

Onondaga County Industrial Development Agency



Project Summary DRAFT

11/7/2022

1. Project	Peregrine Senior Living	2. Project Number	3101-22-09A
3. Location	Fayetteville	4. School District	Fayetteville-Manlius School District
5. Tax Parcel(s)	086.-01-03.7	6. Project Type	New Construction
		Village	0

7.Total Project Cost	\$	18,938,641.00	8. Total Jobs	40
Land	\$	1,300,000	8A. Job Retention	0
Site Work	\$	1,297,000	8B: Job Creation	40
Building	\$	8,774,364	(Next 5 Years)	
Furniture & Fixtures	\$	1,151,000		
Equipment	\$	80,000		
Management/Developer Fees	\$	964,000		
Engineering/Architecture Fees	\$	285,000		
Financial Charges	\$	307,000		
Legal Fees	\$	105,000		
Other	\$	4,675,277		

Investment/Abatement Summary Peregrine Senior Living

	Fiscal Impact (\$)
Estimated Abatement Cost	\$1,522,355
Sales Tax Abatement	\$350,000
Mortgage Recording Tax Abatement	\$92,326
Real Property Tax Relief	\$1,080,029
New Investment	\$38,170,971
PILOT Payments	\$1,435,104
Project Wages (10 years)	\$16,512,360
Construction Benefit	\$4,080,938
Employee Benefits (10 years)	\$3,302,472
Project Capital Investment	\$12,602,364

Agency Fees \$237,733

Investment:Abatement Ratio 25.07 :1

Project Description

Peregrine Senior Living proposes to develop and operate Peregrine Senior Living Memory Care Residence on 3.85 acres in the Town of Manlius. This project will be a 64-unit, 68 bed facility or 35,759 square feet.

Peregrine Senior Living

11/4/2022

A) PILOTS Estimate Table Worksheet DRAFT

for 10 years

OCIDA estimate of current market value					\$	1,300,000
Projected investment					\$	8,774,364
OCIDA estimate of increase in value					\$	5,354,195
OCIDA estimated value after project is completed					\$	6,654,195
Taxes that would have been collected if the project did not occur					\$	491,370
Scheduled PILOT payments					\$	1,435,104

PILOT YEAR	Exemption %	Onondaga County	Fayetteville	Fayetteville-Manlius School District	0	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 6,534	\$ 6,415	\$ 31,926	\$ -	\$ 44,875.14	\$ 229,698	\$ 184,823
2	90%	\$ 9,410	\$ 9,239	\$ 45,976	\$ -	\$ 64,624.62	\$ 234,292	\$ 169,668
3	80%	\$ 12,398	\$ 12,172	\$ 60,576	\$ -	\$ 85,146.12	\$ 238,978	\$ 153,832
4	70%	\$ 15,502	\$ 15,220	\$ 75,741	\$ -	\$ 106,462.64	\$ 243,758	\$ 137,295
5	60%	\$ 18,725	\$ 18,384	\$ 91,489	\$ -	\$ 128,597.75	\$ 248,633	\$ 120,035
6	50%	\$ 22,071	\$ 21,669	\$ 107,836	\$ -	\$ 151,575.69	\$ 253,606	\$ 102,030
7	40%	\$ 25,543	\$ 25,078	\$ 124,801	\$ -	\$ 175,421.31	\$ 258,678	\$ 83,256
8	30%	\$ 29,145	\$ 28,614	\$ 142,401	\$ -	\$ 200,160.12	\$ 263,851	\$ 63,691
9	20%	\$ 32,881	\$ 32,282	\$ 160,655	\$ -	\$ 225,818.31	\$ 269,128	\$ 43,310
10	10%	\$ 36,755	\$ 36,085	\$ 179,582	\$ -	\$ 252,422.77	\$ 274,511	\$ 22,088
TOTAL		\$ 208,965	\$ 205,157	\$ 1,020,982	\$ -	\$ 1,435,104	\$ 2,515,133	\$ 1,080,029

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals	0					
Creation Goals	40	30	10			
Total Employment Goals	40	30	10			



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.
3. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: September 23, 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. Peregrine Holdings LLC as Applicant and Operator and Owner

Applicant/ Project Operator Address: 217 Montgomery Street, 6th Floor, Syracuse NY 13202

Phone: 315-476-5610

Fax: 315-479-8729

Website: www.peregrineseniorliving.com

E-mail: sbowman@peregrine-companies.com

Federal ID#: 46-4531116

NAICS: 531110

State and Year of Incorporation/Organization: NY/2014

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner:

B) Individual Completing Application:

Name: Stephen Bowman

Title: President

Address: 217 Montgomery Street, 6th Floor, Syracuse NY 13202

Phone: 315-476-5610

Fax: 315-479-8729

E-mail: sbowman@peregrine-companies.com

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: A. Joseph Scott III

Firm Name: Hodgson Russ

Address: 677 Broadway, Albany NY 12207

Phone: 518-433-2419 Cell Phone: 518-424-7749

E-mail: ascott@hodgsonruss.com

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company

☐ Other (please specify): _____

Year Established: 2014

State in which Organization is established: NY

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Stephen Bowman</u>	<u>50</u>
<u>Mark Farchione</u>	<u>50</u>
_____	_____
_____	_____

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 80%

Estimated % of sales outside Onondaga County but within New York State: 20%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐ Yes ☒ No
Please attach any explanations.

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐ Yes ☒ No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 3965 Medical Center Drive

Legal Address (if different): _____

City: _____

Village/Town: Manlius

Zip Code: 13066

School District: Fayetteville-Manlius

Tax Map Parcel ID(s): 086.-01-03.7

Full Market Value: \$880,000.00

Footage of Existing Building: 0.00

Census Tract: _____

B) Type (Check all that apply):

☒ New construction

☐ Expansion/Addition to current facilities

☐ Renovation of existing facility

☐ Housing Project

☐ Renewable Energy Project

☐ Retail

☐ Purchase of machinery and/or equipment

☐ Brownfield/Remediated Brownfield

☐ LEED Certification

☐ Demolition and Construction

☐ Acquisition of existing facility/property

☐ Other:

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;

☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;

☒ (iii) the size of the lot upon which the Project sits or is to be constructed;

☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;

☒ (vi) describe your method for site control (Own, lease, other).

E) Select Project type for all end users at Project site (you may check more than one):

**Please check any and all end users as identified below

- | | |
|--|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☒ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☒ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company 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 company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Public Hearing Oct. 24th.

2. Has the project received site plan approval from the town or local planning board?
☒Yes ☐No
3. If no, what is the anticipated approval date? October 24, 2022
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Have any environmental issues been identified on the property?
☐Yes ☒No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	\$1,300,000.00	100%	100%
Site Work/Demo	\$1,297,000.00	100%	100%
Building Construction & Renovation	\$8,774,364	100%	100%
Furniture & Fixtures	\$1,151,000.00	50%	100%
Equipment*	\$80,000.00	100%	100%
Engineering/Architect	\$285,000.00	25%	100%
Financial Charges	\$307,000.00	50%	100%
Legal	\$105,000.00	75%	100%
Other	\$4,675,277.00	75%	100%
Management/Developer Fees	\$964,000.00	100%	100%
Total Project Cost	\$18,938,641.00	90%	100%

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) <u>TOTAL Capital Costs</u>	\$ <u>\$18,938,641.00</u>
<u>Project refinancing: estimated amount</u> (For refinancing of existing debt only)	\$ <u>0.00</u>
<u>Sources of Funds for Project Costs:</u>	
1. Bank Financing	\$ <u>\$12,310,117.00</u>
2. Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>\$6,628,524.00</u>
3. Tax Exempt Bond Issuance (if applicable)	\$ <u>0.00</u>
4. Taxable Bond Issuance (if applicable)	\$ <u>0.00</u>

5. Public Sources (Include sum total of all state and federal grants and tax credits)

\$ 0.0

-Identify each state and federal grant/credit:

\$ _____
\$ _____
\$ _____

6. Total Sources of Funds for Project Costs

\$ 18,938,641.00

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?

☐ Yes ☒ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	125
Estimate the average length of construction jobs to be created (months):	9 months
Current annual payroll at facility:	\$0.0
Please list, if any, benefits that will be available to either full and/or part time employees:	See Attachment
Average annual benefit paid by the company (\$ or % salary) per FTE job:	80-85%
Amount or percent of wage employees pay for benefits:	15-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	40

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
See attachment		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
See Attachment				

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): _____
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$92,326.00
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$350,000.00
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 12,310,117.00

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 92,326.00

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 4,375,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on page 9, this calculation only exists to help you with your estimate):

\$ 350,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☒ Yes ☐ No

Not over 1/3 of total cost
11/2/22

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public
assistance, and (b) an unemployment rate of least 1.25 times the statewide
unemployment rate for the year to which the date relates.

☐ Yes ☒ No

3. Is the Project likely to attract a significant number of visitors from outside of the
economic development region?

☐ Yes ☒ No

4. Is the predominate purpose of the Project to make available goods or services
which would not, but for the Project, be reasonably accessible to the residents of the
Town, City, County or Village of where the Project will be located.

☒ Yes ☐ No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Peregrine Holdings LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of October 28, 2022 (date).

Company: Peregrine Holdings LLC

Representative for Contract: Stephen Bowman

Address: 217 Montgomery Street, 6th Floor City: Syracuse State: NY Zip: 13202

Phone: 315-476-5610 Email: sbowman@peregrine-companies.com

Project Address: 3965 Medical Center Drive City: Manlius State: NY Zip: 13066

General Contractor: TBD

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds		Due at closing
Bond refinancing and refunding	.0025 of TPC	
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Stephen Bowman, President

Date: October 28, 2022

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Stephen Bowman, President

Date: October 28, 2022

Section XII: Representations, Certifications, and Indemnification

Stephen Bowman (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of Peregrine Holdings LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which 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 within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

F. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

H. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

I. 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.

J. 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.

K. 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.

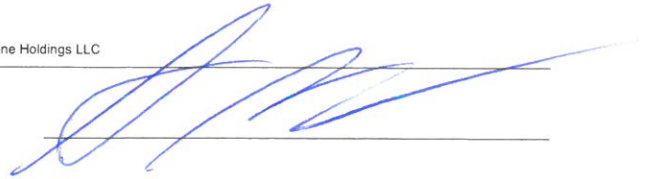
L. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New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

- M. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, 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 Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Stephen Bowman - President

Date: October 28, 2022

STATE OF NEW YORK)

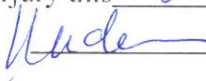
COUNTY OF ONONDAGA) ss.;

Stephen Bowman, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of Peregrine Holdings LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 28th day of Oct, 2022.



(Notary Public)

MICHELE M. WOOD
Notary Public in the State of New York
No. 01WO4822066
Qualified in Onondaga County
Commission Expires December 31, 2022

End of Application

Rev 1.18.22

Peregrine Senior Living
OCIDA Application
Fayetteville Staffing

#	Title	FT/PT	Year Hired*	Salary/Hourly Wage/Benefits
1	Executive Director	FT	1	\$120,000.00
1	Business Office Director	FT	1	\$61,000.00
2	Reception	FT/PT	1	\$19.00/Hour
1	Director of Nursing	FT	1	\$69,000.00
1	Memory Care Case Manager	FT	1	\$64,000.00
1	Community Relations Director	FT	1	\$62,000.00
2	LPN	FT/PT	1	\$25.00/Hour
3	Team Leaders	FT/PT	1 year 1 2 year 2	\$17.00/Hour
3	Med Aide Staffing	FT/PT	2 year 1 1 year 2	\$16.50/17.50Hour
15	Resident Care Aides	FT/PT	10 year 1 5 year 2	\$16.00-\$17.50/Hour
1	Dining Services Director	FT	1	\$60,000.00
2	Cooks	FT/PT	1	\$16.00/Hour
2	Dietary Aides	FT/PT	1 year 1 1 year 2	\$14.25/Hour
1	Activity Director	FT	1	\$54,000.00
1	Activity Director Assistant	PT	2	\$15.50/Hour
1	Maintenance Director	FT	1	\$54,000.00
2	Housekeepers	FT/PT	1	\$15.50/Hour
40				\$2,214,000.00 Annually



Memory Care Project Overview

Medical Center Drive,
Fayetteville, New York



September 2022

Stephen Bowman, President Peregrine
Senior Living
217 Montgomery Street, 6th Floor
Syracuse, NY 13202
(315) 476-5610



Memory Care Project Overview
Fayetteville, New York
September 2022

Peregrine Senior Living at Fayetteville, New York A Licensed Memory Care Community

I. Executive Summary

Peregrine Senior Living of Syracuse proposes to develop and operate Peregrine Senior Living Memory Care Residence (the Project) on 3.85 unimproved acres at 3965 Medical Center Drive in Fayetteville, New York 13066, on the east side of Syracuse New York. The Project will be a 64-unit, 68 bed facility of 35,759 square feet. Current zoning permits residential, medical, professional offices, private schools, places of worship, and with a special permit, hospitals, hospices, and convalescent homes. Subdivision and site plan approval is currently in place for a single-story memory care facility. First class shopping, a major medical facility, and luxury residential communities are nearby.

Total development cost will be approximately \$16,600,000 which includes construction, fixed equipment, construction interest, and operating deficits until the community reaches stabilization.

The need for the senior living community and memory care services is supported by a Market Feasibility Analysis prepared by MDS Research Company, which confirms notes a 99% occupancy rate in the existing assisted living and memory care facilities in the primary market area. That study also indicates that there is an unmet need for an additional 56 memory care beds annually for income qualified individuals.

The facility architect is MWT Architects, who designed Peregrine's Landing of Onondaga Hill, located approximately 11 miles from the Fayetteville locations.

II. Program and Building Description

Programmatically, each of the programs will operate largely separately but strictly adhere to the unique principles of the award winning "Peregrine Way" developed by Peregrine over the past 15 years sets forth unique principles to offer comfort and gentle stimulation thru the embrace of long-term memories. Programming will include gardening, cooking, and religious services to stimulate cultural diversity and participation and honor each resident's contributions to their communities. Community connections and intergenerational relationships will be sought to discover meaningful new connections. Some of our signature memory care services include:

- **Peregrine University:** Interesting and entertaining lectures are frequently presented on topics familiar to the residents.
- **Time Capsules:** Residents are encouraged to create a safe-box of keepsakes to calm, stimulate and lift residents' spirits.
- **Around the World:** Monthly, different cultures of the world are explored through dining, cultural clothing, and music.



Memory Care Project Overview
Fayetteville, New York
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- **Family support groups** that remind us that memory loss affects the entire family. Our monthly meetings provide a place of support for family members.
- **Outdoor courtyards** for residents to enjoy the beauty of the outdoors.

Peregrine is an experienced senior care company operating in New York prior to 2000. Its principals and corporate operations team have lengthy roots in senior care.

The project features magnificent common areas as noted in select photos below of Onondaga Hill Memory Care project.



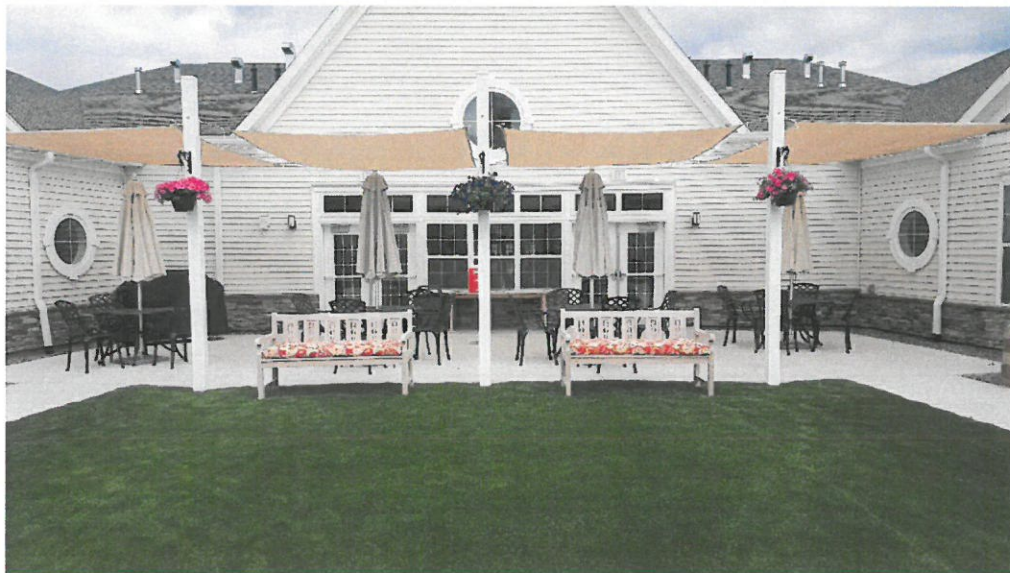
The Chapel.



Memory Care Project Overview
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Dining Room



Center Courtyard.



Memory Care Project Overview
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Family Lounge.



Private Resident Apartment.



Memory Care Project Overview
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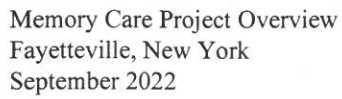


Private Resident bath with walk-in shower.

Peregrine unit configuration is set forth in the table below.

<u>Memory Care:</u>		<u>Units</u>	<u>Beds</u>
Private:	Studio	60	60
Companion:	Studio	4	8
Total MC Units		64	68

The program offers three levels of care based on regular assessments to determine the level of services required to meet the service needs of residents. Basic services include medication management, three meals and three snacks per day, daily programs of activities and recreational opportunities in the community, personal care services and housekeeping. Peregrine Fayetteville will also be obtaining a New York State Enhanced Assisted Living Residence (EALR) license that will allow significantly more aging in place options than many of Peregrine's competitors.



