

NYCIDA PROJECT COST/BENEFIT ANALYSIS

April 5, 2018

APPLICANT

JMDH Real Estate Offices, LLC
1524 132nd Street
College Point, NYC 11356

PROJECT LOCATION

17-22 Whitestone Expressway & 15th
Avenue between 141st and 142nd Streets
College Point, New York 11357

A. Project Description:

JMDH Real Estate Offices, LLC (“JMDH”), Jetro Holdings LLC (“Jetro”) and Jetro Cash & Carry Enterprises, LLC, each a Delaware limited liability company (collectively, the “Companies”). Jetro Holdings LLC is a subsidiary of JRD Unico, Inc. (“UNICO”), a corporation which owns over 125 wholesale grocery and restaurant supply stores operating under the Jetro Cash & Carry and Restaurant Depot banners. JMDH is a subsidiary of Warehouse Realty LLC, a real estate holding company owned by the shareholders of UNICO. The Companies seek financial assistance in connection with the acquisition of an approximately 120,000 square foot parcel of land, the construction, furnishing and equipping of an approximately 72,500 square foot building and the construction of a 300-space parking garage structure to be located on Block 4127, Lot 20 and Block 4148, Lot 78 in College Point, Queens (the “Facility”). The Facility will be owned by JMDH and serve as the corporate worldwide headquarters for Jetro Cash & Carry and Restaurant Depot.

Total project costs are estimated to be \$57,050,000.

The Company currently has 212 full time equivalent employees and expects to hire an additional 6 full-time equivalent employees within the next three years.

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

Mortgage Recording Tax Benefit:	\$650,000
Land Tax Abatement (NPV, 25 years):	1,294,892
Building Tax Exemption (NPV, 25 years):	31,064,701
Sales Tax Exemption:	1,304,940
Total Cost to NYC	\$34,314,533

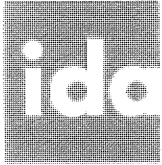
C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):

\$59,037,996

D. Benefit to City from Jobs to be Created

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

\$405,937



New York City
Industrial Development Agency



BENEFITS APPLICATION

Applicant Name: JMDH Real Estate Offices, LLC	
Name of operating company (if different from Applicant): Jetro Cash & Carry Enterprises LLC	
Operating Company Address: 1524 132 nd Street, College Point, NY 11356	
Website Address: www.restaurantdepot.com	
EIN #: [REDACTED]	NAICS Code: 422400
State and date of incorporation or formation: Delaware 2006	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	

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Stanley Fleishman, CEO	Jetro Holdings, LLC	1524 132 nd Street, College Point, NY 11356	[REDACTED]	[REDACTED]
Attorney	Steven P. Polivy, Esq. Attorney	Akerman LLP	666 Fifth Avenue, 20 th Floor, New York, NY 10103	[REDACTED]	[REDACTED]
Accountant	Anthony Passaretti	PWC	401 Broadhollow Road Melville, NY 11747	[REDACTED]	[REDACTED]
Consultant/Other					

Applicable Financial Assistance

Please provide the estimated value of each type of the following Project Financial Assistance being requested. Please discuss with the Project Manager who has been assigned to your project regarding the estimation of the Requested Financial Assistance.

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

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Bond Financing	n/a
Real Estate Tax Benefits	\$24,500,000
Sales Tax Waiver	\$320,000
Mortgage Recording Tax Benefit	\$720,000

Background

Please provide a brief description of the Applicant's history and nature of its business, including a description of the industry, competitors and services offered, on a separate sheet. Please refer to the Private Schools Policy if the Applicant is a private elementary and/or secondary school that provides education for any or all of grades K through 12.

