

NYCIDA PROJECT COST/BENEFIT ANALYSIS
March 26, 2020

APPLICANT

Yankee Stadium LLC
1 East 161st Street
Bronx, New York 10451

PROJECT LOCATION

1 East 161st Street
Bronx, New York 10451

Project Description:

Yankee Stadium LLC (the “Company”), a limited liability company organized and existing under the laws of the State of Delaware, has requested that the New York City Industrial Development Agency (the “Agency”) issue approximately \$900,000,000 in tax-exempt revenue bonds (the “Bonds”). Proceeds from the Bonds will be used to: (1) refinance all or a portion of the outstanding New York City Industrial Development Agency (“NYCIDA”) PILOT Revenue Bonds Series 2006 (Yankee Stadium Project) in the original principal amount of \$942,555,000, the proceeds of which were used to fund a portion of the design, development, construction, equipping and completion of a 1,300,000 square foot Major League Baseball stadium having a capacity of 50,000 spectators, including related concession areas, ancillary structures and improvements (collectively, the “Stadium”); (2) refinance all or a portion of the outstanding NYCIDA PILOT Revenue Bonds, Series 2009A (Yankee Stadium Project) in the original principal amount of \$258,999,944, the proceeds of which were used to fund a portion of the additional costs associated with the design, development, construction, equipping and completion of the Stadium; (3) fund a debt service reserve fund and other reserve accounts, and (4) pay certain costs associated with the issuance of the bonds. The Stadium is owned by the Agency, subject to a long-term lease from The City of New York, and was constructed by the Company, as agent of the Agency. The Stadium is currently used by the New York Yankees Major League Baseball team and may be used from time to time for other events. The Stadium is located on a parcel of land, identified as Block 2493, Lot 1 on the Tax Map for the Borough of the Bronx, between River and Jerome Avenues, which Stadium structure extends from East 161st Street to the mid-block between East 162nd and 164th Streets.

There are currently 2,573 full-time equivalent employees at the Stadium.

Costs to City (original financings):	
Costs to city, 2006 NYCIDA financing ¹ :	\$34,300,000
Costs to city, 2009 NYCIDA financing ² :	\$209,500,000
Costs to City (2020 bond refinancing)	
Total Costs to City (2020 bond refinancing)³:	\$0

¹ Reflects costs previously publicly disclosed in connection with issuance of Series 2006 PILOT Bonds.

² Reflects costs previously publicly disclosed in connection with issuance of Series 2009A PILOT Bonds.

³ No new benefits are being provided in the 2020 NYCIDA bond refinancing. Benefits previously provided under the 2006 or 2009 transactions are not being altered or modified, hence the incremental cost to the City of this refinancing is zero.

Benefits to City (original financings):	
Benefits to city, 2006 NYCIDA financing ⁴ :	\$173,100,000
Benefits to city, 2009 NYCIDA financing ⁵ :	\$438,300,000
Benefits to City (2020 bond refinancing)⁶	
Estimated incremental City tax revenue	
NPV 30 years @ 6.25%	\$66,868,653
Agency Financing Fee	\$4,525,000
Total Benefits to City (2020 bond refinancing)	\$71,393,653

⁴ Reflects benefits previously publicly disclosed in connection with issuance of Series 2006 PILOT Bonds.

⁵ Reflects benefits previously publicly disclosed in connection with issuance of Series 2009A PILOT Bonds.

⁶ In connection with this 2020 NYCIDA bond refinancing, incremental benefits are projected to consist of (i) increased tax revenues in connection with payroll increases resulting from compliance with the Fair Wages for New Yorkers Act, constituting Section 6-134 of the New York City Administrative Code, as amended, Mayor's Executive Order No. 7 dated September 30, 2014, and Local Law 27 of May 15, 2012, constituting NYC Administrative Code Section 6-130, and (ii) a standard Agency financing fee, structured as 1.0% for the first \$5.0 million in bonds issued and 0.5% for bond issuance amounts above \$5.0 million.

NYCIDA BOND ISSUANCE CORE APPLICATION

Submit your electronically completed Core Application via email to your assigned Project Manager as a Word Document file or a Word Document saved as a PDF.