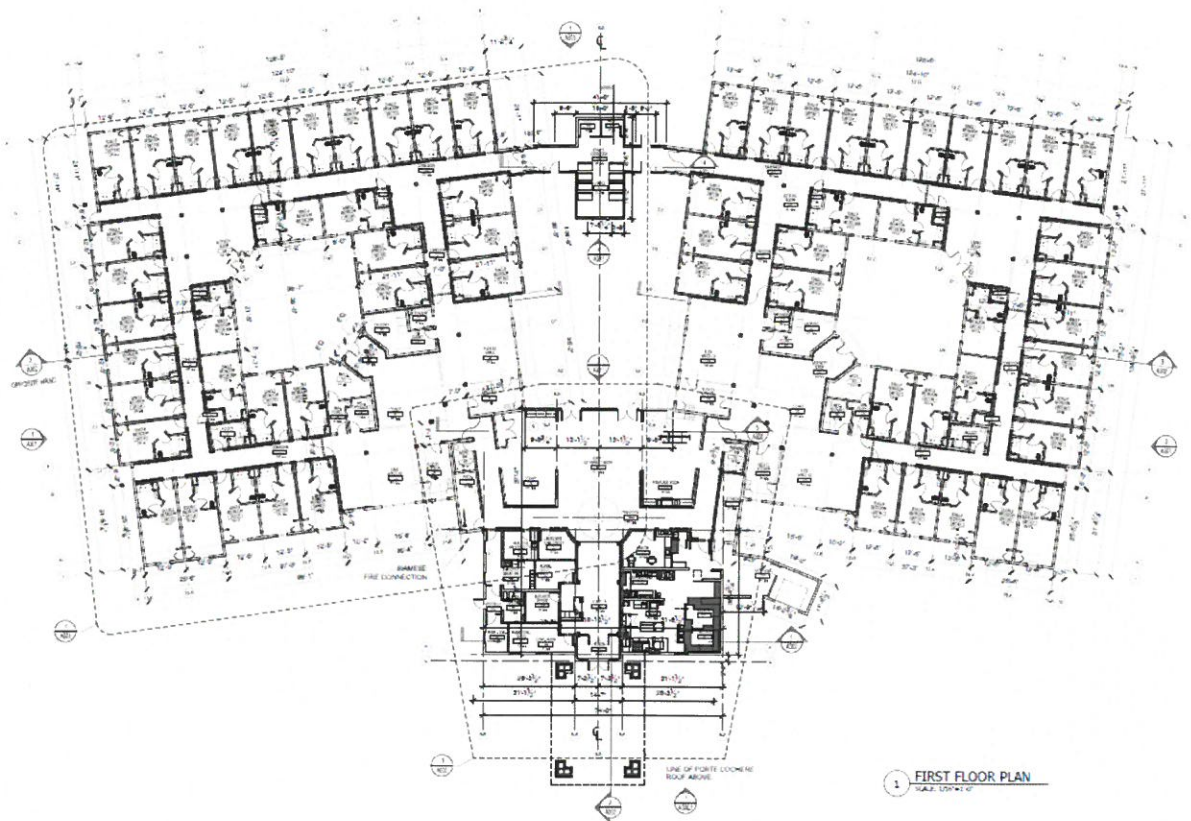
Below is a conceptual architectural site plan of the proposed project building.





Memory Care Project Overview
Fayetteville, New York
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The Floor Plan below shows two resident neighborhoods, each with their own dining room, courtyard, living room and activity area, and a central common area for planned activities adjacent to the central courtyard. The architect for the project will manage the contract bid process, once financing and town approvals are in place.

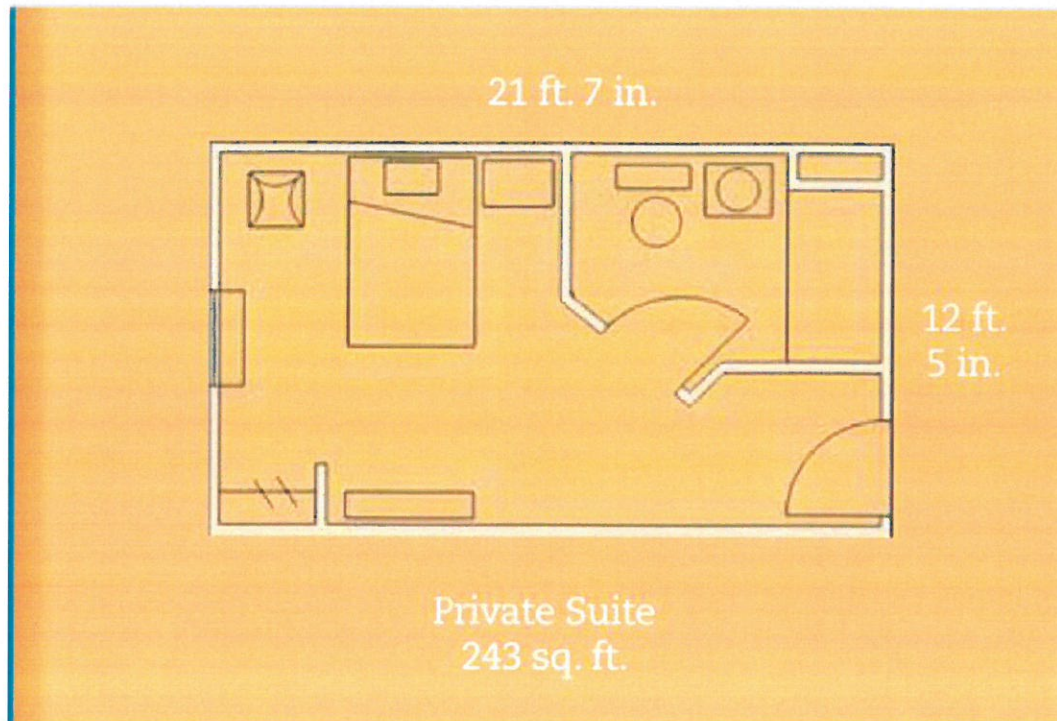




Memory Care Project Overview
Fayetteville, New York
September 2022

There are two private studio plans depending on location at the neighborhood courtyards. There is also a companion suite unit plan. Below are drawings of one of the private floor plans and the shared plans along with a description of unit accommodations and amenities.

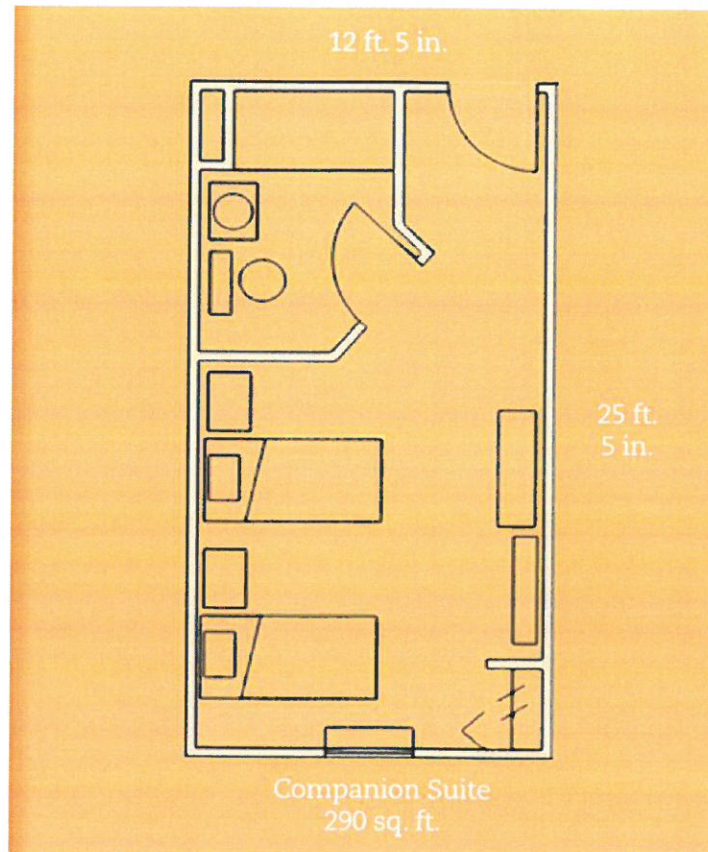
1) Private Studio.





Memory Care Project Overview
Fayetteville, New York
September 2022

2) Companion suite:



3) A description of apartment amenities follows.

Apartment Features

- All utilities except cable TV and phone
- 24-hour emergency response pendant system
- Private bathrooms equipped with grab bars
- Wheelchair-accessible private shower rooms
- Individually controlled heating and air conditioning
- Pets welcome!
- Units range from a 243 sq. ft. private suite to a 290 sq. ft. companion suite



Memory Care Project Overview
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IV. The Market

Peregrine Senior Living has been based in Syracuse since 2000 and is Central New York's most prominent memory care operator, as well as owning and operating other facilities in the Northwest.

Fayetteville is in Onondaga County, which encompasses the Towns of Manlius and Minoa, which is located in the eastern portion of the Syracuse market in one of the most affluent and desirable living areas in Central New York. Fayetteville also boasts one of the most desirable school systems in the state. The market contains some of the best retail and medical care resources in the area.

The Average Household Income in a 3-mile radius exceed \$113,000.00, over 80% of residents own their homes and over 50% of the population is over 45. The market is home to many well performing national and regional retail brands including Target, TJ Maxx, LL Bean, Wegmans and Tops and Kohl's.

MDS Research Company, Inc. performed a market study of competing projects in the Fayetteville market area. Exhibit 1 below demonstrates occupancy approaching 100% for all competitors with one exception. And it is worth noting that the existing inventory of assisted living and particularly memory care facilities is mostly outdated and not reflective of the current designs and needs of the clients.

The site is adjacent to a \$33,000,000.00, 100% occupied, high end, 128-unit, market rate senior Independent Living facility owned by Resort Lifestyle Communities out of Lincoln Nebraska. Built in 2017 it is a testament to the quality and needs of the residents in the market.

Also adjacent to the site is the Northeast Medical Center, a 167,000 square foot medical facility which is home to the regional branch of St. Joe's Health. The facility offers all types of medical services including primary care as well as several specialty surgery options. The center is 96% leased.

Overall commercial building occupancy rates including retail and office exceed the local average with many facilities being 100% occupied and in high demand



Memory Care Project Overview
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EXHIBIT 1

MAJOR COMPETING ALZHEIMER'S/MEMORY CARE COMMUNITIES

IN THE MARKET AREA

Ref. No.	Name of Community	Date Opened	Current Occupancy %	# of Licensed Beds/Units	# of Existing Beds/Units	# of Planned Beds/Units	# of Occupied Beds/Units	# of Vacant Beds/Units
1	Brookdale Fayetteville	1999	88.5%	52	52	0	46	6
2	Keepsake Village at Greenpoint	1994	100.0%	57	55	0	55	0
3	McHarrie Point - Sage Court	1978	38.5%	27	26	0	10	16
	* They are only accepting 10 memory care residents now due to staffing shortage. Will re-evaluate in a few weeks.							
4	The Nottingham Memory Care - Borer	1992	100.0%	24	22	0	22	0
5	Park Terrace at Radisson	2006	100.0%	13	13	0	13	0
MARKET AREA TOTAL			86.9%	173	168	0	146	22



Memory Care Project Overview
 Fayetteville, New York
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Exhibit II of the Secret Shop report prepared by MDS Research Company shows compelling statistics for proceeding with the Peregrine Senior Living Memory Care project at Fayetteville.

EXHIBIT 2

DETAILED CHARACTERISTICS OF ALZHEIMER'S/MEMORY CARE COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Brookdale Fayetteville	Keepsake Village at Greenpoint	McHarrie Point Sage Court
Address & Phone:	5125 Highbridge Street Fayetteville NY 13066 315-637-2000	138 Old Liverpool Liverpool NY 13088 315-565-2706	7740 Meigs Road Baldwinsville NY 13027 315-638-2521
Reference No.	1	2	3
Opening Date	1999	1994	1978
Owner/Management:	Brookdale Senior Living	Hearth Management, LLC	Syracuse Home Association
Number of Units/Beds:			
Alzheimer's/Memory Care	52	55	26
Assisted Living	0	0	19
Independent Living	0	0	111
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Alzheimer's/Memory Care	88.5%	100.0%	38.5%
Assisted Living	-	-	-
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	\$4,500	1 Month's Rent Plus \$500 processing fee	1 Month's Rent
Base Monthly Service Fees:			
Studios/Alcove	\$7,395	\$7,392	\$4,955 - \$5,280
One Bedroom	-	-	-
Companion Suite	\$5,825	\$5,910	-
Second Person Fee	-	-	-
Unit Size in S. F.:			
Studios/Alcove	Bedroom	Bedroom	200 - 331
One Bedroom	-	-	-
Companion Suite	Bedroom	Bedroom	-
All Inclusive Pricing:	Yes	Yes	Yes
Levels of Care:			
Level I	-	-	-
Level II	-	-	-
Level III	-	-	-
Level IV	-	-	-
Extra Charge For:			
Medication Management	-	-	-
Incontinence Care	-	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022



Memory Care Project Overview
Fayetteville, New York
September 2022

Exhibit 2
Detailed Characteristics of
Alzheimer's/Memory Care Communities

PRIMARY MARKET AREA COMMUNITIES	The Nottingham Memory Care Residence - Borer Park Terrace at Radisson	
Address & Phone:	1307 Nottingham Road Jamesville NY 13078 315-445-9242	2981 Town Center Rd Baldwinsville NY 13027 315-638-9207
Reference No.	4	5
Opening Date	1992	2006
Owner/Management:	Loretto	Premiere Senior Living, LLC
Number of Units/Beds:		
Alzheimer's/Memory Care	22	13
Assisted Living	48	51
Independent Living	186	0
Nursing Beds	0	0
Planned Units	0	0
Occupancy Rates:		
Alzheimer's/Memory Care	100.0%	100.0%
Assisted Living	-	-
Independent Living	-	-
Nursing Beds	-	-
Community Fee/Security Deposit	\$3,900	\$3,000
Base Monthly Service Fees:		
Studios/Alcove	\$8,300 - \$8,500	\$5,910
One Bedroom	-	-
Companion Suite	-	-
Second Person Fee	-	-
Unit Size in S. F.:		
Studios/Alcove	350 503	N/A
One Bedroom	-	-
Companion Suite	-	-
All Inclusive Pricing:	Yes	Yes
Levels of Care:		
Level I	-	-
Level II	-	-
Level III	-	-
Level IV	-	-
Extra Charge For:		
Medication Management	-	-
Incontinence Care	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022



Memory Care Project Overview
Fayetteville, New York
September 2022

V. Peregrine Development Highlights

Below is a partial list of Peregrine Senior Living projects, past and present.

Peregrine Senior Living at Colonie Memory Care; and Peregrine Senior Living at Onondaga Hill Memory Care. These two projects of the same footprint were completed in fall of 2018 at different parts of the state and quickly reached operating stability, delighting investors and residents alike.



The Athenaeum, and Peregrine Home Care Strategies - Skaneateles, NY



The Athenaeum of Skaneateles is a fully-occupied 16-bed Assisted Living Community affiliated with Peregrine Homecare Strategies; a NYS licensed Homecare Agency located at the facility providing homecare services to both residents and the community. The Athenaeum produces a 20% return on assets and a 28% operating margin. Its renovation incorporated the wishes of the Historical Preservation Society of Skaneateles, and it has become a

landmark of the community.

Crimson Ridge Memory Care and Assisted Living Communities at Greece, New York; Peregrine Senior Living Memory Care at Orchard Park, NY; Peregrine Senior Living Memory Care at Clifton Park, New York. Peregrine was engaged as Operator of these Upstate New York communities when they were losing a total of \$1.4 million annually. Under Peregrine management, these communities generate positive cash flow of \$4 million annually at a 38% NOI, adding over \$27 million of value to the portfolio. In June 2018, Peregrine Development orchestrated the acquisition of Peregrine Clifton Park and Orchard Park with an





Memory Care Project Overview
Fayetteville, New York
September 2022

ambitious plan to renovate and expand the projects from 52 units to 64 units, to offer greater care and living options in their markets.

Peregrine's Landing at Cheektowaga - Buffalo, New York

Peregrine developed this 100-unit assisted living and memory care community facility at a cost of \$6.9 million, financed through a HUD loan. This community has been in stable operations with occupancy of 95% for over 15 years. The property, now valued at over \$18 million, is currently being refinanced.

Symphony Manor – Baltimore, Maryland

Development in 2010 of a 69-bed assisted living and memory care community in the Baltimore neighborhood of Roland Park. Peregrine and partners designed and built the community, and Peregrine managed it until sale in 2012. Symphony Manor was brought to stabilization at an all-in cost of approximately \$12.4 million and was sold for \$22.4 million or \$325,000 per unit.

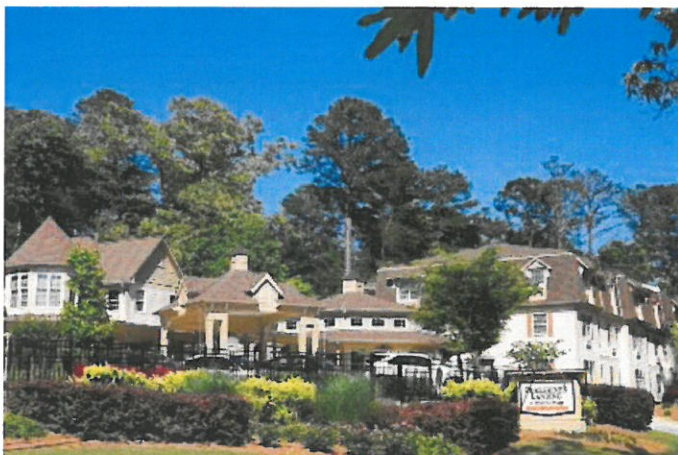
Woodholme Gardens – Baltimore, Maryland

Development in 2010 of an 80 bed assisted living, memory care and senior behavior medicine community in the Baltimore neighborhood of Pikesville. Peregrine and partners designed and built the project and Peregrine managed it until sale in 2012. Woodholme Gardens was brought to stabilization at an all-in cost of \$9.6 million and sold at \$12.4 million or \$155,000 per unit.

Curry House – Cadillac, Michigan; Brookridge – Marquette, Michigan

Peregrine was engaged to turn around these underperforming communities, which were struggling to complete and incorporate substantial expansion projects. In Cadillac, Peregrine oversaw the expansion of a 20-unit Adult Foster Care Home to a 76-bed assisted living program including memory care. In Marquette, Peregrine expanded a 46-bed assisted living community to a 75-bed program with memory care. In both operations, Peregrine quickly achieved 100% census with a waiting list. Peregrine managed completion and operated the communities until sale in 2012 for \$32.3 million or \$214,000 per unit.

