

# NYCIDA PROJECT COST/BENEFIT ANALYSIS

September 12, 2013

## APPLICANT

Gateway ShopRite Associates, LLC  
244 West Passaic Street  
Rochelle Park, NJ 07662

## PROJECT LOCATION

590 Gateway Drive  
Brooklyn, NY 11239

### **A. Project Description:**

Gateway ShopRite Associates, LLC, an affiliate of Glass Gardens, Inc., the operator of nine supermarkets in New York and New Jersey, seeks to lease, renovate, furnish, and equip an approximately 90,000 square foot commercial condominium within an approximately 606,000 square foot shopping center, for use as a supermarket.

Project costs are approximately \$12.5 million, with approximately \$5 million in tenant improvements, \$1,000,000 in soft costs, and \$6.5 in fixtures and equipment.

This is a startup company that expects to employ 232.5 full time equivalent jobs within three years of the start of operations.

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

Mortgage Recording Tax Benefit:	\$170,625
Land Tax Abatement (NPV, 25 years):	\$694,110
Building Tax Exemption (NPV, 25 years):	\$4,570,972
Sales Tax Exemption:	\$405,000
<b>Total Cost to NYC</b>	<b>\$5,840,707</b>

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

**\$20,018,585**



New York City  
Industrial Development Agency



# BENEFITS APPLICATION

Applicant Name: Gateway ShopRite Associates., LLC	
Name of operating company (if different from Applicant):	
Operating Company Address: 244 West Passaic Street, Rochelle Park, NJ 07662	
Website Address:	
EIN #: [REDACTED]	NAICS Code: 445110
State and date of incorporation or formation: DE 12/01/2012	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"/> Limited Liability Company	<input type="checkbox"/> Natural Person
<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation
<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	Irv Glass Member	Gateway ShopRite Associates, LLC	244 West Passaic St, Rochelle Park, NJ 07662	[REDACTED]	[REDACTED]
Attorney	T. Thomas Van Dam, esq	T. Thomas Van Dam Attorney at Law	345 Kinderkamack Road Suite E Westwood, NJ 07675	[REDACTED]	[REDACTED]
Accountant	James Duffy, CPA	Wiss & Co.	354 Eisenhower Pky Livingston, NJ 07039	[REDACTED]	[REDACTED]
Consultant/Other					

**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	
Land & Building Acquisition							
Construction Hard Costs							
Construction Soft Costs		1,000,000					\$1,000,000
Fixed Tenant Improvements		\$4,000,000		\$1,000,000			\$5,000,000
Machinery Furnishings and/or Equipment		\$5,500,000		\$1,000,000			\$6,500,000
Debt Service Reserve Fund							
Capitalized Interest							
Costs of Issuance							
Fees (explain):							
Other (explain)							
<b>Total Sources</b>		<b>\$10,500,000</b>		<b>\$2,000,000</b>			<b>\$12,500,000</b>

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?	5 %
<input type="checkbox"/> New York State (excluding NYC)	% of Total?	5 %
<input type="checkbox"/> United States (excluding NYS & NYC)	% of Total?	90 %
<input type="checkbox"/> Outside United States	% of Total?	
<input type="checkbox"/> N/A -- No equipment is planned to be purchased for this Project		

**Core Application - Proposed Project Packet (1 of 2)**  
Please complete Proposed Project Packet for EACH Project Location

**Project Location Detail**

Project Location	Project Location #	of
Borough/Block/Lot: Brooklyn/4452/545	Revised tentative Block/Lot number provided by company	Street address and zip code: Gateway Drive & Erskine Street
Zoning: Retail <b>C-4-2</b>		Number of Floors: One
Square footage of existing building:		Square footage of land:
Anticipated square footage of building following construction and/or renovation: 90,000 Square Feet		Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): ???
Intended use(s) of site (check <u>all</u> that apply): <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: _____
<input checked="" 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 checked="" 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:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership                      | <input type="checkbox"/> C Corporation          |
| <input type="checkbox"/> S Corporation       | <input type="checkbox"/> Limited Liability Company                | <input type="checkbox"/> 501(c)(3) Organization |
| <input type="checkbox"/> Natural Person      | <input checked="" type="checkbox"/> Other (specify): <u>Co-Op</u> |   |

Name of Affiliate: Wakefern Food Corporation	EIN # of Affiliate: [REDACTED]
Address of Affiliate: 5000 Riverside Drive, Keasbey, NJ 08832	
Affiliation of Affiliate to Applicant: Co-op Purchasing Agent and signer of Lease with Related	
Contact Person: <u>Douglas Wille</u>	Title of Contact Person: <u>Chief Financial Officer</u>
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: Summer of 2014
- 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):
- 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): 235 Full-time (working 35 or more hours per week): 115  
  