A. APPLICANT OVERVIEW

Applicant Name (the "Applicant"): Yankee Stadium LLC	Name of operating company (if different from Applicant):
Operating company address: One East 161st Street, Bronx, New York 10451	Website address: www.yankees.com
EIN #: [REDACTED]	NAICS Code: 531120
State and date of incorporation or formation: Delaware 03.17.06	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable): <input type="checkbox"/> 501(c)(3) <input checked="" type="checkbox"/> Other: Limited Liability Company	
Is the Applicant affiliated with a publicly traded company? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name the affiliated company:	

B. APPLICANT CONTACT INFORMATION

	Name/Title	Company	Address	Email	Phone	Primary ¹
Applicant Contact Person	Anthony G. Bruno, Chief Financial Officer	Yankee Global Enterprises LLC	One Steinbrenner Drive Tampa, Florida 33614	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>
Attorney	Irwin A Kishner	Herrick, Feinstein LLP	2 Park Avenue New York, New York 10016	[REDACTED]	[REDACTED]	<input type="checkbox"/>
Accountant	Robert B. Bono	Pricewaterhouse Coopers LLC	4040 W. Boy Scout Blvd. Suite 200 Tampa, Florida 33607	[REDACTED]	[REDACTED]	<input type="checkbox"/>
Consultant/Other	Lonn A. Trost, Chief Operating Officer	New York Yankees Partnership	One East 161st Street, Bronx, New York 10451	[REDACTED]	[REDACTED]	<input type="checkbox"/>

C. APPLICABLE FINANCIAL ASSISTANCE

Provide the estimated value of each of the following types of Project Financial Assistance being requested. Discuss the estimation of the Requested Financial Assistance with your assigned Project Manager, if needed.

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Mortgage Recording Tax Benefit	\$ Not Applicable
NYCIDA Bond Financing	\$ 885,631,717.70

D. APPLICANT BACKGROUND

Provide a brief description of Applicant's history and the nature of its business. Feel free to include information from the Applicant's website or other official documentation describing the Applicant. Include information such as when the Applicant was founded, who founded the Applicant, a brief history of the Applicant, the Applicant's primary services and market, and the number of the Applicant's employees in NYC and elsewhere. **Limit the description to 250 words.**

See attached Annex.

¹ Select the individual to whom questions should be directed and who may speak on behalf of the Applicant.

E. PROPOSED PROJECT ACTIVITIES

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

See attached Annex.

Example: [Applicant Name] ("Applicant"), a New York not-for-profit corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, is a [school, domestic violence shelter, hospital, community center, etc.] that serves [profile of stakeholders served]. Applicant is seeking approximately \$[] in tax-exempt revenue bonds (the "Bonds"). Proceeds of the Bonds [together with other funds available to Applicant], will be used to [modify below as needed]:

- i. refinance [describe debt];
- ii. finance the [acquisition, construction, renovation, equipping, and/or furnishing] of a [] square foot facility (the "Facility") on a [] square foot parcel of land located at [address]; and/or
- iii. pay for certain costs related to the issuance of the Bonds (i, ii, and iii, collectively, the "Project").

The anticipated closing date is []. The project is anticipated to be completed in __ [months or years].
The Project will allow Applicant to [brief description of financial or other benefits to Applicant of the Project].

F. PROJECT LOCATION DETAIL

Complete this table for *each* Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: One East 161st Street, Bronx, New York 10451	Location # 1	of 1
Borough/Block/Lot: Bronx/Blocks 2492 & 2493/Lots 1 & 9	Community Board #: 4	Neighborhood: Concourse Village
Square footage of land: Approximately 636,000 square feet	Square footage of existing building: Approximately 1,400,000	Number of Floors: Not Applicable
How is the anticipated Project Location currently used and what percentage is currently occupied?		Not Applicable
In the case of relocation, what will happen with Applicant's current facility?		<input checked="" type="checkbox"/> N/A
Does the Project Location have access to rail and/or maritime infrastructure?		Yes
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See attached Annex.		
If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy.		
For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		
Construction Information		
Facility Operations Start Date (as defined in the Policies and Instructions):		
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No See attached Annex.		
If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.		
Does the Project involve subsurface disturbance or excavation? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Anticipated square footage of Facility after construction and/or renovation:		
Anticipated square footage of <i>non-building improvements</i> after construction and/or renovation (e.g. parking lot construction):		
Square feet of wet lab space created: Square feet of wet lab space preserved:		
Percentage of total building size dedicated to wet lab space:		
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? ²		

² More information on free energy efficiency advisory services can be found: [here](#)

Which of the below statements best reflects your current stage in the contractor procurement process?

- A contractor has been selected and the procurement process is complete.
- The procurement process has begun but a contractor has not been selected. Selection is anticipated by:
- The procurement process has not begun. Procurement is anticipated to begin by:
- Other:
- Not applicable

Zoning Information

Current zoning of Project Location:

Is a zoning variance or special permit required for the Project to proceed at Project Location? Yes No

If yes, attach a separate page and describe the zoning variance or special permit required, which agencies are involved, and the anticipated schedule for zoning approval.

Is the Project subject to any other city, state or federal approvals? Yes No

If yes, attach a separate page and describe the approval required, and if applicable, list any other environmental review that may be required.

