



Lisa M. G. Mulligan, Chief Executive Officer

BROOKHAVEN IDA APPROVES ECONOMIC BENEFITS FOR PROPOSED AVR ASSISTED LIVING FACILITY IN YAPHANK

FARMINGVILLE, NY (June 21, 2017) – Frederick C. Braun, III, chairman of the Town of Brookhaven Industrial Development Agency, announced that the IDA has approved a package of economic incentives for an affiliate of AVR Realty Co. for a proposed \$27 million assisted living facility at the company's The Boulevard mixed-use development in Yaphank, formerly known as The Meadows at Yaphank.

The application from Yaphank AVR Boulevard Chelsea LLC was approved at the IDA's June 14 meeting. The application was supported by the Longwood Central School District.

"The IDA is pleased to approve these incentives. We expect that once completed, this new facility will provide much needed housing for our elderly in a part of the Town of Brookhaven where few such facilities exist," said Braun. "This project will help to meet the growing needs of a segment of our town's population who no longer are able to live alone, enhancing their quality of life while allowing them to remain close to their families."

The 118-bed facility will consist of two buildings totaling 99,492 square feet, including a 77-bed building for special needs and memory care, and a 41-bed supportive care building. It will employ 40 full-time workers and 20 part-time workers.

Construction of the Yaphank facility, subject to site plan approval by the Town Planning Board, is scheduled to begin later this year and is expected to generate 125 construction jobs.

"This project will create a number of construction jobs, and dozens of permanent jobs for our residents," said Supervisor Ed Romaine. "IDA projects like this, which create real jobs for our community, are part of Brookhaven's strategic economic development plan to boost our economy. Brookhaven's Industrial Development Agency has been named the top IDA in Suffolk County by the Long Island Business News, closing on 26 projects since 2015, which have resulted in a \$410 million investment by these businesses in our Town, creating or retaining over 2,500 jobs."

"We are grateful for the IDA's support of our assisted living facility," said Brian Ferruggiari, AVR's director of public affairs. "Their assistance will allow us to advance this worthy project; bringing jobs, increased tax revenues, and vital supportive and memory care services to the Town of Brookhaven."

Yaphank AVR Boulevard Chelsea, jointly owned by AVR and Chelsea Senior Living, of Fanwood, N.J., is purchasing the site from Rose-Breslin Associates LLC. Chelsea owns and operates 13 senior living communities in New Jersey and three communities in New York, including Maple Pointe Assisted Living in Rockville Centre, Somerset Garden Senior Living in Plainview and Castle Senior Living in Forest Hills.

The IDA previously approved economic incentives for Phase 1 of the mixed-use development on 322 acres at the northwest corner of the Long Island Expressway and William Floyd Parkway (Exit 68), in Yaphank. Phase 1 includes a completed 240-unit rental apartment complex.

About the Town of Brookhaven Industrial Development Agency

Since 1971, the mission of the Town of Brookhaven Industrial Development Agency has been to promote the economic welfare and prosperity of the Town of Brookhaven by assisting in the acquisition, construction, reconstruction, and equipping of commercial and industrial facilities. The IDA has issued millions of dollars in tax-exempt or taxable bonds and provided assistance through straight lease deals to encourage companies to either locate or expand in the Town of Brookhaven. This assistance has been extended to companies both large and small, and has resulted in the direct creation of thousands of jobs for Brookhaven residents. The IDA has provided assistance to a wide range of companies, including Tate's Bake Shop, Amneal Pharmaceuticals, Precision International, LI Precast, Woodcrest, Uncle Wally's, and Framera. For more information, visit BrookhavenIDA.org or call 631-451-6563.