

**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**



## Office of the State Long Term Care Ombudsman

Two Empire State Plaza  
Fifth Floor, Albany, NY 12223-1251  
[www.ltcombudsman.ny.gov](http://www.ltcombudsman.ny.gov)

Claudette Royal  
State Ombudsman  
1-855-582-6769

To: Public Health and Health Planning Council

Re: 261111 Transitional Living Community at The Center for Discovery d/b/a  
Transitional Living Community at The Center for Discovery

Date: April 17, 2026

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application to establish and construct Transitional Living Community at The Center for Discovery d/b/a Transitional Living Community at The Center for Discovery. The Office reviewed the one facility currently operated by one of the proposed owners. There is a quarterly Ombudsman presence at this facility. Based on the Office's review of any programmatic interactions and complaints received about this facility, the Office has no objection to the approval of this application.

A handwritten signature in cursive script that reads "Claudette Royal".

Claudette Royal  
New York State Ombudsman

## The Center for Discovery, Inc. and Affiliates

### Consolidated Statement of Financial Position (with summarized comparative totals for 2023)

<i>December 31,</i>	2024	2023
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 11,186,935	\$ 7,825,342
Investments, at fair value	13,261,922	27,098,334
Accounts receivable, net of credit losses of \$1,786,896 and \$1,231,907, respectively	20,371,766	16,194,637
Pledges receivable, net of allowance for uncollectible pledges	2,434,364	2,652,182
Prepaid expenses and other current assets	1,356,965	1,056,215
<b>Total Current Assets</b>	<b>48,611,952</b>	<b>54,826,710</b>
Pledges Receivable, Net, long-term portion	1,553,338	4,396,184
Debt Service Reserve Funds	4,090,096	4,603,833
Beneficial Interest in Charitable Remainder Trust	2,922,405	2,573,588
Interest Rate Swaps Assets	718,416	-
Other Assets	1,445,627	1,070,840
<b>Property, Plant, and Equipment, Net</b>	<b>133,444,077</b>	<b>131,398,644</b>
<b>Total Assets</b>	<b>\$ 192,785,911</b>	<b>\$ 198,869,799</b>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Accounts payable and accrued expenses	\$ 3,868,456	\$ 5,006,983
Accrued payroll and fringe benefits	14,514,475	12,760,230
Lines of credit, current portion	9,853,970	18,865,691
Refundable advances	2,503,913	2,000,500
Current portion of due to government agencies	360,458	-
Finance leases payable, current portion	872,671	388,976
Long-term debt, current portion	5,518,347	10,098,546
<b>Total Current Liabilities</b>	<b>37,492,290</b>	<b>49,120,926</b>
Finance Leases Payable, less current portion	2,686,077	1,308,058
Long-Term Debt, less current portion and unamortized debt	102,676,298	103,182,044
issuance costs	464,332	356,527
Due to Government Agencies	1,445,627	1,070,840
457(b) Deferred Compensation Liability	-	2,320,796
Interest Rate Swap Liabilities	144,764,624	157,359,191
<b>Total Liabilities and Contingencies</b>		
<b>Net Assets</b>		
Net assets without donor restrictions	45,098,882	38,937,020
Net assets with donor restrictions	2,922,405	2,573,588
<b>Total Net Assets</b>	<b>48,021,287</b>	<b>41,510,608</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 192,785,911</b>	<b>\$ 198,869,799</b>

**The Center for Discovery, Inc. and Affiliates**  
**Consolidated Statement of Activities and Changes in Net Assets**  
**(with summarized comparative totals for 2023)**