Is the Project Location a designated historic landmark or located in a designated historic district? Yes No

Is the Project Location within the NYC Coastal Zone Boundary? Yes No

Intended use(s) of site (check all that apply): Retail % Manufacturing/Industrial % Commercial Office % Residential %
 % If Residential, what percentage of units will be affordable? %

G. ANTICIPATED OWNERSHIP

1. Check the accurate description of the Project Location's anticipated ownership.

<input type="checkbox"/> Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.	(Projected) Acquisition date:
<input checked="" type="checkbox"/> Applicant or an Affiliate leases/expects to lease the Project Location. <input checked="" type="checkbox"/> Lease is for an entire building and property. <input type="checkbox"/> Lease is for a portion of the building and/or property.	(Projected) Lease signing date: August 22, 2006
<input type="checkbox"/> Neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Describe the anticipated ownership of the Project Location premises:	

2. Does/will an Affiliate own/control the Project Location? Yes No

If yes, complete the table below:

Name of Affiliate: Yankee Stadium Holdings LLC	Address of Affiliate: One East 161st Street, Bronx, New York 10451
Affiliate is a:	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> S Corporation	<input checked="" type="checkbox"/> Limited Liability Company
	<input type="checkbox"/> C Corporation
	<input type="checkbox"/> Natural Person
	<input type="checkbox"/> Other :

H. PROJECT FINANCING

1. **Sources of Financing.** Provide amounts as aggregates for all Project Locations. Add table rows, if needed.

Sources	Total Amount	Percent of Total Financing
Equity	\$	%
Commercial Loan (Bank Name:)	\$	%
Capital Campaign	\$	%
New York City Public Funds	\$	%
Source:	\$	%
Source:	\$	%
New York State Public Funds	\$	%
Other:	\$ 885,631,718	100 %
Total	\$ 885,631,718	100%

2. Mortgage amount on which tax is levied (exclude SBA 504 financing¹): Not applicable

¹ The SBA 504 Loan Program, administered by the Small Business Administration, is designed to provide small businesses with long-term financing to acquire and improve major fixed assets, such as owner-occupied commercial real estate and heavy machinery.

2. Of the Total Jobs at Project Location in Column D, how many employees are/will be NYC residents? Approximately 700
3. How many employees at the Project Location will be paid below living wage² at Project Start Date (as defined in the Policies and Instructions)?
-0-
4. Does the Project currently have, or anticipate having, contract or vendor employees³ at the Project Location? Yes No
5. Generally describe all other forms of compensation and benefits that permanent employees will receive (i.e. healthcare, employer contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.). See attached Annex.
6. Will Applicant or any of its Affiliates be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act")? Yes No
If yes, provide an overview of the applicable requirements under the Act and an explanation of how Applicant plans to comply with such requirements. If no, explain why and provide a FT employee count using the Act "[FTE Employee Calculator](#)". See attached Annex.
7. Is Applicant currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law? Yes No
If yes, provide an explanation of your company's paid and unpaid sick time policy. If No, explain why and provide a table which outlines the number of anticipated employees and hours worked per calendar year.⁴ See attached Annex.
8. Will the Project use an apprenticeship program approved by the New York State Department of Labor? Yes No

J. LABOR

Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions applies to any of these Companies, answer *No*. For any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Has any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
 Yes No If Yes, explain on an attached sheet.
2. Has any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?
 Yes No If Yes, describe and explain current status of complaints on an attached sheet.
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes No If Yes, explain on an attached sheet.
4. Are any of the Companies' employees *not* permitted to work in the United States?
 Yes No If Yes, provide details on an attached sheet.
5. Is there any period for which the Companies did not complete and retain or do not anticipate completing and retaining all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
 Yes No If "Yes," explain on an attached sheet.
6. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
 Yes No If "Yes," use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
7. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
 Yes No If "Yes," use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.

² For information regarding living wage, see Additional Obligations document.

³ Contract or vendor employees are independent contractors (i.e. persons who are not "employees") or are employed by an independent contractor, who provide services at a Project Location.

⁴Information on the Paid Sick Leave Law can be found [here](#).

8. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?

Yes No

If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

K. FINANCIALS

1. Has Applicant, Affiliate(s), Principal(s), or any close relative any Principal(s), ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any Public Entities?
- Yes No If Yes, provide details on an attached sheet.
2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project Location(s), obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other Public Entities?
- Yes No If Yes, provide details on an attached sheet.
3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?
- Yes No If Yes, provide details on an attached sheet.
4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?
- Yes No If Yes, provide details on an attached sheet.
5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Include mortgage loans and other loans taken in the ordinary course of business only if in default.
- Yes No If Yes, provide details on an attached sheet.
6. Has Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?
- Yes No If Yes, provide details on an attached sheet.
7. In the table below, provide contact information for Applicant's references. If the space provided below is insufficient, provide complete information on an attached sheet. List any "Major Suppliers" (those that compose more than 10% of goods, services, and materials).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenues
Major Suppliers	Not applicable						%
							%
Unions	See attached Annex.						
Banks	See attached Annex.						

L. ANTI-RAIDING

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? Yes No

If "Yes," provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City? Yes No

If "Yes," provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

If the answer to question 1 or 2 is "Yes," answer questions 3 and 4.

