the present owner of the site: Jeffery Kito, Bernard Kito & Kito Family LP

B. Present use of the proposed location: Residential Dwelling + Shed (vacant)

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

i. If yes, explain: N/A

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

Contract dated 11/28/16 to be assigned to Applicant/Owner

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: _____

See attached Exhibit 6

B. Proposed product lines and market demands: _____

See attached Exhibit 6

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:

Brightview Port Jefferson is a senior living community that will extend residential

leases to tenants.

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

See Exhibit 7

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? _____

6. Project Work:

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

i. Site Clearance:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	<u>0%</u>
ii. Foundation:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	<u>0%</u>
iii. Footings:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	<u>0%</u>
iv. Steel:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	<u>0%</u>
v. Masonry:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	<u>0%</u>
vi. Other:	<u>Construction has not started</u>			

B. What is the current zoning?: NH-H Health Facility 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

7. Project Completion Schedule:

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

i. Acquisition: Q1 2020

ii. Construction/Renovation/Equipping: Q1 2020

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: The project is expected to take approximately 19 mos.

to complete construction & an additional 8-9 wks. to fully equip, with anticipated completion date of Q3 2021

Part IV – Project Costs and Financing

1. Project Costs:

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

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ <u>7,000,000</u>
Building(s) demolition/construction	\$ <u>42,080,000</u>
Building renovation	\$ _____
Site Work	\$ <u>8,950,000</u>
Machinery and Equipment	\$ <u>1,950,000</u>
Legal Fees	\$ <u>1,124,000</u>
Architectural/Engineering Fees	\$ <u>2,065,000</u>
Financial Charges	\$ <u>4,850,000</u>
Other (Specify)	\$ <u>12,381,000 - impact fees, marketing, lease up reserves</u>
Total	\$ <u>80,400,000</u>

2. Method of Financing:

	<u>Amount</u>	<u>Term</u>
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ <u>60,300,000</u>	<u>7</u> years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution:	\$ <u>20,100,000</u>	_____ years

Total Project Costs \$ 80,400,000

- i. What percentage of the project costs will be financed from public sector sources?
0%

3. Project Financing:

- 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:

N/A

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

N/A

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

N/A

Part V – Project Benefits

1. Mortgage Recording Tax Benefit:

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

\$ 60,300,000

- B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .0105):

\$ 452,250

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):

\$ 18,782,000

B. Estimated State and local Sales and Use Tax exemption (product of 8.625% and figure above):

\$ \$1,619,948

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

i. Owner: \$ 1,619,948

ii. User: \$ 0

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: NO

B. Agency PILOT Benefit:

i. Term of PILOT requested: 15 YEARS

ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attached such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit to be granted by the Agency.

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

Part VI – Employment Data

1. List the Applicant's and each users present employment, and estimates of (i) employment at the proposed project location 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 year second year following completion:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time ^	<u>0</u>	<u>13</u>	<u>21</u>	<u>75%</u>
Part-Time**	<u>0</u>	<u>34</u>	<u>54</u>	<u>75%</u>

^ 3 Year Lease Up and Staff Up: 3rd Year FTE = 26 and PTE = 68. LMA = 75%

* The Labor Market Area includes the County/City/Town/Village in which the project is located as well Nassau and Suffolk Counties. ** Agency staff converts Part-Time jobs into FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary (indicate hourly or yearly)	Average Fringe Benefits or Range of Fringe Benefits
Salary Wage Earners	\$119,000	\$21,600
Commission Wage Earners	\$72,900	\$13,200
Hourly Wage Earners	\$17.65	
1099 and Contract Workers	\$36,670	\$11,110

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 not proceed with this project without the Agency’s assistance? (If yes, please explain why; if no, please explain why the Agency should grant the benefits requested)

Yes No

Without the Agency’s assistance, the likelihood of success of the project would be greatly diminished.

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?

See attached Exhibit 7

5. 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:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would 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, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that 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.

Initial MA

6. 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 Workforce Investment Act of 1998 (29 U.S.C. §2801) 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 MA

7. 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.

Initial MA

8. 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 the Project.

Initial MA

9. 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.

Initial MA

10. 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.

Initial MA

11. 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 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, 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 MA

12. 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.

Initial MA

13. 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.