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, including the type, purpose and proposed location. If necessary, break down by tax lot to describe activities at each Project location **SEE ATTACHED**
2. Please provide a brief description of how the proposed Project will affect current operations. **SEE ATTACHED**
3. Please provide a brief description of renovations/construction of the proposed Project. **SEE ATTACHED**
4. Please provide a brief timeline for the entire proposed Project. **SEE ATTACHED**
5. Please provide a statement indicating the likelihood that the project would not be undertaken but for the financial assistance requested from the Agency or, if the project could be undertaken without such financial assistance, why the project should be undertaken by the Agency. **SEE ATTACHED**

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	Public Funds (Identify)*:	Other (Identify):	
Land & Building Acquisition						12,500,000			12,500,000
Construction Hard Costs						35,000,000			35,000,000
Construction Soft Costs						2,600,000			2,600,000
Fixed Tenant Improvements									
Furnishings & Equipment						3,000,000			3,000,000
Debt Service Reserve Fund									
Capitalized Interest						850,000			850,000
Costs of Issuance									
Fees (permits etc):						800,000			800,000
Other (2.4% contingency)						2,300,000			2,300,000
Total Sources						57,050,000			57,050,000
% of each source category						100%			100%

* Please provide project costs to be financed from public sector sources (for example, City or State capital grant).

Proposed Project Activities

Project Description

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.

Jetro Cash & Carry/Restaurant Depot currently house their headquarters operations primarily at their College Point cash & carry location, in highly inefficient office space that occupies facility square footage and parking that could be used for the cash & carry operation. In order to provide room for growth, both for its primary operations as well as the supporting headquarters operations, the company plans to build a 72,500 s.f. headquarters building, in close proximity to the College Point warehouse.

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

Headquarters personnel will be moved to the new facility and, in the future, the mezzanine space currently occupied by those personnel will be used for additional warehouse storage. Releasing parking facilities to customer use will improve overall traffic flow at the existing College Point warehouse. Because the new headquarters is in close proximity to the current location, no increase in traffic and no loss of employees is expected as a result of the move.

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

Ground up construction of a 72,500 s.f. office building, with accessory parking.

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

Permits pulled 1st quarter 2018

Site preparation: 1st quarter 2018 – 2nd quarter 2018

Core/Shell construction: 3rd quarter 2018 – 2nd quarter 2019

Interior finishing: through 4th quarter 2019

Occupancy: 1st quarter 2020

Sourcing

Please check 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 checked="" type="checkbox"/> New York City	% of Total? <input type="text" value="20"/>
<input checked="" type="checkbox"/> New York State (excluding NYC)	% of Total? <input type="text" value="20"/>
<input checked="" type="checkbox"/> United States (excluding NYS & NYC)	% of Total? <input type="text" value="60"/>
<input type="checkbox"/> Outside United States	% of Total? <input type="text"/>
<input type="checkbox"/> N/A – No equipment is planned to be purchased for this Project	

Operating Pro Forma (for NYCIDA applicants only)

Please provide an operating pro forma or other financial analysis demonstrating how NYCIDA assistance is needed in order to make the Project feasible.

Private School Questions (for Build NYC Private School applicants only)

Please review Build NYC's Private School Policy prior to completing the Benefit Application.

1. At least 50 percent of enrolled students are New York City residents. Yes No
2. If your school provides education to any of grades 9 through 12, it is registered with the New York State Department of Education as an eligible education institution. Yes No
3. If your school was formed under the Education Law of the State of New York, it is chartered by the New York Board of Regents. Yes No
4. If your school provides education to any of grades K through 8, it (a) is registered with the New York State Department of Education or (b) will be evaluated by an independent professional (acceptable to Build NYC's staff in their sole discretion) as providing an education equivalent to that provided by public schools in the State of New York. Yes No
5. Please provide a written plan that demonstrates an existing or planned commitment to aid the City's public school system, nonprofit organizations and/or community groups through the sharing of its facilities. Project Manager will identify appropriate and quantifiable metrics in respect of this requirement. The Private School will be required to provide annual written reports to Build NYC demonstrating its performance, as measured by such metrics.
6. The Board of Trustees or the Chief Executive Officer of your school will designate a full-time staff member to coordinate the community service activities and aid to be provided by your school pursuant to paragraph 5 above. Yes No
7. What is your school's maximum tuition for the 2015-2016 academic year? If it exceeds \$13,877, then please answer Question 8:
8. Please indicate whether your school meets the following criteria:
 - a. Financial aid equal to at least 12 percent of the Private School's gross tuition revenues must be made available to, and used by, students who are City residents. Yes No
 - b. At least 20 percent of students who are both City residents and recipients of financial aid must receive financial aid equal to or greater than 50 percent of tuition. Yes No
 - c. At least 10 percent of students who are both City residents and recipients of financial aid must receive financial aid equal to or greater than 75 percent of tuition. Yes No

