

NYCIDA PROJECT COST/BENEFIT ANALYSIS

September 13, 2012

APPLICANT

Foodfest Depot LLC
441 Exterior Street
Bronx, NY 10451

PROJECT LOCATION

550 East 132 Street
Bronx, NY 10454

A. Project Description:

Foodfest Depot LLC (the "Company") is a wholesale food service distributor catering to small "mom and pop" restaurants, pizzerias and delis in the tri-state area. The Company is seeking Agency assistance through a straight-lease agreement under the Industrial Incentive Program ("IIP") for Alphaomega Properties Realty LLC, a real estate holding entity, for the benefit of the Company. Alphaomega Properties Realty LLC will acquire 550 East 132nd Street, an approximately 98,000 square foot facility in the Bronx, to be used as a warehousing, distribution and office facility (the "Project"). The Company will renovate portions of the facility and intends to sub-lease approximately 10,000 square feet to Victory Foodservice Distributors Inc., an affiliated entity.

The total project cost is expected to be approximately \$11.19 million, of which approximately \$9.75 million will be used for building acquisition, \$1 million will be used for construction, and \$440,000 will be used for fees and soft costs.

The Project will allow the company to relocate 16 full-time employees and add an additional 7 full-time employees within three years.

B. Costs to City (New York City taxes to be exempted):

Mortgage Recording Tax Benefit:	\$ 162,988
Land Tax Abatement (NPV, 25 years):	\$ 1,278,740
Building Tax Exemption (NPV, 25 years):	\$ 2,616,837
Sales Tax Exemption:	\$ 15,750
Total Cost to NYC	\$ 4,074,315

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):

\$ 7,336,203

Company Contact Information

This page collects information for all contacts involved in the Project.

Applicant Name: Foodfest Depot	
Operating Company Address: 441 Exterior Street, Bronx, NY 10451	
Website Address:	
EIN #: [REDACTED]	NAICS Code: 424400
Date of Application: 7/19/12	

1. Officer of Applicant serving as contact person:

Name/Title: Konstantinos Tyras Firm: Foodfest Depot
Phone: [REDACTED] Fax: [REDACTED]
E-mail Address: [REDACTED] Address: 515 Truxton Street, Bronx, NY 10474

2. Attorney of Applicant:

Name: Stuart H. Schoenfeld, Esq. Firm: Capell Barnett Matalon & Schoenfeld LLP
Phone: [REDACTED] Fax: [REDACTED]
E-mail Address: [REDACTED] Address: 230 Park Avenue, Suite 460, New York, NY 10169

3. Accountant of Applicant:

Name: George Criezis Firm: _____
Phone: [REDACTED] Fax: _____
E-mail Address: _____ Address: 8 Manor Drive, Sparta, NJ 07871

4. Other Advisor/Consultant to Applicant (if applicable):

Name: Robert Morel Firm: City One Real Estate & Financing, LLC
Phone: [REDACTED] Fax: [REDACTED]
E-mail Address: [REDACTED] Address: 236 Greenpoint Avenue, Brooklyn, NY 11222

Company Background

This page collects a brief overview of the Applicant's structure and operations.

1. Applicant is (check one of the following, as applicable):

- General Partnership Limited Partnership C Corporation
 S Corporation Limited Liability Company Natural Person
 501 (c)(3) Organization Other (specify): _____

2. Are any securities of Applicant publicly traded? Yes No

3. Applicant's state of incorporation or formation: NY

4. Applicant's date of incorporation or formation: 1997

5. States in which Applicant is qualified to do business: Nationwide

6. Please provide a brief description the nature of the business, including a description of the industry, competitors, services offered, and any other relevant info:

Foodfest Depot is a wholesale food service distributor catering to smaller "mom and pop" restaurants, pizzeria's and delis in the tri-state area. The company sells over 6,000 items ranging from cheese, napkins, silverware, minor restaurant equipment, dry good groceries, frozen food, all in bulk. Foodfest acts as a one-stop shopping center for smaller food establishments that do not have the storage or financial capability to acquire items in bulk. The company's commercial customers visit their facility to pick up the merchandise; there is a small retail component. (see attached detailed History and Operations memo)

7. Please provide a brief description of the company history, unique company facts, etc.:

Foodfest originally was a division of Victory Foodservice Distributors Inc. and then incorporated as a separate, but related company. In 2006 the company was forced to relocate from its then current leased facility in the Bronx Terminal market under very rushed circumstances. A "temporary" home was located at 441 Exterior Street in the Bronx, where it currently occupies 29,000 square feet in a 3 story building. These operations are incredibly inefficient with no parking, poor loading and unloading and very cramped quarters. (see attached detailed History and Operations memo)

Proposed Project Activities

This page provides a general outline of the NYCIDA/NYCCRC project.