Initial MA

14. 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 OMA

15. 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 OMA

Part VIII – Submission of Materials

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
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 Long 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)

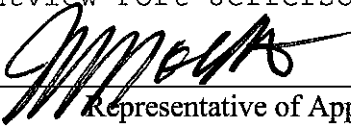
Part IX – Certification

Jeffrey K. Hettleman (name of representative of company submitting application) deposes and says that he or she is the Executive Vice Pres. (title) of Brightview Port Jefferson, LLC, the corporation (company name) 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.

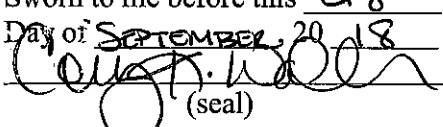
Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal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

Brightview Port Jefferson, LLC



Representative of Applicant

Sworn to me before this 28th
Day of SEPTEMBER, 2018

(seal)

APRIL 27, 2020
COMMISSION EXPIRES

EXHIBIT C

Proposed PILOT Schedule

Schedule of payments-in-lieu-of-taxes: Town of Brookhaven, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Comsewogue School District, Suffolk County and Appropriate Special Districts

Property Address: 1175 NY-112, Port Jefferson Station, New York 11776

Tax Map Nos. 0200-183.00-0700-001.00, 002.001 and 002.004

Comsewogue School District

<u>Tax Year</u>	<u>PILOT Payment Amount</u>
1	\$ 22,910.00
2	\$ 23,368.00
3	\$ 23,836.00
4	\$ 118,292.00
5	\$ 216,517.00
6	\$ 318,624.00
7	\$ 424,729.00
8	\$ 534,951.00
9	\$ 649,411.00
10	\$ 768,236.00
11	\$ 891,554.00
12	\$ 1,019,497.00
13	\$ 1,152,202.00
14	100% of full taxes and assessments on the Facility and thereafter

SCHEDULE A

Town of Brookhaven Industrial Development Schedule of Fees

Application -	\$2,000 for projects with total costs under \$5 million \$4,000 for projects with total costs \$5 million and over
Closing/Expansion Sale/Transfer -	$\frac{3}{4}$ of one percent up to \$10 million total project cost and an additional $\frac{1}{8}$ of a percent on any project costs in excess of \$10 million. Projects will incur a minimum charge of \$7,500 plus all publication and legal fees.
Annual Administrative -	\$1,000 administrative fee payable with PILOT.
Termination –	Between \$750 and \$2,000
Refinance –	$\frac{1}{10}^{\text{th}}$ of one percent of transaction price (project cost) or \$2,500, whichever is greater.
Late PILOT Payment –	5% penalty, 1% interest monthly, plus \$1,000 administrative fee.
Processing Fee -	\$250 per hour with a minimum fee of \$250

Notes: All fees are subject to adjustment by IDA Board members and/or staff on a case-by-case basis.

Failure to abide by the terms and conditions of the PILOT and lease agreement including, but not limited to, rental of space will result in a reduction in abatement with the potential for termination.

Updated: June 15, 2016

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 \$1,000 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 which can be as long as ten years. 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.

**Statement in Support of
Town of Brookhaven Industrial Development Agency
Application for Financial Assistance
For
Brightview Port Jefferson, LLC**

Exhibit 1

- **Brightview Port Jefferson, LLC:** Brightview Senior Living VII, LLC owner of 100% of membership interests

- **Brightview Senior Living VII, LLC** owned as follows:

Shelter Development Equities VII, LLC (managing member)	92.46%
Brightview Partners VII - A, LLC	6.70%
Brightview Partners VII - A2, LLC	0.84%
TOTAL	<u>100.00%</u>

Shelter Development Equities VII, LLC owned as follows:

The Arnold I. Richman Revocable Trust 218 North Charles Street Baltimore, Maryland 21201-0595	5.0015%
2011 Alison and Arnold Richman Education Trust UAD 12/9/2011 218 North Charles Street, Suite 220 Baltimore, Maryland 21201	6.0406%
Richman Family Limited Partnership, L.L.L.P. 218 North Charles Street Baltimore, Maryland 21201-0595	18.0846%
Marilynn K. Duker 218 North Charles Street Baltimore, Maryland 21201-0595	11.3765%
Marilynn K. Duker 2013 Trust fbo Ian Andrew McArdle, Dale R. McArdle, Trustee 218 North Charles Street Baltimore, Maryland 21201-0595	9.9806%
Marilynn K. Duker 2013 Trust fbo Flannery Kathleen McArdle, Dale R. McArdle, Trustee 218 North Charles Street Baltimore, Maryland 21201-0595	9.9806%