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry? Yes No
4. Is the Project reasonably necessary to discourage Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?

Yes No

If the answer to question 3 or 4 is "Yes," provide a detailed explanation on a separate sheet of paper.

M. COMPLIANCE WITH LAW

- The Applicant and any owner or occupant of the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations. Yes No
- The proposed project, as of the date of this application, is in compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to the provisions of Section 859-a and Section 862(1) thereof. Yes No

N. ADDITIONAL QUESTIONS

- What are the primary sources of revenue supporting Applicant's operations?
- If the Applicant's Statement of Activities categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category: N/A
- If the Applicant's Statement of Activities categorizes any revenues as "Other general and administrative," describe what revenues are captured in that category: N/A
- Share employee salaries and wages paid in the last three fiscal years:

Salaries and Wages	Year 1: 20	Year 2: 20	Year 3: 20

- If Applicant is a charter school:
 - What share of the total student body receives free or reduced lunch? N/A
 - Does the Applicant currently co-locate a facility/anticipate co-locating a facility with the Department of Education? Yes No

- Is the Applicant funded through existing City or state contracts? Yes No

If "Yes," complete the following table:

Agency	Contract Amount	Year of Contract Execution	Year of Contract Termination	Renewal Mechanism

- What is the anticipated operating expense savings as a result of this NYCIDA transaction? \$ N/A

- If the Applicant is refinancing existing debt, complete the following table. N/A

Existing Debt Series	Year of Maturity	Current Interest Rate	Estimated Savings	Anticipated Use of Savings

- Where does the Applicant intend to allocate the savings provided through NYCIDA?

CERTIFICATION

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Issuer's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I certify that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials. I understand that the Issuer will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at Applicant's expense.

I acknowledge 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 exemptions claimed by reason of Issuer involvement in the project.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Issuer with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Issuer or NYCEDC may take to investigate and verify such information; that the Issuer may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Issuer determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the Issuer may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions document provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Issuer shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Issuer presents Applicant's proposed Project to the Board for approval, the Issuer does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Issuer obtains such approval, such approval shall not constitute a guaranty from the Issuer to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Issuer decides, in its sole discretion, to not present Applicant's proposed project to the Board for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases NYCIDA and NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Issuer discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuer to make such disclosure and hereby releases the Issuer from any claim or action that Applicant may have or might bring against the Issuer, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Issuer and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Issuer reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant.

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This day of ^{October}, 20 19 . _____

This day of _____, 20 _____ .

Name of Applicant: Yankee Stadium LLC

Name of Preparer: _____

Signatory: Anthony G. Bruno

Signatory: _____

Title of Signatory: Vice President

Title of Signatory: _____

Signature: _____

Signature: _____

NYCIDA APPLICATION: ATTACHMENTS CHECKLIST

Submit the following attachments to your Core Application by the Application Deadline associated with your targeted Board Meeting date.

- A. **Full Environmental Assessment Form or Short Environmental Assessment Form** (SEAF, provided by NYCIDA)
- B. Completed **Environmental Audit Report (Phase I)** certified to the Issuer. Based upon the Issuer's review, a Phase II may be requested.
- C. **Internal Background Investigation Questionnaire** (provided by NYCIDA). Complete the form for Applicant and any Affiliate. Mail the final page (notarized) with the original signature to:
Strategic Investments Group
NYCEDC
110 William Street
New York, NY 10038
- D. **Doing Business Data Form** (Provided by NYCIDA)
- E. Past three years of **financial statements** for Applicant, Affiliates, and/or guarantors (as applicable). For any year that Applicant does not have a financial statement, provide an **operating pro forma** or other financial analysis demonstrating how the Issuer's assistance is needed in order to make the Project feasible. If your financials have line items noted as "Other," provide a short description explaining what the line item entails.
- F. Past four calendar quarters of **NYS-45 MN or ATT filings** for Applicant and its Affiliates. Redact employee names and Social Security numbers or provide NYS-45 MN summary page.
- G. Copy of Acord Certificate of Liability Insurance.
- H. Signed **Inducement Letter** on company letterhead. Letter should include a brief description of Applicant, the Project, a determination that the Project would not be completed without receiving the Issuer's benefits, and the immediate impact of the Project (500 word limit).
- I. **Short Bios** for CEO CFO, and chairperson that include employment history and education.
- J. **Contract of Sale/Lease Agreement** for acquiring title or leasehold title to the Project Location.
- K. Executed **Commitment Letter or Term Sheet** from financial institution(s) providing financing that clearly indicates portion(s) in connection with which assistance is being sought.
- L. **Organizational Chart** of Applicant and Affiliates.
- M. **Non-refundable \$5,000 application fee** payable to the Issuer, mailed to
Strategic Investments Group
NYCEDC
110 William Street
New York, NY 10038
- N. Policies and Instructions document **signature page** (provided by the Issuer)
- O. Additional Obligations document **signature page** (provided by the Issuer)
- P. **Letter of community support**, if applicable
- Q. **A written plan describing shared use of facility**
- R. **Documents required by Bond Counsel:**
 - Internal Revenue Service letter determining organization's 501(c)(3) status
 - Bylaws
 - Charter
 - List of Board of Directors and affiliations
 - Documents regarding affiliated organizations
 - Board Resolution relating to undertaking of the proposed project
 - Capital Campaign literature (if any)