 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):
- 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	0	0	0	0	0	0	0	0
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:  Full-time:
- With regard to the employees currently employed at the Project Location, what is the current average annual compensation per employee?  
 Part-time:  Full-time:
- 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: \$9,100 Full-time: \$23,660
- 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: \$9,644  
 Annual salary of highest compensated part-time employee: \$10,181  
 Annual salary of lowest compensated part-time employee: \$9,100

**Full-Time**

Average annual compensation per employee: \$28,446  
 Annual salary of highest compensated full-time employee: \$29,640  
 Annual salary of lowest compensated full-time employee: \$23,660

- 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.  
 Our employees will be covered by Union Contracts with the United Food and Commercial Workers. Based on eligibility requirements, our employees will receive progression increases Sunday and Holiday premiums, Vacation pay, health care, pensions. We constantly train our employees and most of our Department Managers have come from the ranks of our part and full time employees.

## 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  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?  
 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  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  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 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.

For questions 7 through 12, below, please provide the answers on a separate page, and be sure to include for EACH question (a) name of contact person(s), (b) phone and fax numbers, and (c) email addresses.

7. Please provide a list of the Applicant's major customers and include the proportionate share of Applicant revenue that each customer represents.
8. Please provide a list of the Applicant's major suppliers.
9. Please list major funding sources and/or investors.
10. Please list all labor union contracts and collective bargaining arrangements to which any of the Companies is a party
11. Please list all banks where the Companies maintain accounts. Wells Fargo
12. Please list any licenses and licensing authorities, if any licensure is required for Company operations.

**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 guarantee 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 guarantee 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 Indemnitees 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 31 day of July, 2013.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name of Applicant: GATEWAY SHOPS ASSOCIATES LLC

Name of Preparer: \_\_\_\_\_

Signatory: IAN GLAS

Signatory: \_\_\_\_\_

Title of Signatory: Gen. Sec. - member

Title of Signatory: \_\_\_\_\_

Signature: 

Signature: \_\_\_\_\_



## New York Fresh Benefits Application

### Page 2 Proposed Project Activities

Gateway ShopRite Associates L.L.C, a newly formed company, has been offered an opportunity to partially construct, equip, and operate a 90,000 sq ft. supermarket in the Spring Creek section of Brooklyn, N.Y. at the Gateway II project owned by Related. This full service supermarket will be located in a targeted Census Tract, and will serve areas past its immediate tract, both in Brooklyn and Queens, New York.

The shopping center site is located on a remediated former landfill.

A sublease has been offered to the potential tenant which would require the overlandlord to construct the shell of the building, and require the subtenant to complete the construction, fixture the building and operate it as a supermarket.

Expected total costs to do the above, plus inventory, working capital, and initial operating losses are expected to be \$13,000,000. Additional equity financing will be provided both by the owner, and a major bank with NMTC experience.

Construction of the shopping center has started, and the supermarket shell will be handed off to the supermarket operator for leasehold improvement completion in January 2014. The supermarket will open on or about August 2014.

This food market would help fulfill the Federal Governments Healthy Food Financing Initiative (HFFI), for the purpose of bringing affordable and nutritious food to low income areas as well as bringing economic development and job creation to an underserved community. We will provide a wide assortment of fresh fruit, vegetables, meat, fish, etc, a pharmacist and a dietician service. We will encourage healthy meal/ food choices. In addition, the supermarket will carry organic products and items for specialized diets such as no salt items, gluten free and diabetics, etc.

ShopRite is the trade name for supermarkets supplied by Wakefern Food Corp. a retailer owned cooperative, doing business in New York, New Jersey, Pennsylvania, Connecticut, Delaware and Maryland. Gateway ShopRite Associates L.L.C is a new venture associated with the Glass Gardens group, which has been doing business as ShopRite since 1955, and currently operates 9 high volume supermarkets in New York and New Jersey.

In addition to the construction jobs associated with this project, it is anticipated that this supermarket will create up to 350 positions, almost all of which will be unionized, with the attendant union benefits, such as health and retirement income.

We believe that this opportunity fits and exceeds the requirements for the New York Fresh Program.

### Page 2 Project Financing

Most of our equipment, supplies and products are purchased thru various vendors, who are yet to be determined, and installed by local contractors. The percentages in the table, excludes

construction materials that will be purchased by construction subcontractors, who will be hired at a later date.

### Page 3 Project Location Detail

Our space will be 90,000 square feet and is part of an approximate 606,000 square foot shopping center being developed on a 40 acre retail parcel.

