

NYCIDA PROJECT COST/BENEFIT ANALYSIS
March 6, 2014

APPLICANT

G&G Electric Supply Co. Inc.
137 West 24th Street
New York, NY 10011

PROJECT LOCATION

382 Concord Avenue
Bronx, NY 10454

A. Project Description:

Founded in 1914, G&G Electric Supply Co. Inc. (the "Company") is a wholesale distributor of electrical supplies located in Manhattan.

Through its real estate holding company, G&G Realty Bronx LLC, the Company seeks to acquire an approximately 34,000 square foot warehousing space on an approximately 18,000 square foot parcel of land located in the Port Morris area of the Bronx (the "Project").

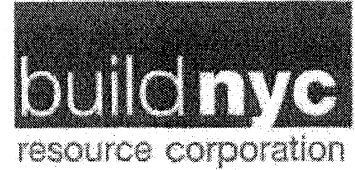
Total Project costs are estimated to be \$3,800,000 with \$3,500,000 for acquisition, \$200,000 for machinery furnishings and/or equipment, and \$100,000 in fees.

The Agency benefits proposed will be only conferred in connection with the acquisition and renovation of the Company's new facility in the Bronx (the "Project Location"). The Company will continue to maintain its existing operations in Manhattan. The proposed Project in the Bronx will enable the Company to expand its overall business operations. The Company currently employs approximately 46 full-time employees, three of which will be relocated to the Project Location in the Bronx. At the Project Location, the Company plans to hire six additional full-time equivalent employees for a total of nine full-time equivalent employees during the first three years of the Project commencement.

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

Mortgage Recording Tax Benefit:	\$56,875
Land Tax Abatement (NPV, 25 years):	86,532
Building Tax Exemption (NPV, 25 years):	1,462,276
Sales Tax Exemption:	9,000
Total Cost to NYC	\$1,614,683

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):	\$2,480,100
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BENEFITS APPLICATION

Applicant Name: G&G Electric Supply Co. Inc.	
Name of operating company (if different from Applicant) Same	
Operating Company Address: 137 West 24 th Street, New York, New York 10011	
Website Address: www.ggelectric.com	
EIN #: [REDACTED]	NAICS Code: 423610
State and date of incorporation or formation: 10-10-1914	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"/> General Partnership <input type="checkbox"/> Limited Partnership <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Natural Person <input type="checkbox"/> 501(c)(3) Organization <input type="checkbox"/> Other: _____	
Are any securities of Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Applicable Program (check all that apply)

Please note the following: When Build NYC is the entity providing Financial Assistance, the Project Financial Assistance may be limited to deferral from mortgage recording taxes and tax-exempt conduit bond financing.

Bond Programs		Incentive Programs	
<input type="checkbox"/>	Manufacturing Facilities Bonds (Please complete Manufacturing Questionnaire under Supplementary Forms)	<input checked="" type="checkbox"/>	Industrial Incentive (IIP)
<input type="checkbox"/>	Not-For-Profit Bonds	<input type="checkbox"/>	Industrial Developer
<input type="checkbox"/>	Exempt Facilities Bonds	<input type="checkbox"/>	Commercial Growth

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Laurence Heimrath Chairman	G7G Electric Supply Co. Inc.	137 W 24 th Street New York, Ny 10011	[REDACTED]	[REDACTED]
Attorney	George Zaferiou, Esq	Spizz& Cooper LLP	114 Old Country RD Mineola, NY 11501- 4400	[REDACTED]	[REDACTED]
Accountant	Timothy P. Lenihan Jr.	Virtus Group, LLC	221 Witherspoon St. Princeton, NJ 08542	[REDACTED]	[REDACTED]
Consultant/Other	Valcia Miceli	Val Funding Inc.	16 Clay Street New City, NY 10956	[REDACTED]	[REDACTED]

Background

Please provide a brief description of the company history and nature of the business, including a description of the industry, competitors, services offered on a separate sheet.

Proposed Project Activities

Please provide answers to the following four questions on a separate page.

1. Please provide a brief overview of the entire proposed Project. If necessary, break down by tax lot to describe activities at each Project Location.
2. Please provide a brief description of how the proposed Project will affect current operations.
3. Please provide a brief description of renovations/construction of the proposed Project.
4. Please provide a brief timeline for the entire proposed Project.

