

**STATE OF NEW YORK**  
**PUBLIC HEALTH AND HEALTH PLANNING COUNCIL**  
**SPECIAL ESTABLISHMENT AND PROJECT REVIEW COMMITTEE**

**AGENDA**

*May 7, 2026*

*Immediately following the Committee on Codes, Regulations and Legislation Meeting  
(Codes scheduled to begin at 10:15 a.m.)*

*Empire State Plaza, Concourse Level, Meeting Rooms 2-4, Albany*

**I. SPECIAL COMMITTEE ON ESTABLISHMENT AND PROJECT REVIEW**

Peter Robinson, Chair

**A. Applications for Establishment and Construction of Health Care Facilities/Agencies**

**Residential Health Care Facility- Establish and Construct**

<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>
1. 261111 B	Transitional Living Community at The Center for Discovery (Sullivan County)

**II. ADJOURNMENT**



**Project # 261111-B**  
**Transitional Living Community at The Center for Discovery**

**Program:** Residential Health Care Facility      **County:** Sullivan  
**Purpose:** Establishment and Construction      **Acknowledged:** March 26, 2026

**Executive Summary**

**Description**

Transitional Living Community at The Center for Discovery, Inc. (TLC), a to-be-formed not-for-profit corporation, requests approval to establish and construct a new, 40-bed residential health care facility (RHCF) that will serve aging adults (aged 35+) with medical fragility and an intellectual and/or developmental disability (I/DD). The RHCF will be on the 3rd floor of the building at 195 Lake Louise Marie Road, Rock Hill (Sullivan County)

The building where this RHCF will be located also houses an Article 16 Specialty Hospital operated by The Center for Discovery, Inc. (TCFD) under the auspices of the New York State Office for People with Developmental Disabilities and a separate Article 28 Diagnostic and Treatment Center extension clinic, which is also operated by TCFD. Both of those facilities are located within separate and distinct areas within the building, and they will both be located within separate and distinct areas from the proposed 40-bed RHCF.

The applicant was awarded the opportunity to operate an aging adult demonstration program for aging adults that are age 35+ and meet the definition of medical fragility, as provided for by Public Health Law § 2808-f. In addition to the baseline RHCF services, the proposed RHCF will provide Respiratory Care.

OALTC Recommendation  
Contingent Approval

**Need Summary**

Approval of this project addresses a statewide gap in specialized skilled nursing facility care for adults from age thirty-five to end of life with an intellectual and/or developmental disability and medical fragility in and around Sullivan County.

**Program Summary**

The individual background review indicates the proposed members have met the standard for approval as set forth in Public Health Law §2801-a(3).

**Financial Summary**

The total project cost of \$51,603,048 will be met with \$12,938,176 in equity from TCFD, a grant from NYS Senate of \$151,573, a Mother Cabrini Foundation I Grant of \$577,600, a Mother Cabrini Foundation II Grant of \$577,600, and loan for \$29,297,427 with an interest rate of 6.77% for a 30-year term. The proposed budget is as follows:

<u>Budget</u>	<u>Year One</u>	<u>Year Three</u>
Revenues	\$27,279,586	\$28,682,572
Expenses	<u>\$28,368,967</u>	<u>\$28,492,155</u>
Net Income/(Loss)	(\$1,089,381)	\$190,417

**Health Equity Impact Assessment**

This project does not meet the requirements for a Health Equity Impact Assessment under Public Health Law§2802-B.

## Recommendations

Long Term Care Ombudsman Program  
The LTCOP recommends Approval. (See LTCOP Attachment A)

Health Systems Agency  
There will be no HSA recommendation for this project.

Office of Aging and Long-Term Care

**Approval contingent upon:**

1. Submission of a check for the amount enumerated in the approval letter, payable to the New York State Department of Health. Public Health Law Section 2802.7 states that all construction applications requiring review by the Public Health and Health Planning Council shall pay an additional fee of fifty-five hundredths of one percent of the total capital value of the project, exclusive of CON fees. [PMU]
2. The submission of State Hospital Code (SHC) Drawings for review and approval, as described in BAER Drawing Submission Guidelines DSG-1.0. [AEL]
3. The submission of Engineering (MEP) Drawings for review and approval, as described in BAER Drawing Submission Guidelines DSG-1.0. [AEL]
4. Submission of an executed bank loan acceptable to the Department of Health. [BFA]