Project Location Detail

Project Location	Project Location #	of
Borough/Block/Lot: Queens 04127/20 & 04147/78	Street address and zip code: 12-22 Whitestone Expressway	
Zoning: M1	Number of Floors: Vacant Land	
Square footage of existing building: 0	Square footage of land: 120,000	
Anticipated square footage of building following construction and/or renovation: 60,000	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction):N/A	
Intended use(s) of site (check <u>all</u> that apply): <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing/Industrial <input checked="" 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 Facility is not yet constructed, therefore, there is no space currently occupied. Entire facility will be subleased from holding company, JMDH Real Estate Offices, LLC to operating company, Jetro Cash & Carry Enterprises, LLC If yes to either, please attach a separate sheet and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.		

Anticipated Ownership of Premises

1. Please check all that apply:

<input checked="" type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date:
<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 checked="" type="checkbox"/> Lease is for an entire building and property	
<input type="checkbox"/> Lease is for a portion of the building and/or property.	
<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 checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> 501(c)(3) Organization |
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Other (specify): _____ | |

Name of Affiliate: JMDH Real Estate Offices, LLC	EIN # of Affiliate: [REDACTED]
Address of Affiliate: 15-24 132 nd Street, College Point, NY 11356	
Affiliation of Affiliate to Applicant: Affiliate is an SPE of the Applicant	
Contact Person: Stanley Fleishman	Title of Contact Person: CEO
Phone Number(s): [REDACTED]	

6. 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 (2020)	2 (2021)	3 (2022)	Total New Growth
Total PT employees	0	3	1	4
PT employees who are NYC residents	0	3	1	4
Industrial PT employees	n/a	n/a	n/a	n/a
Restaurant PT employees	n/a	n/a	n/a	n/a
Retail PT employees	n/a	n/a	n/a	n/a
Other PT employees	0	3	1	4
Total FT employees	0	2	2	4
FT employees who are NYC residents	0	2	2	4
Industrial FT employees	n/a	n/a	n/a	n/a
Restaurant FT employees	n/a	n/a	n/a	n/a
Retail FT employees	n/a	n/a	n/a	n/a
Other FT employees	0	2	2	4

Wage and Benefits Information

7. For all new employees at the Project Location (again, excluding Principals) expected to be hired during the three-year period following the Facility Operations Start Date, please project the following:

	Industrial Jobs	Restaurant Jobs	Retail Jobs	Other Jobs	Total Jobs
Average hourly PT wage	\$ n/a per hour	\$ n/a per hour	\$ n/a per hour	\$ 16.55 per hour	\$ 16.55 per hour
Lowest hourly PT wage	\$ n/a per hour	\$ n/a per hour	\$ n/a per hour	\$ 15.72 per hour	\$ 15.72 per hour
Average fringe benefit PT rate	\$ n/a per hour	\$ n/a per hour	\$ n/a per hour	\$15,500 per year	\$15,500 per year
Average hourly FT wage	\$ n/a per hour	\$ n/a per hour	\$ n/a per hour	\$ 22.21 per hour	\$ 22.21 per hour
Lowest hourly FT wage	\$ n/a per hour	\$ n/a per hour	\$ n/a per hour	\$ 16.20 per hour	\$ 16.20 per hour
Average fringe benefit FT rate	\$ n/a per hour	\$ n/a per hour	\$ n/a per hour	\$20,800 per year	\$20,800 per year

8. 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. **ATTACHED**
9. Please indicate whether the Applicant or any of its Affiliates will be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act"). If yes, please provide an overview of the applicable requirements under the Act and an explanation of how the Applicant plans to comply with such requirements. If no, please explain why. **ATTACHED**
10. Is your company currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law? If yes, please provide an explanation of your company's paid and unpaid sick time policy. If no, please explain why. **ATTACHED**