Jeffrey K. Hettleman 218 North Charles Street Baltimore, Maryland 21201-0595	7.9791%
The Jeffrey K. Hettleman 2013 Irrevocable Trust 218 North Charles Street Baltimore, Maryland 21201-0595	3.9507%
David D. Carliner 218 North Charles Street Baltimore, Maryland 21201-0595	8.3284%
David Carliner 2013 Irrevocable Trust 218 North Charles Street Baltimore, Maryland 21201-0595	8.4559%
Shelter Development Equities VII Associates, LLC Brightview Group, LP 218 North Charles Street, Suite 220 Baltimore, Maryland 21201	9.8147%
Brightview Senior Living Development, LLC 218 North Charles Street, Suite 220 Baltimore, Maryland 21201	1.0068%
TOTAL	<u>100%</u>

Exhibit 2

Arnold I. Richman and his related trusts, Marilyn K. Duker and her related trusts, Jeffrey K. Hettleman and his related trusts and David D. Carliner and his related trusts equate to a greater than 50% ownership in the owner. Below is a listing of all entities in which the combined owners have a greater than 50% interest:

- Brightview Annapolis, LLC
- Brightview Arlington, LLC
- Brightview Canton, LLC
- Brightview Great Falls, LLC
- Brightview Lake Tappan, LLC
- Brightview Norwalk, LLC
- Brightview Paramus, LLC
- Brightview Randolph, LLC
- Brightview Severna Park, LLC
- Brightview Tarrytown, LLC
- Brightview Tenafly, LLC
- Brightview Wakefield, LLC

- Brightview Warren, LLC
- Brightview Wayne, LLC
- Brightview Rockville Town Center, LLC
- Brightview Fairfax, LLC
- Brightview Bethesda Woodmont, LLC
- Brightview Bethesda Grosvenor, LLC
- Brightview Shelton, LLC
- Brightview Sayville, LLC
- Brightview Crofton, LLC

Exhibit 3

Other Facilities or Related Companies to Applicant Located within the State

Brightview Tarrytown – 581 White Plains Road, Tarrytown NY 10591

Brightview Lake Tappan (opening soon) – 31 Hunt Road, Orangeburg NY 10962

Brightview Sayville (under construction) – 445 Broadway Ave., Sayville NY 11782

Exhibit 4

Tax Map 200, Section 183, Block 07, Lot 002.001

Tax Map 200, Section 183, Block 07, Lot 001.000

Tax Map 200, Section 207, Block 06, Lot 001.000

Exhibit 5

G.C. Provided:

- Sewage Treatment Equipment
- Emergency Generator
- Commercial Kitchen Equipment
- Residential Appliances
- Mechanical Units
- Electrical Switchgear
- Elevators
- Prefabricated Fireplaces
- Trash Compactor
- Fire Pump
- Water Pumps
- Ventilation Units

Owner Provided:

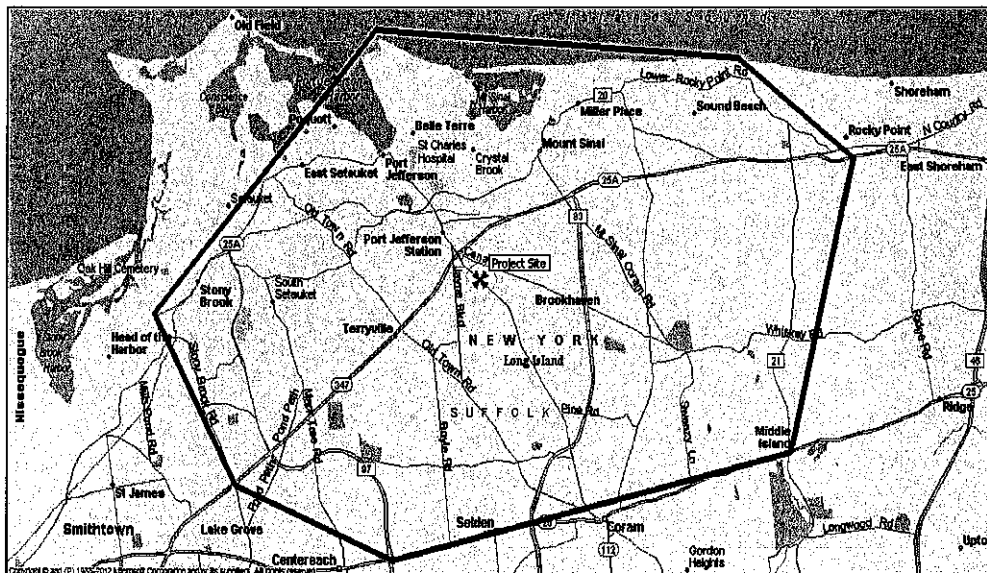
- Small Electronics
- Shuttle/Van
- Exercise Equipment
- Audio Visual Equipment
- Telephone Equipment
- Security & CCTV Equipment
- ECall Wandering Equipment
- IT Servers/Equipment
- Common Area Furniture and entertainment equipment
- Theater Equipment