Year ended December 31,

	Without Donor Restrictions	With Donor Restrictions	2024	2023
<b>Revenues, Gains, and Other Support</b>				
Fee for service	\$ 98,368,091	\$ -	\$ 98,368,091	\$ 90,482,763
Tuition	45,346,294	-	45,346,294	39,886,473
Grants	4,019,123	-	4,019,123	8,218,406
Contributions	3,118,414	-	3,118,414	3,743,678
Special events, net of direct donor benefits of \$507,235 in 2024	1,789,285	-	1,789,285	-
Net investment income	1,859,898	-	1,859,898	3,591,790
Other operating income	449,812	-	449,812	36,948
Net assets released from restrictions	-	-	-	-
<b>Total Revenues, Gains, and Other Support</b>	<b>154,950,917</b>	<b>-</b>	<b>154,950,917</b>	<b>145,960,058</b>
<b>Expenses</b>				
Program services:				
Educational program	39,303,799	-	39,303,799	34,086,824
Clinic services	5,093,929	-	5,093,929	4,248,986
Residential services	79,847,503	-	79,847,503	75,385,126
Day services	6,334,641	-	6,334,641	5,932,432
Children's Specialty Hospital	2,089,013	-	2,089,013	-
Other programs	3,193,575	-	3,193,575	6,389,859
<b>Total Program Services</b>	<b>135,862,460</b>	<b>-</b>	<b>135,862,460</b>	<b>126,043,227</b>
Supporting services:				
Administrative expenses	14,235,803	-	14,235,803	13,203,392
Fundraising and development	1,982,303	-	1,982,303	1,681,886
<b>Total Supporting Services</b>	<b>16,218,106</b>	<b>-</b>	<b>16,218,106</b>	<b>14,885,278</b>
<b>Total Expenses</b>	<b>152,080,566</b>	<b>-</b>	<b>152,080,566</b>	<b>140,928,505</b>
<b>Changes in Net Assets, before non-operating revenue</b>	<b>2,870,351</b>	<b>-</b>	<b>2,870,351</b>	<b>5,031,553</b>
<b>Non-Operating Revenue</b>				
Unrealized gain on interest rate swaps	3,045,755	-	3,045,755	43,077
Change in beneficial interest in charitable remainder trust	-	348,817	348,817	341,507
Gain on disposition of fixed assets	245,756	-	245,756	-
<b>Changes in Net Assets</b>	<b>6,161,862</b>	<b>348,817</b>	<b>6,510,679</b>	<b>5,416,137</b>
<b>Net Assets, beginning of year</b>	<b>38,937,020</b>	<b>2,573,588</b>	<b>41,510,608</b>	<b>39,867,805</b>
<b>ASC 326 Transition Adjustment</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,773,334)</b>
<b>Net Assets, end of year</b>	<b>\$ 45,098,882</b>	<b>\$ 2,922,405</b>	<b>\$ 48,021,287</b>	<b>\$ 41,510,608</b>



**The Center for Discovery, Inc.**  
**The Center for Discovery, Inc. and Affiliates (Consolidated)**  
**Statement of Financial Position**  
**End of Jun 2025**  
**Options: Activity Only**

FINANCIAL ROW	AMOUNT
<b>Assets</b>	
<b>Current Assets</b>	
Cash and cash equivalents	\$19,137,107.37
Investments, at fair value	\$13,622,920.73
Accounts receivable, net of credit losses	\$16,013,566.47
Pledges receivable, net	\$1,024,419.54
Prepaid expenses and other current assets	\$2,711,293.10
<b>Total Current Assets</b>	<b>\$52,509,307.21</b>
Pledges Receivable, Net, long-term portion	\$1,553,338.25
Debt Service Reserve Funds	\$4,090,707.20
Beneficial Interest in Charitable Remainder Trust	\$2,922,405.40
Interest Rate Swap Assets	\$718,416.06
Other Assets	\$1,445,627.04
Property, Plant and Equipment, Net	\$131,424,459.93
<b>Total Assets</b>	<b>\$194,664,261.09</b>
<b>Liabilities &amp; Equity</b>	
<b>Current Liabilities</b>	
Accounts payable and accrued expenses	\$2,411,759.34
Accrued payroll and fringe benefits	\$16,496,682.93
Current portion lines of credit	\$8,599,970.00
Refundable advances and conditional contributions	\$3,032,039.80
Current portion of due to government agencies	\$360,457.56
Current portion of finance leases payable	\$1,013,665.21
Current portion of long-term debt	\$4,955,791.50
<b>Total Current Liabilities</b>	<b>\$36,870,366.34</b>
Finance Leases Payable	\$3,296,655.18
Long-Term Debt	\$96,190,770.84
Due to Government Agencies	\$347,588.89
Deferred Compensation	\$1,445,627.04
Interest Rate Swaps	\$4,324.78
Other Long Term Liabilities	\$5,629,264.04
Equity	\$50,879,663.98
<b>Total Liabilities &amp; Equity</b>	<b>\$194,664,261.09</b>

The Center for Discovery, Inc.  
 The Center for Discovery, Inc. and Affiliates (Consolidated)