Jetro/Restaurant Depot, New Corporate office in Queens
IDA Core Application - Wage and Benefits Information

8. Jetro Holdings, LLC offers the following programs:

Compensation

Incentive bonuses based upon approved sales, incentives and discretionary
401(k) Match – for the last few years it has been a maximum of 4% if a person contributes 6%; those earning under \$45,000 received a minimum match of \$750.00
Tuition Assistance of up to \$7,000 per year
Scholarships to qualifying dependents of Jetro's employees; of up to \$7,000 per year.

Benefit programs

Medical; employees contribute roughly 21%;
HRA of \$300/\$600 – based upon family size entirely funded by the employer
HRA incentive of an additional \$300/\$600- based upon family size entirely funded by the employer—based upon completion of an annual physical
Dental; employees contribute 20%
Life Insurance; free to all full time employees of up to 3Xs the base wage; employees may purchase additional insurance for themselves or dependents
Long-term disability insurance; employer paid 100% offers employees up to 60% of their monthly base pay to a maximum of \$10,000 per month.
Special buying programs where employees can make purchases for personal life, auto, disability insurance as well as discounts to movies and entertainment.

Paid Time Off

Personal Days; a maximum of 4 per year
Vacation between 5 to 15 days per year based upon length of service
Sick Days a maximum of 5 per year
Eligible union members may cash out their accrued sick and personal time.

9. Health Coverage: Yes, the Company is compliant with the ACA; eligible employees are paying no more than 9.5% of their gross base wages (although the law permits more) for those enrolled in single only benefits. Those enrolled in plans with employee +one or families are paying approximately 21% of the program. The plans are managed by Cigna Healthcare and employee contributions are deducted on a pre-tax basis as part of their regular weekly or bi-weekly payroll.

10. Earned Sick Time: Yes, Jetro Holdings, LLC is compliant with the NYC Sick Pay Law. Pursuant the Sick Pay Law time is accrued for all eligible employees full-time and part-time or seasonal. After the initial accrual period, all full-time employees receive 5 days frontloaded; while those who are not full-time accrue in the accordance with the law of 1 hour per 30 hours worked.

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 of 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.

Jetro/Restaurant Depot

New office Building, College Point, NY

IDA Application – Additional Comments

February 2018

Core Application – Labor

Questions – 2, 3 and 7

Yes to all three

#2. Response - All matters have been closed and/or withdrawn.

#3. Response - As a matter of regular business, employees who are discharged for cause often grieve the results. Our Company works aggressively respond and resolve all grievances lodged by members for such issues with less than 2% requiring reinstatement. There is only one pending arbitration being held in abeyance regarding the intent of the word "accrue" as it pertained to the use of a paid holiday. The Employer, however, did not let the abeyance impede the offer and use of the paid holiday.

#7 Response - In an organization of nearly 9,000 employees with regular turnover our employment litigation sees no more than 20 new claims per year; most of the claims are filed through government agencies e.g. Equal Employment Opportunity Commission (EEOC) with more than 95% with a finding of "no probable cause." Claims generally surround race, accommodation with a small amount of age or harassment.