Peregrine's Landing at Holcomb Bridge, Norcross, GA



A 78-bed underperforming memory care community in suburban Atlanta with a substantial near-term upside to be achieved through re-branding, renovation/expansion and re-positioning of the facility. Peregrine is changing the use from Assisted Living to 100% Memory Care



Memory Care Project Overview
Fayetteville, New York
September 2022

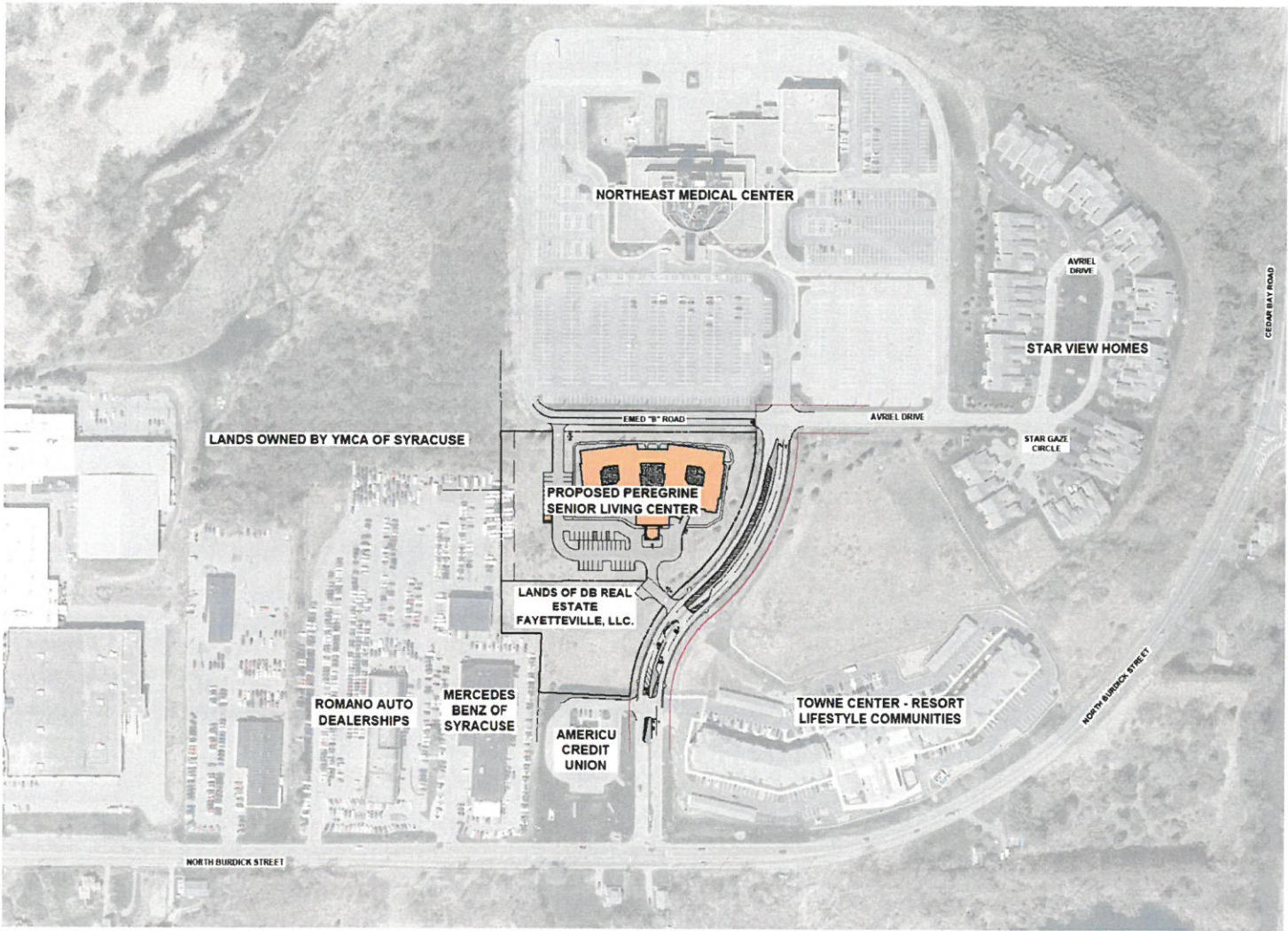
VI. Conclusion

Peregrine Senior Living offers a successful and proven roadmap to quickly bringing assisted living and memory care operations to sustainable goals. It continues to be creative in expanding its programming to help brand The Peregrine Way signature programs and operational standards to allow greater age in place options to the market that are second to none. Operations focus on satisfying its customers to generate a reliable word of mouth referral base. Peregrine offers a quality product that will achieve long-term success and profitability.

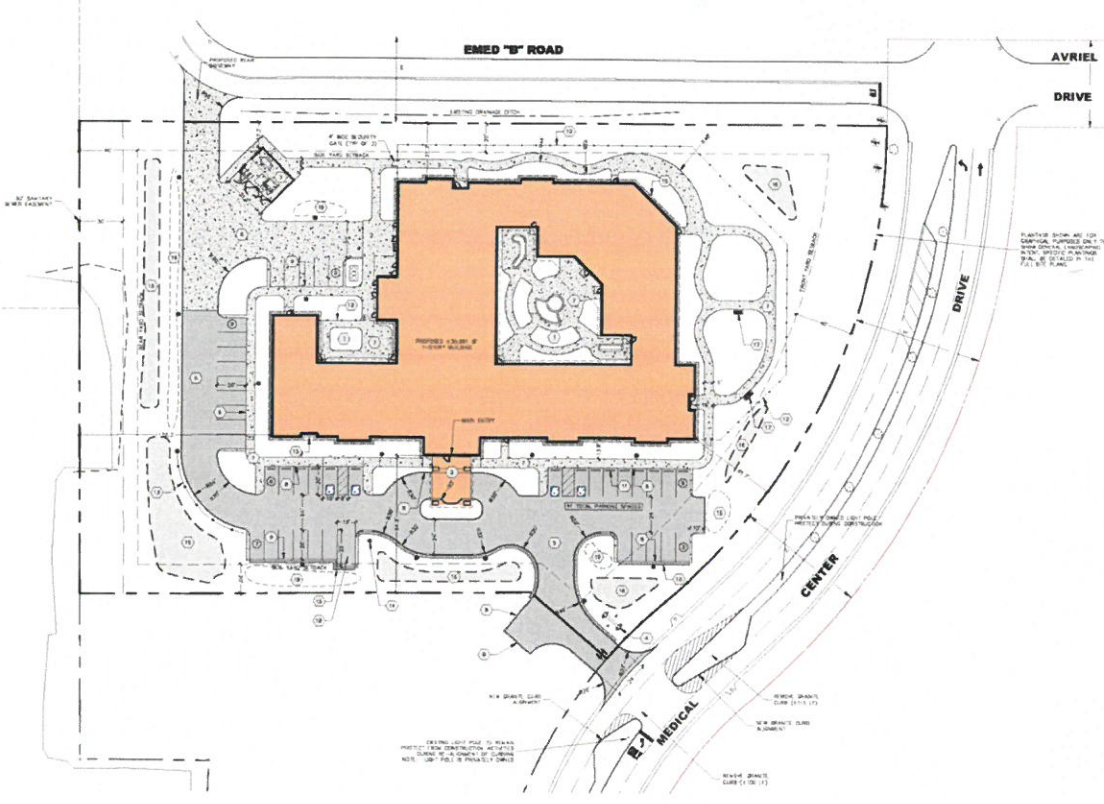


Medical Center Drive
Town of Manlius





JEA Site Plan – April 2019



SITE CRITERIA CHECKLIST	
PROPOSED SITE INFORMATION	
PROJECT NO.	2019-01
CLIENT	JEA SENIOR LIVING
DESIGNER	FAVETEVILLE CASE GROUP, LLC
DATE	APRIL 2019
SCALE	1" = 30'
EXISTING SITE INFORMATION	
EXISTING ZONING	COMMERCIAL
EXISTING USE	EXISTING BUILDING
EXISTING AREA	1.2 ACRES
EXISTING PERMITS	NONE
EXISTING UTILITIES	SEE UTILITY RECORDS
EXISTING EROSION CONTROL	NONE
EXISTING TREES	SEE TREE SURVEY
EXISTING FLOODING	NONE
EXISTING WETLANDS	NONE
EXISTING HISTORIC	NONE
EXISTING ADJACENT PROPERTIES	SEE ADJACENT RECORDS
EXISTING ACCESS	SEE ACCESS RECORDS
EXISTING PARKING	SEE PARKING RECORDS
EXISTING LANDSCAPE	SEE LANDSCAPE RECORDS
EXISTING SIGNAGE	SEE SIGNAGE RECORDS
EXISTING SECURITY	SEE SECURITY RECORDS
EXISTING SAFETY	SEE SAFETY RECORDS
EXISTING COMPLIANCE	SEE COMPLIANCE RECORDS
EXISTING MAINTENANCE	SEE MAINTENANCE RECORDS
EXISTING RECORDS	SEE RECORDS
EXISTING ASSESSMENTS	SEE ASSESSMENTS
EXISTING STUDIES	SEE STUDIES
EXISTING REPORTS	SEE REPORTS
EXISTING CORRESPONDENCE	SEE CORRESPONDENCE
EXISTING OTHER	SEE OTHER

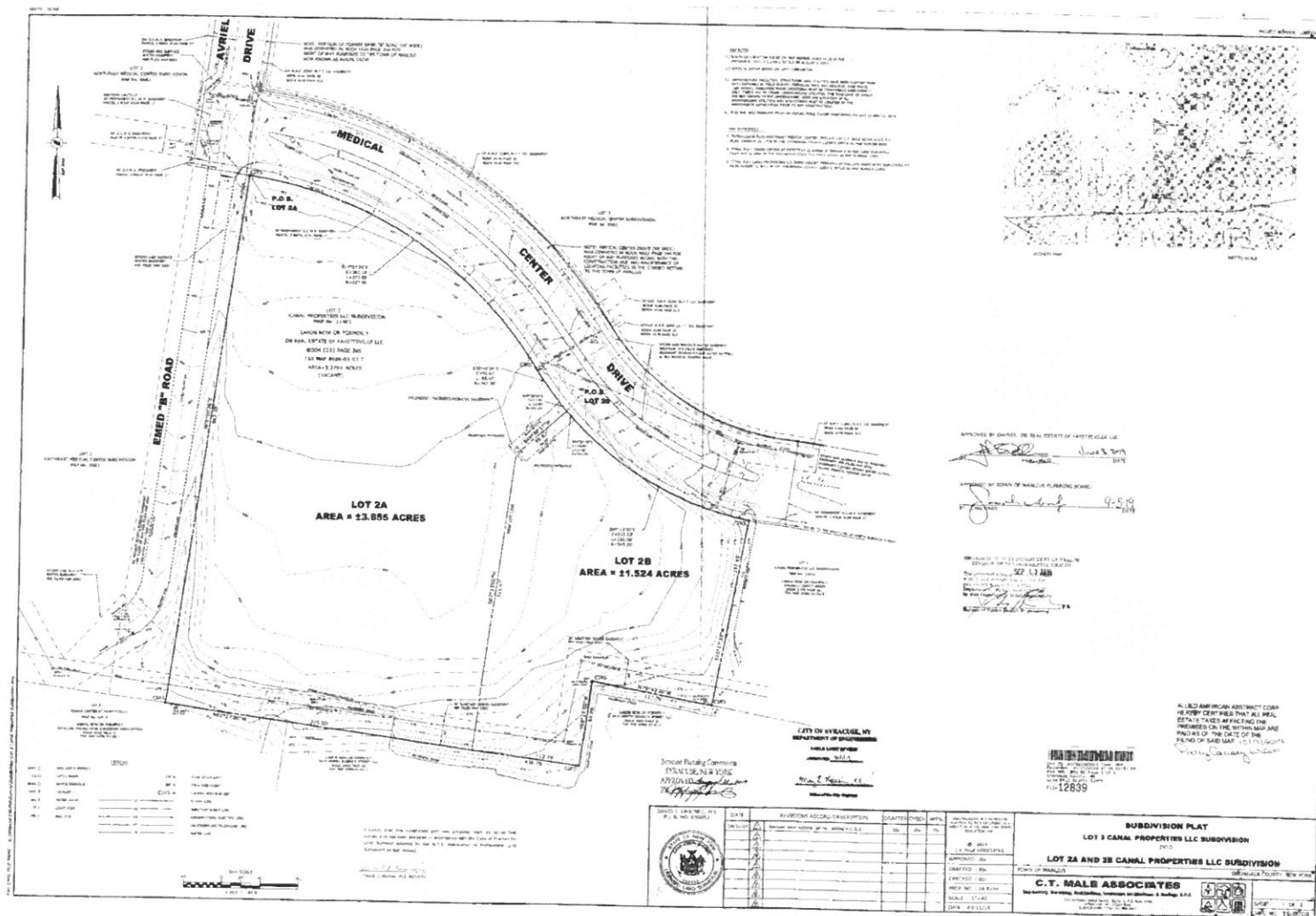
- LEGEND**
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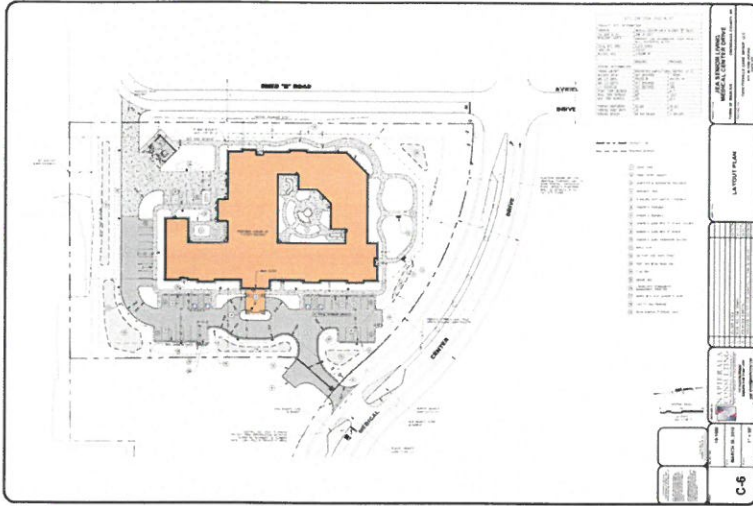
JEA SENIOR LIVING
MEDICAL CENTER DRIVE
FAVETEVILLE CASE GROUP, LLC

LAYOUT PLAN

15-1600
MARCH 28, 2019
1" = 30'

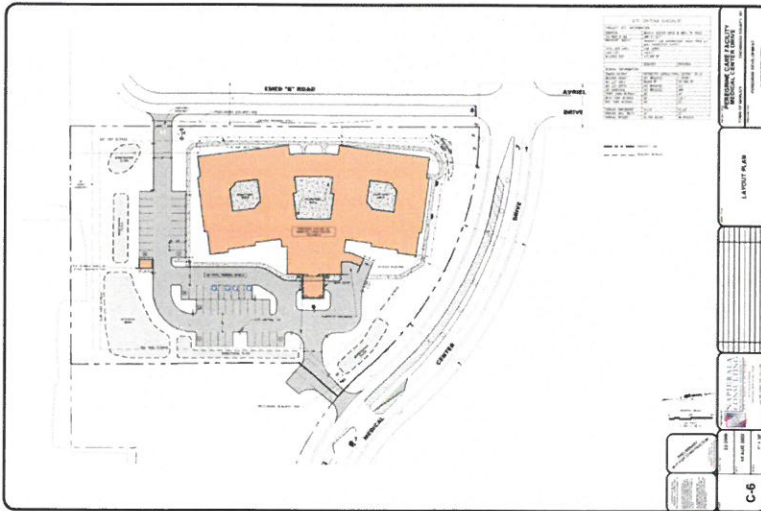
C-6





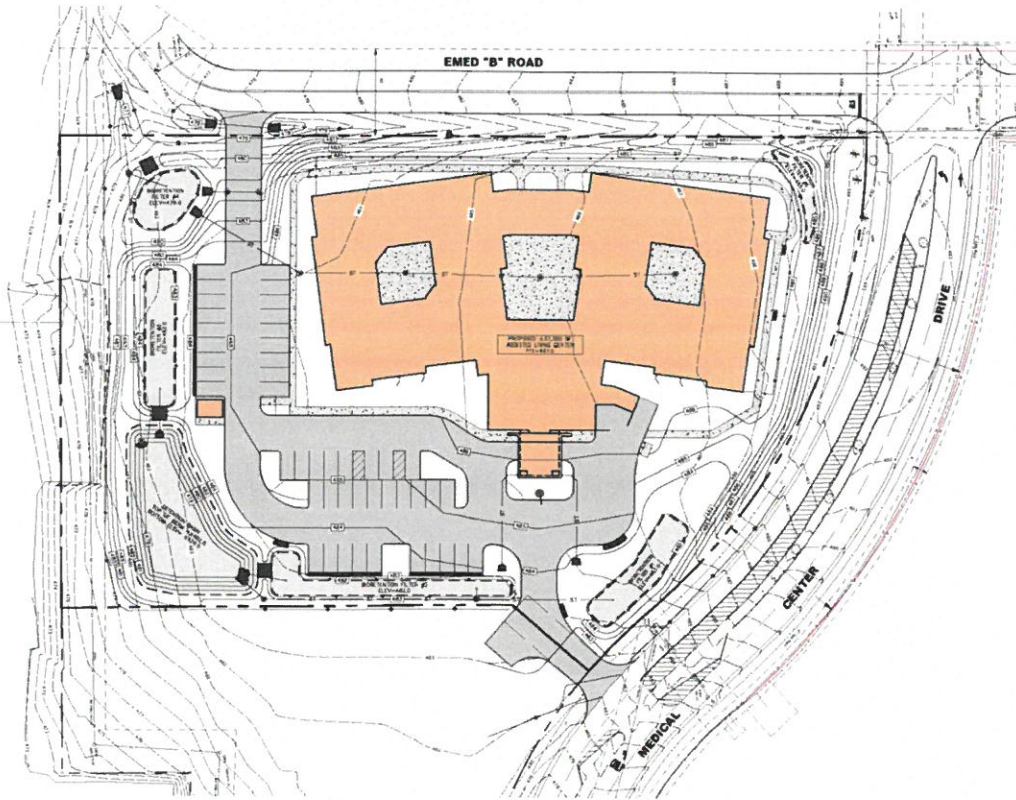
JEA Site Plan April 2019

1. 35,101 SF 1-Story Building
2. 84,103 SF of Impervious Area
3. 50% Impervious Area Lot Coverage
4. 46 Parking Spaces



Peregrine Senior Living Site Plan August 2022

1. 37,300 SF 1-Story Building
2. 83,884 SF of Impervious Area
3. 50% Impervious Area Lot Coverage
4. 46 Parking Spaces



GRADING LEGEND

- EXISTING CONTOUR SPACES
- PROPOSED CONTOUR SPACES
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED ELEVATION
- PROPOSED ELEVATION
- PROPOSED ELEVATION
- PROPOSED ELEVATION



NOT FOR CONSTRUCTION

PEREGRINE SENIOR LIVING
MEDICAL CENTER DRIVE
TOWN OF BAKULUS
CHANDLER COUNTY, IN
PEREGRINE DEVELOPMENT, LLC
371 BENTLEY STREET
BLOOMINGDALE, IN 47428