**Approval conditional upon:**

1. This project must be completed by **May 15, 2028**, including all pre-opening processes, if applicable. Failure to complete the project by this date may constitute an abandonment of the project by the applicant and the expiration of the approval. It is the responsibility of the applicant to request prior approval for any extensions to the project approval expiration date. [PMU]
2. Construction must start on or before **November 15, 2026**, and construction must be completed by **February 15, 2028**, presuming the Department has issued a letter deeming all contingencies have been satisfied prior to commencement. It is the responsibility of the applicant to request prior approval for any changes to the start and completion dates. In accordance with 10 NYCRR Section 710.10(a), if construction is not started on or before the approved start date, this shall constitute abandonment of the approval. [PMU]
3. The submission of Final Construction Documents, as described in BAER Drawing Submission Guidelines DSG-05, is required prior to the applicant's start of construction. [AER]
4. As a condition of this approval the applicant will commit to regularly reporting of detailed information and outcomes associated with the population being served under the demonstration program. [LTC]

Council Action Date  
May 7, 2026

## Need Analysis

### Background and Analysis

The Center for Discovery (TCFD) was founded in 1950 and provides health, educational, and residential services for children and adults with severe disabilities, medical frailties, and/or autism spectrum disorders in a multi-campus setting. TCFD serves individuals from across New York State with the largest proportion of individuals from Orange and Sullivan Counties, followed by New York City, Westchester, Ulster, Dutchess, Nassau, Rockland, Suffolk, Putnam and Delaware Counties.

Due to medical advances, the developmentally disabled and special health care needs population is experiencing increased longevity. The implementation of this project will significantly improve the quality of life for both residents and their families, providing advanced nursing home-level care in familiar surroundings of existing facilities while reducing lengthy hospital stays and preventing discharges to other facilities that could potentially be out-of-state. The applicant expects referrals for admission from physicians, intensive care units at acute care hospitals, and Intermediate Care Facilities (ICFs).

The Center reports it will immediately fill the proposed 40-bed RHCF with existing patients from their Adult ICFs, which are located in Harris, Monticello, and Liberty. The closest ICF from the proposed RHCF is approximately 10 miles away, with the furthest ICF from the proposed RHCF being approximately 20 miles. Only adults aged 35 and older with intellectual and/or developmental disability (I/DD) and medical fragility with health care needs requiring RHCF placement will be admitted to the facility.

TCFD reports they will fill the 40 Adult ICF beds that will be vacated by transitioning 20 adults from the Children's Residential Project (CRP) program to the Adult ICF program and Day Habilitation model, as well as transitioning 20 pediatric CRP/ICF residents from an aged facility to a newer one.

### Conclusion

Approval of this project addresses a statewide gap in specialized skilled nursing facility care for adults from age thirty-five to end of life with an intellectual and/or developmental disability and medical fragility in and around Sullivan County.

## Program Analysis

### Program Description

<b>Facility Name</b>	Transitional Living Community at The Center for Discovery
<b>Address</b>	195 Lake Louise Marie Road Rock Hill, NY 12775
<b>RHCF Capacity</b>	40 beds
<b>ADHCP Capacity</b>	N/A
<b>Type of Operator</b>	Not-for-Profit Corporation
<b>Class of Operator</b>	Voluntary
<b>Operator</b>	<b>Transitional Living Community at The Center for Discovery, Inc.</b>  <u>Board Members:</u> Edward Sweeney Rolland Bojo Jr. Joel Forman, J.D. Allison Lewis Patricia Tursi

The Center for Discovery was awarded the opportunity to apply to establish and operate residential health care facility for aging adults with medical fragility under a demonstration program authorized through New York State Public Health Law § 2808-f. The demonstration program allows for the establishment and construction of a new facility or the repurpose of part of an existing facility to operate as an adult residential health care facility care for aging adults with medical fragility.

Section 2808-f of the New York Public Health Law defines aging adults with medical fragility as adults from age thirty-five to end of life who have a chronic debilitating condition or conditions, are at risk of hospitalization, are technology-dependent for life or health-sustaining functions, require complex medication regimens or medical interventions to maintain or to improve their health status, and/or are in need of ongoing assessment or intervention to prevent serious deterioration of their health status or medical complications that place their life, health or development at risk. This Certificate of Need application is being submitted as required under the demonstration program.

Transitional Living Community at The Center for Discovery, Inc. has indicated there will be an administrative services agreement with The Center for Discovery, Inc. There is overlapping board membership between Transitional Living Community at The Center for Discovery, Inc. and The Center for Discovery, Inc.