1. Please provide a brief overview of the entire proposed Project. If necessary break down Project activities by tax lot to describe activities at each Project Location.

Foodfest will be acquiring a 98,000 square foot building with approximately 70,000 square feet of yard. The company will occupy at least 80% to 85% of the facility, but the exact occupancy will not be determined until the company moves in and determines its requirements. The company will relocate from the Bronx Terminal Market and all business operations will occur at the new site. The company has 16 existing employees and will be doubling in size over the next 7 years at a minimum. The company's customers come to the site in small vehicles ranging from cars to mini vans. Customers have pre-ordered their pick-ups and meet with a customer service representative who assists with the loading of the merchandise into the commercial client's vehicle. The company services the tri-state area, New Jersey, lower New York State, Connecticut, parts of Long Island and the 5 boroughs.

2. Please provide a brief description of how the proposed Project will affect current operations.

The company's current operations are incredibly inefficient and seriously hindering company growth and profitability. The new location will be all on one level and will provide for greatly expanded refrigeration, cooling and freezer operations. The large yard will provide for more efficient customer pick-up. The larger footprint of the warehouse will enable the company to increase its broad array of merchandise and items for sale. Management anticipates that the company will greatly expand its ethnic lines, the Caribbean market, frozen goods (especially fish and meat) and other items for sale. The company also anticipates to increase its employment by 100% within a short period of time.

3. Please provide a brief description of renovations/construction of the proposed Project.

Current renovation plans are being finalized, but it is anticipated that new freezers and refrigeration boxes will be constructed. These have to be made energy efficient with special insulation. Part of the roof may be raised. Part of the offices may be demolished as the current operation of Foodfest does not require 20,000 square feet of offices.

4. Please provide a brief timeline for the entire proposed Project.

It is anticipated that the closing will occur sometime in November 2012. Construction will commence and a full occupancy will occur probably in early or late summer 2013.

Core Application- Project Description

Project Financing

The chart immediately below requires information relating to the sources and uses of funds to be expended for the Project. For purposes of this chart, the amounts provided should be aggregates for all Project Locations.

Uses of Funds	Sources of Funds (If needed use an additional sheet to indicate all sources and uses)							Total Uses
	Bond Proceeds	Commercial Financing (Loan 1)	Commercial Financing (Loan 2)	Affiliate/ Employee Loans	Capital Campaign	Company Funds	Other (Identify): Equity	
Land & Building Acquisition		5,075,000	4,350,000				325,000	9,750,000
Construction Hard Costs		500,000					500,000	1,000,000
Construction Soft Costs								
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment								
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance							150,000	150,000
Fees (explain):								
Other (explain) Property Transfer Tax		105,000					185,000	290,000
Total		5,680,000	4,350,000				1,160,000	11,190,000

Please list where machinery, equipment and furnishings will be purchased and what percentage of total machinery, equipment, and furnishings relating to the Project this will represent:

- New York City Percentage of Total? 100
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NYS) Percentage of Total? _____
- Outside United States Percentage of Total? _____
- N/A - There is no equipment planned to be purchased with this project.

Project Location Detail

This page and the following 3 pages of this Application (i.e., pages 7 through 10, inclusive) make up the Proposed Project Packet.

Applicant must complete an Individual Proposed Project Packet for **each** Project Location for which Applicant is seeking Project Financial Assistance.

Project Location		Project Location # _____ of _____	
Borough/Block/Lot: Bronx, Block 2280, Lot 192			
Street address and zip code: 550 East 132 nd Street, Bronx, NY 10454			
Zoning: M-3-1		Number of Floors: 1	
Square footage of Existing Building: 98,000		Square footage of Land: 153,000	
Intended use(s) of site (e.g. manufacturing, office, retail, etc.): Warehousing, Distribution, Offices			
8,000 SF Refrigerator/Cooler 7,000 SF Freezer			
Estimated square footage of Project after construction/ improvement completion: 98,000			
Building Square Footage: 98,000			
Non-building Improvement square footage (If applicable): N/A			
Existing subtenant occupied square footage within building (in aggregate and per subtenant): N/A		Remaining length of each sublease: N/A	
Nature of business for each sub-tenant: N/A			

Anticipated Ownership of Premises

Please note that for purposes of answering the questions on this page, any reference to an "Affiliate" (as defined on the first page of this Application) should be deemed to mean an Affiliate of Applicant

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project Location.
- Applicant or an Affiliate expects to be the fee simple owner of the Project Location.
- Applicant or an Affiliate leases the project Location.
- Applicant or an Affiliate expects to lease the project realty immediately following the closing.
- None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

2. If Applicant or Affiliates leases or expects to lease the Project Location, choose one of the following

- Lease is for an entire building and property
- Lease is for space within a building.