### Page 4 Employment Information

5. We estimated that we will need 350 employees to staff a store this size. Under most circumstances, this should be stable number. We will do hiring to fill positions that comes from turnover that is normal in the retail environment

### Page 4 Wage information.

4. Compensation was based on 40 hours for a full time employee and 20 hours for a part time employee. It did not take into consideration premium pay for Sundays, Holidays and night crew which is provided in the Union contracts and is earned after the employee meets certain eligibility requirements:

### Page 5 Labor

5. We have had no arbitrations in the preceding five years nor have there been any labor disputes. However, there have been incidental grievances that have been filed, which is any employees right under the collective bargaining agreement, but all where of minor and were resolved or withdrawn.

6. We contribute to multi employer jointly administered pension funds. One of the funds had a partial withdrawal, that turned to a full withdrawal, leaving a liability. We, as are other employers who participated in the fund, are contributing based on our withdrawal liability.

7. There have been numerous complaints that have been filed, which is considered typical for a any retail company of similar size. While, some are still pending, based on past history we believe that investigation will show that they are immaterial and will be resolved or withdrawn..

### Page 6 Financials

2. We have applied for New Market Tax Credits since this project is in a targeted census tract and we are currently working with several CDES.

7. Our customers will the residents of the community.

8. Our primary supplier of our products is  
Wakefern Food Corporation  
5000 Riverside Drive

Keasbey, NJ 08832

9. Bank Financing, New Market Tax Credits, and Owner equity.

10. United Food and Commercial Unions

Local 342  
166 E Jericho Turnpike  
Suite 1  
Mineola, NY 11501  
[REDACTED]

Local 1500  
425 Merrick Ave  
Westbury, NY 11590  
[REDACTED]

11. Wells Fargo

190 River Road  
Summit, NJ 07901  
Attn: Catherine Alessi  
[REDACTED]

12. Pharmacy Licenses

State Liquor Authority  
Food Handlers

Claim Date	Claimant's Name	Allegation	Current Status	Demand Amount	Settlement Amount	Attorney's Fees	Store Number
03/24/08	[REDACTED]	EEOC-ADA CIVIL RIGHTS	COMPLAINT WITHDRAWN	RELIEF UNDER LAW	ZERO	ZERO	218
05/12/09	[REDACTED]	NYCDHR	DISMISSED BY DIVISION	NOT SATATED	ZERO	ZERO	218 & 219
07/17/09	[REDACTED]	EEOC-RACE & RETALIATION	DISMISSED	NOT SATATED	ZERO	ZERO	703
09/01/11	[REDACTED]	EEOC-ADA NJDCR	DISMISSED	NONE STATED	ZERO	ZERO	169
09/19/11	[REDACTED]	ATTORNEY CLAIM WRONGFUL DISCHARGE	REFUTED ALLEGATIONS	NONE MADE	ZERO	ZERO	164
11/01/11	[REDACTED]	VIOLATION OF CEPA AND LAD (BISEXUAL)	11/3/2011				
01/06/12	[REDACTED]	EEOC-ADA CIVIL RIGHTS	DISMISSED	NONE STATED	ZERO	ZERO	218
10/02/12	[REDACTED]	NLRB VS LOCAL 1262 (NOT GLASS)	DISMISSED	NONE STATED	ZERO	ZERO	164
11/20/12	[REDACTED]	EEOC	DISMISSED	NONE STATED	ZERO	ZERO	121
11/20/12	[REDACTED]	DHR	DISMISSED	NONE STATED	ZERO	ZERO	218
12/01/12	[REDACTED]	DHR, NJLAD, CIVIL	DISCOVERY/MEDIATION	UNKNOWN AT THIS TIME	ZERO	\$7,110.21 TD	487

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>GATEWAY SHOPRITE ASSOCIATES, LLC</i>	2. PROJECT NAME <i>GATEWAY II</i>
3. PROJECT LOCATION: Municipality <i>BROOKLYN</i> County <i>KINGS</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>590 GATEWAY DRIVE &amp; ERSKINE STREET</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>FIT OUT OF EXISTING SPACE, INCLUDING FIXTURES AND EQUIPMENT FOR USE AS A SUPERMARKET</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>NYC DCP</i> <i>CHAIR PERSON CERTIFICATION OF A FRESH FOOD STORE UNDER ZR SECTION 93-30</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>NYC CITY PLANNING COMMISSION</i> <i>CHURP #090081 ZSK TO MODIFY SIGN REGULATIONS WITHIN GENERAL LARGE SCALE DISTRICT</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____	

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



## NYCIDA PROJECT COST/BENEFIT ANALYSIS

September 12, 2013

### APPLICANT

**GMDC Atlantic Avenue LLC**  
1155 Manhattan Avenue  
Brooklyn, NY 11222

### PROJECT LOCATION

1102 Atlantic Avenue  
Brooklyn, NY 11238

#### **A. Project Description:**

GMDC Atlantic Avenue LLC (the "Company") is seeking to acquire, renovate, furnish, and equip a 50,000 square foot industrial building, located at 1102 Atlantic Avenue in the Crown Heights section of Brooklyn (the "Project"). The building is the site of a former auto parts warehouse and will be transformed into a multi-tenanted affordable industrial center, which is expected to house such tenants as food makers, woodworkers, metal workers, and garment makers.