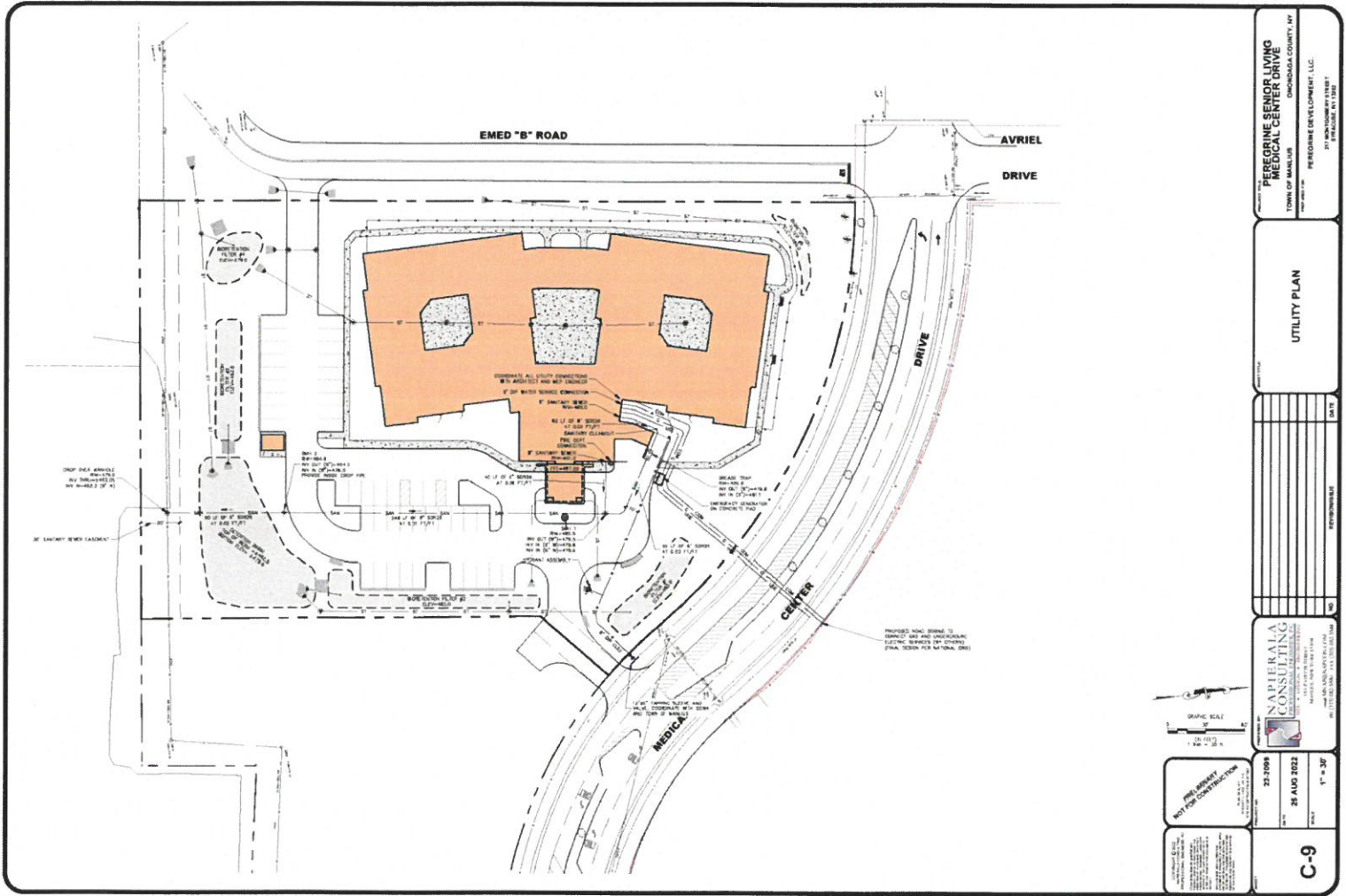
GRADING AND DRAINAGE PLAN

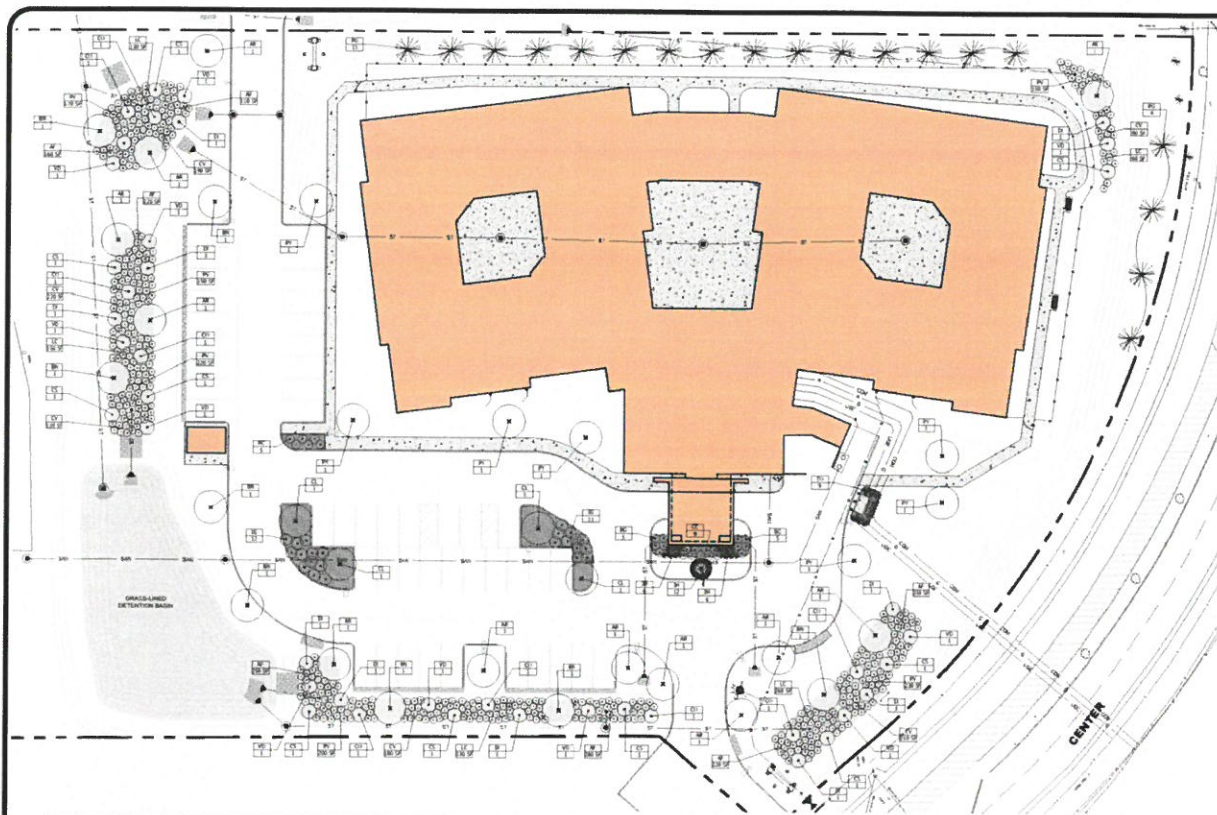
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/25/2022

NAPIERALE CONSULTING
CONSULTING ENGINEERS
1000 W. 10TH STREET, SUITE 100
BLOOMINGDALE, IN 47428
PHONE: 317.346.1111
WWW.NAPIERALECONSULTING.COM

22-1098
25 AUG 2022
1" = 30'

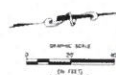
C-7





LANDSCAPE LEGEND						
SYM	QTY	LETN NAME	COMMON NAME	DBT	REL. TO	HEIGHT
01	12	Acacia saligna	WAX MYRTLE	8' DBT	7' DBT	
02	8	Salix nigra	PIEP BUSH	6' DBT	7' DBT	
03	1	Salix nigra	SHRUB VIBURNUM	6' DBT	7' DBT	
04	7	Asplen. platyneuron	WAX MYRTLE PI-P	6' DBT	7' DBT	
05	18	Pinus strobus	WHITE SPRUCE	8' DBT	8'	
06	8	Thuja occidentalis	DOUG. ARBORVITAE	8' DBT	8'	
07	1 000 000	Grass seed mix	Grass seed mix	1" DBT	1" DBT	1" DBT
08	8 000 000	Grass seed mix	Grass seed mix	1" DBT	1" DBT	1" DBT
09	8 000 000	Grass seed mix	Grass seed mix	1" DBT	1" DBT	1" DBT
10	8 000 000	Grass seed mix	Grass seed mix	1" DBT	1" DBT	1" DBT

LANDSCAPE LEGEND						
SYM	QTY	LETN NAME	COMMON NAME	DBT	REL. TO	HEIGHT
11	28	Blackberry	BLACKBERRY	2' DBT	2'	
12	48	Blackberry	BLACKBERRY	2' DBT	2'	
13	11	Blackberry	BLACKBERRY	2' DBT	2'	
14	14	Blackberry	BLACKBERRY	2' DBT	2'	
15	12	Blackberry	BLACKBERRY	2' DBT	2'	
16	12	Blackberry	BLACKBERRY	2' DBT	2'	
17	12	Blackberry	BLACKBERRY	2' DBT	2'	
18	12	Blackberry	BLACKBERRY	2' DBT	2'	
19	12	Blackberry	BLACKBERRY	2' DBT	2'	
20	12	Blackberry	BLACKBERRY	2' DBT	2'	



PREPARED FOR CONSTRUCTION

23-2088
28 AUG 2022
1" = 20'

PEREGRINE SENIOR LIVING
TOWN OF BAYVIEW
PEREGRINE DEVELOPMENT, LLC
771 WILSON AVENUE
BAYVIEW, MI 48008

LANDSCAPE PLAN

NAPIERALA CONSULTING
23-2088
28 AUG 2022
1" = 20'

C-10





Peregrine Senior Living
OCIDA Application
Fayetteville Project Narrative

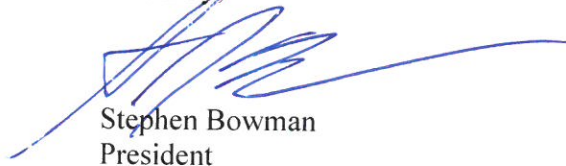
Peregrine Senior Living is interested in developing a new Memory Care Facility in the Town of Manlius on Medical Center Drive @ Avriel Drive. Peregrine has successfully built and/or remodeled several facilities within and outside New York State in the past 15 years. The demand for Assisted Living projects, and particularly Memory Care projects such as that proposed by Peregrine has increased notably over the past several years and will continue to increase in the future due to the aging population.

The site we have chosen was originally to be built by an out -of-town developer for the same use. However once Covid became a pandemic, the memory care segment was hard hit due to the susceptibility of the residents to be adversely affected by Covid, causing significant discharges because of needing higher level of care services or to pass away. Additionally, significant admission restrictions and visitation limited admissions levied by the New York State Department of Health (NYSDOH) resulting in rapidly decreasing occupancy and unsustainable operating losses for operators. Combined with the increase in supply and construction costs of upwards of 50% and increased labor/benefits at 25%, the developer decided to put the site up for sale.

The market study indicates that the Fayetteville market needs memory care beds and demand is returning to pre-Covid levels. However, with all previously stated cost increases, combined with increased utility costs of 40% and debt costs, the ability to build and staff it at an acceptable price point becomes significantly more challenging. Peregrine, a local operator, is confident it can leverage its market knowledge and operational skills to manage costs better, but admittedly over a longer ramp-up period, which requires other mitigating cost- saving measures.

The IDA benefits we are requesting are essential for us to build the project and to secure the necessary equity and debt financing to make the project a reality. Without these additional benefits, the project is not feasible. We request your assistance in providing the IDA benefits to allow us to build the project and serve the residents who need our services.

Sincerely,



Stephen Bowman
President

PEREGRINE PERKS

As of 9/1/2021



Benefits

- PTO Accrual – First year for Full Time – 96 hours – equal to 2.5 weeks
- PTO Accrual – First year for Part Time – ~2 weeks
- 6 Paid Holidays Plus.....
- 3 Floating Holidays (Personal Holidays, Birthday, etc.)
- Excellus Health Plans, Guardian Dental, VSP Vision
- Child Care Reimbursement – Up to \$50 / day
- Compassionate PTO Donation Program - to support a team member
- COVID-19 Vaccinated Workplace
- Flexible Scheduling
- Employer Paid Life Insurance – (up to 1 times annual salary)
- Employee Assistance Program
- PTO Cash Out Program
- Pet Insurance

Employee Appreciation

- Peregrine Proud: Public Acknowledgment of Exceptional Employee Performance
- Monthly All Staff Gift Card Drawings
- Periodic All Staff Appreciation Community Events
- Annual Longevity Rewards: Anniversary Bonus and Celebration

Future Planning:

- Retirement Plan – 401(k)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Peregrine Senior Living		
Project Location (describe, and attach a general location map): Medical Center Drive @ Avriel Drive, Town of Manlius, Onondaga County (Tax Parcel 086.-01-03.7)		
Brief Description of Proposed Action (include purpose or need): Proposed construction of a single-story 37,300 sf assisted senior living center for patients with Alzheimer's Disease and other memory-related health concerns. Facility will have associated asphalt parking for 46 vehicles, concrete walks, dumpster enclosure, landscaping, and site lighting. Facility will connect to all available utilities (public water and sanitary sewer, National Grid electric and gas). Stormwater management practices will be constructed to meet NYSDEC SPDES requirements. Project will require a special permit as well as site plan approval.		
Name of Applicant/Sponsor: <i>Peregrine Holdings LLC</i> Peregrine Development, LLC (Stephen Bowman, President)		Telephone: (315) 476-5610
		E-Mail: sbowman@peregrine-companies.com
Address: 217 Montgomery Street, #6		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Fayetteville Care Group, LLC		Telephone:
		E-Mail:
Address: 5101 NE 82nd Ave, Suite 200		
City/PO: Vancouver	State: WA	Zip Code: 98662

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Special Permit and Site Plan Approval	August 25, 2022
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Water Authority Onondaga County Water Environment Protection	projected 01/2023 projected 01/2023
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater General Permit	projected 03/2023
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning**C.1. Planning and zoning actions.**Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ NoIf Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ Nob. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Restricted Agricultural - RA

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Fayetteville - Manlius Central School District

b. What police or other public protection forces serve the project site?

Village of Manlius

c. Which fire protection and emergency medical services serve the project site?

Village of Fayetteville

d. What parks serve the project site?

Erie Canal State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Senior Assisted Living

b. a. Total acreage of the site of the proposed action? 3.85 acres

b. Total acreage to be physically disturbed? 3.68 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.85 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: _____ height; <u>317 ft</u> width; and <u>179 ft</u> length iii. Approximate extent of building space to be heated or cooled: <u>37,245</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No If Yes,	
i. Purpose of the impoundment: <u>temporary storage/management of stormwater runoff</u> ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: <u>stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>0.18</u> million gallons; surface area: <u>0.18</u> acres v. Dimensions of the proposed dam or impounding structure: <u>4 ft</u> height; <u>189 ft</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 2,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Manlius Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Meadowbrook Limestone WWTP
- Name of district: Onondaga County Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or 1.926 acres (impervious surface) _____ Square feet or 3.855 acres (parcel size) ii. Describe types of new point sources. <u>Discharges from roof downspouts, bioretention filters, and detention basin</u> _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>road-side ditch on adjacent property</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☒ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>delivery vehicles, solid waste trucks</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>generators for equipments</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>emergency back-up generator</u>	☒ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Existing electric grid/local utility</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7:00am-5:00pm • Saturday: _____ 8:00am-12:00pm • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hrs/day • Saturday: _____ 24 hrs/day • Sunday: _____ 24 hrs/day • Holidays: _____ 24 hrs/day </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7:00am-5:00pm • Saturday: _____ 8:00am-12:00pm • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hrs/day • Saturday: _____ 24 hrs/day • Sunday: _____ 24 hrs/day • Holidays: _____ 24 hrs/day
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>During construction, typically from 7:00am to 5:00pm</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Around the parking lot mounted at a 22-ft height aimed down at the parking</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : <u>2 - 2 yard dumpsters</u> tons per <u>3 - 5x per week</u> (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.926	+1.926
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.855	1.929	-1.926
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Town Center Retirement Community (multi-family residential for the elderly), Northeast Medical Center, YMCA

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ < 6 feet Bedrock not encountered at boring depths of 6 ft													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Ontario loam</td> <td style="width: 40%; text-align: right;">70 %</td> </tr> <tr> <td>Ontario gravelly loam</td> <td style="text-align: right;">30 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> </tr> </table>		Ontario loam	70 %	Ontario gravelly loam	30 %	_____	%						
Ontario loam	70 %												
Ontario gravelly loam	30 %												
_____	%												
d. What is the average depth to the water table on the project site? Average: _____ < 6 feet Groundwater not encountered at boring depths of 6 ft													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☒ Moderately Well Drained:	100 % of site	☐ Poorly Drained	_____ % of site						
☐ Well Drained:	_____ % of site												
☒ Moderately Well Drained:	100 % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">70 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">20 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	70 % of site	☒ 10-15%:	20 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	70 % of site												
☒ 10-15%:	20 % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☒ No</td> </tr> </table> If Yes to either i or ii, continue. If No, skip to E.2.i.		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☒ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☒ No								
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☒ No												
ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☒ No												
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____											
i. Name of aquifer: _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Deer _____ Rodents _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Northern Long-eared Bat	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

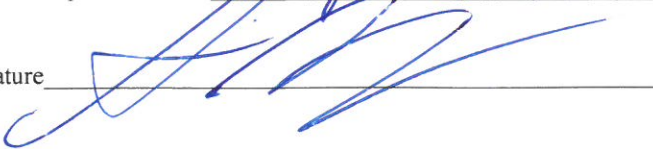
Applicant/Sponsor Name

Stephen Bowman

Date

9/23/22

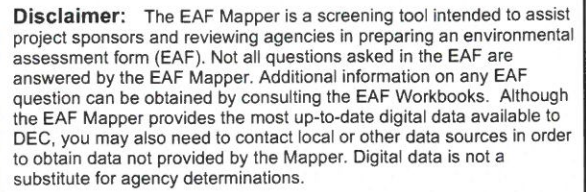
Signature



Title

President

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Town of Manlius

John Deer, Town Supervisor



10/3/2022

From: John Deer
Manlius Town Supervisor
Town of Manlius
301 Brooklea Dr
Fayetteville, NY 13066

To: Onondaga County Industrial Development Agency
Onondaga County Office of Economic Development
333 W. Washington Street, Suite 130
Syracuse, NY 13202

To Whom It May Concern:

The Town of Manlius would like to demonstrate its support for the proposed Peregrine Senior Living Facility to be located on Medical Drive in Fayetteville. Through our Comprehensive Planning process, we have heard from many residents that access to quality senior care is in demand and the proposed facility would directly address that need. The project is ideally located to best serve our residents and will add to the existing area. The Town is in full support of a PILOT agreement to make this project possible. Knowing this will be a facility run by a company with local experience is a bonus as they already know this market and our residents.

Sincerely,

A handwritten signature in black ink, reading "John T. Deer". The signature is written in a cursive style with a large, stylized "J" and "D".

John Deer
Manlius Town Supervisor

John Deer, Supervisor

Town Board - Sara Bollinger, Elaine Denton, Alissa Italiano, Katelyn Kriesel, Heather Allison Waters, William Nicholson

**MEMORY CARE MARKET
ANALYSIS FOR A SITE IN
FAYETTEVILLE, NEW YORK**

Phase I Market Analysis Report

Prepared For:

PEREGRINE SENIOR LIVING

August, 2022

MDS RESEARCH COMPANY, INC.