3. If an Affiliate owns or controls (or will own or control) a Project Location, then describe such Affiliate by choosing one of the following selections and completing the chart provided below:

- General Partnership
- Limited Partnership
- C Corporation
- S Corporation
- Limited Liability Company
- 501(c)(3) Organization
- Natural Person
- Other (specify): _____

Name of Affiliate: Alphaomega Properties Realty LLC	EIN # of Affiliate: [REDACTED]
Address of Affiliate:	
Affiliation of Affiliate to Applicant: Real Estate Holding Entity	
Contact Person: Mike Tyras	Title of Contact Person: CEO
Phone Number(s): [REDACTED]	

Employment Information

The following information will be used as part of the NYCIDA/ NYCCRC's calculation of the benefit of the project, and as a basis for comparison with the information reported in periodic compliance surveys the Agency conducts throughout the life of the Project.

Note: for the meanings of all defined terms, see page 1 of this Application.

A. Commencement of Operations

1. When does Applicant expect to close with NYCIDA/NYCCRC/Build NYC?
October 2012.
2. What will be the Facility Operations Start-Date? June 2013.

B. Current City-wide and Project Location Employment

1. Currently, how many Full-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?
FoodFest - 16, Victory - 96.
2. Currently, how many Part-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?
FoodFest - 0, Victory - 4
3. If the Applicant currently occupies and operates at the Project Location, how many Full-time and Part-time Employees are currently employed at the Project Location? (Indicate "NA" if no Employees are currently employed at the Project Location.) Part-time: N/A Full-time: N/A

C. Expected City-wide Employment

1. How many Full-time Employees do Applicant and Applicant's Affiliates expect to employ throughout New York City on the Facility Operations Start-Date? FoodFest - 16, Victory - 96
2. How many Part-time Employees do Applicant and Applicant's Affiliates expect to employ throughout New York City on the Facility Operations Start-Date? Victory - 4

D. Expected Relocation Employment

1. Out of the number of Full-time Employees provided in the answer to C.1, how many are expected to be relocated to the Project Location on or about the Facility Operations Start Date? (Indicate "NA" if all employees at the Project Location will be new hires. 16
2. Out of the number of Part-time Employees provided in the answer to C.2, how many are expected to be relocated to the Project Location on or about the Facility Operations Start Date? (Indicate "NA" if all employees at the Project Location will be new hires. N/A

E. Estimated New-growth Employment

Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location. Please review the illustrative example (see the sample below the chart) as a guide to completing the chart. **Note: In the chart below, year 1 is the year following the Facility Operations Start-Date; Year 2 is the second year following that date; Year 3 is the third, etc.**

Years following Facility Operations Start Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total New Growth
Permanent Full-time	4	3	1	1	1	3	3									16
Tenant - Victory	2	0	0	0	0	2	0									4
Permanent Part-time	0	0	0	0	0	0	0									0

Illustration example for employment statistics

C. New Growth Employees

Scenario: A company with a total employment of 10 permanent full time employees at application has a Projected Start Date of Facility Operations of 5/23/2009. By 5/23/2010 they intend on adding to its workforce 2 employees, which is considered year 1, 0 employees the second year, 4 employees the third year, 2 part time employees the fourth year, and no more additional employees thereafter. There are also no layoffs anticipated.

Years following Facility Operations Start Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total New Growth
Full-time Employees	2	0	4	0	0	0	0	0	0	0	0	0	0	0	0	6
Part-time Employees	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2

Although this company, after year 4, will have a total of 16 full-time employees (the 10 original and the 6 New Growth) this chart should only reflect New Growth Employees. The 10 original employees are captured in Section B of the Project Location Information section of the application.

Wage Information

The questions in this section apply only to **Permanent Employees** employed or to be employed at the Project Location.