The Company projects that upon completion, the Project will provide space for approximately 14 new businesses and 54 new or retained jobs for workers making an average of \$43,000 per year. The total project cost is estimated to be approximately \$14 million, of which approximately \$5 million will be used for building acquisition, \$5.8 million for construction, and \$3.2 million for fees and soft costs.

#### **B. Cost to the City – NYC taxes to be exempted**

At 100% Benefit Level ("Maximum Benefits Scenario"):

PILOT Abatement (100% of Land and Building, NPV, 10 years)	1,006,946
<u>Sales and Use Tax Exemption</u>	<u>123,724</u>
<b>Total Cost to NYC Net of Financing Fee</b>	<b>\$ 1,130,670</b>

#### **C. Gross Benefits to the City during Construction ("Maximum Benefits Scenario"):**

Gross One-time tax impact of new construction	<b>\$ 58,837</b>
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#### **D. Gross Benefits to the City Post-Construction (i.e. from operations of occupants)**

Gross Direct City tax revenues generated by the operations (NPV 10 years, 6.25%)	<b>\$ 1,006,214</b>
--	---------------------

#### **E. Property Related Taxes**

**\$ 312,340**

#### **F. Net Benefits to the City**

Total NYC Tax Revenue Gross of Benefits	\$ 1,437,391
<u>Total Cost to NYC of IDA Benefits</u>	<u>\$ 1,130,670</u>
<b>Total Tax Revenue Net of IDA Benefits</b>	<b>\$ 306,721</b>

**Company Contact Information**

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

Applicant Name: GMDC Atlantic Avenue LLC (AA LLC)	
Operating Company Address: (GMDC) 1155 Manhattan Ave., Brooklyn, NY 11222	
Website Address: www.gmdconline.org	
EIN #: [REDACTED]	NAICS Code: 531
Date of Application: May 30, 2012 (revised August 14, 2013)	

1. Officer of Applicant serving as contact person:

Name/Title: Brian Coleman Firm: Greenpoint Manufacturing and Design Center (GMDC)  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 1155 Manhattan Ave., Brooklyn, NY 11222

2. Attorney of Applicant:

Name: Richard Salomon Firm: Cozen O'Conner  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 277 Park Avenue, NY, NY 10172

3. Accountant of Applicant:

Name: Mike Wallace or Don Shaeftz Firm: Lutz & Carr Certified Public Accountants, LLP  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 300 East 42<sup>nd</sup> Street, NY, NY 10017

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

Name: Kei Hayashi Firm: BJH Advisors, LLC  
 Phone: [REDACTED] Fax: NA  
 E-mail Address: [REDACTED] Address: NA



**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                                      X Limited Liability Company                       Natural Person  
 501(c)(3) Organization                       Other (specify): \_\_\_\_\_

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

3. Applicant's state of incorporation or formation: New York

4. Applicant's date of incorporation or formation: March 2012

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

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:

GMDC Atlantic Avenue LLC (AA LLC) is a single purpose entity whose sole member is Greenpoint Manufacturing and Design Center (GMDC). AA LLC was established to own the real estate at 1102 Atlantic Avenue, Brooklyn, and it will operate the project according to the laws of a limited liability corporation.

AA LLC's sole member, GMDC, is a 501(c)(3) whose mission is to provide affordable, quality industrial space in urban neighborhoods, including in Greenpoint, Brooklyn, where GMDC began operations in 1992. GMDC acts as a developer and/or master tenant of industrial space that it then leases/sub-leases to manufacturing and industrial tenants. Since inception, GMDC has completed six industrial development projects representing more than 700,000 square feet of space at an investment of approximately \$40 million in North Brooklyn, and is undertaking a seventh project in Philadelphia. Currently GMDC owns and operates four of these buildings, which together house 100 businesses employing some 500 workers. Tenants include woodworkers, makers of home furnishings, food manufacturers, garment companies, metal workers, and a variety of artisanal trades, artists, and designers. The Atlantic Avenue project represents the eighth project for GMDC either directly or through an affiliate/parent.

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

AA LLC was formed in March 2012 to own and operate the real estate at 1102 Atlantic Avenue, Brooklyn, NY.