P.O Box 100578 Fort Worth, TX 76185

817-731-4266 817-738-2031 fax

www.m-d-s.com mdsresearch@m-d-s.com

MDS RESEARCH COMPANY, INC.

**P.O Box 100578 Fort Worth, TX 76185
817-731-4266 817-738-2031 fax
www.m-d-s.com mdsresearch@m-d-s.com**

TO: Stephen Bowman

DATE: August 10, 2022

FROM: Lynne Moore

SUBJECT: **Phase I Market Feasibility Analysis For Fayetteville, New York**

Contained herein are the results of a Phase I market analysis evaluating the size and depth of the market and potential demand for the development of new memory care units being considered for a site location in Fayetteville, New York. The site location is 3965 Medical Center Drive, Fayetteville, New York, 13066.

This work product does not represent the full market feasibility work scope and it may not contain the appropriate and comprehensive level of detail typically required by lenders, financial institutions, investors, joint venture partners, etc. for financial purposes. It does, however, provide sufficient cost-effective detail for initial internal review and due diligence decision-making purposes.

The work scope implemented for this Phase I basically included the following tasks:

1. Review all information requested from and provided by the Client Team.
2. Define a preliminary Primary Market Area (PMA) for the subject site location.
3. Acquire demographics for age and income qualified Seniors and adult children in the defined PMA:
 - For the PMA, in aggregate
 - By individual zip code in the PMA
4. Identify and conduct quick-reaction survey of existing (and planned/announced) memory care communities in the defined PMA. Preliminary data to be collected will include:
 - Age of community and contact information
 - Number of units/beds
 - Current occupancy
 - Basic price ranges

MDS would also review our in-house data base and access other resources in order to identify other potential new Senior housing communities being planned for the defined market area.

5. Implement capture rate analysis to quantify potential future demand for proposed new memory care units giving consideration to the following:

- Levels of incidence for Alzheimer's/dementia.
 - Level of affordability/minimum cash flow income criteria.
 - Potential monthly service fee pricing for the proposed memory care units.
6. Express overall professional opinion of market feasibility for potential new memory care units in the defined market area.

The end results of this preliminary Phase I market analysis have been summarized in this Executive Summary report supported by generally self-explanatory technical data exhibits.

Primary Market Area (PMA) Definition

The Primary Market Area that has been preliminarily defined and evaluated for the proposed new memory care community is a mosaic of contiguous zip code areas/communities representing a 5- to 8-mile radius of the subject site location in the Fayetteville area. Exhibit 1 presents a list of the zip codes/communities that comprise this PMA. Figure 1 presents a zip code map depicting the approximate boundaries of this PMA. For this analysis, MDS has assumed that 65% to 75% of new memory care units will be absorbed (or occupied) by Senior households residing in this PMA. In the demand models, a factor of 70% was utilized for the PMA absorption assumption.

The remaining 25% to 35% is expected to come from Secondary and Tertiary Market Areas - including other areas in Onondaga County, the remainder of the state of New York and in-migration from outside the state. This in-migration will be primarily driven by the actions of the adult children/decision influencers attempting to bring their aging parents closer to them in the later stages of their life.

Professional Market Feasibility Opinion

Based upon the preliminary quantitative results of this Phase I market analysis and MDS' significant national experience in evaluating successful Senior housing communities, it is our specific opinion that there appears to be sufficient size and depth of the age and income qualified market to support the prudent introduction of new memory care units into the Fayetteville market area – from a quantitative perspective and based on the affordability levels evaluated herein. This opinion considers both existing and planned/announced assisted living and memory care competition as well as unit turnover - the re-filling of existing occupied units due to natural resident attrition that will occur at mature competitive communities in the market area.

Following is a discussion of the demand analysis for market rate memory care units and the conservative factors and assumptions utilized herein.

Senior Housing Capture Rates - Trends and Benchmarks

Project "capture rate" is defined as the percentage of the age and income qualified prospects an individual Senior housing community will have to attract or capture in order to achieve 93% occupancy. The required capture rate for a Senior housing community is

calculated by dividing the number of units to be absorbed from within the PMA by the number of net potential age-, income- and health-qualified prospects residing in that market area.

While there have been various industry standards for acceptable capture rates, the following represents the typical maximum acceptable capture rates for each of the residential Senior living arrangements in the continuum of care:

- **Independent Living** **5% to 10%**
- **Assisted Living** **15% to 20%**
- **Alzheimer's/Memory Care** **15% to 20%**

These capture rates are based on pragmatic age and income screening – age 75+ households that can afford to private pay the market rate rents in perpetuity out of their cash flow income. They also give consideration to existing and planned/announced new competition and unit turnover.

Summary of Age 75+ Demand for New Memory Care Units in an Assisted Living Setting

MDS has evaluated the potential for the development of memory care units in an assisted living/residential care setting. These units would offer similar services and amenities as would be provided for traditional assisted living residents; however, the personal care services would be more frequent and intensive and the physical space would be specially designed to be secure and to effectively care for the special needs and requirements of these residents.

MDS has conducted a significant amount of internal research and development and has developed a demand methodology for projecting the need for memory care units in a market area. The memory care demand model is conservative, realistic and gives consideration to all of the relevant key factors and assumptions with regard to this very specialized type of living arrangement.

There are no firm industry standards for maximum acceptable capture rates for memory care assisted living units in a specific market area. However, in our evaluation of these project capture rates, MDS has made comparisons to other similar, but more traditional type, living arrangements - primarily assisted living/residential care. Based on our national experience, we are observing 20% as an assisted living ceiling capture rate benchmark based on age, income and need-driven qualifying criteria.

It is the opinion of MDS that the memory care assisted living capture rates should be reasonably consistent with traditional assisted living capture rates; however, they could be higher - depending on market conditions. The needs of this particular target market are highly specialized and, as a result, they do not have as many options available to them as Seniors who are not afflicted with Alzheimer's/other dementia. Therefore, we could expect a higher percent of capture of this particular target market. MDS has, however, utilized the 20% benchmark in the evaluation of these memory care units.

Exhibits 2 through 4 present the detailed demand models that calculate the total number of memory care units that can be supported in this PMA – assuming a maximum capture rate of

20%. These models have considered three minimum qualifying cash flow income screens and also assume 70% of the unit absorption by qualified prospects residing in the PMA and a 93% project occupancy rate. The memory care demand is summarized as follows:

Minimum Qualifying Cash Flow Income Screen	Base Monthly Service Fees Supported	2024		2027		Refer to Exhibit
		Total Units Supported	Capture Rate	Total Units Supported	Capture Rate	
@ \$95,000 +	\$6,055	86	20.0%	103	20.0%	2
@ \$105,000+	\$6,695	69	20.0%	84	20.0%	3
@ \$115,000 +	\$7,330	57	20.0%	71	20.0%	4

The memory care monthly service fees supported by the various qualifying income criteria assume that 85% of the Senior's disposable cash flow income can be allocated for the memory care pricing. They also assume an average 10% income tax factor.

Exhibit 5 shows the calculation for computing the weighted average level of incidence for age 75+ households in the PMA in 2024 and 2027. MDS has conservatively assumed that all of the potential residents will be age 75+ and has given the appropriate (heavier) weighting to the age 85+ cohort using the levels of incidence. It is MDS opinion that these levels of incidence include Seniors with mild levels of Alzheimer's/dementia that could be accommodated in assisted living and could be included in the levels of incidence for the need for ADLs. It has been reported that approximately 20% of residents in assisted living have mild levels of Alzheimer's and do not require the secured environment of a special care unit; therefore, MDS has reduced the number of prospects for Alzheimer's/memory care (demand) by 20% to eliminate this potential overlap with assisted living prospects.

Impact of Home Equity

Exhibits 6a through 7 outline a home equity analysis in which the minimum qualifying income criteria could be reduced (for those Seniors selling their homes) due to annual cash flow that would result from the sale of a home in the Primary Market Area and the prudent reinvestment of the net, after-tax sales proceeds. This analysis estimates the number of additional households (whose actual incomes are below \$95,000) who would be qualified at this level, assuming they could sell their home and conservatively invest the net equity proceeds at 4%. This would allow these Seniors to supplement their income with the interest earnings, while leaving the principal from the sale of their home intact and in their portfolio of assets for their estate.

It should be noted that MDS recognizes that Senior investments may not be realizing 4% interest rates at this time, which is the assumption for the analysis in Exhibits 6a and 6b. If one was to alternatively consider this as a modest spend down strategy, this would allow for a 25 year spend down – assuming no interest earning at all on the investment of this home equity. It is MDS' opinion that it is not prudent to rely heavily on spend down in evaluating affordability for Senior housing, however, this analysis illustrates that spend down of the home equity can be a prudent financial strategy under the right conditions. Spend down of other assets/investments and

financial assistance from family are more difficult to quantify and, therefore, are primarily considered forecasting safety margin when evaluating the demand for new Senior living.

Other Financial Resources – It should be noted that there are other resources for Seniors that are difficult to quantify, but can aid in the reduction of actual cash flow income. For example:

- Many Seniors have a long-term care insurance policy that may have an assisted living benefit. Each policy may be different in terms of coverage, but many do have assisted living coverage.
- Another example is the Aid-In-Attendance benefit available to U.S. veterans. Nationally, it is estimated that approximately one-third of all Seniors can qualify for additional income through the pension – under the right financial conditions. This benefit could allow additional Seniors, who have not been considered in the demand model, to afford the living arrangement to be offered at the subject new community.
- There is also a growing body of empirical evidence that some Senior's incomes are being supplemented by adult children or other family members. Most operators are not able to quantify this support and there is no direct correlation between the number of adult children in a market area and whether their parents live in or outside of a PMA. There is also no direct correlation between the affordability of the adult child versus their parent.

Because the potential impacts of these various other financial resources are difficult to accurately predict and quantify, they are typically considered as forecasting safety margin in evaluating the demand for new Senior housing products in a market area.

Primary Market Area Demographics

Appendix A to this report summarizes the projected growth of Senior households in the age 65 to 74 and age 75+ cohorts in the zip codes located within the Fayetteville PMA. Appendix A also considers the growth in income qualified age 75+ households (specifically the \$95,000+ through the \$120,000+ cohorts).

There were an estimated 7,656 age 75+ households in the PMA in 2022. These households are projected to increase by approximately 8% from 2022 through 2027 - there are projected to be 610 new age 75+ households over the five-year time frame from 2022 through 2027. In 2027, there are projected to be 8,266 age 75+ households in this PMA.

Appendix A presents similar statistics for the 65 to 74 age cohort. As can be seen by Exhibit A-1, the 65 to 74 age cohort is approximately 31% larger than the age 75+ cohort in 2022 and it will be experiencing more significant growth. The age 65 to 74 households are projected to grow by 23% over the five-year time frame - from an estimated 10,014 households in 2022 to a projected 12,275 households in 2027.

When considering income qualified age 75+ Senior households, approximately 18% of the estimated age 75+ households in the PMA (or 1,368 households) are projected to have annual cash flow incomes of \$95,000 or more in 2022. These income qualified households are projected

to increase by 26% from 2022 to approximately 1,727 income-qualified households in 2027. Appendix A provides similar information for the \$100,000+ through \$120,000+ cohorts – there is projected to be a 28% to 30% growth in income-qualified senior households over the next five years – depending on the affordability level.

Exhibits 8 through 10 summarize the demographics for age 75+ senior households and adult children households (age 55 to 64) by zip code area in the Primary Market Area for the 2022, 2024 and 2027 time frames. Approximately 13% of the total households in 2022 are age 75+ senior households and 20% are adult children/decision influencer households. This is compared to 12% and 19%, respectively, for the United States overall.

As can be seen by Exhibits 9 and 10, approximately 70% of the age and income qualified Senior households and 62% of the adult children/decision influencer households will reside in five of the twelve total zip code areas that contain the PMA demographics in the 2024 time frame:

Age and Income Qualified Senior Households	Adult Children/Decision Influencer Households
• 13066 Fayetteville • 13104 Manlius • 13078 Jamesville • 13057 East Syracuse • 13214 Syracuse	• 13208 Syracuse • 13104 Manlius • 13206 Syracuse • 13057 East Syracuse • 13066 Fayetteville

Three of the zip codes falls on both top five lists:

- **13066 Fayetteville**
- **13104 Manlius**
- **13057 East Syracuse**

The subject site location is in Fayetteville zip code area 13066 and it is highlighted on each of the zip code exhibits. Summary senior demographics by each of the income cohorts are included as Appendix A to this report. The detailed demographic reports acquired from Environics Analytics - by individual zip code area as well as the aggregated PMA - are included as Appendix C.

Competitive Memory Care Units in an Assisted Living Setting

MDS identified and surveyed two existing memory care communities in an assisted living setting in this Primary Market Area. These two communities, combined, operate a total of 74 memory care units. Exhibits 11 and 12 summarize the occupancy and pricing characteristics of each of these communities. These two communities, combined, operate 74 living units that were reported to be 91.9% occupied at the time of the field survey. All of the vacant beds are located at **Brookdale Fayetteville** and are shared occupancy beds. They indicate that there is a waiting list for private occupancy units.

MDS also surveyed three additional memory care communities in the surrounding Secondary Market Area. These three communities, combined, operate 94 living units that were reported to be 83.0% occupied at the time of the field survey. All of these vacant beds are located within **Sage Court at McHarrie Place**. The vacant beds are due to the fact that they are only accepting ten residents (out of a capacity of 26 residents) at this time due to a staffing shortage. They indicated that they will be re-evaluating this situation in the next few weeks.

If I can answer any questions or provide additional information regarding this Phase I market analysis, please do not hesitate to call me. We stand ready to support you in any way that we can with your project.

Lynne Moore

Lynne Moore
President
MDS RESEARCH COMPANY, INC.

EXHIBIT 1

PRELIMINARY PRIMARY MARKET AREA

DEFINITION FOR A NEW MEMORY CARE

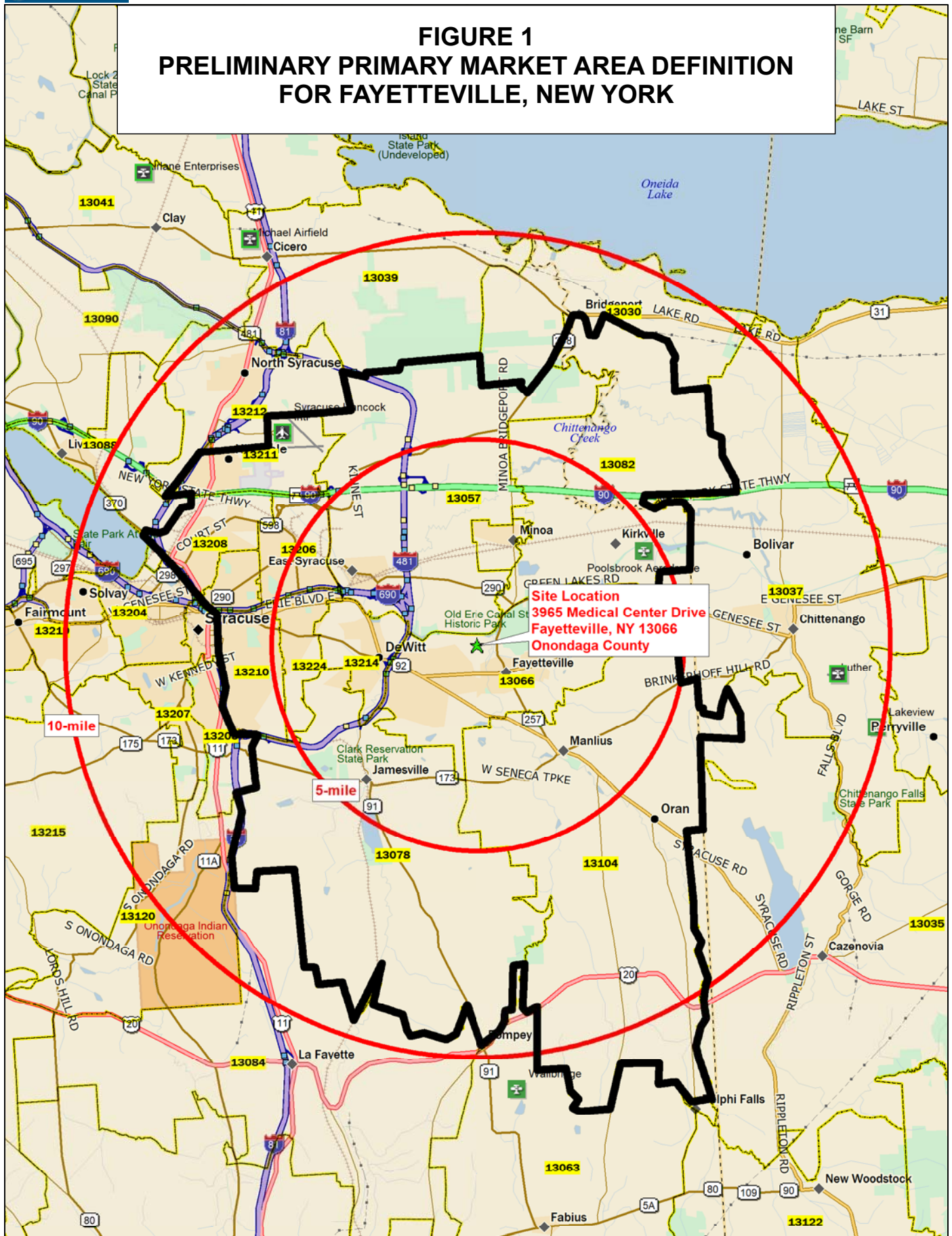
COMMUNITY IN FAYETTEVILLE, NEW YORK

- 13057 East Syracuse
- **13066 Fayetteville ***
- 13078 Jamesville
- 13082 Kirkville
- 13104 Manlius
- 13116 Minoa
- 13206 Syracuse
- 13208 Syracuse
- 13210 Syracuse
- 13211 Syracuse
- 13214 Syracuse
- 13224 Syracuse

*** Zip Code for subject site location**

Figure 1 presents a map depicting the approximate boundaries of this PMA. MDS has assumed that 65% to 75% of the new unit absorption will come from age and income qualified households residing in this PMA.