The Center for Discovery, Inc. will consult and assist the established operator with the following as noted in the administrative services agreement: charge structure, personnel administration, collection of accounts, payment of accounts, accounting and financial records, depositories for funds, purchases and leases, complaint procedure development, insurance, human resources, licenses, permits, accreditations and provider numbers, compliance, financial responsibility, and compliance requirements. The fees associated with the administrative services agreement are not tied to facility revenues. The fees are associated with the direct costs and expenses incurred by The Center for Discovery to provide the administrative services, including the costs of any salary, plus fringe benefits, plus overhead of the associates provided for the provision of the administrative services plus, a defined percentage of direct costs.

Character and Competence

**Edward “Ed” Sweeney** is currently employed as the Senior Vice President of NRS, Inc., a transportation logistics company, in Lyndhurst, NJ. Edward previously worked as a Financial Advisor for Morgan Stanley, a financial company, in Brooklyn, NY. Edward holds a Bachelor of Arts degree from Hofstra University and discloses the following health facility board member interests:

New York Diagnostic and Treatment Center

The Center for Discovery, Inc. 10/2011 to Present  
Discovery Health Center II (Extension Clinic) 12/2023 to Present

**Rolland “Boomer” Bojo Jr.** lists current employment as the Board Member, President, and CEO of United Health Services – Delaware Valley Hospital, located in Walton, NY. Rolland is also employed as the Emergency Manager at the Town and Village of Hancock, an emergency operations center located in Hancock, NY. Rolland currently serves as the Assistant Chief and Vice President of the Hancock Fire Department, located in Hancock, NY. Rolland also currently serves as a board member for Twin Tier Health Inc, a professional home care and durable medical equipment company in Johnson City, NY. Rolland was previously employed as Vice President of Garnet Health Medical Center, a medical center located in Harris, NY. Rolland has a master’s in nursing from Norwich University, is a licensed Registered Professional Nursing in New York State, and discloses the following health facility board member interests:

New York Hospital

Delaware Valley Hospital Inc 06/2021 to Present

New York Certified Home Health Agency

Twin Tier Home Health Inc 05/2024 to Present

**Joel Forman** lists employment as Partner in Akerman, LLP, a law firm located in New York, NY. Previously, Joel was a Partner in Vedder Price, P.C., a law firm located in New York, NY. Joel holds a Juris Doctor from St. John’s University School of Law, is a licensed attorney in New York State, and discloses the following health facility board member interests:

New York Diagnostic and Treatment Center

The Center for Discovery, Inc. 10/2008 to Present  
Discovery Health Center II (Extension Clinic) 10/2008 to Present

**Allison Lewis** lists employment as Director of Admissions at St. David’s School, an elementary school for boys located in New York, NY. Allison holds a Bachelor of Science from Wake Forest University and discloses the following health facility board member interests:

New York Diagnostic and Treatment Center

The Center for Discovery, Inc. 09/2019 to Present  
Discovery Health Center II (Extension Clinic) 09/2019 to Present

**Patricia Tursi** is currently employed as the President and Chief Executive at the Elizabeth Seton Children’s Center, a residential health care facility located in Yonkers, NY. Patricia holds a Master of Public Administration from Syracuse University, is a Licensed Nursing Home Administrator in New York State, and discloses the following health facility interest:

New York Nursing Homes

Elizabeth Seton Children’s Center\* 08/2001 to Present

\* Elizabeth Seton Children’s Center is in the process of constructing The Elizabeth Seton Young Adult Center, a new 96 bed specialty care nursing facility for young adults. The program was created on a demonstration basis for medically fragile children in transition to young adults and young adults with complex medical conditions, as provided for by Public Health Law Section 2808-e.

Quality Review

The proposed owner has been evaluated, in part, on the distribution of CMS Star ratings for their portfolio. For the proposed owner, the distribution of CMS star ratings for their facilities meets the standard described in state regulations.

CMS Star Rating Criteria					
		Duration of Ownership*			
		< 48 Months		48 months or more	
Owner	Total Nursing Homes	Number of Nursing Homes	Percent of Nursing Homes With a Below Average Rating	Number of Nursing Homes	Percent of Nursing Homes With a Below Average Rating
Edward Sweeney	0	0	N/A	0	N/A
Rolland Bojo Jr.	0	0	N/A	0	N/A
Joel Forman, J.D.	0	0	N/A	0	N/A
Allison Lewis	0	0	N/A	0	N/A
Patricia Tursi	0	0	N/A	0	N/A

\*Duration of Ownership as of 05/07/2026

Data date: 03/2026

**New York.** The proposed member portfolio includes affiliation in one New York facility. The affiliated New York facility Elizabeth Seton Children's Center has a CMS overall quality rating of above average.