GMDC, AA LLC's sole member, pioneered its nonprofit industrial model at its 1155 Manhattan Avenue facility. By purchasing and rehabilitating a dilapidated historic 360,000 square foot industrial building in the early-1990s, GMDC created workshop and studio space for 75 tenants, including woodworkers, cabinet makers, artisanal trades such as set builders and custom frame builders, metal workers and garment makers. GMDC has drawn on this model for each of its subsequent development projects, which have included sector-specific developments focused on the woodworking, garment and food industries. GMDC's last food-sector development, 132 Harrison Place, provided space for two large food-processing companies. GMDC sold this building to its largest tenant in 2008.

As a supplement to its real estate projects, GMDC has an extensive track record of providing consulting to a range of non-profits, municipalities, tenant organizations, and industrial businesses. Between 2001 and 2003, GMDC created and incubated Civic Builders, now an independent nonprofit organization that develops facilities for Charter Schools. GMDC's other consulting clients have included the Brooklyn Economic Development Corporation, Star Candle Corp., EG Plastics, and the Neumann Leathers Tenant Association in Hoboken.

## 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.

AA LLC seeks NYCIDA real estate, sales and mortgage recording tax benefits for the renovation of a 50,000 square foot industrial property in Crown Heights, Brooklyn. AA LLC's purchase and rehabilitation of the facility on Atlantic Avenue is an expansion of GMDC's current activities to provide affordable, quality industrial space to small to medium sized businesses that have the potential to grow and expand their operations. AA LLC seeks to rehabilitate the facility into a multi-tenanted center for small-scale food manufacturing. The approximately \$13.8 million project will leverage private debt and public subsidies to provide space for approximately 14 businesses employing approximately 54 workers with average salaries of approximately \$43,000.

The Project property consists of an assemblage of three building on two tax lots. The largest building (Building A) is an approximately 43,000 square foot, 2-story structure that runs through the block from Atlantic Avenue to Pacific Streets between Classon and Franklin Avenues. West of Building A on Pacific Street side sit two single story garage structures. The garage structure immediately west of Building A is a 3,960 square foot building (Building B) currently used as an enclosed loading dock; the building west of that (Building C) is a 3,000 square foot structure currently used as an automotive refinishing shop. Building A and C share a single tax lot (block 1126/Lot 29) while Building B has a separate tax lot (Block 1126/Lot 75).

The proposed facility seeks to address a host of critical issues facing the neighborhood, the borough and the City. First, the project seeks to stabilize the supply of industrial space in the area that has recently been the target of several rezonings that have allowed residential uses. Through AA LLC's ownership of the property, the building's use would remain industrial. Second, the project will address New York City's growing emphasis on locally produced food by marketing to food and beverage makers along with GMDC's traditional tenants such as woodworkers, cabinet makers, artisanal trades such as set and custom frame builders, metal workers and garment makers. According to the Mayor's Industrial Policy, food manufacturing is one sector of the New York City industrial economy that has not lost a significant number of jobs in the last decade, largely because of the importance of proximity to consumers. New York City also offers a very strong labor force, often immigrant-based, which is key to the success of these businesses.

Start-up food and beverage manufacturing businesses, particularly those catering to new niches in the food industry are now proliferating throughout New York, and the City has made efforts to encourage and retain these businesses. These businesses, along with other small manufacturers, know that the realities of the New York City real estate market make finding affordable production space very difficult. Industrial real estate remains expensive and both legal and illegal conversions of manufacturing space into other uses continue in New York City in spite of the economic downturn. There is less industrially zoned land available as a result of recent non-industrial real estate development and changes to the City's zoning laws in manufacturing areas.

AA LLC's Project will offer a haven to small food-related businesses by offering affordable rents, long-term leases, and the opportunity to build business networks. The project will bring new jobs to the Crown Heights section of Brooklyn, a neighborhood that has high rates of poverty and unemployment. AA LLC will launch an aggressive marketing campaign to attract tenants to the building, and will make concerted efforts to pre-lease significant portions of the space. Marketing efforts will include direct mailing, building signage, web-based commercial advertising sites such as Cityfeet, informal web listing services such as Craigslist, and as necessary, the commercial/industrial-brokerage community, with whom we have a longstanding relationship. In recent years, GMDC has found demand for units adequate to lease available spaces without paying large broker commissions, and anticipates that commissions for this project can be kept to a minimum.

To the extent possible, AA LLC will build to suit, demising units based on the real world needs of viable, committed tenants. AA LLC will establish financial, use and employment criteria to provide a stable, strong mix of tenants, and will attempt to attract a variety of businesses types in order to insure against fluctuations in particular sub-markets.

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

All of GMDC's projects are stand-alone projects. Once the building is rehabilitated and leased, the tenants' rental fees cover the operating cost of the building. The acquisition and construction budget are set in advance to ensure that the rental numbers will be both slightly below market rate and will cover the operating costs of the building in their entirety.