DATE OPENED	DATE CLOSED	DAYS OPEN	CLAIMANT	LOCATION	REGION	AGENCY/COURT	REASON	COUNSEL ASSIGNED	STATUS	SETTLEMENT	BUDGET	LEGAL EXPENSES	ACTUAL VS. BUDGET	TOTAL EXPENSE	COMMENTS
4/17/2017	7/31/2017			Rochester	MW	EEOC/NVSHR	Age		CLOSED-NPC						
4/17/2017				Fresno	WEST	Private Attorney/D/EH	Gender-d denied a promotion		No probable cause						
6/15/2016	7/21/2017			Oakland	WEST	Superior Court of California	Sexual Harassment-Joint employer relationship		settlement requested of 75k.						
6/20/2016	7/24/2017			Charlotte	MID WEST	Private Attorney - United States District Court of North Carolina	Race		SETTLED						
	7/24/2017			Charlotte	MID WEST	Private Attorney - United States District Court of North Carolina	Race		SETTLED						
7/9/2017	7/17/2017			Newburgh	East	Demand Letter	Age		SETTLED						
7/1/2016	6/29/2017			Menayunk	EAST	EEOC (Philadelphia)	Sexual Harassment & Retaliation		SETTLED						
3/4/2016	6/6/2017			San Francisco	WEST	Private Attorney	Discharge/ADA		SETTLED						
5/11/2017	5/16/2017			Dearborn	MW	EEOC	Disability		CLOSED-NPC						
5/9/2017	5/12/2017			San Diego	WEST	NLRB	Contract Violation		Withdrawn						
11/11/2016	5/3/2017			Memphis	NW	EEOC (Memphis)	Gender & Retaliation		Withdrawn/Settled						
5/2/2016	4/21/2017			Tampa	MID WEST	Private Attorney/FCHR	Race		CLOSED-NPC						
8/28/2015	4/20/2017			Pulaski	MID WEST	EEOC-AAA Arbitration	Sex, Disability & Retaliation.		Settled						
3/5/2017	3/6/2017			Charlotte	EAST	Demand Letter	Race		Settled						
4/14/2016	1/19/2017			Tampa	MW	EEOC	Race/Disability/Retaliation		CLOSED-NPC						
3/20/2017	10/2/2017			Canasie	East	NVCHR	Age, retaliation		Position statement submitted 3/20/2017						
3/27/2017	9/20/2017			Chicago Corporate	MW	Private Attorney	Race/Retaliation		settled.						
11/9/2015	10/11/2017			Kansas City	MID WEST	Circuit Court Jackson County	Sexual Harassment		Settled/Sir met						
1/6/2016	12/22/2017			Dearborn	MID WEST	Private Attorney/AAA Arbitration	Age		Arbitrated-awating decision due by 12/2017						
6/22/2016	10/31/2017			Chicopee	EAST	MCAD	Race-Color-Retaliation		NPC						
3/19/2017	9/9/2017			Manayunk	East	EEOC - Philadelphia	Sex/preg discrim		Requested a Right to Sue letter						
5/22/2017	6/11/2017			Virginia Beach	East	EEOC - Norfolk	Race/Retaliation		No probable cause						
2/17/2017	8/17/2017			Canasie	East	NVSHR	Retaliation		No probable cause						

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. **Jetro Oak Point and Jetro Maspeth both have received IDA assistance in the form of sales tax exemption, mortgage recording tax abatement and real property tax exemption. Jetro Oak Point has received the Solar Panel Abatement from NYC Dept. of Buildings.**
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 answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers:

Company Name	Address	Contact	Phone	Fax	Email	% of Revenues
No single customer	Comprises more than	2% of sales				

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
See Attached					

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
n/a – Project to be	Internally funded through	construction with a	mortgage after	occupation.	

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax	Email
UFCW 2013	9235 4 th Avenue, Brooklyn, NY 11209	[REDACTED]	[REDACTED]		[REDACTED]
ILA Local 1814	70 20 th Avenue, Brooklyn, NY 11232	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
JPM Chase	395 N. Service Road, Melville, NY 11747	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
Capitol One	275 Broadhollow Road, 2 nd floor Melville, NY 11747	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]

12. List licensing authorities (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
Multiple licenses required	To open a Cash & Carry	Warehouse.	[REDACTED]		

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.

Compliance with Law

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

Certification

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

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

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

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the 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 acknowledge that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the project.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the 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 of the City; 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 the Disclosure Policy section of the Policies and Instructions provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

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

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

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

That in the event the 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.

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

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

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

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

This 22 day of Feb, 2018.

This 22 day of Feb, 2018.