Annex to Core Application

D. APPLICANT BACKGROUND

Applicant has been structured as a bankruptcy-remote special purpose entity for the primary purpose of building, operating and maintaining, on behalf of the New York City Industrial Development Agency (“Issuer”), the Major League Baseball stadium (the “Stadium”) located in the Bronx, New York commonly known as “Yankee Stadium.”

Applicant also serves as the conduit through which the debt service is paid on the following four (4) series of bonds issued by Issuer: (i) \$942,555,000 initial principal amount of PILOT Revenue Bonds, Series 2006 (Yankee Stadium Project), (ii) \$25,000,000 initial principal amount of Rental Revenue Bonds, Series 2006 (Yankee Stadium Project), (iii) 258,999,944.60 initial principal amount of PILOT Revenue Bonds, Series 2009A (Yankee Stadium Project) and (iv) \$111,900,000 initial principal amount of Rental Revenue Bonds, Series 2009 (Yankee Stadium Project). The bonds covered by clauses (i) and (iii) are collectively referred to as the “PILOT Bonds.”

E. PROPOSED PROJECT ACTIVITIES

The bond refunding transaction covered by this Bond Issuance Core Application (“Core Application”) relates to a portion of the PILOT Bonds issued as part of a financing plan for the design, development, acquisition, construction, equipping and fitting out of the Stadium (which was completed in 2009). The bond refunding transaction is being undertaken for the purpose of fiscally strengthening the Yankee Stadium project. The savings realized from the bond refunding transaction will facilitate funding of maintenance and improvements necessary to cause Yankee Stadium to continue to operate in accordance with prevailing industry standards for domestic first-class professional sports stadia. Enhanced maintenance and improvement projects will facilitate the creation of additional employment opportunities at Yankee Stadium.

The Stadium, which is owned by Issuer, is situated on approximately 14.6 acres of land (the “Site”) owned by the City of New York (the “City”). The Site is leased by the City to Issuer pursuant to a ground lease agreement for a term of 99 years, which term commenced on August 22, 2006. Pursuant to a lease agreement (as amended to date, the “Stadium Lease”), Issuer subleased the Site and leased the Stadium to Applicant and Applicant, as agent of Issuer, operates and maintains the Stadium in accordance with the Stadium Lease. Pursuant to a sublease agreement (as amended to date, the “Stadium Sublease”), Applicant subleased the Stadium to New York Yankees Partnership (the “Partnership”). The Partnership holds the franchise right for the Major League Baseball (“MLB”) club commonly known as the “New York Yankees” (the “Yankees”). Under the Stadium Sublease, the Yankees play home games at the Stadium.

F. PROJECT LOCATION DETAIL

Project Location Information

Applicant has previously provided Issuer with information pertaining to the Stadium Lease and Stadium Sublease.

Legends Hospitality, LLC (“Legends”) operates various concession areas located within Yankee Stadium pursuant to a concession services agreement dated as of September 25, 2008 (the “CSA”) with the Partnership. Legends occupancy commenced on March 1, 2009. The initial term of the

CSA expires on November 1, 2028. An equity interest in Legends is indirectly held by an affiliate of Applicant.

NYE Steak LLC operates a steakhouse restaurant consisting of approximately 6,309 square feet. NYE Steak LLC subleases such space from the Partnership pursuant to a Sublease Agreement dated as of December 12, 2008, as amended. NYE Steak LLC's occupancy commenced on December 12, 2008. The sublease expires on December 12, 2023. An equity interest in NYE Steak LLC is indirectly held by an affiliate of Applicant.

Hard Rock Stadium Tenant, Inc. subleases approximately 7,077 square feet from the Partnership pursuant to a Sublease Agreement dated December 12, 2008, as amended. This space is used for the operation of a Hard Rock Café. Hard Rock Stadium Tenant, Inc.'s occupancy commenced on December 12, 2008. The sublease expires on December 12, 2023.

Construction Information

Although the first question 1 was answered in the negative, the savings realized from the bond refunding transaction will facilitate funding of maintenance and improvements necessary to cause Yankee Stadium to continue to operate in accordance with prevailing industry standards for domestic first-class professional sports stadia. These maintenance and improvement projects will create additional employment opportunities at Yankee Stadium.