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

The rehabilitation of 1102 Atlantic Avenue will entail the following work:

- Complete systems upgrades, including new gas-fired heating units, expanded electrical service and new plumbing
- Fireproofing and life safety upgrades, including sprinkler work, the installation of new egress stairs and fire alarm panel
- Installation of a new elevator
- Installation of new windows throughout
- Remediation and replacement of roof
- Installation of food-sector infrastructure such as floor drains
- Demising of interior units, common areas and lavatories. Each unit will be equipped with a three-phase electrical sub panel, but no further distribution work will be performed. Tenant electric will be sub-metered and gas service will be billed directly to tenants by the utility.

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

AA LLC's timeline is as follows:

- 1) Obtain NYCIDA inducement resolution (October, 2012) – Completed
- 2) Close on the real estate purchase with bridge loan (November, 2012) – Completed
- 3) Seek commitments for leveraged debt (7-yr) and NMTC allocation/equity (by August-Sept, 2013)
- 4) Seek NYCIDA authorization (September 2013)
- 5) Close with NYCIDA and NMTC transaction structure (in order to be put on PILOT by July 2014) (Oct-November, 2013)
- 6) Rehabilitation of building (Spring 2014 – Spring 2015)
- 7) Tenanting of the facility (to begin in early 2015)

**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.

Sources of Funds (If needed use an additional sheet to indicate all sources and uses)								Total Uses
Uses of Funds	Bond Proceeds	NYC Council Grant/BP Grant	GMDC Equity	NMTC Equity	Senior Debt	Company Funds	Other (Identify):	
Land & Building Acquisition		3,900,000	1,000,000					4,900,000
Construction Hard Costs		585,000		4,095,000	1,206,874			5,886,874
Construction Soft Costs			549,777		1,285,953			1,835,730
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment								
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain): Financing (including NMTC)					1,360,923			1,360,923
Other (explain)								
<b>Total</b>		4,485,000	1,549,777	4,095,000	3,853,750			13,983,527

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? \_\_\_\_\_
- New York State (excluding NYC)      Percentage of Total? \_\_\_\_\_
- United States (excluding NYS)      Percentage of Total? \_\_\_\_\_
- Outside United States              Percentage of Total? \_\_\_\_\_

X 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 # 1 ___ of ___	
Borough/Block/Lot: Brooklyn/1126/29 and Brooklyn/1126/75			
Street address and zip code: 1102 Atlantic Avenue, Brooklyn, NY 11238			
Zoning: M1-1, no commercial overlay		Number of Floors: 2 (lot 29), 1 (lot 75)	
Square footage of Existing Building: 47,233 (lot 29) + 3,277 (lot 75) = 50,511		Square footage of Land: 22,950 (lot 29) + 4,000 (lot 75) = 26,950	
Intended use(s) of site (e.g. manufacturing, office, retail, etc.):  AA LLC intends to renovate the property for use as a small business manufacturing building. AA LLC's model is one that GMDC has used in the past. It will own the property and lease it to industrial tenants for their use according to the guidelines of the City Capital funding that is one source for project renovation and according to the requirements of the New York City Industrial Development Agency for industrial projects, as well as according to GMDC's mission.			
Estimated square footage of Project after construction/ improvement completion: The total square footage of the project is 50,511, with 34,773 rentable square feet.  Building Square Footage: The total square footage of the project is approximately 50,511, with 34,773 rentable square feet (over 2 buildings).  Non-building Improvement square footage (if applicable): NA			
Existing subtenant occupied square footage within building (in aggregate and per subtenant): NA		Remaining length of each sublease: No existing leases or subleases on the property	
Nature of business for each sub-tenant:  The tenants of AA LLC are intended to be small business manufacturing, including food processing companies, with ancillary storage, refrigeration, and warehousing capacity; and GMDC's traditional tenants such as woodworkers, cabinet makers, artisanal trades such as set and custom frame builders, metal workers and garment makers.			

**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: NA	EIN # of Affiliate:
Address of Affiliate:	
Affiliation of Affiliate to Applicant:	
Contact Person:	Title of Contact Person:
Phone Number(s):	

**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/NYCCR/Build NYC?  
Oct-Nov 2013
2. What will be the Facility Operations Start-Date? Early 2015

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?  
0 for AA LLC; 14 for GMDC
2. Currently, how many Part-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?  
NA
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: NA Full-time: NA

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? 0 for AA LLC; 14 for GMDC; employees on site will primarily be employed by tenants of AA LLC (currently it is estimated that at full occupancy, there will be 54 tenant jobs).
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? NA

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.)  
This question does not apply to AA LLC. Out of an estimated 54 tenant employees, approximately 35 are expected to be relocated and the remaining 19 are estimated to be "new growth."
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.)  
NA

E. Estimated New-growth Employment (THESE ESTIMATES ARE FOR TENANT 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	15	4	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Permanent Part-time																

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.