FIGURE 1
PRELIMINARY PRIMARY MARKET AREA DEFINITION
FOR FAYETTEVILLE, NEW YORK



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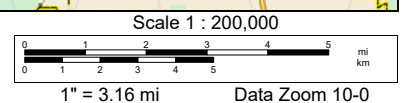
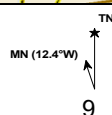


EXHIBIT 2

SUMMARY OF RESULTING AGE 75+ CAPTURE RATES FOR NEW ALZHEIMER'S/MEMORY CARE

UNITS IN AN ASSISTED LIVING SETTING

Fayetteville, NY

<u>Pragmatic Sequential Screening Process</u>	\$95,000 + Income 70% PMA Absorption Impact	
	Year: 2024	2027
Total (Gross) Estimated Non-Institutionalized Age 75+ Households ¹	7,894	8,266
Less Existing and Planned/Announced Assisted Living Units:	(298)	(298)
Subtotal	7,596	7,968
Estimated level of Incidence of Dementia ²	0.227	0.226
Subtotal - Dementia Level of Incidence	1,723	1,803
Apply Minimum Qualifying (Private Pay)		
Income Screen @: \$95,000 + ³	0.190	0.209
Subtotal Age/Income Qualified Households Who Are Estimated to Have Dementia	328	377
Additional Qualified Households Available		
Due to Impact of Home Sale/Equity ⁴	20	24
Subtotal Equity Adjusted Households	348	401
Less Competitive Memory Care Units ⁵		
- Existing Occupied Memory Care Units	(46)	(46)
- Vacant and Planned Memory Care Units @ 93% Occupancy	0	0
- Unit Turnover @ 45% of Occupied Units	(21)	(21)
Net Age / Income Qualified Available Prospects	281	334
Number of Subject Memory Care Units to be Absorbed in the PMA ⁶	56	67
Net Age/Income Qualified Prospects in the PMA	281	334
Resulting Age 75+ Capture Rates	20.0%	20.0%

¹ These are non-institutionalized households - does not include persons in nursing homes or institutionalized group quarters. (Refer to Exhibit A-1 in Appendix A.)

² Information provided by The Alzheimer's Disease and Related Disorders Association, Inc.

Assumed 80% have moderate to severe dementia and would be prospects for a dedicated memory care community.

³ Refer to Exhibit A-2 for the calculation of age 75+ households who meet the minimum qualifying income criteria of \$95,000 or more.

⁴ Refer to Exhibits 6a and 6b - applied level of incidence and assumed that only 50% of these residents would be coming directly from their own home - see calculation below:

$$140 \times 28.4\% \times 50.0\% = 20 \text{ for year 2024;}$$

$$172 \times 28.3\% \times 50.0\% = 24 \text{ for year 2027.}$$

⁵ Refer to Exhibit B-1 in Appendix B for a list of competitive units factored into the demand analysis.

⁶

86	units	x	93% occupancy	x	70%	absorption from PMA =	56
103	units	x	93% occupancy	x	70%	absorption from PMA =	67

units to be filled from the PMA.

EXHIBIT 3

SUMMARY OF RESULTING AGE 75+ CAPTURE RATES FOR NEW ALZHEIMER'S/MEMORY CARE

UNITS IN AN ASSISTED LIVING SETTING

Fayetteville, NY

Pragmatic Sequential Screening Process	\$105,000 + Income 70% PMA Absorption Impact		
	Year:	2024	2027
Total (Gross) Estimated Non-Institutionalized Age 75+ Households ¹		7,894	8,266
Less Existing and Planned/Announced Assisted Living Units:		(298)	(298)
Subtotal		7,596	7,968
Estimated level of Incidence of Dementia ²		0.227	0.226
Subtotal - Dementia Level of Incidence		1,723	1,803
Apply Minimum Qualifying (Private Pay)			
Income Screen @: \$105,000 + ³		0.161	0.179
Subtotal Age/Income Qualified Households Who Are Estimated to Have Dementia		278	323
Additional Qualified Households Available			
Due to Impact of Home Sale/Equity ⁴		12	17
Subtotal Equity Adjusted Households		290	340
Less Competitive Memory Care Units ⁵			
- Existing Occupied Memory Care Units		(46)	(46)
- Vacant and Planned Memory Care Units @ 93% Occupancy		0	0
- Unit Turnover @ 45% of Occupied Units		(21)	(21)
Net Age / Income Qualified Available Prospects		223	273
Number of Subject Memory Care Units to be Absorbed in the PMA ⁶		45	55
Net Age/Income Qualified Prospects in the PMA		223	273
Resulting Age 75+ Capture Rates		20.0%	20.0%

¹ These are non-institutionalized households - does not include persons in nursing homes or institutionalized group quarters. (Refer to Exhibit A-1 in Appendix A.)

² Information provided by The Alzheimer's Disease and Related Disorders Association, Inc. Assumed 80% have moderate to severe dementia and would be prospects for a dedicated memory care community.

³ Refer to Exhibit A-4 for the calculation of age 75+ households who meet the minimum qualifying income criteria of \$105,000 or more.

⁴ Refer to Exhibits 6a and 6b - applied level of incidence and assumed that only 50% of these residents would be coming directly from their own home - see calculation below:

$$88 \times 28.4\% \times 50.0\% = 12 \text{ for year 2024;}$$

$$119 \times 28.3\% \times 50.0\% = 17 \text{ for year 2027.}$$

⁵ Refer to Exhibit B-1 in Appendix B for a list of competitive units factored into the demand analysis.

⁶ 69 units x 93% occupancy x 70% absorption from PMA = 45

84 units x 93% occupancy x 70% absorption from PMA = 55

units to be filled from the PMA.

EXHIBIT 4

SUMMARY OF RESULTING AGE 75+ CAPTURE RATES FOR NEW ALZHEIMER'S/MEMORY CARE

UNITS IN AN ASSISTED LIVING SETTING

Fayetteville, NY

<u>Pragmatic Sequential Screening Process</u>	\$115,000 + Income 70% PMA Absorption Impact		
	Year:	2024	2027
Total (Gross) Estimated Non-Institutionalized Age 75+ Households ¹		7,894	8,266
Less Existing and Planned/Announced Assisted Living Units:		(298)	(298)
Subtotal		7,596	7,968
Estimated level of Incidence of Dementia ²		0.227	0.226
Subtotal - Dementia Level of Incidence		1,723	1,803
Apply Minimum Qualifying (Private Pay)			
Income Screen @: \$115,000 + ³		0.141	0.158
Subtotal Age/Income Qualified Households Who Are Estimated to Have Dementia		244	284
Additional Qualified Households Available			
Due to Impact of Home Sale/Equity ⁴		10	14
Subtotal Equity Adjusted Households		254	298
Less Competitive Memory Care Units ⁵			
- Existing Occupied Memory Care Units		(46)	(46)
- Vacant and Planned Memory Care Units @ 93% Occupancy		0	0
- Unit Turnover @ 45% of Occupied Units		(21)	(21)
Net Age / Income Qualified Available Prospects		187	231
Number of Subject Memory Care Units to be Absorbed in the PMA ⁶		37	46
Net Age/Income Qualified Prospects in the PMA		187	231
Resulting Age 75+ Capture Rates		20.0%	20.0%

¹ These are non-institutionalized households - does not include persons in nursing homes or institutionalized group quarters. (Refer to Exhibit A-1 in Appendix A.)

² Information provided by The Alzheimer's Disease and Related Disorders Association, Inc.

Assumed 80% have moderate to severe dementia and would be prospects for a dedicated memory care community.

³ Refer to Exhibit A-6 for the calculation of age 75+ households who meet the minimum qualifying income criteria of \$115,000 or more.

⁴ Refer to Exhibits 6a and 6b - applied level of incidence and assumed that only 50% of these residents would be coming directly from their own home - see calculation below:

$$72 \times 28.4\% \times 50.0\% = 10 \text{ for year 2024;}$$

$$96 \times 28.3\% \times 50.0\% = 14 \text{ for year 2027.}$$

⁵ Refer to Exhibit B-1 in Appendix B for a list of competitive units factored into the demand analysis.

⁶ 57 units x 93% occupancy x 70% absorption from PMA = 37

71 units x 93% occupancy x 70% absorption from PMA = 46

units to be filled from the PMA.

EXHIBIT 5

CALCULATION OF WEIGHTED AVERAGE LEVEL OF INCIDENCE FOR ALZHEIMER'S DISEASE/RELATED DEMENTIA IN THE PRIMARY MARKET AREA Fayetteville, NY

		Estimated Level of Incidence for Alzheimer's Disease/Related Dementia	
		2022	2022 Age 75+ Seniors Estimated With Alzheimer's/Dementia
<u>Age Cohort</u>	<u>Population</u>		
75 to 84	7,570	18.7%	1,416
85+	3,912	47.2%	1,846
Total	11,482		3,262
Weighted Average		28.4%	

		Estimated Level of Incidence for Alzheimer's Disease/Related Dementia	
		2024	2024 Age 75+ Seniors Estimated With Alzheimer's/Dementia
<u>Age Cohort</u>	<u>Population</u>		
75 to 84	7,837	18.7%	1,465
85+	4,016	47.2%	1,895
Total	11,852		3,361
Weighted Average		28.4%	

		Estimated Level of Incidence for Alzheimer's Disease/Related Dementia	
		2027	2027 Age 75+ Seniors Estimated With Alzheimer's/Dementia
<u>Age Cohort</u>	<u>Population</u>		
75 to 84	8,237	18.7%	1,540
85+	4,171	47.2%	1,969
Total	12,408		3,509
Weighted Average		28.3%	

This exhibit summarizes the calculation of the weighted average incidence level for Alzheimer's Disease or other related dementia in this PMA. This weighted average level of incidence is utilized in the Alzheimer's capture rate models outlined in Exhibits 2 through 4.

Sources: Alzheimer's Association
Enviroics Analytics
MDS Analysis

EXHIBIT 6a

HOME EQUITY ANALYSIS - 2024 TIME FRAME

**How the Sale of a Senior's Home in the Primary Market Area Increases the Number of Age and Income Qualified Households
Fayetteville, NY**

I.	2024 Estimated Median Home Value ¹	\$	181,325				
II.	Assume Net Home Equity Proceeds Upon Sale @ 90%	\$	163,193				
III.	Assume Equity Proceeds Can Be Invested @ 4% ²	\$6,528 /Year					
	- Pre-Tax Increase in Investment Income						
IV.	Required Qualifying CASH FLOW Income Criteria (Before Home Equity Conversion)	\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
	- Less Increase in Equity Investment Income	\$6,528	\$6,528	\$6,528	\$6,528	\$6,528	\$6,528
V.	Home Equity Cash Flow Lowers Qualifying Income Criteria to:	\$88,472	\$93,472	\$98,472	\$103,472	\$108,472	\$113,472
		Age 75+ / Income Screens					
		\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
VI.	NET Age 75+ Qualified Households ³	1,501	1,352	1,274	1,195	1,116	1,037
VII.	ADDITIONAL Age Qualified Households that Become Income Qualified	186	186	116	95	95	95
VIII.	Percent of Age 75+ HOMEOWNERS in the PMA @ 75.4%						
	Net Increase in AGE/INCOME QUALIFIED Homeowners	140	140	88	72	72	72
	Due to Home Equity Conversion Impact ⁴						Additional Households

*Converting (Selling) home equity results in increased savings, portfolio value and investment income.
This increases the number of age/income qualified households*

Refer to Exhibit 7 for a more detailed explanation of this analysis.

Source: Moore Diversified Services, Inc. Analysis

¹ Based on Census Data for Seniors and an analysis of residential home sales statistics.

² Average over a three (3) to four (4) year period.

³ See Exhibit A-1 for Net Age Qualified Households

⁴ Refer to Appendix C to this report. This factor represents the percent of age 75+ households who live in owner occupied units in the PMA - based on available census data.

EXHIBIT 6b

HOME EQUITY ANALYSIS - 2027 TIME FRAME

**How the Sale of a Senior's Home in the Primary Market Area Increases the Number of Age and Income Qualified Households
Fayetteville, NY**

I.	2027 Estimated Median Home Value ¹	\$	199,808				
II.	Assume Net Home Equity Proceeds Upon Sale @ 90%	\$	179,827				
III.	Assume Equity Proceeds Can Be Invested @ 4% ²	\$7,193 /Year					
	- Pre-Tax Increase in Investment Income						
IV.	Required Qualifying CASH FLOW Income Criteria (Before Home Equity Conversion)	\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
	- Less Increase in Equity Investment Income	\$7,193	\$7,193	\$7,193	\$7,193	\$7,193	\$7,193
V.	Home Equity Cash Flow Lowers Qualifying Income Criteria to:	\$87,807	\$92,807	\$97,807	\$102,807	\$107,807	\$112,807
		Age 75+ / Income Screens					
		\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
VI.	NET Age 75+ Qualified Households ³	1,727	1,569	1,481	1,393	1,304	1,216
VII.	ADDITIONAL Age Qualified Households that Become Income Qualified	228	228	158	127	127	127
VIII.	Percent of Age 75+ HOMEOWNERS in the PMA @ 75.4%						
	Net Increase in AGE/INCOME QUALIFIED Homeowners Due to Home Equity Conversion Impact ⁴	172	172	119	96	96	96
				Additional Households			

*Converting (Selling) home equity results in increased savings, portfolio value and investment income.
This increases the number of age/income qualified households*

Source: Moore Diversified Services, Inc. Analysis

¹ Based on Census Data for Seniors and an analysis of residential home sales statistics.

² Average over a three (3) to four (4) year period.

³ See Exhibit A-1 for Net Age Qualified Households

⁴ Refer to Appendix C to this report. This factor represents the percent of age 75+ households who live in owner occupied units in the PMA - based on available census data.

EXHIBIT 7

EXPLANATION OF CALCULATION/QUANTIFICATION

OF POTENTIAL IMPACT OF HOME EQUITY

MDS has conducted an analysis giving consideration to the impact of home equity potential on Senior household incomes in the Primary Market Area (refer to Exhibits 6a and 6b). **This analysis assumes that the minimum cash flow income threshold could be reduced (for those Seniors selling their homes) due to the additional annual cash flow that would result from the sale of a home and the reinvestment of the net after-tax sales proceeds.** This analysis was accomplished as follows:

1. MDS assumed that the net equity (after closing costs) earned from the sale of these Seniors' homes would be equal to 90% of the sales value and that this equity could be invested at 4% (average over a three to four year period), which would generate an additional annual cash flow of \$6,528 in 2024 and \$7,193 in 2027.
2. MDS then reduced the minimum income criteria of \$95,000 by the amount of the additional cash flow that would be generated from the sale of the home and calculated the percentage of new additional age qualified households that would now qualify at the new reduced income level.
3. MDS again reduced the new age and income qualified households to reflect only that percentage that are estimated to be homeowners (versus renters) in the Primary Market Area. Based on census data, it is estimated that approximately 75% of Seniors live in owner-occupied units.

As can be seen from Exhibit 6a, approximately 140 additional age 75+ households (whose income is below \$95,000) would be qualified at this level, providing they could sell their home and invest the net equity at 4%, thereby supplementing their existing annual cash flow income.

EXHIBIT 8

ANALYSIS OF AGE QUALIFIED SENIOR

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

Before Income Screen

Zip Code / Community		Total 2022 Households	Age 75+ Senior Households			Absolute Increase 2022-2027	Average Annual % Change
			2022	2024	2027		
13208	Syracuse	8,989	847	876	921	74	1.7%
13210	Syracuse	8,594	549	592	662	113	3.8%
13206	Syracuse	7,862	777	808	856	79	2.0%
13057	East Syracuse	6,631	1,062	1,084	1,117	55	1.0%
13104	Manlius	6,510	836	868	919	83	1.9%
13066	Fayetteville *	5,660	1,008	1,030	1,064	56	1.1%
13078	Jamesville	3,903	672	692	722	50	1.4%
13224	Syracuse	3,787	499	512	533	34	1.3%
13214	Syracuse	3,154	593	598	606	13	0.4%
13211	Syracuse	2,740	305	315	331	26	1.6%
13082	Kirkville	2,046	303	309	317	14	0.9%
13116	Minoa	1,467	205	210	218	13	1.2%
Total		61,343	7,656	7,894	8,266	610	1.5%

** Zip Code for subject site location*

Source: Environics Analytics
MDS Analysis

EXHIBIT 9

SUMMARY OF INCOME QUALIFIED AGE 75+

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

After Income Screen

Zip Code / Community			Total 2022 Age 75+ Households	\$95,000 + Qualifying Income Screen			Absolute 2022-2027	Average Annual % Change
				2022	2024	2027		
*	13057	East Syracuse	1,062	147	164	193	46	5.6%
*	13066	Fayetteville **	1,008	272	292	325	53	3.6%
	13208	Syracuse	847	52	60	75	23	7.6%
*	13104	Manlius	836	213	233	268	55	4.7%
	13206	Syracuse	777	50	54	61	11	4.1%
*	13078	Jamesville	672	186	205	238	52	5.1%
*	13214	Syracuse	593	151	164	187	36	4.4%
	13210	Syracuse	549	69	79	96	27	6.8%
	13224	Syracuse	499	116	124	136	20	3.2%
	13211	Syracuse	305	28	32	40	12	7.4%
	13082	Kirkville	303	53	59	69	16	5.4%
	13116	Minoa	205	30	33	39	9	5.4%
Total			7,656	1,367	1,501	1,727	360	4.8%

** The highlighted zip codes contain approximately 70% of the age and income qualified Senior households (age 75+, \$95,000+) in the PMA in 2024.*

*** Zip Code for subject site location*

Source: Environics Analytics
MDS Analysis

EXHIBIT 10

ANALYSIS OF AGE QUALIFIED DECISION INFLUENCER

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

Before Income Screen

			Total 2022 Households	Age 55 to 64 Adult Children Households				Average Annual % Change
Zip Code / Community				2022	2024	2027	Absolute 2022-2027	
*	13208	Syracuse	8,989	1,658	1,637	1,607	(51)	-0.6%
	13210	Syracuse	8,594	1,048	1,017	972	(76)	-1.5%
*	13206	Syracuse	7,862	1,464	1,440	1,404	(60)	-0.8%
*	13057	East Syracuse	6,631	1,423	1,390	1,343	(80)	-1.2%
*	13104	Manlius	6,510	1,627	1,604	1,570	(57)	-0.7%
*	13066	Fayetteville **	5,660	1,297	1,291	1,281	(16)	-0.2%
	13078	Jamesville	3,903	901	901	900	(1)	0.0%
	13224	Syracuse	3,787	726	711	690	(36)	-1.0%
	13214	Syracuse	3,154	649	634	612	(37)	-1.2%
	13211	Syracuse	2,740	565	554	537	(28)	-1.0%
	13082	Kirkville	2,046	503	502	501	(2)	-0.1%
	13116	Minoa	1,467	275	266	252	(23)	-1.7%
Total			61,343	12,136	11,947	11,669	(467)	-0.8%

** The highlighted zip codes contain approximately 62% of the adult children/ decision influencer households (age 55 to 64) in the PMA in 2024.*