Statement of Activities  
 From Jan 2025 to Jun 2025  
 Options: Activity Only

FINANCIAL ROW	AMOUNT
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
400000 - Fee for Service	\$56,603,569.44
410000 - Tuition	\$24,716,182.64
420000 - Grants	\$217,369.00
430000 - Contributions	\$1,082,868.09
440000 - Special Events, Net	\$2,510,846.63
450000 - Investment Income	\$742,225.33
460000 - Prior Year Revenues, Net	\$6,189.89
470000 - Other Operating Income	\$326,814.73
<b>Total Income</b>	<b>\$86,206,065.75</b>
<b>Personnel Costs</b>	
500000 - Salaries	\$51,189,574.60
505000 - Fringe Benefits	\$14,333,081.13
<b>Total Personnel Costs</b>	<b>\$65,522,655.73</b>
<b>Non-Personnel Expenses</b>	
510000 - Contract Services	\$183,907.07
511000 - Consulting	\$1,132,986.95
512000 - Conferences	\$44,532.41
513000 - Transportation	\$214,329.49
514000 - Supplies and Materials – Non-Household	\$1,603,752.93
515000 - Household Supplies	\$365,486.63
516000 - Food	\$1,212,125.99
517000 - Interest Expense	\$2,606,968.26
518000 - Staff Travel	\$41,508.87
519000 - Professional Fees	\$318,140.59
520000 - Rent	\$97,830.15
521000 - Insurance	\$1,232,382.11
522000 - Data Processing	\$305,768.38
523000 - Maintenance	\$1,344,111.73
524000 - Expensed Equipment	\$180,678.95
525000 - Participant Incidentals	\$88,673.75
526000 - Telephone and Internet	\$244,980.23
527000 - Utilities	\$1,482,263.15
528000 - Staff Development	\$26,261.18
529000 - Expensed Adaptive Equipment	\$105,185.60
530000 - Taxes and Fees	\$404,918.54
532000 - Miscellaneous Expenses	\$138,191.62
580000 - Bad Debt	\$96,000.00
590000 - Depreciation and Amortization	\$4,322,153.54
595000 - Amortization of Debt Issuance	\$229,479.06
<b>Total Non-Personnel Expenses</b>	<b>\$18,022,617.18</b>
<b>Net Ordinary Income (Loss)</b>	<b>\$2,660,792.84</b>
<b>Other Income and Expenses</b>	
<b>Other Income</b>	
630000 - Gain/Loss on Disposal of Assets	\$178,155.62
650000 - Gain or Loss on Loan Transactions	\$19,428.30
<b>Net Other Income (Loss)</b>	<b>\$197,583.92</b>
<b>Net Income (Loss)</b>	<b>\$2,858,376.76</b>

The Transitional Living Community at The Center for Discovery  
Statement of Financial Position

*Day 1*

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**Assets**

Cash and cash equivalents	8,123,000
Leasehold improvements	38,798,995
Right of use asset (10-year Operating Lease)	4,433,953
<b>Total Assets</b>	<b>51,355,948</b>

**Liabilities and Net Assets**

Due to The Center for Discovery, Inc. - start-up working capital loan	4,061,500
Operating lease liability	4,433,953
Mortgage payable	29,297,427
<b>Total Liabilities</b>	<b>37,792,880</b>

**Net Assets**

Net assets without donor restrictions	13,563,068
Net assets with donor restrictions	-
<b>Total Net Assets</b>	<b>13,563,068</b>
<b>Total Liabilities and Net Assets</b>	<b>51,355,948</b>

TRANSITIONAL LIVING COMMUNITY AT THE CENTER FOR DISCOVERY  
[Not-for-Profit]

ORGANIZATIONAL CHART

TRANSITIONAL LIVING COMMUNITY AT THE CENTER FOR DISCOVERY  
Board Members:  
Edward Sweeney, Board Chair, Director  
Rolland Bojo Jr., Director  
Joel Forman, J.D., Director  
Allison Lewis, Director  
Patricia Tursi, Director

RHCF Administrator  
Director of Nursing  
Direct Care Staff  
Support Staff  
Clerical Staff

Lease  
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The Center for Discovery, Inc. [Not-for-Profit]  
(RHCF Real Estate)  
Board Members:  
Michael Dubilier, Board Chair  
Ellen Alemany, Vice Chair  
Eileen Naughton, Treasurer  
Kim Raister, Secretary  
Nelly Bly-Arougheti, Director  
Kevin Fee, Director  
Joel S. Forman, Esq., Director  
Donald W. Landry, MD, PhD, Director  
Aidan Quinn, Director  
Edward C. Sweeney, Director  
George Todd, MD, Director  
Allison Vella, Director  
Courtney Burke, Director  
Mimi Clarke Corcoran, Director  
Lon Dolber, Director  
Ari Greenburg, Director  
Brian Harper, Director  
Veronika Sullivan, Director