**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: \$10,750 (expected for tenant jobs) Annual: \$43,000 for manufacturing jobs (expected for tenant jobs in the food sector \$36,300)
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: NA Annual: NA
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: NA Full-time: NA
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: \$10,750 (expected for tenant jobs) Annual: \$43,000 for manufacturing jobs (expected for tenant jobs in the food sector \$36,300)
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: NA Annual: NA
6. For all new, Full-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: \$43,000 for manufacturing jobs (expected for tenant jobs in the food sector \$36,300)
  - B. Average annual compensation range: Hi: \$45,000 (or \$38,000 if more food manufacturing) Low: \$38,000 (or \$35,000 if more food manufacturing)
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: NA
  - B. Average annual compensation range: Hi: NA Low: NA
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.

Employment at the facility will be that of AA LLC's tenants. It is expected that there will be a range of "other than salary" forms of compensation, including health care, on-the-job training, and contributions for retirement plans, to be offered by these tenants to their employees.



**Company Background (Section completed for GMDC; AA LLC has no employees)**

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):

None

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 proceeding 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?

I-9 Forms for new employees

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)

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.

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.

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 Entit(y)(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.

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: THESE ARE CUSTOMER/TENANTS OF GMDC or GMDC affiliates, not AA LLC

Company Name	Address	Contact	Phone	Fax Number	Percent of Revenues
Two Seven Inc.	221 McKibbin Street, BK 11208	[REDACTED]	[REDACTED]	[REDACTED]	NA
Solar Energy Systems	1155 Manhattan Avenue, BK 11222	[REDACTED]	[REDACTED]	[REDACTED]	NA
Ubero	1155 Manhattan Avenue, BK 11222	[REDACTED]	[REDACTED]	[REDACTED]	NA
South Side Design	1155 Manhattan Avenue, BK 11222	[REDACTED]	[REDACTED]	[REDACTED]	NA
Gotham Greens	810 Humboldt Street, BK 11222	[REDACTED]	[REDACTED]	NA	NA

8. List major suppliers: THESE ARE SUPPLIERS OF GMDC, not AA LLC

Company Name	Address	Contact	Phone	Fax Number
Westerman Construction	80 W. 14 <sup>th</sup> Street, NY 10011	[REDACTED]	[REDACTED]	[REDACTED]

9. List major Funding sources (if applicable): CAPITAL GRANT FOR AA LLC

Company Name	Address	Contact	Phone	Fax Number
City Council Capital Grant through NYCEDC	110 William Street, NY, NY 10038	[REDACTED]	[REDACTED]	[REDACTED]

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax Number
NA				

11. List banks: FOR GMDC

Bank Name	Address	Contact	Phone	Account Type and Number
Citibank	717 Avenue of the Americas, NY, NY 10010	[REDACTED]	[REDACTED]	[REDACTED]
Sovereign Bank	195 Montague Street, 10 <sup>th</sup> Floor, BK 11201	[REDACTED]	[REDACTED]	[REDACTED]

12. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Fax Number
NA				

**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 Issuers' Boards, in order to obtain from the Boards an expression of intent to provide the benefits requested herein for the Project. I understand that this expression of intent will take the form of an inducement resolution to be adopted by the appropriate Boards.

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 Issuers' Boards 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, 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; that the Issuers may be required under SEQR to make a determination as to the Project's environmental impact and that in the event the Issuers determine 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/ NYCCRC/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, including (in the case of Bonds) but not limited to payment of the New York State bond issuance fees (if applicable to the Bonds in question) based upon the aggregate principal amount of the Bonds.

I further understand and agree as follows:

That in the event the Application Materials are not submitted to the Issuers' Boards for any reason including negative results obtained through the background check, that submission of this application provides consent to NYCIDA, NYCCRC, Build NYC, and NYCEDC to verify and investigate information provided, particularly business relationships with customers, suppliers, unions, banks and licensing authorities; and/or, with respect to Application Materials that are submitted to the Issuers' Boards, in the event the NYCIDA, NYCCRC or Build NYC Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the NYCIDA, NYCCRC, Build NYC or any other public or governmental entity or public benefit corporation (including NYCEDC), or any directors, officers, employees or agents of the foregoing (collectively, the "Public Participants"), for the Application Fee, or for other expenses incurred by Applicant or other parties on behalf thereof, or for damages or specific performance; and that the Application Fee is under all circumstances (including but not limited to the ones just described and the ones described in the next succeeding paragraph) non-refundable; and