*** Zip Code for subject site location*

Source: Environics Analytics
MDS Analysis

EXHIBIT 11

MAJOR COMPETING ALZHEIMER'S/MEMORY CARE COMMUNITIES

IN THE MARKET AREA

Ref. No.	Name of Community	Date Opened	Current Occupancy %	# of Licensed Beds/Units	# of Existing Beds/Units	# of Planned Beds/Units	# of Occupied Beds/Units	# of Vacant Beds/Units
<u>Primary Market Area</u>								
1	Brookdale Fayetteville	1999	88.5%	52	52	0	46	6
2	The Nottingham Memory Care - Borer	1992	100.0%	24	22	0	22	0
PMA TOTAL			91.9%	76	74	0	68	6
<u>Secondary Market Area</u>								
3	Keepsake Village at Greenpoint	1994	100.0%	57	55	0	55	0
4	McHarrie Point - Sage Court	1978	38.5%	27	26	0	10	16
	* They are only accepting 10 memory care residents now due to staffing shortage. Will re-evaluate in a few weeks.							
5	Park Terrace at Radisson	2006	100.0%	13	13	0	13	0
SMA TOTAL			83.0%	97	94	0	78	16
PMA & SMA TOTAL			86.9%	173	168	0	146	22

EXHIBIT 12

DETAILED CHARACTERISTICS OF ALZHEIMER'S/MEMORY CARE COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Brookdale Fayetteville	The Nottingham Memory Care Residence - Borer
Address & Phone:	5125 Highbridge Street Fayetteville NY 13066 315-637-2000	1307 Nottingham Road Jamesville NY 13078 315-445-9242
Reference No.	1	2
Opening Date	1999	1992
Owner/Management:	Brookdale Senior Living	Loretto
Number of Units/Beds:		
Alzheimer's/Memory Care	52	22
Assisted Living	0	48
Independent Living	0	186
Nursing Beds	0	0
Planned Units	0	0
Occupancy Rates:		
Alzheimer's/Memory Care	88.5%	100.0%
Assisted Living	-	-
Independent Living	-	-
Nursing Beds	-	-
Community Fee/Security Deposit	\$4,500	\$3,900
Base Monthly Service Fees:		
Studios/Alcove	\$7,395	\$8,300 - \$8,500
One Bedroom	-	-
Companion Suite	\$5,825	-
Second Person Fee	-	-
Unit Size in S. F.:		
Studios/Alcove	Bedroom	350 503
One Bedroom	-	-
Companion Suite	Bedroom	-
All Inclusive Pricing:	Yes	Yes
Levels of Care:		
Level I	-	-
Level II	-	-
Level III	-	-
Level IV	-	-
Extra Charge For:		
Medication Management	-	-
Incontinence Care	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022

Exhibit 12
Detailed Characteristics of
Alzheimer's/Memory Care Communities

SECONDARY MARKET AREA COMMUNITIES	Keepsake Village at Greenpoint	McHarrie Point Sage Court	Park Terrace at Radisson
Address & Phone:	138 Old Liverpool Liverpool NY 13088 315-565-2706	7740 Meigs Road Baldwinsville NY 13027 315-638-2521	2981 Town Center Rd Baldwinsville NY 13027 315-638-9207
Reference No.	3	4	5
Opening Date	1994	1978	2006
Owner/Management:	Hearth Management, LLC	Syracuse Home Association	Premiere Senior Living, LLC
Number of Units/Beds:			
Alzheimer's/Memory Care	55	26	13
Assisted Living	0	19	51
Independent Living	0	111	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Alzheimer's/Memory Care	100.0%	38.5%	100.0%
Assisted Living	-	-	-
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	1 Month's Rent Plus \$500 processing fee	1 Month's Rent	\$3,000
Base Monthly Service Fees:			
Studios/Alcove	\$7,392	\$4,955 - \$5,260	\$5,910
One Bedroom	-	-	-
Companion Suite	\$5,910	-	-
Second Person Fee	-	-	-
Unit Size in S. F.:			
Studios/Alcove	Bedroom	200 - 331	N/A
One Bedroom	-	-	-
Companion Suite	Bedroom	-	-
All Inclusive Pricing:	Yes	Yes	Yes
Levels of Care:			
Level I	-	-	-
Level II	-	-	-
Level III	-	-	-
Level IV	-	-	-
Extra Charge For:			
Medication Management	-	-	-
Incontinence Care	-	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022

APPENDIX A

SUMMARY SENIOR DEMOGRAPHICS FOR THE PRIMARY MARKET AREA

MDS RESEARCH COMPANY, INC.

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EXHIBIT A-1

AGE 65+ AND AGE 75+ HOUSEHOLD GROWTH IN THE PRIMARY MARKET AREA

Fayetteville, NY

	<u>Year</u>	<u>Number of Households</u>	
		<u>65-74</u>	<u>75 +</u>
	2000	6,721	7,143
	2022	10,014	7,656
	2024	10,864	7,894
	2027	12,275	8,266
Change in Households	2022 - 2027		
- Absolute		2,261	610
- Percentage		22.58%	7.97%
Average Annual % Change	2022 - 2027	4.16%	1.55%

See Figure 1 of this report for details on specific market area definitions.

Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

Sources: Environics Analytics
Moore Diversified Services, Inc.

EXHIBIT A-2

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$95,000
------------------------------------	-----------------

				Number of Households	
		Year		65-74	75 +
		2000 ¹		755	452
		2022 ¹		3,278	1,368
		2024		3,723	1,501
		2027 ¹		4,505	1,727
Change in Income					
Qualified Households	2022 -	2027			
- Absolute				1,227	360
- Percentage				37.42%	26.29%
Average Annual % Change				6.56%	4.78%
Qualified Households - 2022				3,278	1,368
Total Households	-	2022 ²		10,014	7,656
% Income Qualified @ \$95,000 + in 2022				32.7%	17.9%
Qualified Households - 2024				3,723	1,501
Total Households	-	2024 ²		10,864	7,894
% Income Qualified @ \$95,000 + in 2024				34.3%	19.0%
Qualified Households - 2027				4,505	1,727
Total Households	-	2027 ²		12,275	8,266
% Income Qualified @ \$95,000 + in 2027				36.7%	20.9%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-3

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$100,000
------------------------------------	------------------

				Number of Households		
				Year	65-74	75 +
				2000 ¹	676	398
				2022 ¹	3,021	1,225
				2024	3,445	1,352
				2027 ¹	4,195	1,569
Change in Income						
Qualified Households				2022 -	2027	
- Absolute					1,174	344
- Percentage					38.86%	28.08%
Average Annual % Change					6.79%	5.07%
Qualified Households -				2022	3,021	1,225
Total Households -				2022 ²	10,014	7,656
% Income Qualified @ \$100,000 + in				2022	30.2%	16.0%
Qualified Households -				2024	3,445	1,352
Total Households -				2024 ²	10,864	7,894
% Income Qualified @ \$100,000 + in				2024	31.7%	17.1%
Qualified Households -				2027	4,195	1,569
Total Households -				2027 ²	12,275	8,266
% Income Qualified @ \$100,000 + in				2027	34.2%	19.0%

Sources: Environics Analytics
 MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-4

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$105,000
------------------------------------	------------------

				Number of Households	
		Year		65-74	75 +
		2000 ¹		625	370
		2022 ¹		2,865	1,152
		2024		3,273	1,274
		2027 ¹		3,995	1,481
Change in Income					
Qualified Households		2022 -	2027		
-	Absolute			1,130	329
-	Percentage			39.44%	28.54%
Average Annual % Change				6.87%	5.15%
Qualified Households - 2022				2,865	1,152
Total Households - 2022 ²				10,014	7,656
% Income Qualified @ \$105,000 + in 2022				28.6%	15.0%
Qualified Households - 2024				3,273	1,274
Total Households - 2024 ²				10,864	7,894
% Income Qualified @ \$105,000 + in 2024				30.1%	16.1%
Qualified Households - 2027				3,995	1,481
Total Households - 2027 ²				12,275	8,266
% Income Qualified @ \$105,000 + in 2027				32.5%	17.9%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-5

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$110,000
------------------------------------	------------------

			Number of Households	
			65-74	75 +
Year				
2000 ¹			574	341
2022 ¹			2,710	1,079
2024			3,101	1,195
2027 ¹			3,796	1,393
Change in Income				
Qualified Households	2022 -	2027		
- Absolute			1,086	314
- Percentage			40.08%	29.06%
Average Annual % Change			6.97%	5.24%
Qualified Households -	2022		2,710	1,079
Total Households -	2022 ²		10,014	7,656
% Income Qualified @ \$110,000 + in 2022			27.1%	14.1%
Qualified Households -	2024		3,101	1,195
Total Households -	2024 ²		10,864	7,894
% Income Qualified @ \$110,000 + in 2024			28.5%	15.1%
Qualified Households -	2027		3,796	1,393
Total Households -	2027 ²		12,275	8,266
% Income Qualified @ \$110,000 + in 2027			30.9%	16.8%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-6

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$115,000
------------------------------------	------------------

				Number of Households		
				Year	65-74	75 +
				2000 ¹	523	313
				2022 ¹	2,554	1,006
				2024	2,929	1,116
				2027 ¹	3,596	1,304
Change in Income						
Qualified Households		2022 -	2027			
-	Absolute			1,042	298	
-	Percentage			40.80%	29.66%	
Average Annual % Change				7.08%	5.33%	
Qualified Households -		2022				
Total Households -		2022 ²	2,554	1,006		
			10,014	7,656		
% Income Qualified @		\$115,000 + in	2022	25.5%	13.1%	
Qualified Households -		2024				
Total Households -		2024 ²	2,929	1,116		
			10,864	7,894		
% Income Qualified @		\$115,000 + in	2024	27.0%	14.1%	
Qualified Households -		2027				
Total Households -		2027 ²	3,596	1,304		
			12,275	8,266		
% Income Qualified @		\$115,000 + in	2027	29.3%	15.8%	

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-7

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$120,000
------------------------------------	------------------

				Number of Households	
				65-74	75 +
Year					
2000 ¹				472	284
2022 ¹				2,399	933
2024				2,757	1,037
2027 ¹				3,397	1,216
Change in Income					
Qualified Households	2022 -	2027			
- Absolute				998	283
- Percentage				41.61%	30.35%
Average Annual % Change				7.21%	5.44%
Qualified Households - 2022				2,399	933
Total Households	-	2022 ²		10,014	7,656
% Income Qualified @ \$120,000 + in 2000				24.0%	12.2%
Qualified Households - 2024				2,757	1,037
Total Households	-	2024 ²		10,864	7,894
% Income Qualified @ \$120,000 + in 2024				25.4%	13.1%
Qualified Households - 2027				3,397	1,216
Total Households	-	2027 ²		12,275	8,266
% Income Qualified @ \$120,000 + in 2027				27.7%	14.7%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

APPENDIX B

SUMMARY OF COMPETITIVE

ALZHEIMER'S/MEMORY CARE UNITS

FACTORED INTO THE

CAPTURE RATE/DEMAND MODELS

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EXHIBIT B-1

SUMMARY OF COMPETITIVE ALZHEIMER'S UNITS

FACTORED INTO THE CAPTURE RATE / DEMAND MODELS

Fayetteville, NY Primary Market Area

<u>Project Name</u>	<u>Total Units</u>	<u>Percent Weight ¹</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Planned/ Announced</u>
Units With Pricing That Is Lower Than Subject Community ²					
None	0	70 %	0	0	0
Total Units Requiring Qualifying Incomes Lower Than the Minimum Threshold Assumed Herein ²	0		0	0	0
Units With Pricing That Is Comparable To Or Higher Than The Subject Community ³			Number of Units Factored Into the Capture Rate/Demand Model		
Brookdale Fayetteville	46	70 %	32	0	0
The Nottingham - Borer	20	70	14	0	0
Total Units Backed Out (Subtracted) <u>After</u> the Income Screen ³	66		46	0	0
				↓	↙
				0 Vacant/Planned Units @ 93% Occupancy = 0 Units X 70% absorption from the PMA = 0 Units	

¹ Percent of units estimated to be filled with households residing in the Primary Market Area.

² It is assumed that these households have already been excluded from the pool of prospects through the income screening.

³ The minimum cash flow income required to pay the monthly service fees is \$95,000 or more.

EXHIBIT B-2

SUMMARY OF COMPETITIVE ASSISTED LIVING UNITS

FACTORED INTO THE CAPTURE RATE / DEMAND MODELS

**Fayetteville, NY
Primary Market Area**

<u>Project Name</u>	<u>Total Units</u>	<u>Percent Weight ¹</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Planned/ Announced</u>
Units With Pricing That Is Lower Than Subject Community ²					
None	0	70 %	0	0	0
Total Units Requiring Qualifying Incomes Lower Than the Minimum Threshold Assumed Herein ²	0		0	0	0
Units With Pricing That Is Comparable To Or Higher Than The Subject Community ³					
			Number of Units Factored Into the Capture Rate/Demand Model		
Brookdale East Side	79	70 %	55	0	0
Brookdale Manlius	79	70	55	0	0
Manlius Home for Adults	40	70	28	0	0
The Inn at Menorah Park	52	70	36	0	0
The Nottingham	48	70	34	0	0
Total Units Backed Out (Subtracted) After the Income Screen ³	298		209	0	0

0 Vacant/Planned Units @
 93% Occupancy = 0 Units X
 70% absorption from the PMA =
 0 Units

¹ Percent of units estimated to be filled with households residing in the Primary Market Area.

² It is assumed that these households have already been excluded from the pool of prospects through the income screening.

³ The minimum cash flow income required to pay the monthly service fees is \$95,000 or more.

APPENDIX C

DETAILED DEMOGRAPHIC REPORTS

ACQUIRED FROM CLARITAS

MDS RESEARCH COMPANY, INC.

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Pop-Facts: Household Income by Age of Householder	Study Area: Fayetteville NY - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2000 Census Age/Income Household Totals	4,037	9,106	12,377	11,327	7,388	6,721	5,451	1,692	58,099
% Of Total Households	6.95%	15.67%	21.30%	19.50%	12.72%	11.57%	9.38%	2.91%	100.00%
Income Less than \$15,000	1,843	1,709	1,390	1,299	1,105	1,348	1,579	585	10,858
% Across Age Ranges	16.97%	15.74%	12.80%	11.96%	10.18%	12.41%	14.54%	5.39%	100.00%
% Within Age Ranges	45.65%	18.77%	11.23%	11.47%	14.96%	20.06%	28.97%	34.57%	18.69%
Income \$15,000 to \$24,999	1,033	1,481	1,365	860	839	1,391	1,249	359	8,577
% Across Age Ranges	12.04%	17.27%	15.91%	10.03%	9.78%	16.22%	14.56%	4.19%	100.00%
% Within Age Ranges	25.59%	16.26%	11.03%	7.59%	11.36%	20.70%	22.91%	21.22%	14.76%
Income \$25,000 to \$34,999	456	1,413	1,460	994	706	992	882	221	7,124
% Across Age Ranges	6.40%	19.83%	20.49%	13.95%	9.91%	13.92%	12.38%	3.10%	100.00%
% Within Age Ranges	11.30%	15.52%	11.80%	8.78%	9.56%	14.76%	16.18%	13.06%	12.26%
Income \$35,000 to \$49,999	301	1,687	2,248	1,526	1,063	1,079	764	174	8,842
% Across Age Ranges	3.40%	19.08%	25.42%	17.26%	12.02%	12.20%	8.64%	1.97%	100.00%
% Within Age Ranges	7.46%	18.53%	18.16%	13.47%	14.39%	16.05%	14.02%	10.28%	15.22%
Income \$50,000 to \$74,999	181	1,576	2,895	2,232	1,308	1,095	527	109	9,923
% Across Age Ranges	1.82%	15.88%	29.17%	22.49%	13.18%	11.03%	5.31%	1.10%	100.00%
% Within Age Ranges	4.48%	17.31%	23.39%	19.71%	17.70%	16.29%	9.67%	6.44%	17.08%
Income \$75,000 to \$99,999	24	709	1,470	1,531	776	394	226	43	5,173
Income \$75,000 to \$99,999	0.46%	13.71%	28.42%	29.60%	15.00%	7.62%	4.37%	0.83%	100.00%
% Within Age Ranges	0.59%	7.79%	11.88%	13.52%	10.50%	5.86%	4.15%	2.54%	8.90%
Income \$100,000 to \$124,999	4	335	734	1,067	500	255	121	21	3,037
% Across Age Ranges	0.13%	11.03%	24.17%	35.13%	16.46%	8.40%	3.98%	0.69%	100.00%
% Within Age Ranges	0.10%	3.68%	5.93%	9.42%	6.77%	3.79%	2.22%	1.24%	5.23%
Income \$125,000 to \$149,999	12	104	323	548	269	174	76	24	1,530
% Across Age Ranges	0.78%	6.80%	21.11%	35.82%	17.58%	11.37%	4.97%	1.57%	100.00%
% Within Age Ranges	0.30%	1.14%	2.61%	4.84%	3.64%	2.59%	1.39%	1.42%	2.63%
Income \$150,000 to \$199,999	-	78	379	484	285	150	36	8	1,420
% Across Age Ranges	0.00%	5.49%	26.69%	34.08%	20.07%	10.56%	2.54%	0.56%	100.00%
% Within Age Ranges	0.00%	0.86%	3.06%	4.27%	3.86%	2.23%	0.66%	0.47%	2.44%
Income \$200,000 or more	-	53	287	539	371	97	98	14	1,459
% Across Age Ranges	0.00%	3.63%	19.67%	36.94%	25.43%	6.65%	6.72%	0.96%	100.00%
% Within Age Ranges	0.00%	0.58%	2.32%	4.76%	5.02%	1.44%	1.80%	0.83%	2.51%
Median Household Income*	\$ 15,721	\$ 34,769	\$ 48,678	\$ 58,974	\$ 48,461	\$ 32,271	\$ 24,567	\$ 20,105	\$ 38,744
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Pop-Facts: Household Income by Age of Householder	Study Area: Fayetteville NY - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2022 Estimate Age/Income Household Totals	3,397	8,578	10,046	9,516	12,136	10,014	5,031	2,625	61,343
% Of Total Households	5.54%	13.98%	16.38%	15.51%	19.78%	16.32%	8.20%	4.28%	100.00%
Income Less than \$15,000	1,200	965	975	643	1,247	999	678	502	7,209
% Across Age Ranges	16.65%	13.39%	13.52%	8.92%	17.30%	13.86%	9.40%	6.96%	100.00%
% Within Age Ranges	35.33%	11.25%	9.71%	6.76%	10.28%	9.98%	13.48%	19.12%	11.75%
Income \$15,000 to \$24,999	657	708	772	485	810	896	725	519	5,572
% Across Age Ranges	11.79%	12.71%	13.85%	8.70%	14.54%	16.08%	13.01%	9.31%	100.00%
% Within Age Ranges	19.34%	8.25%	7.68%	5.10%	6.67%	8.95%	14.41%	19.77%	9.08%
Income \$25,000 to \$34,999	425	633	564	455	613	864	628	353	4,535
% Across Age Ranges	9.37%	13.96%	12.44%	10.03%	13.52%	19.05%	13.85%	7.78%	100.00%
% Within Age Ranges	12.51%	7.38%	5.61%	4.78%	5.05%	8.63%	12.48%	13.45%	7.39%
Income \$35,000 to \$49,999	404	1,129	1,142	1,057	1,466	1,235	735	358	7,526
% Across Age Ranges	5.37%	15.00%	15.17%	14.04%	19.48%	16.41%	9.77%	4.76%	100.00%
% Within Age Ranges	11.89%	13.16%	11.37%	11.11%	12.08%	12.33%	14.61%	13.64%	12.27%
Income \$50,000 to \$74,999	530	1,841	1,758	1,465	1,808	1,713	853	367	10,335
% Across Age Ranges	5.13%	17.81%	17.01%	14.18%	17.49%	16.57%	8.25%	3.55%	100.00%
% Within Age Ranges	15.60%	21.46%	17.50%	15.40%	14.90%	17.11%	16.95%	13.98%	16.85%
Income \$75,000 to \$99,999	114	1,251	1,486	1,161	1,367	1,286	476	237	7,378
% Across Age Ranges	1.55%	16.96%	20.14%	15.74%	18.53%	17.43%	6.45%	3.21%	100.00%
% Within Age Ranges	3.36%	14.58%	14.79%	12.20%	11.26%	12.84%	9.46%	9.03%	12.03%
Income \$100,000 to \$124,999	34	731	1,075	1,125	1,157	778	280	85	5,265
% Across Age Ranges	0.65%	13.88%	20.42%	21.37%	21.98%	14.78%	5.32%	1.61%	100.00%
% Within Age Ranges	1.00%	8.52%	10.70%	11.82%	9.53%	7.77%	5.57%	3.24%	8.58%
Income \$125,000 to \$149,999	19	526	790	799	931	385	145	45	3,640
% Across Age Ranges	0.52%	14.45%	21.70%	21.95%	25.58%	10.58%	3.98%	1.24%	100.00%
% Within Age Ranges	0.56%	6.13%	7.86%	8.40%	7.67%	3.84%	2.88%	1.71%	5.93%
Income \$150,000 to \$199,999	4	332	547	896	1,001	917	264	79	4,040
% Across Age Ranges	0.10%	8.22%	13.54%	22.18%	24.78%	22.70%	6.53%	1.96%	100.00%
% Within Age Ranges	0.12%	3.87%	5.44%	9.42%	8.25%	9.16%	5.25%	3.01%	6.59%
Income \$200,000 or more	10	462	937	1,430	1,736	941	247	80	5,843
% Across Age Ranges	0.17%	7.91%	16.04%	24.47%	29.71%	16.10%	4.23%	1.37%	100.00%
% Within Age Ranges	0.29%	5.39%	9.33%	15.03%	14.30%	9.40%	4.91%	3.05%	9.53%
Median Household Income*	22,293	61,087	72,148	88,649	77,017	64,013	44,418	33,005	63,236