I. EMPLOYMENT INFORMATION

Question 5: The Partnership provides employer-sponsored health care (e.g., medical, dental and vision), employer contributions for retirement plans, on-the-job training, as well as participation in a defined benefit pension plan through Major League Baseball for full-time employees.

Question 6: The Partnership is required to provide health coverage to certain employees pursuant to the Act.

Question 7: The Partnership provides sick time to employees in accordance with the Earned Safe and Sick Time Act. The Partnership has been and remains in compliance with the Earned Safe and Sick Time Act. The Partnership provides certain paid time off for full-time employees by frontloading up to a maximum of 25 days in a calendar year. With regards to unpaid time off due to an employee's own illness, the Partnership complies with the Family and Medical Leave Act of 1993, as amended, which entitles eligible employees to unpaid, job-protected leave time within a 12-month period for certain family, military and serious medical reasons up to a maximum period of 12 weeks.

J. LABOR

Question 2:

Union	Type of Claim	Status
SEIU, Local 32BJ	NLRB Case No. 02-CB-176023	Dismissed
SEIU, Local 32BJ	NLRB Case No. Case No. 02-CA-237776	Dismissed by NLRB Region 2 on 05/24/19

Question 3:

Set forth below is information pertaining to union grievance claims not involving Major League Baseball players or umpires. The Major League Baseball players and umpires are covered by separate collective bargaining agreements containing grievance resolution provisions.

Union	Type/Name of Claim	Status
SEIU, Local 176	Grievance/Arbitration	Arbitrator Order: Just Cause Termination 08/3/15
SEIU, Local 32BJ	Grievance – Termination	Withdrawn – Stipulation 07/02/14
SEIU, Local 32BJ	Grievance	Withdrawn
SEIU, Local 32BJ	Grievance – Suspension	Withdrawn – Stipulation 05/31/15
SEIU, Local 32BJ	Grievance – Termination	Withdrawn – Stipulation 09/18/14
SEIU, Local 32BJ	Grievance – Termination	Withdrawn – Stipulation 09/16/14
SEIU, Local 32BJ	Grievance/Arbitration – Termination	Arbitrator Order: Just Cause Termination 02/18/15
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance/Arbitration	Arbitrator Order: Just Cause Termination 08/26/16
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn – Stipulation 06/04/15
SEIU, Local 32BJ	Grievance/Arbitration – Termination	Arbitrator Order: Just Cause Termination 11/11/15
SEIU, Local 32BJ	Grievance – Suspension	Withdrawn
SEIU, Local 32BJ	Grievance – Suspension	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Failure to Pay	Withdrawn
SEIU, Local 32BJ	Grievance – Suspension	Withdrawn – Stipulation 08/07/15
SEIU, Local 32BJ	Grievance/Arbitration – Termination	Arbitrator Order: Just Cause Termination 12/24/15
SEIU, Local 32BJ	Grievance/Arbitration –	Arbitrator Order: Just Cause Termination 05/12/16
SEIU, Local 32BJ	Grievance – Failure to Pay	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn
SEIU, Local 32BJ	Grievance – Termination	Withdrawn – Stipulation 06/21/16
SEIU, Local 32BJ	Grievance – Failure to Pay	Withdrawn

SEIU, Local 32BJ	Grievance – Indefinite Suspension/Termination	Referred to Grievance Appeal Board
SEIU, Local 32BJ	Grievance/Arbitration – Termination	Settled with resignation

Question 6:

On March 7, 2019, the Occupational Safety and Health Administration (“OSHA”) conducted an inspection of the premises which resulted in citations which have been remedied. In connection therewith, eyewash stations were installed throughout the premises, a Hazard Communication Program was adopted, and an Expedited Informal Settlement Agreement with OSHA was executed by the Partnership.

Question 8:

None of the dismissed, withdrawn or otherwise settled claims listed below has resulted in, or otherwise had, a material adverse effect upon the Partnership or its business operations.

Allegation	Status
Discrimination NYSDHR Case No. 10163501; Federal Charge No, 16GB304357	Withdrawn by Claimant on 01/09/14
Discrimination NYSDHR Case No. 10171610	Withdrawn by Claimant
Discrimination NYSDHR Case No. 10171628	Withdrawn by Claimant
Retaliation NYSDHR Case No. 10174082; Federal Charge No. 16GB501934	Dismissed following “no probable cause” Determination and Order by NYSDHR on 09/09/15
Discrimination and failure to pay overtime by independent contractor. State of New York, Supreme Court – Erie County	Settled
Retaliation NYSDHR Case No. 10177751; Federal Charge No. 16GB600022	Dismissed following “no probable cause” Determination and Order by NYSDHR on 04/01/16
Discrimination and retaliation NYSDHR Case No. 10183025; Federal Charge No. 16GB603772	Withdrawn by Claimant on 09/01/16
Retaliation	Dismissed following “no probable cause”