Facility	President and CEO Since*	Overall	Health Inspection	Quality Measure	Staffing
<b>New York</b>					
Elizabeth Seton Children's Center	Current	*****	****	*****	*****
	08/2001**	*****	****	*****	*****

Data date:03/2026

\* Please Note: Patricia Tursi serves as the President and CEO, not the operator of the facility and is not subject to the CMS Star Ratings Portfolio Assessment under 10 NYCRR §600.2(b)(5)(iv).

\*\*Data as of 01/2009

Enforcement History

**New York**

A review of the operations of Elizabeth Seton Children's Center under 10 NYCRR §600.2 requirements for approval reveals the following:

- The facility was assessed a federal CMP of \$3,145.35 on 06/27/2022 and \$1,747.85 on 07/18/2022 under F884 for failure to report National Health Safety Network data.

New York Diagnostic and Treatment Center

A review of the operations of The Center for Discovery, Inc. under 10 NYCRR §600.2 requirements for approval reveals no enforcements.

A review of the operations of Discovery Health Center II (Extension Clinic) under 10 NYCRR §600.2 requirements for approval reveals no enforcements.

New York Hospital

A review of the operations of Delaware Valley Hospital Inc. under 10 NYCRR §600.2 requirements for approval reveals no enforcements.

### New York Certified Home Health Agency

A review of the operations of Twin Tier Home Health Inc. under 10 NYCRR §600.2 requirements for approval reveals no enforcements.

### New York State Mental Hygiene Article 16 Provider

Verified with the Office for People with Development Disabilities (OPWDD) that Center for Discovery, Inc. is a provider in good standing.

### Physical Environment

The proposed project will consist of a comprehensive 56,000-square-foot gut renovation of existing space on the third floor of an existing onsite building. The existing building consists of three stories plus a partial basement and features the following distinct programs and support spaces on each floor:

- The basement level functions as the primary building entrance and lobby. This floor further accommodates a centralized kitchen and dining area for non-Article 28 spaces, dedicated Article 16 specialty hospital facilities, and building support services.
- The first floor features a secondary lobby serving the Article 28 diagnostic and treatment center, the Article 16 specialty hospital facilities, and educational classrooms associated with the Article 16 program.
- The second floor is designated for non-article 28 administrative office space.
- The third floor, currently occupied by administrative offices, will be repurposed for the construction of the new Article 28 residential health care facility, with the existing administrative offices relocating to the second floor.

Access to the new 40-bed Article 28 residential health care facility on the third floor is provided via two elevators, located in the lobby of the primary building entrance on the basement level. The existing central lobby features a waiting area, café, and 24-hour security. Tactile signage and an electronic display will be provided adjacent to the elevators and visible to visitors upon entering the elevator lobby. Upon entering the third floor, the administrative suite is located adjacent to the main elevator lobby. The suite encompasses administrative meeting space and offices for the executive assistant, resident intake and discharge coordinator, administrator, MDS/clinical education coordinators, compliance and quality assurance coordinator, staff coordinator, and nursing administration. An adjacent medical office suite will be provided with dedicated space for the medical director, psychologist, rehab director, and space to conduct clinical meetings. The facility will feature centralized diagnostic and treatment spaces, including a private exam room, therapy gym, and respiratory therapy office adjacent to the medical office suite.

The layout of the residential unit on the floor utilizes a neighborhood model. The design consists of five distinct, self-contained households, each containing 6 to 10 private resident rooms. Each household features a dedicated kitchen and an integrated living/dining area, designed with ample space to accommodate specialized resident equipment, staff assistance, and visitation. To support clinical operations, every household includes a dedicated nurse station, medication room, and charting office. Additionally, administrative offices for unit managers are located on households one and three. The resident rooms in each household are ADA accessible and amply sized at 451 to 499 square feet to accommodate large mobility devices and specialized equipment. Each resident room features suction and medical air provided at the bedside, ADA accessible bathroom with a shower, and all rooms are equipped with an overhead lift able to transport residents from their beds to the bathroom. An additional central bathing room has been incorporated between households two and three to facilitate residents requiring recumbent bathing and to provide additional space for specialized bathing equipment and shower gurneys if needed. Clean/soiled utility rooms, janitorial rooms, storage rooms, and resident laundry facilities are centrally located between residential households to enhance staff accessibility. Access to residential communal areas including seating nooks along the corridor, a beauty salon, a sensory room, a worship room, a recreational therapy room, and an outdoor terrace are incorporated throughout the floor to provide accessibility and ease of access for residents.