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Pop-Facts® Senior Life Demographics | Summary

Study Area: Fayetteville NY - PMA

Population	
2000 Census	144,676
2010 Census	147,532
2022 Estimate	149,666
2027 Projection	156,366
Population Change (%)	
Growth 2000 - 2010	1.97
Growth 2010 - 2022	1.45
Growth 2022 - 2027	4.48

Benchmark: Fayetteville NY - PMA

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Pop-Facts® Senior Life Demographics | Population & Race

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Study Area: Fayetteville NY - PMA

	2000*/2010** Census	%	2022 Estimate	%	2027 Projection	%
Total Population**						
Total Population	147,532	100.00	149,666	100.00	156,366	100.00
Age 45 - 54	21,579	14.63	16,254	10.86	16,407	10.49
Age 55 - 64	17,276	11.71	19,929	13.32	19,262	12.32
Age 65 - 74	9,727	6.59	15,739	10.52	19,360	12.38
Age 75 - 84	7,187	4.87	7,570	5.06	8,237	5.27
Age 85 and over	3,558	2.41	3,912	2.61	4,171	2.67
Age 65 and over	20,472	13.88	27,221	18.19	31,768	20.32
Age 80 and over	6,955	4.71	7,020	4.69	7,394	4.73
Population by Single - Classification Race**						
White Alone	115,304	78.16	109,867	73.41	111,731	71.45
White Alone: Age 65 and over	18,642	16.17	23,997	21.84	27,563	24.67
Black/African American Alone	17,034	11.55	19,633	13.12	21,468	13.73
Black/African American Alone: Age 65 and over	1,137	6.67	1,807	9.20	2,247	10.47
American Indian/Alaskan Native Alone	991	0.67	1,066	0.71	1,137	0.73
American Indian/Alaskan Native Alone: Age 65 and over	86	8.68	116	10.88	141	12.40
Asian Alone	7,876	5.34	10,358	6.92	11,871	7.59
Asian Alone: Age 65 and over	432	5.49	922	8.90	1,273	10.72
Native Hawaiian/Pacific Islander Alone	45	0.03	61	0.04	74	0.05
Native Hawaiian/Pacific Islander Alone: Age 65 and over	5	11.11	11	18.03	10	13.51
Some Other Race Alone	1,633	1.11	2,341	1.56	2,757	1.76
Some Other Race Alone: Age 65 and over	44	2.69	95	4.06	149	5.40
Two or More Races	4,649	3.15	6,340	4.24	7,328	4.69
Two or More Races: Age 65 and over	122	2.62	265	4.18	378	5.16
Population by Hispanic or Latino**						
Hispanic/Latino	5,861	3.97	8,519	5.69	10,027	6.41
Hispanic/Latino: Age 65 and over	196	3.34	415	4.87	640	6.38
Not Hispanic/Latino	141,671	96.03	141,147	94.31	146,339	93.59
Total Population, Male**						
Total Population, Male	70,956	48.09	72,129	48.19	75,512	48.29
Male: Age 45 - 54	10,427	14.70	7,777	10.78	7,884	10.44
Male: Age 55 - 64	8,267	11.65	9,481	13.14	9,076	12.02
Male: Age 65 - 74	4,350	6.13	7,310	10.13	9,018	11.94
Male: Age 75 - 84	2,901	4.09	3,213	4.46	3,543	4.69
Male: Age 85 and over	1,188	1.67	1,376	1.91	1,505	1.99
Male: Age 65 and over	8,439	11.89	11,899	16.50	14,066	18.63
Male: Age 80 and over	2,485	1.68	2,648	1.77	2,839	1.82
Total Population, Female**						
Total Population, Female	76,576	51.91	77,537	51.81	80,854	51.71
Female: Age 45 - 54	11,152	14.56	8,477	10.93	8,523	10.54
Female: Age 55 - 64	9,009	11.77	10,448	13.47	10,186	12.60
Female: Age 65 - 74	5,377	7.02	8,429	10.87	10,342	12.79
Female: Age 75 - 84	4,286	5.60	4,357	5.62	4,694	5.81
Female: Age 85 and over	2,370	3.10	2,536	3.27	2,666	3.30
Female: Age 65 and over	12,033	15.71	15,322	19.76	17,702	21.89
Female: Age 80 and over	4,470	3.03	4,372	2.92	4,555	2.91

Benchmark: Fayetteville NY - PMA

*2000 Census generated data/**2010 Census generated data

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Pop-Facts® Senior Life Demographics | Household Income

Study Area: Fayetteville NY - PMA

	2000*/2010**		2022		2027	
	Census	%	Estimate	%	Projection	%
Householder Age 45 - 54*						
Householder Age 45 - 54	11,080	23.53	9,516	15.51	9,681	15.01
Income Less than \$15,000	1,299	11.72	643	6.76	569	5.88
Income \$15,000 - \$24,999	860	7.76	485	5.10	442	4.57
Income \$25,000 - \$34,999	994	8.97	455	4.78	432	4.46
Income \$35,000 - \$49,999	1,526	13.77	1,057	11.11	931	9.62
Income \$50,000 - \$74,999	2,232	20.14	1,465	15.39	1,386	14.32
Income \$75,000 - \$99,999	1,531	13.82	1,161	12.20	1,169	12.07
Income \$100,000 - \$124,999	1,067	9.63	1,125	11.82	1,204	12.44
Income \$125,000 - \$149,999	548	4.95	799	8.40	918	9.48
Income \$150,000 - \$199,999	484	4.37	896	9.42	990	10.23
Income \$200,000 or more	539	4.87	1,430	15.03	1,640	16.94
Median Household Income	-	58,973.89	-	88,649.44	-	98,082.86
Householder Age 55 - 64*						
Householder Age 55 - 64	7,222	15.34	12,136	19.78	11,669	18.09
Income Less than \$15,000	1,105	15.30	1,247	10.28	999	8.56
Income \$15,000 - \$24,999	839	11.62	810	6.67	683	5.85
Income \$25,000 - \$34,999	706	9.78	613	5.05	512	4.39
Income \$35,000 - \$49,999	1,063	14.72	1,466	12.08	1,279	10.96
Income \$50,000 - \$74,999	1,308	18.11	1,808	14.90	1,649	14.13
Income \$75,000 - \$99,999	776	10.74	1,367	11.26	1,298	11.12
Income \$100,000 - \$124,999	500	6.92	1,157	9.53	1,156	9.91
Income \$125,000 - \$149,999	269	3.73	931	7.67	991	8.49
Income \$150,000 - \$199,999	285	3.95	1,001	8.25	1,036	8.88
Income \$200,000 or more	371	5.14	1,736	14.30	2,066	17.70
Median Household Income	-	48,461.28	-	77,016.60	-	88,155.13
Householder Age 65 - 74*						
Householder Age 65 - 74	6,975	14.81	10,014	16.32	12,275	19.02
Income Less than \$15,000	1,348	19.33	999	9.98	1,113	9.07
Income \$15,000 - \$24,999	1,391	19.94	896	8.95	994	8.10
Income \$25,000 - \$34,999	992	14.22	864	8.63	1,002	8.16
Income \$35,000 - \$49,999	1,079	15.47	1,235	12.33	1,444	11.76
Income \$50,000 - \$74,999	1,095	15.70	1,713	17.11	1,978	16.11
Income \$75,000 - \$99,999	394	5.65	1,286	12.84	1,549	12.62
Income \$100,000 - \$124,999	255	3.66	778	7.77	998	8.13
Income \$125,000 - \$149,999	174	2.50	385	3.85	503	4.10
Income \$150,000 - \$199,999	150	2.15	917	9.16	1,223	9.96
Income \$200,000 or more	97	1.39	941	9.40	1,471	11.98
Median Household Income	-	32,271.27	-	64,012.97	-	69,529.54
Householder Age 75 - 84*						
Householder Age 75 - 84	5,558	11.80	5,031	8.20	5,476	8.49
Income Less than \$15,000	1,579	28.41	678	13.48	700	12.78
Income \$15,000 - \$24,999	1,249	22.47	725	14.41	740	13.51
Income \$25,000 - \$34,999	882	15.87	628	12.48	662	12.09
Income \$35,000 - \$49,999	764	13.75	735	14.61	760	13.88
Income \$50,000 - \$74,999	527	9.48	853	16.95	907	16.56
Income \$75,000 - \$99,999	226	4.07	476	9.46	528	9.64
Income \$100,000 - \$124,999	121	2.18	280	5.57	332	6.06
Income \$125,000 - \$149,999	76	1.37	145	2.88	175	3.20
Income \$150,000 - \$199,999	36	0.65	264	5.25	315	5.75
Income \$200,000 or more	98	1.76	247	4.91	357	6.52
Median Household Income	-	24,567.46	-	44,418.22	-	47,267.26
Householder Age 85 and over*						
Householder Age 85+	1,558	3.31	2,625	4.28	2,790	4.32
Income Less than \$15,000	585	37.55	502	19.12	506	18.14
Income \$15,000 - \$24,999	359	23.04	519	19.77	535	19.18
Income \$25,000 - \$34,999	221	14.19	353	13.45	363	13.01
Income \$35,000 - \$49,999	174	11.17	358	13.64	367	13.15
Income \$50,000 - \$74,999	109	7.00	367	13.98	366	13.12
Income \$75,000 - \$99,999	43	2.76	237	9.03	263	9.43
Income \$100,000 - \$124,999	21	1.35	85	3.24	109	3.91
Income \$125,000 - \$149,999	24	1.54	45	1.71	64	2.29
Income \$150,000 - \$199,999	8	0.51	79	3.01	97	3.48
Income \$200,000 or more	14	0.90	80	3.05	120	4.30
Median Household Income	-	20,104.76	-	33,004.90	-	34,708.57

Benchmark: Fayetteville NY - PMA

*2000 Census generated data/**2010 Census generated data

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Pop-Facts® Senior Life Demographics | Housing & Households

ENVIRONICS
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Study Area: Fayetteville NY - PMA

	2000*/2010**		2022		2027	
	Census	%	Estimate	%	Projection	%
Households by Household Income*						
Total Households	58,099	100.00	61,343	100.00	64,519	100.00
Income Less Than \$15,000	10,858	18.69	7,209	11.75	6,871	10.65
Income \$15,000 - \$24,999	8,577	14.76	5,572	9.08	5,377	8.33
Income \$25,000 - \$34,999	7,124	12.26	4,535	7.39	4,521	7.01
Income \$35,000 - \$49,999	8,842	15.22	7,526	12.27	7,282	11.29
Income \$50,000 - \$74,999	9,923	17.08	10,335	16.85	10,406	16.13
Income \$75,000 - \$99,999	5,173	8.90	7,378	12.03	7,697	11.93
Income \$100,000 - \$124,999	3,037	5.23	5,265	8.58	5,819	9.02
Income \$125,000 - \$149,999	1,530	2.63	3,640	5.93	4,217	6.54
Income \$150,000 - \$199,999	1,420	2.44	4,040	6.59	4,754	7.37
Income \$200,000 - \$249,999	680	1.17	2,062	3.36	2,682	4.16
Income \$250,000 - \$499,999	544	0.94	2,473	4.03	3,071	4.76
Income \$500,000 or more	235	0.40	1,308	2.13	1,822	2.82
Average Household Income	—	55,028.35	—	93,862.30	—	103,489.02
Median Household Income	—	38,743.84	—	63,236.26	—	69,173.55
Age 55+ Median Household Income	—	32,624.38	—	60,904.62	—	66,749.87
Age 65+ Median Household Income	—	27,224.38	—	52,500.60	—	57,424.50
Owner-Occupied Housing Units by Value*						
Value Less Than \$20,000	406	1.14	511	1.36	492	1.24
Value \$20,000 - \$39,999	1,111	3.11	321	0.85	314	0.79
Value \$40,000 - \$59,999	4,606	12.90	532	1.42	468	1.18
Value \$60,000 - \$79,999	10,311	28.88	1,821	4.84	1,359	3.43
Value \$80,000 - \$99,999	6,900	19.32	3,499	9.30	2,887	7.29
Value \$100,000 - \$149,999	6,691	18.74	7,866	20.92	7,949	20.07
Value \$150,000 - \$199,999	2,921	8.18	6,507	17.30	6,354	16.05
Value \$200,000 - \$299,999	1,780	4.99	8,312	22.11	9,248	23.35
Value \$300,000 - \$399,999	512	1.43	3,766	10.02	4,526	11.43
Value \$400,000 - \$499,999	218	0.61	1,971	5.24	2,516	6.35
Value \$500,000 - \$749,999	138	0.39	1,420	3.78	1,977	4.99
Value \$750,000 - \$999,999	58	0.16	541	1.44	762	1.92
Value \$1,000,000+	9	0.03	—	—	—	—
Value \$1,000,000 - \$1,499,999	—	0.00	320	0.85	444	1.12
Value \$1,500,000 - \$1,999,999	—	0.00	82	0.22	142	0.36
Value \$2,000,000+	—	0.00	133	0.35	164	0.41
Median All Owner-Occupied Housing Unit Value	—	83,420.16	—	181,325.14	—	199,808.02
Group Quarters by Population Type**						
Group Quarters Population	7,596	5.15	7,439	4.97	7,372	4.71
Correctional Facilities	474	6.24	470	6.32	466	6.32
Nursing Homes	774	10.19	750	10.08	742	10.06
Other Facilities	134	1.76	129	1.73	127	1.72
Juvenile Facilities	102	1.34	101	1.36	99	1.34
College Dormitories	5,408	71.19	5,295	71.18	5,246	71.16
Military Quarters	0	0.00	0	0.00	0	0.00
Other Noninstitutional Quarters	704	9.27	694	9.33	692	9.39
Occupied Housing Units by Tenure*						
Owner-Occupied	35,661	57.01	37,602	61.30	39,602	61.38
Renter-Occupied	22,390	35.80	23,741	38.70	24,917	38.62

	2000*/2010**		2022		2027	
	Census	%	Estimate	%	Projection	%
Households by Tenure by Age of Householder**						
Total Households	59,407	100.00	61,343	100.00	64,519	100.00
Owner-Occupied	36,253	61.02	37,602	57.23	39,602	57.44
Householder Age 55 - 64	8,062	22.24	9,030	24.02	8,676	21.91
Householder Age 65 - 74	4,904	13.53	7,764	20.65	9,500	23.99
Householder Age 75 - 84	3,810	10.51	3,912	10.40	4,232	10.69
Householder Age 85 and over	1,678	4.63	1,710	4.55	1,811	4.57
Renter-Occupied	23,154	38.98	23,741	38.70	24,917	38.62
Householder Age 55 - 64	2,615	11.29	3,106	13.08	2,993	12.01
Householder Age 65 - 74	1,371	5.92	2,250	9.48	2,775	11.14
Householder Age 75 - 84	1,029	4.44	1,119	4.71	1,244	4.99
Householder Age 85 and over	758	3.27	915	3.85	979	3.93

Benchmark: Fayetteville NY - PMA

*2000 Census generated data/**2010 Census generated data

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Report Details

Name: Fayetteville NY - PMA Demographics - 7-26-2022
Date / Time: 7/26/2022 1:24:36 PM
Workspace: 2022 Demographic Reporting
Workspace Vintage: 2022

Study Area

Name	Level	Geographies
Fayetteville NY - PMA	ZIP Code	13057 (East Syracuse, NY); 13066 (Fayetteville, NY); 13078 (Jamesville, NY); 13082 (Kirkville, NY); 13104 (Manlius, NY); 13116 (Minoa, NY); 13206 (Syracuse, NY); 13208 (Syracuse, NY); 13210 (Syracuse, NY); 13211 (Syracuse, NY); 13214 (Syracuse, NY); 13224 (Syracuse, NY)

Benchmark

Name	Level	Geographies
Fayetteville NY - PMA	ZIP Code	13057 (East Syracuse, NY); 13066 (Fayetteville, NY); 13078 (Jamesville, NY); 13082 (Kirkville, NY); 13104 (Manlius, NY); 13116 (Minoa, NY); 13206 (Syracuse, NY); 13208 (Syracuse, NY); 13210 (Syracuse, NY); 13211 (Syracuse, NY); 13214 (Syracuse, NY); 13224 (Syracuse, NY)

DataSource

Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier 2022, including 2000 and 2010 US Census, 2022 estimates and 2027 projections	Claritas	©Claritas, LLC 2022 (https://en.environicsanalytics.ca/Envision/About)