

# NYCIDA PROJECT COST/BENEFIT ANALYSIS

October 10, 2013

## APPLICANT

**House of Spices (India), Inc.**  
127-40 Willets Point Boulevard  
Flushing, NY 11368

## PROJECT LOCATION

57-07 49th Street  
Maspeth, NY 11378

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

House of Spices (India), Inc. (the "Company") is an importer, producer, and distributor of food items from the Indian subcontinent. The Company currently operates in a facility located in the Willets Point section of Queens. The Company seeks assistance to purchase, renovate, and equip an approximately 24,738 square foot facility for use as an additional space for production, warehousing, and distribution.

Project costs approximately \$6,429,938, which includes \$5,250,000 for acquisition, \$300,000 for renovations, \$700,000 in fixture and equipment purchases, and \$179,938 in soft costs and fees.

This is an operating company that employs 127 full time jobs at time of application and expects to add 14 additional jobs within three years.

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

Mortgage Recording Tax Benefit:	\$68,250
Land Tax Abatement (NPV, 25 years):	\$298,637
Building Tax Exemption (NPV, 25 years):	\$2,409,331
Sales Tax Exemption:	\$38,250
<b>Total Cost to NYC</b>	<b>\$2,814,468</b>

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

**\$20,759,915**

**Company Contact Information**

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

Applicant Name: House of Spices (India) Inc.	
Operating Company Address: 127-40 Willets Point Boulevard, Flushing, NY 11368	
Website Address: ww.hosindia.com	
EIN #: [REDACTED]	NAICS Code: 311919, 311211, 31152, and 31142, 42242, 42249
Date of Application: 7/29/2014	

1. Officer of Applicant serving as contact person:

Name/Title: Neil Soni Firm: House of Spices (India) Inc.  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 127-40 Willets Point Boulevard, Flushing, NY 11368

2. Attorney of Applicant:

Name: Michael Katz Firm: Law Offices of Michael Katz  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: lsherman@hgg.com Address: 630 Third Avenue, 23rd Floor, New York, NY 10017

3. Accountant of Applicant:

Name: Patrick Yaghdjian Firm: Israeloff, Trattner & Co. P.C.  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 1255 Franklin Avenue, Garden City, NY 11530

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

Name: Ara N. Araz Firm: Economic Development Resources Inc.  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 48 Wall Street, Ste. 1100, New York, NY 10005

**Company Background**

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

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

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

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

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

4. Applicant's date of incorporation or formation: 1/28/74

5. States in which Applicant is qualified to do business: Texas, California, Illinois, Maryland, Georgia, Massachusetts, Florida, New Jersey and 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:

The applicant's nature of business is processing, warehousing of spices and distribution and production of Indian/Pakistani/Bangladeshi food products.

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

House of Spices (India), Inc. is a New York City-based producer and distributor of food items that are indigenous to the Indian subcontinent. All of House of Spices' manufacturing occurs in Flushing, Queens. Nationwide distribution occurs through a network of distribution facilities.

Gordhandas L. Soni and the late Krishnakumar L. Soni founded the company in 1970, as an importer of spices and foods that catered to New York City's Indian and Pakistani ethnic population. The brothers started with one retail store.

In order to support its continued growth, the company leased an 18,000 square foot facility in the Richmond Hill section of Queens, in 1982, and commenced manufacturing operations, which involved the grinding and milling of over 10 varieties of flour and the blending and packaging of spices. Subsequently, manufacturing was expanded to include the production of snacks, sweets, desserts, pickled products and chutneys, which involves blending, crushing and grinding spices, green chili and garlic into a fine paste.

In 1989, House of Spices purchased a 43,000 square foot facility. Two years later, the company again found itself suffering from a shortage of space. Consequently, in 1991, House of Spices purchased its currently occupied 110,000 square foot facility in Flushing, Queens. The project involved the expansion of House of Spices' manufacturing activity and cost \$5.6 million.

Since 1991, House of Spices has continued to grow its manufacturing and nationwide distribution of foods and spices.

## **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.

The proposed project involves the acquisition of 24,738 square foot facility in Maspeth, which is situated on a 26,300 square foot parcel of land. The negotiated purchase price is \$5.25 million. The cost of renovating and equipping the premises plus installing a freezer is \$1,075,000. The proposed project facility shall support the company's distribution and production operation, which is located in Willets Point. The latter shall also be expanded and re-engineered in order to support the company's growth.

Subject to receiving financial assistance, the new and reengineered locations shall be used by House of Spices to expand its manufacturing and distribution operation.

To this end, the project site will be used to process and package flower, lentils, beans and dried fruit. In addition, HOS intends to use the freezer to support a new line of frozen, ready-to-eat Indian style dinners and frozen vegetables, and create additional storage space to support manufacturing in the current facility.

