



MEETING DATE: 10/27/2022

SCIDA PROJECT ABSTRACT

APPLICANT NAME: Sunrise of Northport Propco, LLC CONTACT: Edward Franz,
V.P., Secretary
AND ADDRESS: 7902 Westpark Drive, McLean, VA 22102 PHONE: [REDACTED]
PRINCIPALS: Sunrise Development Inc. (100%)
PRODUCT/SERVICES: Real Estate holding company
PRESENT FACILITIES: 18 Sunrise Community Facilities in NYS (10 on LI with 6 in Suffolk & 4 in Nassau County)

NEW LOCATION/TAX MAP #: 1381-1387 Pulaski Road, East Northport, NY
(Tax Map # 400-127-01-065.001)

PROJECT DESCRIPTION: Demolition of an existing 2,150 square foot building and construction of a 77,500 square foot building on 6 acres located at 1381-1387 Pulaski Road, East Northport, NY. An existing farmhouse type building will be preserved and renovated as per Town & community request. The project is a proposed 90-unit, 112 bed assisted living facility including an Alzheimer's/memory care unit in a two-story building.

PROJECT COSTS AUTHORIZATION SOUGHT: \$54,633,214 Lease Transaction

COST OF RAW LAND	\$5,670,625
RENOVATION OF EXISTING BUILDING	
COST OF CONSTRUCTION FOR BUILDING	34,226,882
FINANCIAL CHARGES	460,840
NON-MANUFACTURING EQUIPMENT (Warehousing, Fixtures, Office Equip.)	2,260,288
ENGINEERING & ARCHITECTURAL FEES	2,005,000
LEGAL FEES	750,000
OTHER FEES/CHARGES	9,259,579
TOTAL PROJECT COSTS	<u>\$54,633,214</u>

EMPLOYMENT

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	440	\$22,172,298	\$50,391
PRESENT (Suffolk County)			
PROPOSED 1ST. YEAR	42	2,268,765	54,018
PROPOSED 2ND. YEAR	26	1,316,398	50,631
GRAND TOTALS	68	3,709,582	54,553

Project is estimated to create 152 construction jobs.

COMMENTS: 10/27/22: Inducement resolution approved for an approximate \$54,633,214 lease transaction.

Voting: 6 (SL,KH,SC,GC,JS,CD) – 0. Absent: 1 (BB).

11/14/22: Public hearing held.