1. If Full-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Full-time Employees? (Indicate "NA" if no Full-time Employees are being relocated.)
Quarterly: 6,400 Annual: 25,000
2. If Part-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Part-time Employees? (Indicate "NA" if no Part-time Employees are being relocated.)
Quarterly: N/A Annual: N/A
3. With regard to the Part-time Employees and Full-time Employees currently employed at the Project Location and provided in the answer to question B3 on the previous page (9), what is current annual average compensation? (Indicate "NA" if no Employees are currently employed at the Project Location.)
Part-time: N/A Full-time: N/A
4. For new Full-time Employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average quarterly and annual compensation?
Quarterly: 6,000 Annual: 20,000
5. For new Part-time Employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average quarterly and annual compensation?
Quarterly: N/A Annual: N/A
6. For all new, Full-time Employees expected to be hired throughout the fifteen-year period following the Facility Operations Start-Dates, please complete the following:
 - A. Projected average annual compensation: 24,000
 - B. Average annual compensation range: Hi: 28,000 Low: 20,000
7. For all new, Part-time Employees expected to be hired throughout the fifteen-year period following the Facility Operations Start-Date, please complete the following:
 - A. Projected average annual compensation: N/A
 - B. Average annual compensation range: Hi: N/A Low: N/A
8. Generally describe all other forms of compensation and benefits that Permanent Employee will receive at the Project Location. Examples: health care; employer-contributions for retirement plans; on-the-job training; reimbursement for educational expenses; etc. Sick pay, personal days, vacation pay, on the job training.

Company Background

This section is meant to capture additional information about the company background.

The Applicant and its Affiliates hereinafter will be referred to as the "Companies" or individually as a "Company." If any of the following questions applies to none of these Companies, answer "NONE"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant. When the space provided for an answer is insufficient, provide the answer on a separate sheet of paper and attach that paper to this Questionnaire.

1. List all of the labor union contracts and collective bargaining arrangements to which any of the Companies is currently a party (Note: This answer should match the answer to be supplied on page 14 of the Core Application, Question 10):

N/A

2. Have any of the Companies during the current calendar year and the five preceding calendar years experienced labor unrest situations, including pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?

Yes No

If Yes, please explain below or on an attached sheet:

3. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year and the five calendar years preceding the current calendar year?

Yes No

If Yes, please describe and explain current status of complaints below or on an attached sheet:

4. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings, labor disputes, strikes or disturbances during the current calendar year and the five calendar years preceding the current calendar year?

Yes No

If Yes, please explain below or on an attached sheet:

5. Are all employees of the Companies permitted to work in the United States?

Yes No

If No, please provide details on an attached sheet.

What steps do the Companies take as a matter of course to ascertain their employees' employment status?

Social Security #'s, Passport, Driver's License

6. Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?

Yes No

If No, please explain below or on an attached sheet:

Core Application- Company Background

7. 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 calendar year or during the three calendar years preceding the current one?

Yes No

If the answer to this question is "Yes," briefly describe the nature of the inspection, the inspecting governmental entity and when the inspection occurred. 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 the Company or Companies as a consequence: (please use an attached sheet if necessary)

As for the NYS DOL audit for VFS, the audit period initially was for 2006 to 2008. After many months of field work and an extended gap in work flow, the auditor expanded the audit period through 2010. After a complete analysis and review of our payroll records and reconciliation of all bank and payroll files, the audit was concluded.

8. 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 the answer to this question is "Yes," quantify the liability and briefly describe its nature and refer to any governmental entities that have had regulatory contact with the Company in connection with the liability: (please use an attached sheet if necessary)

9. Are the practices of any of the Companies now, or have they been at any time during the current calendar year or the five calendar years preceding the current calendar year, 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 the answer to this is "Yes," provide details below or on an attached sheet. When answering this question, please consider "discrimination" to include sexual harassment.

An employee once claimed she was wrongfully terminated. The "case" had no merit and was settled for \$100.

When answering the following questions, please note: "Principal" means the following with respect to the Applicant and/or the SPE: all persons (entities or individuals) that control the Applicant and/or the SPE, and/or own more than 10 percent of either; all executive officers; all directors; and all members and general partners for, respectively, limited liability companies and partnerships.

1. Has Applicant, or any Affiliate or Principal, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation?

Yes No If Yes, please provide details on an attached sheet. Victory Foods: 1997 SBA 504 & IDA Straight Lease
9/11 Disaster Relief SBA 7A Funds

Please note: local, state and federal governmental entities or agencies, public authorities or public benefit corporations, and local development corporations, shall be referred to as "Public Entity(ies)."