Name of Applicant: **Jetro Cash & Carry Enterprises, LLC**

Name of Preparer: **Akerman LLP**

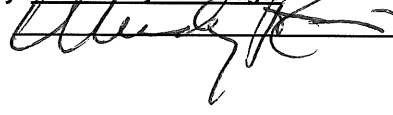
Signatory: **Stanley Fleishman**

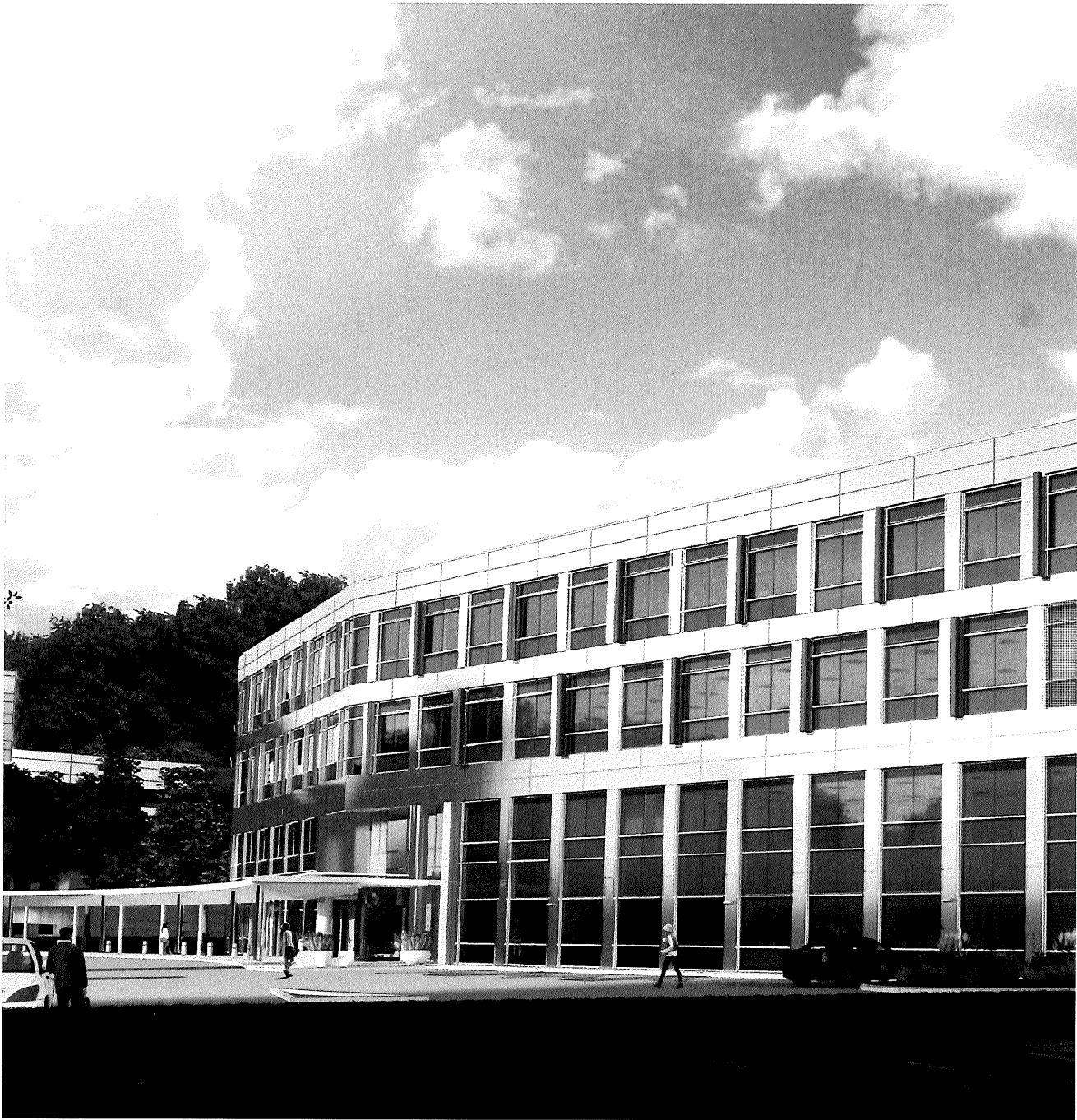
Signatory: **Wendy G Rossi**

Title of Signatory: **CEO**

Title of Signatory: **Senior Project Manager**

Signature: 