The new site will provide the space needed to grow sales, increase production and streamline the distribution of products.

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

Subject to receiving financial assistance, the new location shall be used by House of Spices to expand its manufacturing and distribution operation.

To this end, the project site will be used to process and package lentils, flower and beans and dried fruit that are imported and resold. In addition, in the proposed project site, HOS intends to use the freezer to support a new line of frozen, ready-to-eat Indian style dinners and frozen vegetables.

Along with the new site, the expanded, reengineered and reequipped existing facility will provide the space needed to grow sales, increase production and streamline the distribution of products.

The project shall also result in the vacating of leased space in New Jersey.

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

Renovations shall consist of constructing offices, bathrooms, and upgrading building systems, rehabilitating storage areas and installing a freezer.

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

The renovation commencement date is December 15, 2013

The equipment installation commencement date is May 1, 2014.

The operation commencement date is December 31, 2014 for Maspeth. Flushing shall be ongoing.

**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)								
Uses of Funds	Bond Proceeds	Commercial Financing (Loan 1)	Commercial Financing (Loan 2)	Affiliate/ Employee Loans	Capital Campaign	Company Funds	Other (Identify):	Total Uses
Land & Building Acquisition		3,203,000	1,522,000			525,000		5,250,000
Construction Hard Costs						300,000		300,000
Construction Soft Costs						75,000		75,000
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment						700,000		700,000
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain): NYCIDA						104,938		104,938
Other (explain)								
<b>Total</b>		3,203,000	1,522,000			1,704,938		5,429,938

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? 10
- New York State (excluding NYC)                      Percentage of Total?
- United States (excluding NYS)                      Percentage of Total? 75
- Outside United States                                      Percentage of Total? 15
- 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 2 ____	
Borough/Block/Lot: Queens/2603/68			
Street address and zip code: 57-07 49th Street			
Zoning: M3-1		Number of Floors: 1	
Square footage of Existing Building: 24,738		Square footage of Land: 26,300	
Intended use(s) of site (e.g. manufacturing, office, retail, etc.):  Production, storage and office			
Estimated square footage of Project after construction/ improvement completion:  Building Square Footage: 24,738  Non-building Improvement square footage (if applicable): NA			
Existing subtenant occupied square footage within building (in aggregate and per subtenant):  0		Remaining length of each sublease:  0	
Nature of business for each sub-tenant:  NA			

**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: 57-07 49 <sup>th</sup> Place LLC	EIN # [REDACTED]
Address of Affiliate: 127-40 Willets Point Boulevard, Flushing, NY 11368	
Affiliation of Affiliate to Applicant: Owned by applicant's officers	
Contact Person: Neil Soni	Title of Contact Person: Member
Phone Number(s): [REDACTED]	

**Employment Information**

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

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

**A. Commencement of Operations**

1. When does Applicant expect to close with NYCIDA/NYCCR/Build NYC? December 1, 2013
2. What will be the Facility Operations Start-Date? February 1, 2014
3. Currently, how many Full-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period? 127
4. Currently, how many Part-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period? 0
5. 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? 127
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? 0

**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.) NA
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**

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	10	2	2	2	3	3	4	5	5	5	6	7	8	9	11	82
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.

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

Although this company, after year 4, will have a total of 16 full-time employees (the 10 original and the 6 New Growth) this chart should only reflect



*New Growth Employees. The 10 original employees are captured in Section B of the Project Location Information section of the application.*

**Wage Information**

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

1. If Full-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Full-time Employees? (Indicate "NA" if no Full-time Employees are being relocated.)  
Quarterly: NA      Annual: NA
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: 7,384      Annual: 29,536
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: 37,033
  - B. Average annual compensation range:      Hi: 43,143      Low: 28,107
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.

**Vacation and Sick leave**

**Company Background**

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

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

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

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 preceding the current calendar year?

Yes  No

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

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

Yes  No

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

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

Yes  No

If No, please provide details on an attached sheet.

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

I-9s are completed and the appropriate documentation is examined.

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:

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. The applicant was the beneficiary of a 1991 tax exempt bond financing and also received PILOT benefits.

**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:

Company Name	Address	Contact	Phone	Fax Number	Percent of Revenues
Apna Bazaar	Jackson Heights, NY	[REDACTED]	[REDACTED]	[REDACTED]	.2
Subji Mandi	Jackson Heights, NY	[REDACTED]	[REDACTED]	[REDACTED]	.17
Patel Bros.	Edison, NJ	[REDACTED]	[REDACTED]	[REDACTED]	.3
Subji Mandi Plaza	Parsippany, NJ	[REDACTED]	[REDACTED]	[REDACTED]	.15
Subji Mandi	Edison, NJ	[REDACTED]	[REDACTED]	[REDACTED]	.2