Project Financing

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):	
Land & Building Acquisition		\$1,750,000	1,400,000			350,000		\$3,500,000
Construction Hard Costs								
Construction Soft Costs								
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment						200,000		200,000
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain):						100,000		100,000
Other (explain)								
Total Sources		1,750,000	1,400,000			650,000		\$ 3,800,000

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:

<input type="checkbox"/> New York City	% of Total? <input type="text" value="100"/>
<input type="checkbox"/> New York State (excluding NYC)	% of Total? <input type="text"/>
<input type="checkbox"/> United States (excluding NYS & NYC)	% of Total? <input type="text"/>
<input type="checkbox"/> Outside United States	% of Total? <input type="text"/>
<input type="checkbox"/> N/A – No equipment is planned to be purchased for this Project	

BACKGROUND

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE COMPANY HISTORY AND NATURE OF THE BUSINESS, INCLUDING A DESCRIPTION OF THE INDUSTRY, COMPETITORS, SERVICES OFFERED.

G&G Electric Supply Co. Inc. is a wholesale distributor of all electrical supplies such as equipment, wiring, conduits, panel boxes, fuses, lighting, etc. anything that is needed for electrical use to contractors, builders, architects and designers. The company was incorporated in 1914 by the family of one of the current owners, Laurence Heimrath. In its 100 years of operation G&G has remained under the same family, now in its fourth generation with Joseph Fusco, nephew of Laurence Heimrath, at the helm of presidency. The company started in a small store front in Manhattan. In 1930 the company rented a storefront on 25th Street and remained there until 1995 when they bought a 4 story, 15,000 square foot building at 137-139 West 24th Street. In 2006 they renovated their existing facility and did a vertical expansion with the purchase of two con-do floors for a total of approximately 3,500 square feet of an adjacent building at 141 West 24th Street where they expanded into a lighting fixtures division. Since opening the lighting annex division the company has developed new product lines both a low voltage division and an elevator division and increased their customer base. In 2010 the company acquired the company Tudor Electric again expanding its customer base and product lines. In June 2013, to better serve the needs of their clients the company took 10,000 square feet of leased space in Harlem located at 2289-2291 Third Ave.

The company competitors include Midtown Electric Supply, located in Manhattan; Cooper Electric located in Monroe, New Jersey; Louis Shiffman Electric, located in Brooklyn and Benfield Electric located in White Plains, New York

G&G Electric Supply Co. Inc. currently has 46 full time employees. G&G is a member of Local #3 of the International Brotherhood of Electrical Workers. G&G anticipates on hiring 8 new positions in the next seven years following the completion of the project

PROPOSED PROJECT

PLEASE PROVIDE A BRIEF OVERVIEW OF THE ENTIRE PROPOSED PROJECT. IF NECESSARY, BREAKDOWN BY TAX LOT TO DESCRIBE ACTIVITIES AT EACH PROJECT LOCATION.

G&G Electric Supply Co. Inc. will acquire approximately a 34,284 square foot 2 story industrial building on block 2574 lot 46 located at 382 Concord Ave, in the Port Morris section of the Bronx. The site will be utilized for the warehouse of their inventory of bulk items and other electrical products. The total project cost is \$3,800,000 which includes \$3,500,000 for the purchase, \$200,000 for furnishings and equipment and \$100,000 for fees and soft cost.

PLEASE PROVIDE A BRIEF DESCRIPTION OF HOW THE PROPOSED PROJECT WILL AFFECT CURRENT OPERATIONS.

The acquisition of the new facility will allow the company to continue to grow in both its customer base and its products lines. The new location will allow the company to handle the inventory of larger and

bulk items which the present location can no longer accommodate. It will result in additional space at the leased location in Harlem and our main location in Chelsea for new product lines. It will allow the company to take advantage of bulk pricing deals on key products and pass along the savings to customers and remain competitive. It will allow for a more efficient operation.

PLEASE PROVIDE A BRIEF DESCRIPTION OF RENOVATIONS/CONSTRUCTION OF THE PROPOSED PROJECT

No construction or renovation

PLEASE PROVIDE A BRIEF TIMELINE FOR THE ENTIRE PROPOSED PROJECT.

The company anticipates proceeding to the March 2014 NYCIDA Board meeting and closing the same month. The company expects to be fully operational at the new site by April 2014.

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No construction or renovation

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The company anticipates proceeding to the March 2014 NYCIDA Board meeting and closing the same month. The company expects to be fully operational at the new site by April 2014.