That if the Issuers' Boards adopt an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Boards will adopt an authorizing resolution; or that the Issuers will then provide the induced benefits; and

That, with respect to the request made in the Application Materials, if the Board adopts an inducement resolution, such action shall not be a guaranty that the Board will adopt an authorizing resolution; or if the Board adopts an authorizing resolution or a combined inducement-authorizing resolution, such action shall not be a guaranty that a Closing will occur or that the NYCIDA/NYCCRC/Build NYC will provide to the Applicant the benefits that the Applicant has requested in its Application Materials or any benefits induced or authorized by the Board; and

That in the event the Issuers disclose the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuers to make such disclosure and hereby releases the Issuers from any claim or action that Applicant may have or might bring against the Issuers, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the NYCIDA, NYCCRC, Build NYC and, if applicable, 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 Issuers reserve the 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.

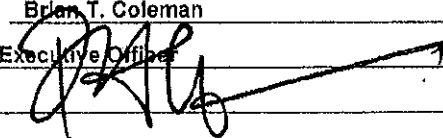
This 14th day of August, 2013 .

Name of Applicant: GMDC Atlantic Avenue LLC

By: Printed Name of Signer: Brian T. Coleman

Title of Signer: Chief Executive Officer

Signature:



**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 Modification/Alteration of an industrial building

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

1102 Atlantic Avenue, Brooklyn, NY 11238

Name of Applicant/Sponsor GMDC Atlantic Avenue LLC

Address 1155 Manhattan Avenue

City / PO Brooklyn

State New York

Zip Code 11222

Business Telephone [REDACTED]

Name of Owner (if different) Not Applicable

Address

City / PO

State

Zip Code

Business Telephone

Description of Action:

GMDC Atlantic Avenue LLC will purchase the facility and conduct the a complete systems upgrade, including installation of new gas-fired heating units and expanded electrical service as well as new plumbing. Below is a list of renovations:

Fireproofing and life safety upgrades, including sprinkler work, the installation of new egress stairs and fire alarm panel

Installation of a new elevator

Installation of new windows throughout

Remediation and replacement of the roof

Installation of food-sector infrastructure such as floor drains

Demising of interior units, common areas, and lavatories. Each unit will be equipped with a three-phase electrical sub panel, but no further distribution work will be performed. Tenant electric will be sub-metered and gas service will be billed directly to tenants by the utility.

**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:                    1 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	0 acres	0 acres
Forested	0 acres	0 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	0 acres	0 acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	0 acres	0 acres
Water Surface Area	0 acres	0 acres
Unvegetated (Rock, earth or fill)	0 acres	0 acres
Roads, buildings and other paved surfaces	1 acres	1 acres
Other (Indicate type)	0 acres	0 acres

3. What is predominant soil type(s) on project site? Regular

- a. Soil drainage:     Well drained    % 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 370).

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?    unknown (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:

Identify each species:

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

Yes  No

Describe:

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

Yes  No

If yes, explain:

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

15. Streams within or contiguous to project area:

Not applicable

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

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

Not applicable

b. Size (in 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 25-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 B of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

**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: 1 acres.
- b. Project acreage to be developed: 1 acres initially; 1 acres ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: <1 (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. 0 %
- f. Number of off-street parking spaces existing 0 ; proposed 0
- g. Maximum vehicular trips generated per hour: 3-4 peak (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  |            |            |                 |             |
| Ultimately |            |            |                 |             |

- 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:

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 41.2 ; after project is complete 52

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? 1 tons

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

c. If yes, give name Unknown at this time ; 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)

Currently building is vacant. Occupancy by tenants will require incremental energy usage from 0 today.

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

23. Total anticipated water usage per day 700-921 gallons/day.

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

If yes, explain:

The project has received approval for City Capital and borough President capital funding in the combined amount of \$4.6 million. The project is also seeking New Market Tax Credit Equity as well as Historic Rehabilitation Tax Credit Equity (both State and Federal), as well as tax benefits from the New York City Industrial Development Agency.

**25. Approvals Required:**

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/>
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Health Department for	<input checked="" type="checkbox"/> Not yet
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCIDA	June 2012
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**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?

M1-1, no commercial overlay

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

1.72 FAR

4. What is the proposed zoning of the site?

Not Applicable

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

Not Applicable -- no change on the table

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)

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? Not Applicable

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.

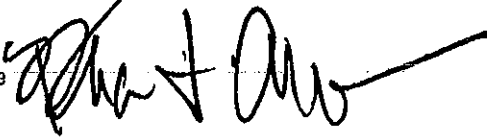
**E. Verification**

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

Applicant/Sponsor Name GMDC Atlantic Avenue LLC, Brian Coleman

Date June 20, 2012

Signature



Title Chief Executive Officer

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