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax Number
CBS Foods	Brooklyn, NY	[REDACTED]	[REDACTED]	[REDACTED]
Morris J. Golombeck	Brooklyn, NY	[REDACTED]	[REDACTED]	[REDACTED]
CNS Confectionary	Bayonne, NJ	[REDACTED]	[REDACTED]	[REDACTED]
Gulf Rice Milling	Houston, TX	[REDACTED]	[REDACTED]	[REDACTED]
Southampton	Canada	[REDACTED]	[REDACTED]	[REDACTED]

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax Number
NYBDC	50 Beaver Street, Albany, NY 12207	[REDACTED]	[REDACTED]	[REDACTED]
HSBC Bank USA		[REDACTED]	[REDACTED]	[REDACTED]

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax Number
NA				

11. List banks:

Bank Name	Address	Contact	Phone	Account Type and Number
Habib American Bank	99 Madison Ave, NYC 10016	██████████	██████████	checking
PNC Bank	2 Tower Center Blvd, E. Brunswick, NJ 08816	██████████	██████████	checking

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 30th day of July 2013 .

Name of Applicant: House of Spices (India) Inc.

Printed Name of Signer: Neil Soni

Title of Signer: Vice President

Signature: 

# Preparer's Certification

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 30th day of July, 2013.

Name of Preparer: Neil Soni

Printed Name of Signer: Neil Sone

Title of Signer: Vice President

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 2013 New York City Industrial Development Agency House of Spices (India) Inc. Project

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

57-07 49th Place, NYC, Queens

Name of Applicant/Sponsor House of Spices (India) Inc./New York City Industrial Development Agency

Address 127-40 Willets Pt. Blvd.

City / PO Flushing State NY Zip Code 11368

Business Telephone [REDACTED]

Name of Owner (if different) \_\_\_\_\_

Address \_\_\_\_\_

City / PO \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Business Telephone \_\_\_\_\_

Description of Action:

The proposed project consists of the renovation of a 24,738 square foot facility, which shall include constructing offices, bathrooms, and upgrading the building systems, rehabilitating storage areas, installing a freezer, and equipping it with shelving, furnishings and production equipment.

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: .60 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>.60</u> acres	<u>.60</u> acres
Other (Indicate type) _____	_____ acres	_____ acres

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

- a. Soil drainage:  Well drained 100 % of site     Moderately well drained \_\_\_\_ % of site.  
 Poorly drained \_\_\_\_ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres (see 1 NYCRR 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? approx. 9 (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:

none

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

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

none

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 8 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: .60 acres.
- b. Project acreage to be developed: 0 acres initially; 0 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: NA (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. NA %
- f. Number of off-street parking spaces existing 3; proposed NA
- g. Maximum vehicular trips generated per hour: \_\_\_\_\_\* (upon completion of project)? \* see attached schedule
- 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: NA height; NA width; NA length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? NA ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 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.

**House of Spices (India) Inc.  
Proposed Maspeth Project Facility  
Vehicular Trips**

6:00 AM	<u>          </u>	1:00 PM	<u>    1    </u>
7:00 AM	<u>          </u>	2:00 PM	<u>    1    </u>
8:00 AM	<u>    2    </u>	3:00 PM	<u>    1    </u>
9:00 AM	<u>    5    </u>	4:00 PM	<u>    1    </u>
10:00 AM	<u>    2    </u>	5:00 PM	<u>    4    </u>
11:00 AM	<u>    1    </u>	6:00 PM	<u>    3    </u>
12:00 PM	<u>    1    </u>	7:00 PM	<u>          </u>

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 9; after project is complete 12 (1st 2 years)

10. Number of jobs eliminated by this project 0.

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

If yes, explain:

12. Is surface liquid waste disposal involved?  Yes  No

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

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

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

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

If yes, explain:

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

16. Will the project generate solid waste?  Yes  No

a. If yes, what is the amount per month? \_\_\_\_\_ tons less than 30 yards a month

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

c. If yes, give name Atlas Sanitation ; location Howard Beach, NY, NY

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)

The project facility shall have refrigerated storage and production, which shall result in increased energy use.

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

23. Total anticipated water usage per day 160 gallons/day.

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

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Building Department</u>	<u>12-15-2013</u>
			<u>IDA Assistance</u>	<u>08-02-2013</u>
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input 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       |



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

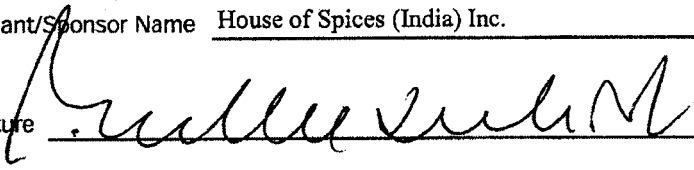
**D. Informational Details**

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 House of Spices (India) Inc. Date 09-09-2013

Signature 

Title President

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