Project Location Detail

Project Location	Project Location # 1 of 1
Borough/Block/Lot: block 2574, lot 46	Street address and zip code: 382 Concord Ave, Bronx, NY10454
Zoning: M1-3	Number of Floors: 2
Square footage of existing building: 34,284	Square footage of land: 18,626
Anticipated square footage of building following construction and/or renovation: N/A	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): N/A
Intended use(s) of site (check <u>all</u> that apply): <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office <input type="checkbox"/> Non-profit For ALL USES other than Non-profit or Retail, please also complete Energy Questionnaire	
Is there any improved space which is currently occupied by existing subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any improved space be occupied by subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either, please attach a separate page and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.	

Anticipated Ownership of Premises

1. Please check all that apply:

<input checked="" type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: March 2014
<input type="checkbox"/> Applicant or an Affiliate leases or expects to lease the Project Location	(Projected) Lease signing date:
If you checked the box above, please select one of the following: <input type="checkbox"/> Lease is for an entire building and property <input type="checkbox"/> Lease is for a portion of the building and/or property.	
<input type="checkbox"/> None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described in a supplementary document (attached).	

2. 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: G&G Realty Bronx LLC	EIN # of Affiliate: [REDACTED]
Address of Affiliate: 382 Concord Ave. Bronx, New York 10454	
Affiliation of Affiliate to Applicant: Realty Company	
Contact Person: Laurence Heimrath	Title of Contact Person: Managing member
Phone Number(s): [REDACTED]	

Employment Information

The following information will be used as part of the NYCIDA's calculation of the benefit of the project, and as a basis for the comparison with the employment information that the Applicant will be required to report on an annual basis for the term of the Agreement.

- Anticipated Facility Operations Start-Date: April
- Number of Employees Applicant employed throughout New York City as of the last pay period:
Part-time (working between 17.5 and 35 hours per week): Full-time (working 35 or more hours per week): 46
- If Applicant currently occupies and operates at the Project Location, how many Full- and Part-time Employees are employed at Project Location?
Part-time (working between 17.5 and 35 hours per week): Full-time (working 35 or more hours per week):
- Number of Employees Applicant expect to employ throughout New York City on the Facility Operations Start-Date:
Part-time (working between 17.5 and 35 hours per week): Full-time (working 35 or more hours per week): 46

How many of these employees are expected to be relocated to the Project Location on or about the Facility Operations Start Date?
Part-time (working between 17.5 and 35 hours per week): Full-time (working 35 or more hours per week): 3
- 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 in each year.
Note: 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	Total New Growth
Permanent Full-time	3	2	1	1	1	0	0	8
Permanent Part-time	0	0	0	0	0	0	0	0

Wage Information

The questions in this section apply only to **Permanent Employees** employed or to be employed at the Project Location, and this information should **not include** compensation paid to Principals. Please note this information is required to be provided to the Agency on an annual basis.

- If employees are to be relocated on the Facility Operations-Start Date, what will be the average annual compensation per relocated employee?
Part-time: 0 Full-time: \$60,000
- With regard to the employees currently employed at the Project Location, what is the current average annual compensation per employee?
Part-time: 0 Full-time: 0
- For new employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average annual compensation per employee?
Part-time: 0 Full-time: \$58,300
- For all new employees (again, excluding Principals) expected to be hired during the three-year period following the Facility Operations Start-Date, please project the following:

Part-Time

Average annual compensation per employee: 0
Annual salary of highest compensated part-time employee: 0
Annual salary of lowest compensated part-time employee: 0

Full-Time

Average annual compensation per employee: \$58,300
Annual salary of highest compensated full-time employee: \$ 82,000
Annual salary of lowest compensated full-time employee: \$ 25,480

- Generally describe all other forms of compensation and benefits that Permanent Employees will receive. Examples: healthcare, employer-contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.

Employees receive 10-25 paid vacation days per year, commensurate with seniority. Employees receive 10 paid sick days per year; All employees have health insurance plan. The company pays into a retirement plan for union employees. The company maintain a contribution plan for non-union employees, which the company pays into for each employee.

Labor

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

1. Have 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, please explain on an attached sheet

2. Have 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, please 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, please explain on an attached sheet

4. Are all employees of the Companies permitted to work in the United States?
 Yes No If No, please provide details on an attached sheet.
 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 on an attached sheet

5. 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," please 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.

6. Have 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," please 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.

7. 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.

Financials

1. Has **Applicant**, any **Affiliate**, or **Principal**, or any **close relative of any Principal**, 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 X No If Yes, please 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**?
 X Yes No If Yes, please 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 X No If Yes, please 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 X 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 X No If Yes, please 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 X No If Yes, please provide details on an attached sheet.