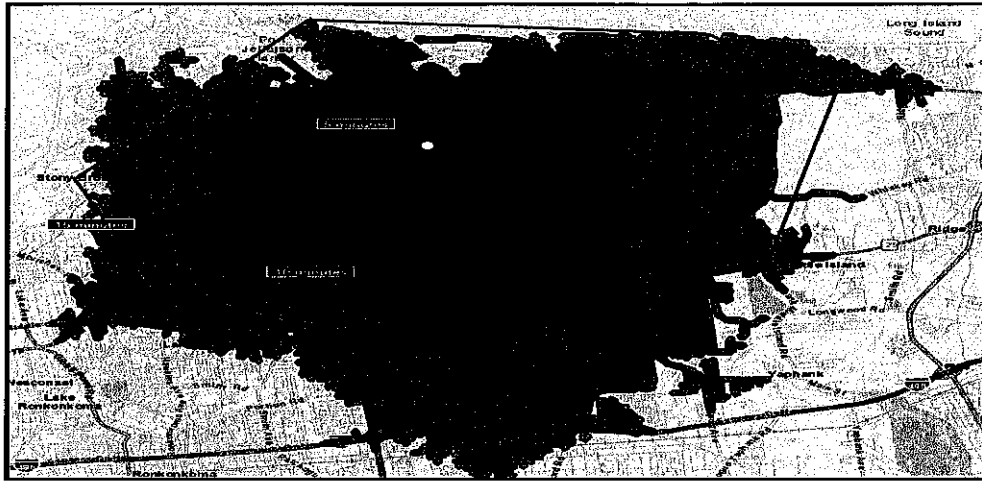
Exhibit 6

Brightview Port Jefferson is a proposed 170-unit senior living community providing a continuum of housing options (including Independent Living, Assisted Living and Alzheimer/Memory Care units). The first floor will consist of independent living and memory care residential units with various amenity spaces, including theater room, library, multiple dining venues and activity spaces. The second and third floors will accommodate independent living and assisted living residential units plus additional amenity spaces. Amenity spaces include multiple dining venues, bar/pub, billiards room, movie theater, beauty salon/barber shop, sunroom, activity rooms, library, multiple outdoor courtyards, walking paths and more.

Brightview Port Jefferson will offer a complete array of residential and assisted living services delivered within our three-story structure. Services for all residents include gourmet meals, concierge, housekeeping, transportation, 24-hour emergency call response systems, and programmed social and recreational activities in the community. Residents residing in our assisted living units will additionally receive personal care assistance with the activities of daily living such as bathing, dressing, grooming and assistance with prescribed medications. The focus in our Brightview Communities is to create joyful places where we empower our residents to live an independent and purposeful life, full of choices and flexibility, and where we focus on possibilities rather than limitations.

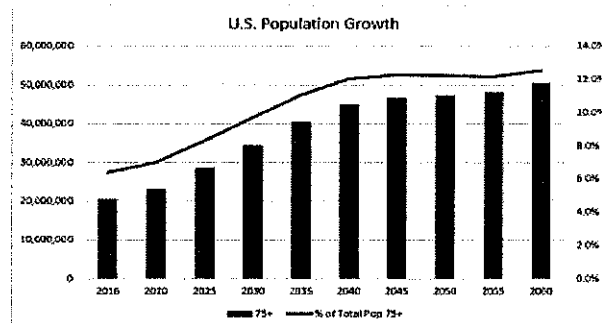
The Primary Market Area (PMA), served by Brightview Port Jefferson is a dense suburban area with approximately 168,000 people in a 62-mile radius around the site. In addition to Port Jefferson Station, the PMA includes other Brookhaven hamlets of East Setauket, Stony Brook, Port Jefferson, Mt. Sinai, Centereach and Selden. The boundaries of the market area were derived from traffic flow and living patterns in the region and local competitor market research. The PMA is approximately a 5-mile radius //15-minute drive as can be viewed in three concentric drive time rings of 5, 10 and 15 minutes.