NYSDHR Case No. 10182443; Federal Charge No. 16GB603339	Determination and Order by NYSDHR on 11/01/16
Discrimination NYSDHR Case No. 10188544; Federal Charge No. 16GB703163	Dismissed following “no probable cause” Determination and Order by NYSDHR on 10/27/17
Retaliation SDHR Case No. 10191727; Federal Charge No. 16GB801001	Dismissed following “no probable cause” Determination and Order by NYSDHR on 05/04/18
Discrimination NYSDHR Case No. 10195368; Federal Charge No. 16GB803795	Probable Cause Determination on 01/03/19; public hearing to be scheduled; employee resigned on 06/23/19
Threatened filing of discrimination claim with NYSDHR	Pending

K. FINANCIALS

Question 1: In connection with the financing of the Yankee Stadium project completed in 2009, the New York City Industrial Development Agency issued the following four (4) series of bonds: (i) \$942,555,000 initial principal amount of PILOT Revenue Bonds, Series 2006 (Yankee Stadium Project), (ii) \$25,000,000 initial principal amount of Rental Revenue Bonds, Series 2006 (Yankee Stadium Project), (iii) 258,999,944.60 initial principal amount of PILOT Revenue Bonds, Series 2009A (Yankee Stadium Project) and (iv) \$111,900,000 initial principal amount of Rental Revenue Bonds, Series 2009 (Yankee Stadium Project).

Question 7:

Unions

Union Name	Address	Contact	Phone	Fax	Email
SEIU, Local 176	180-28 68 th Drive, Forest Hills, NY 11375	[REDACTED]	[REDACTED]		
SEIU, 32BJ	25 W. 18 th St. New York, NY 10011	[REDACTED]	[REDACTED]		
Local F-72, IATSE	7 Monroe Dr. Poughkeepsie, NY 12601	[REDACTED]	[REDACTED]		

IUOE, Local 30, AFL-CIO	16-16 Whitestone Expwy., Whitestone, NY 11357	[REDACTED]	[REDACTED]		
NABET-CWA, Local 11, AFL-CIO	145 W. 30 th St., 12 th Fl. NY, NY 10001	[REDACTED]	[REDACTED]		
UAW – Local 2320, AFL-CIO	256 W. 38 th St., Ste. 705, New York, NY 10018	[REDACTED]	[REDACTED]		
Local 100	275 Seventh Avenue, New York, NY 10001	[REDACTED]	[REDACTED]		
Local 153	265 West 14 th Street, New York, NY 10011	[REDACTED]	[REDACTED]		
Major League Players Association	12 East 49 th St., 24 th Floor, New York, NY 10017	[REDACTED]	[REDACTED]		
Local 3	*				
Umpires' Union	*				
Patrolmen's Benevolent Association	*				

* While members of these unions work at the Stadium, such members are employed by outside entities that maintain the relationship with the union.

Banks

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
Wells Fargo Bank	10 S. Ashley Drive, Ste. 1000, Tampa, FL 33602	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Bank of America	767 Fifth Avenue, Fl. 12A, New York, NY 10153	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Fifth Third Bank	201 E. Kennedy Blvd., Ste. 1800, Tampa, FL 33602	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Regions Bank	100 N. Tampa Street, Ste. 3100, Tampa, FL 33602	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Iberia Bank	201 N. Franklin Street Tampa, FL 33602	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
MUFG (Bank of Tokyo)	1221 Avenue of the Americas New York, NY 10020	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Republic Bank	1300 N. Westshore Blvd., Suite 150, Tampa, FL 33607	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

L. ANTI-RAIDING

Question 3: Although neither question 1 or question 2 was answered in the affirmative, Applicant believes the bond refunding transaction is necessary to preserve the competitive position of Yankee Stadium and the Team. The bond refunding transaction is being undertaken for the purpose of fiscally strengthening the Yankee Stadium project.

Yankee Stadium and its occupant, the Yankees, share the greater New York market with several professional sports teams and entertainment venues. While the Team has a large existing fan base, in order for the Team to maintain its competitive position as an iconic sports franchise, it is imperative that Yankee Stadium continue to operate in accordance with prevailing industry standards for domestic first-class professional sports stadia. The savings realized from the bond refunding transaction will facilitate funding of maintenance and improvements necessary to cause Yankee Stadium to continue to operate in accordance with such industry standards. These maintenance and improvement projects will create additional employment opportunities at Yankee Stadium.