For questions 7 through 12, below, 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:

Company Name	Address	Contact	Phone	Fax	Email	% of Revenues
Dal Electrical Corp	218 52 nd Street, Brooklyn, NY 11220	Mario Monticciolo				10 %
Sajjun Electrical Co.	105 West 27 th Street New York, NY 10001	Igor Bron				4.24%
Polo Electrical Corp	497 Canal Street, NY, NY 10013	John Stasis				3.2%
E. Contracting	10 Railroad Ave. East Port, NY 11731	Maureen Fritch				6.5%

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
Southwire Company	One Southwire Drive Carrolton, GA 30119	Tim Poore			
Lutron Electronics Co., Inc.	7200 Suter Road, Coopersburg, PA 18036	Bill Alpaugh			
Schneider Electric USA Inc.	2001 Route 46 Suite 402 Parsippany NJ 07054	Groupe Schneider			
Topaz Lighting Co.	925 Waverly Ave Holtville NY	Craig Diamond			

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
N/A					

FINANCIALS

Question # 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, other assistance from the NYCIDA/NYCCRRC/Build NYC and/or other Public Entities?

2006- NYCIDA: G&G Electric Supply Co. Inc.; the acquisition and renovation of two con-do floors at 141 West 24th Street

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax	Email
Local Union IBEW #3	158-11 Harry Van Arsdale JR. Ave Fresh Meadows, NY 11365	Annette Diaz	[REDACTED]		

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
Citi Bank	111 Wall Street New York New York 10005	Michael Vinciguerra	[REDACTED]			

12. List licensing authorities (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
N/A					

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," please 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," please 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," please continue and 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 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 3 or 4 is "Yes," please provide on a detailed explanation on a separate sheet of paper.

Certification

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant, 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 Agency's Board, in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

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

I certify to the best of my knowledge and belief, after due investigation, the information contained in these Application Materials is accurate, true and correct 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 Agency's Board to reject the request made in the Application Materials. I understand that the Agency 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, the 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 the Applicant's expense.

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 Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency 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; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA/Build NYC may be required to disclose the Application Materials and the information contained therein (see Disclosure Policy and Procedure); 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 Agency shall be under no obligation to present Applicant's proposed Project to its Board of Directors for approval. If the Agency presents Applicant's proposed Project to its Board of Directors for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to its Board of Directors for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency 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 Agency decides, in its sole discretion, to not present Applicant's proposed project to the the Agency Board of Directors for Approval.

That the Applicant hereby releases the Agency, NYCEDC, and the directors, officers, employees and agents of each (collectively, the "Indemnitees") from all claims that Applicant has or could assert and which arise out of this Application or out of any actions taken in connection with this Application or our of any other actions taken in connection with the proposed Project (collectively, the "Actions"). Applicant hereby indemnifies and holds harmless each of the Indemnities against any 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 not be limited to Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency 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 the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

I acknowledge and agree that the Agency reserves its right in their 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 these Application Materials and know of no material fact required to be stated in these Application Materials to make the statements made therein not misleading. Certified by Preparer,

This 14th day of January , 2014

This 14th day of January, 2014.

Name of Applicant: G&G Electric Supply Co. Inc.

Name of Preparer: Laurence H. Heimrath

Signatory: Laurence H. Heimrath

Signatory: Laurence H. Heimrath

Title of Signatory: Chairman

Title of Signatory: Chairman

Signature: 

Signature: 

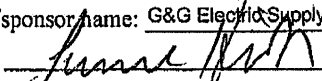
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Appendix B
Short Environmental Assessment Form

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			
G&G Electric Supply Co. Inc.			
Name of Action or Project: G&G Electric Supply Co. INC.			
Project Location (describe, and attach a location map): 382 Concord Avenue, Bronx, New York 10454			
Brief Description of Proposed Action: Purchase of Industrial Facility for expansion of Business			
Name of Applicant or Sponsor: G&G Electric Supply Co. Inc.		Telephone: [REDACTED]	
		E-Mail:	
Address: 137 West 24th Street			
City/PO: New York City		State: NY	Zip Code: 10011
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 checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		18,626 sq ft 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 checked="" 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			

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 checked="" 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 checked="" 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 checked="" 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: <u>G&G Electric Supply Co. Inc.</u>		Date: <u>1-14-14</u>
Signature: <u></u>		

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)

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