According to the US Census Bureau, our nation is in the midst of a rapid expansion of its older population. In 2060, the population aged 75 and over is projected to be 50 million nationally, more than double the 2016 figure for people over the age of 75. This consistent drumbeat of increasing 75+ population is expected to continue over the next several decades fueled by the greying of the Baby Boomer generation, (those born between 1946 – 1964 who are currently between the ages of 53 and 72).

U.S. Population 75+ Growth 2016-2060

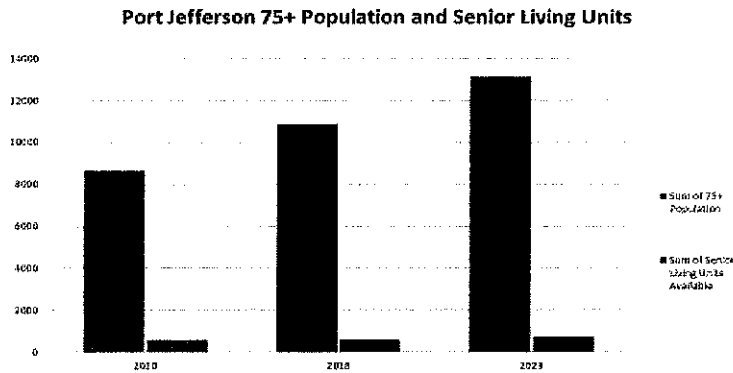


Source: U.S. Census Projections

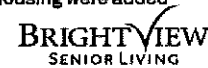
BRIGHTVIEW
SENIOR LIVING

Port Jefferson's demographics align with the national trends with the 75+ cohort for the PMA projected to grow 51% between 2010 and 2023, (from 8,642 to 13,115). Moreover, the velocity of seniors aged 75+ is far outpacing the rate at which new senior living units are being delivered to the market as detailed by the slide below.

Senior Population and Senior Housing



- Port Jefferson has very few senior living units in comparison to the 75+ population.
- The addition of new senior living units has not kept pace with the increasing 75+ population
- The only anticipated increase in senior living units is the Bristol Mt. Sinai which is still in development
- Although the 75+ population increased 2,214 from 2010 to 2018, zero new units of senior housing were added



Source: ESRI Business Analyst and NICMap

Finally, we take great pride in offering memory care units in each of our Brightview Communities. Statistics from the Alzheimer’s Association note that one third of Americans age 85 and older have Alzheimer’s disease or another dementia. Further, by 2025 the number of people aged 65-plus with Alzheimer’s disease is estimated to reach 7.1 million, almost a 40% increase from the 5.2 million affected in 2016. This growth is fueled by the growing senior population and the fact that there have been no significant medical advances that prevent or cure the disease. In addition to the full complement of Assisted Living services, our residents in our memory care units benefit from an innovative program of care techniques and live safely in apartments designed specifically to encourage independence, and the ability to live a joy-filled life with purpose and possibilities.

Exhibit 7

Without financial assistance from the Agency, the Applicant would not be able to construct and provide much needed services enriched senior housing to the community. With such assistance, Brightview Port Jefferson is committed to investing in the Town of Brookhaven in many ways, including the \$80 million in total development costs related to the construction of the senior living community. Moreover, we expect to create significant numbers of both short-term jobs related to the construction of the community and long-term jobs related to operations and management of BVPJ. Finally, we are committed to local hiring and believe our community benefits by hiring associates proximate to our location.

Detail re: Part IV, Paragraph 3 A (Costs incurred prior to date of application)

BV Port Jefferson Working Capital	Costs Incurred Thru 8/31/2018
TOTAL LEGAL	\$ 48,500
TOTAL ARCHITECTURE	\$ 33,000
TOTAL - Engineering/Surveyor/Enviro	\$ 166,200
TOTAL LAND ACQUISITION	\$ 75,000
Total Permitting/Entitlement	\$ 73,000
Total Consultants - OTHER	\$ 5,500
TOTAL SOFT COSTS - MISC	\$ 2,150
TOTAL COSTS INCURRED	\$ 403,350