### Conclusion

The individual background review indicates the proposed members have met the standard for approval as set forth in Public Health Law §2801-a(3).

## Financial Analysis

### Total Project Cost and Financing

Total project cost, which is for construction of a new 40-bed Residential Health Care Facility is estimated at \$51,603,048, and is further broken down as follows:

Land Acquisition	\$213,712
Building Acquisition	\$11,084,426
Renovation and Demolition	\$22,122,285
Temporary Utilities	\$199,962
Design Contingency	\$2,212,229
Construction Contingency	\$2,212,229
Planning Consultant Fees	\$122,834
Architect/Engineering Fees	\$2,393,711
Construction Manager Fees	\$208,284
Other Fees (Consultant)	\$1,553,710
Moveable Equipment	\$4,021,558
Telecommunications	\$1,335,156
Financing Costs (Points etc.)	\$2,374,771
Interim Interest Expense	\$1,263,929
CON Fee	\$2,000
Additional Processing Fee	<u>\$282,253</u>
Total Project Cost	\$51,603,048

The applicant's financing plan appears as follows:

Accumulated Funds of TCFD	\$12,938,176
Government Grant - Senate Initiative Grant	\$151,573
Mother Cabrini Health Foundation I Grant	\$577,600
Mother Cabrini Health Foundation II Grant	\$577,600
Total Cash	\$14,244,949
USDA Financing (secured)	\$8,060,672
HUD Financing (8 Promissory Notes)	<u>\$29,297,427</u>
Total	\$51,603,048

Operating Budget

The applicant has submitted an operating budget, in 2026 dollars, for the first and third years of operation, summarized below:

	<u>Year One</u>		<u>Year Three</u>	
	<u>Per Pat. Day</u>	<u>Total</u>	<u>Per Pat. Day</u>	<u>Total</u>
<u>Revenues</u>				
Medicare FFS	\$876.65	\$604,012	\$876.65	\$633,818
Medicaid FFS	\$1,985.03	\$26,001,896	\$1,980.46	\$27,193,675
Part B		\$239,557		\$251,126
Supplemental Payment		\$434,121		\$453,953
Non-Operating Revenue		<u>\$0</u>		<u>\$150,000</u>
Total Revenues		\$27,279,586		\$28,682,572
<u>Expenses</u>				
Operating	\$1,745.93	\$24,072,889	\$1,677.58	\$24,247,759
Capital	<u>\$311.58</u>	<u>\$4,296,078</u>	<u>\$293.65</u>	<u>\$4,244,396</u>
Total Expenses	\$2,057.51	\$28,368,967	\$1,971.23	\$28,492,155
Net Income/(Loss)		(\$1,089,381)		\$190,417
Utilization: (Patient Days)		13,788		14,454
Occupancy Percentage		94.44%		99.00%

The following is noted with respect to the submitted operating budget:

- The number and mix of staff are based upon the experience of The Center for Discovery in serving its population, which primarily consists of medically fragile individuals with I/DD that require intense medical and clinical support.
- Expenses, revenues and projected utilization are based on the experience of other RHCs in New York State that serve a similar population, as well as the experience of The Center for Discovery.
- The proposed facility will admit only adults (aged 35+) with I/DD and medical fragility with health care needs requiring RHCF placement. TCFD will immediately fill the proposed 40-bed RHCF by transitioning 40 of its existing patients with significant medical comorbidities and progressive conditions who currently reside within the Adult Intermediate Care Facility (ICF) program of TCFD, to the new RHCF.