617.20
Appendix B
Short Environmental Assessment Form

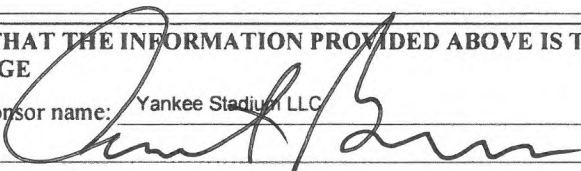
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Yankee Stadium Project				
Project Location (describe, and attach a location map): One East 161st Street, Bronx, New York 10451				
Brief Description of Proposed Action: Please see Annex 1 attached hereto. Based on the information contained in Annex 1, questions 1 through 20 have not been answered.				
Name of Applicant or Sponsor: Yankee Stadium LLC		Telephone: [REDACTED]		
		E-Mail: [REDACTED]		
Address: One East 161st Street				
City/PO: Bronx	State: NY	Zip Code: 10451		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
			<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) available at or near the site of the proposed action?		
<input type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
<input type="checkbox"/>	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Yankee Stadium LLC	Date: 10-8-19	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Annex 1

The project (the "Project"), which consisted of the design, development, acquisition, construction, equipping and fitting out of the Stadium, was completed in 2009. The Stadium, which is owned by Issuer, is situated on approximately 14.6 acres of land (the "Site") owned by the City of New York (the "City"). The Site is leased by the City to Issuer pursuant to a ground lease agreement for a term of 99 years, which term commenced on August 22, 2006. Pursuant to a lease agreement, Issuer subleased the Site and leased the Stadium to Applicant and Applicant, as agent of Issuer, operates and maintains the Stadium. Pursuant to a Stadium Sublease, Applicant subleased the Stadium to New York Yankees Partnership (the "Partnership"). The Partnership holds the franchise right for the Major League Baseball club commonly known as the "New York Yankees."

The Project has been reviewed under the City's Uniform Land Use Review Procedure and environmental review process, both of which are completed. A full Environmental Impact Statement ("EIS") was prepared for the Project, with the City's Parks Department as lead agency. A public hearing on the draft EIS was held on January 11, 2006 and the final EIS was certified as complete on February 10, 2006. Subsequently, the City Council and the New York Planning Commission approved the disposition of the Site by the City to Issuer for development of the Stadium.

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THE BOX IS MONTHLY.
THE DISCOVERIES ARE ENDLESS

[GET STARTED](#)

Yankee Stadium - New York

Geocode for Yankee Stadium: Latitude: 40.8270449 - Longitude: -73.9279148

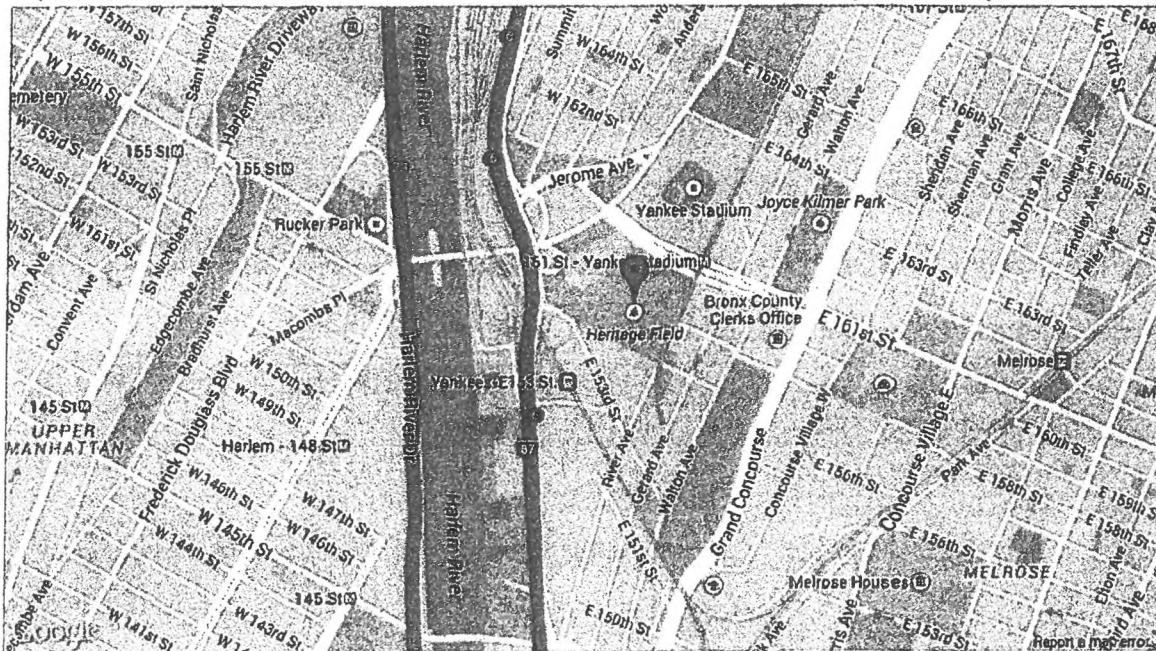
Maps and Satellite Views: [Bronx County](#), [Central Park](#)

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[Check for a Street View of the Area Around Yankee Stadium, NY](#)

↓ Tick marks zoom in and out.

Map-Satellite-Hybrid selects view.



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