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/ NYCCRC/Build NYC and/or other Public Entities?

Yes No If Yes, please provide details on an attached sheet. SBA 504

3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

Yes No If Yes, please provide details on an attached sheet.

Core Application- Company Background

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, please 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.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.
 Yes No If Yes, please provide details on an attached sheet.
6. Has the 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, please provide details on an attached sheet.

Please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers: Customers are all small establishments, no major customers with significant sales.

Company Name	Address	Contact	Phone	Fax Number	Percent of Revenues
Love Kitchen	401 West 205 th Street New York, NY 10034	Jewel Jones	[REDACTED]	[REDACTED]	
Sylvia's Restaurant	328 Lenox Avenue New York, NY 10027	Nasaney Watson	[REDACTED]	[REDACTED]	
Sam's Soul Food	596 Grand Concourse Bronx, NY 10451	Sam Amoah	[REDACTED]	[REDACTED]	
Country Pan Fried Chicken	2841 Frederick Douglas Blvd., New York, NY 10031	Charles Gabriel	[REDACTED]	[REDACTED]	
New Ivolve Corp.	78 East 119 th Street New York, NY 10035	Mohammed Classe	[REDACTED]	[REDACTED]	
Metropolitan Baptist Church	151 West 128 th Street New York, NY 10027	Deacon Hayes	[REDACTED]	[REDACTED]	

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax Number
Reddy Raw	1 Ethel Blvd., Woodbridge, NJ 07075		[REDACTED]	[REDACTED]
KNS Distributor	P.O. Box 694, Pompton Plains, NJ 07444		[REDACTED]	[REDACTED]
Dart Container	P.O. Box 73741, Chicago, IL 60673		[REDACTED]	[REDACTED]
R3 Papercraft	12771 Collection Ctr Dr., Chicago, IL 60693		[REDACTED]	[REDACTED]
SGS Int'l.	2 Stephenville Pkwy., Edison, NJ 08820		[REDACTED]	[REDACTED]

9. List major Funding sources (if applicable): N/A

Company Name	Address	Contact	Phone	Fax Number

Core Application- Company Background

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax Number
Not Applicable				

11. List banks:

Bank Name	Address	Contact	Phone	Account Type and Number
BBCN Bank	60-15 Roosevelt Avenue Woodside, NY 11377	Madison Soojin Kim		

12. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Fax Number
Not Applicable				

Anti-Raiding Questionnaire

1. Will the completion of the Project result in the removal of a plant or facility of Applicant, or the removal of a plant or facility of any person or entity that is proposed to occupy the Project facility? (For the purposes of this question, "removal" shall mean removal from an area in New York State (but outside of New York City) to an area within New York City)
- Yes No

If "Yes," please provide the following information:

Address of the to-be-removed plant(s) or facility(ies):

Names of the to-be-removed person(s) or entity(ies), including the Applicant itself, if applicable.

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

If "Yes," please provide the following information:

Addresses of the to-be-abandoned plant(s) or facility(ies):

Names of all current occupants of the to-be-abandoned plant(s) or facility(ies):

3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?
- Yes No

If "Yes," please provide all information relevant to such future removal and/or abandonment:

If the answer to either question 1, 2 or 3 is "Yes," please continue and answer questions 4 and 5.

4. 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
5. Is the Project reasonably necessary to discourage the 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 4 and/or question 5 is "Yes," please provide on a detailed explanation on a separate sheet of paper.

Certification

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Foodfest Depot

By: Printed Name of Signer: Michael Tyras

Title of Signer: C.E.O.

Signature: 

Date: 7/24/12

Retail Questionnaire

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project? Yes No
2. If the answer to question 1 is "Yes," will the Applicant or any other Project occupant be a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101(b)(4)(i) of the Tax Law)? Yes No
3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project? Yes No
4. If the answer to question 1 or question 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____% Less Than 1%
5. If the answer to question 1 or question 3 is "Yes," and the answer to question #4 is more than 33.33%, indicate whether any of the following apply to the Project:
 - a. Will a not-for-profit corporation operate the Project?
 Yes No
 - b. Is the Project likely to attract a significant number of visitors from outside New York City?
 Yes No
 - c. Would the Applicant, but for the contemplated financial assistance from the NYCIDA, locate the related jobs outside New York State?
 Yes No
 - d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to New York City residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?
 Yes No
 - e. Will the Project be located in one of the following: (a) an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) that, according to the most recent census data, has (i) a poverty rate of at least 20% for the year to which the data relates, or at least 20% of its households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?
 Yes No
6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes," will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in New York State? Yes No
If "Yes," please furnish details in a separate attachment.
7. If the answers to any of subdivisions (a) through (e) of question #5 are "Yes," please furnish details in a separate attachment.