Utilization, broken down by payor source during Years One and Three are as follows:

<u>Payor</u>	<u>Year One</u>		<u>Year Three</u>	
	<u>Pat. Days</u>	<u>%</u>	<u>Pat. Days</u>	<u>%</u>
Medicare FFS	689	4.97%	723	5.00%
Medicaid FFS	<u>13,099</u>	<u>95.03%</u>	<u>13,731</u>	<u>95.00%</u>
Total	13,788	100.00%	14,454	100.00%

### Lease Agreement

The applicant has submitted an executed lease agreement, the terms of which are summarized below:

<b>Date</b>	April 10, 2026
<b>Premises</b>	195 Lake Louise Marie Road, Rock Hill, New York 12775
<b>Landlord</b>	The Center for Discovery, Inc.
<b>Tenant</b>	Transitional Living Community at The Center for Discovery, Inc.
<b>Term</b>	60 Months / 5 Years, Renewal Option 1 (5) Years
<b>Rental</b>	\$54,588/Month, \$655,056/Year

The applicant submitted two letters from real estate brokers attesting to the reasonableness of the per square foot rental. The applicant submitted an affidavit certifying that TCFD, Lessor and CSH as Lessee have overlapping Board Members; and the lease is not an arm's-length agreement.

### Administrative Services Agreement

The applicant provided an executed administrative services agreement, summarized below:

<b>Date</b>	April 10, 2026
<b>Established Operator</b>	Transitional living Community at The Center for Discovery
<b>Servicer</b>	The Center for Discovery, LLC
<b>Term</b>	Three (3) Years from the Effective Date - Renews automatically for successive periods of One (1) Year
<b>Responsibilities of the Servicer</b>	Administrative Services to be provided by The Center of TLC: Charge Structure, Personnel Administration, Collection of Accounts, Patient Billing, Payment of Accounts and Indebtedness, Accounting and Financial Records, Depositories for Funds, Purchases and Leases, Compliant Procedure Development, Human Resources, Licenses, Permits, Accreditations and Provider Numbers, Financial Responsibility, Compliance Requirements.
<b>Compensation</b>	TLC shall pay The Center \$2,318,225 annually or \$193,185.42 monthly

The agreement provides that the facility operator will retain ultimate control in all the final decisions associated with the facility. The applicant submitted an executed attestation stating that the applicant understands and acknowledges that there are powers that must not be delegated, the applicant will not willfully engage in any illegal delegation and understands that the Department will hold the applicant accountable.

### Capability and Feasibility

The total project cost of \$51,603,048 will be met with \$12,938,176 in equity from The Center for Discovery (TCFD), a grant from NYS Senate of \$151,573, a Mother Cabrini Foundation I Grant of \$577,600, a Mother Cabrini Foundation II Grant of \$577,600, and loan for \$29,297,427 with an interest rate of 6.77% for a 30-year term. Berkadia has provided a letter of interest for the project.

The working capital requirement for this project is estimated at \$4,748,693, based on two months of Year Three expenses. In addition, the applicant is projecting an operating loss of (\$1,089,381) during Year One of operations. Taken together, the needed working capital is \$5,838,074. However, the applicant estimates that it will need \$8,123,000 in working capital to fund this project. As such, \$4,061,500 will be financed by Transitional Living Community at The Center for Discovery, Inc. (TLC) through TCFD with an interest-free loan and \$4,061,500 will be financed with equity by TCFD.

BFA Attachment B, Pro Forma Balance sheet of Transitional Living Community at The Center for Discovery, Inc., indicated the entity will have a positive net asset position of \$13,563,068 as of the first day of operations.

BFA Attachment A, 2023-2024 Certified and the 1/1/2025-6/30/25 Internal financials of The Center for Discovery (TCFD), shows the facility maintained an average positive working capital position, an average positive net asset positions, and an average net income of \$5,963,408 between 2023 and 2024. For the period 1/1/2025-6/30/2025, the facility achieved a positive working capital position, a positive net asset position, and a net income of \$2,858,377.

The submitted budget indicates a net loss of (\$1,089,068) in Year One and a net income of \$190,417 in Year Three. Revenues are based on current reimbursement methodologies for RHCs in New York State and the experience of The Center for Discovery. The submitted budget appears reasonable. The Year One loss will be covered by working capital.

**Conclusion**

The applicant has demonstrated the capability to proceed in a financially feasible manner.

<h2>Attachments</h2>
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LTCOP Attachment A	Long-Term Care Ombudsman Program Recommendation
BFA Attachment A	2023-2024 Certified and 1/1/2025-6/30/2025 Internal Financial Statements of The Center for Discovery
BFA Attachment B	Pro Forma Balance sheet of Transitional Living Community at The Center for Discovery, Inc
BFA Attachment C	Organizational Chart of Transitional Living Community at The Center for Discovery, Inc