Certification

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Foodfest Depot

By: Printed Name of Signer: Michael Tyras

Title of Signer: C.E.O.

Signature: Michael Tyras

Date: 7/24/12

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Acquisition and Renovation

Location of Action (include Street Address, Municipality and County)

550 East 132nd Street, Bronx, NY 10454

Name of Applicant/Sponsor Foodfest Depot LLC

Address current: 441 Exterior Street

City/PO Bronx

State NY

Zip Code 10451

Business Telephone [REDACTED]

Name of Owner (if different) _____

Address _____

City/PO _____

State _____

Zip Code _____

Business Telephone _____

Description of Action:

Block 2260, lot 192

Foodfest will be acquiring a 98,000 square foot building, with an approximately 70,000 square foot yard. The company will occupy at least 80% to 85% of the facility, but the exact occupancy will not be determined until the company moved in and determines its requirements. The company will relocate from the Bronx Terminal Market and all business operations will occur at the new site. The company has 16 existing employees and will be doubling in size over the next 7 years at a minimum. The company's customers come to the site in small vehicles ranging from cars to mini vans. Customers have pre-ordered their pick-ups of items ranging from insulated pizza delivery bags to plastic utensils to restaurant paper products and meet with a customer service representative who assists with the loading of merchandise into the commercial client's vehicle. The company services the tri-state area, New Jersey, lower New York State, Connecticut, parts of Long Island, and the 5 boroughs.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 3 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>2</u> acres	<u>2</u> acres
Other (Indicate type) _____	<u>1</u> acres	<u>1</u> acres

3. What is predominant soil type(s) on project site? _____
- a. Soil drainage: Well drained 100 % of site Moderately well drained _____ % of site
 Poorly drained _____ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 3.70).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock _____ (in feet)
5. Approximate percentage of proposed project site with slopes:
 0-10% _____ % 10-15% _____ % 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? in Phase I (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

[Empty box for species identification]

Identify each species:

[Empty box for species identification]

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

[Empty box for description]

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

[Empty box for explanation]

14. Does the present site include scenic views known to be important to the community? Yes No

[Empty box for scenic views]

15. Streams within or contiguous to project area:

none

a. Name of Stream and name of River to which it is tributary

[Empty box for stream name]

16. Lakes, ponds, wetland areas within or contiguous to project area:

none

b. Size (in acres):

about 3 acres

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 28-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 6177? Yes No

20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No Not in recent past. Review Phase I Sanborn maps.

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 3 acres.

b. Project acreage to be developed: 3 acres initially; 3 acres ultimately.

c. Project acreage to remain undeveloped: N/A acres.

d. Length of project, in miles: N/A (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. No %.

f. Number of off-street parking spaces existing over 50; proposed well over 50 (70,000 ft. yard & 4 loading docks)

g. Maximum vehicular trips generated per hour: _____ (upon completion of project)?

h. If residential; Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

Peak Hours:
 10am-11am - 15rt car/van
 12pm-2pm - 25 rt car/van
 4pm-5pm - 15rt car/van
 1-5 truck trips various times of day

i. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; _____ length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? none tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? Yes No

c. Will upper subsoil be stockpiled for reclamation? Yes No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 12 months, (including demolition)

7. If multi-phased: N/A

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 15+; after project is complete 15+

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? _____ tons much less than 1 ton, more like several cubic yards/wk

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

New energy efficient refrigeration, lights, etc.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day <1,000 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

SBA 504

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	NYCIDA	July 2012
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	SBA 504	July 2012
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

Manufacturing

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

N/A

4. What is the proposed zoning of the site?

M3-1

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Could be built full.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

Yes

No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

commercial/industrial/some residential

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

Yes

No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

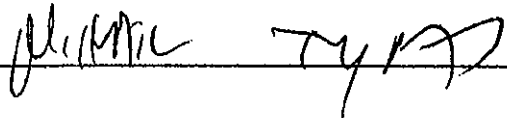
D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Michael Tyras, Foodfest Depot LLC Date 7/24/12

Signature 

Title CEO

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.