Signature: 



JETRO
CASH & CARRY

JETRO CORPORATE HEADQUARTERS

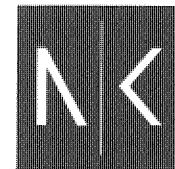
17-10 Whitestone Expy.
17-16 Whitestone Expy.
College Point, NY 11357

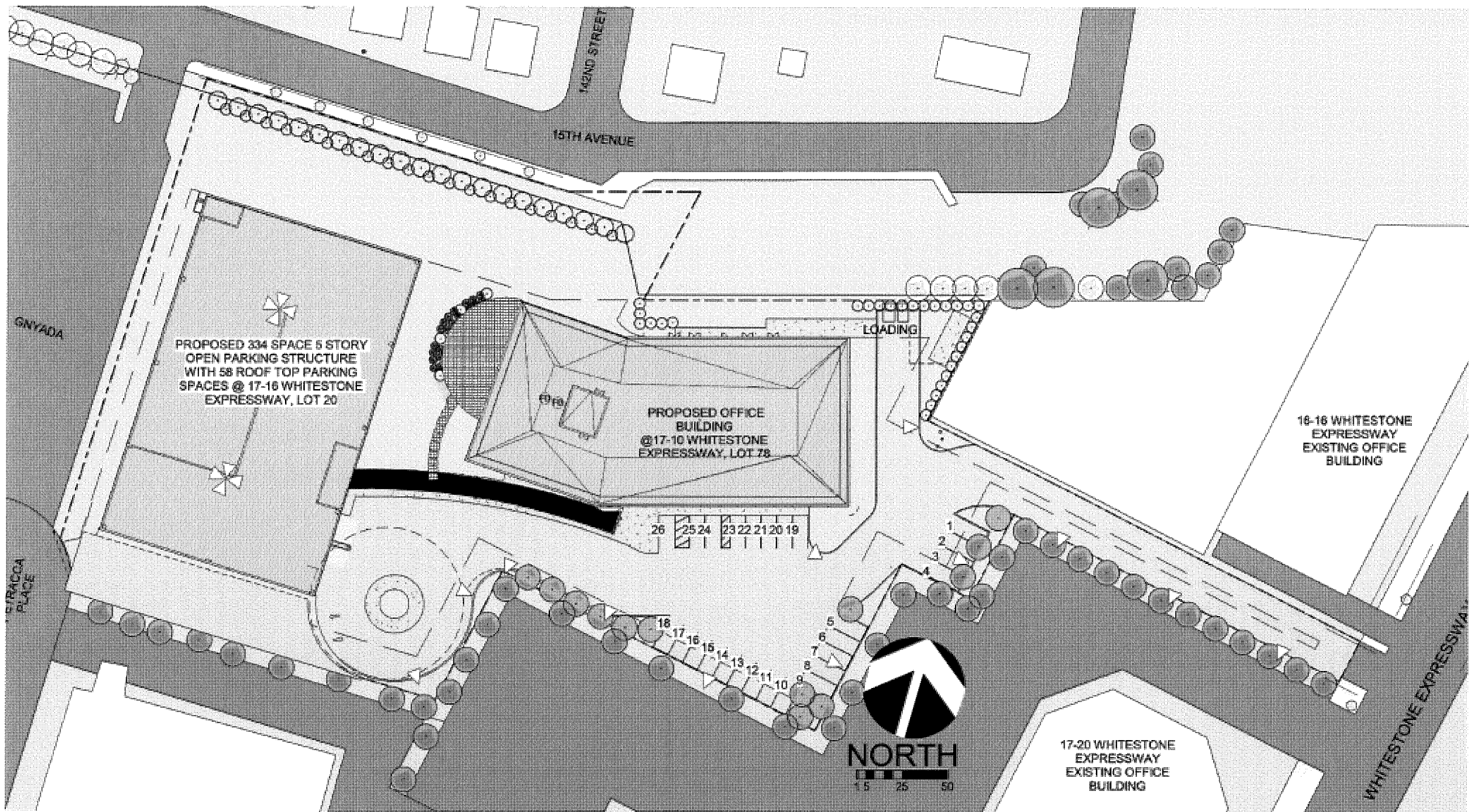
02.21.2018

GROSS BUILDING AREA:

1ST FLOOR	17,984 SF
2ND FLOOR	17,550 SF
3RD FLOOR	18,517 SF
4TH FLOOR	18,517 SF
TOTAL	72,568 SF

ARCHITECTS





Jetro/Restaurant Depot

New office Building, College Point, NY

IDA Application – "Financials" Section, #8 - List major Suppliers

Feb-18

<u>VENDOR NAME</u>	<u>INVOICE TOTAL</u>	<u>ADDRESS LINE 1</u>	<u>ADDRESS LINE 2</u>	<u>Telephone #</u>
MOUNTAIRE		P.O. BOX 520	SELBYVILLE DE 19975	3129748808
TYSON FRESH MEATS INC.		88031 EXPEDITE WAY	CHICAGO, IL 60695-0001	6052352061
KOCH POULTRY COMPANY		PO BOX 71258	CHICAGO, IL 60694-1258	8006924548
CARGILL MEAT SOLUTIONS		P.O. BOX 640960	PITTSBURGH, PA 15264-0960	3162912500
NEBRASKA BEEF LMTO.		P.O. BOX 3332	OMAHA, NE 68103-0332	8002743876
JBS		P.O. BOX 88920	CHICAGO, IL 60695-1920	9705068135
NATIONAL BEEF PACKING COMPANY		P.O. BOX 874875	KANSAS CITY, MO 64187-4875	8004492333
CAVENDISH FARMS INC		P.O. 711892	CINCINNATI, OHIO 45271-1892	7812732777
NESTLE WATERS NORTH AMERICA INC		P.O. BOX 277015	ATLANTA, GA 30384-7015	9724623738
ASSOCIATED MILK PRODUCERS, INC		MBO 68	PO BOX 1414	8005333580
FOREMOST FARMS USA		ATTN CREDIT DEPT	E10889 PENNY LANE	6083568316
SEABOARD FARMS		P.O. BOX 844853	DALLAS, TX 75284-4853	9132612630
TYSON FOODS, INC.		88029 EXPEDITE WAY	CHICAGO, IL 60695-0001	2038972700
DART CONTAINER CORPORATION		PO BOX 73741	CHICAGO, IL 60673-7741	8002485960
PACTIV		1900 WEST FIELD COURT	LAKE FOREST IL 60045	8004764300
NESTLE FOODS CO.		P.O. BOX 3637	BOSTON, MA 02241-3637	7187409099
SMITHFIELD FARMLAND SALES CORP.		14538 COLLECTIONS CENTER DR.	CHICAGO IL 66093-0145	8162432762
CASTELLA IMPORTS, INC		60 DAVIOS ORIVE	HAUPPAUGE, NY 11788	6312315500
PROCTER & GAMBLE DIST. CO		P.O. BOX 640503	PITTSBURGH, PA 15264-0503	5136268501
BLUE SEA PRODUCTS, LLC		P.O. BOX 52434	NEWARK NJ 07101-0227	7324421000
COCA COLA BOTTLING CO OF NY		PO BOX 4108	BOSTON MA 02211-4108	9147891100
OASIS FOODS, INC.		635 RAMSEY AVENUE	HILLSIOE, NJ 07205	9089640477
PILGRIM'S PRIDE CORPORATION		3615 COLLECTIONS CENTER DR	CHICAGO, IL 60693	9034341532
WAYNE FARMS		P.O. BOX 945947	ATLANTA, GA 30384-8202	6784503123
DOMINO FOODS		P.O. BOX 751945	CHARLOTTE, NC 28275-1945	9149632400

This form should be completed by all for-profit Applicants.

1. If the Project should be considered for energy benefits, please provide a list of the energy/utility accounts as follows:

Provider: ConEd Account Number: TBD
Provider: _____ Account Number: _____
Provider: _____ Account Number: _____
Provider: _____ Account Number: _____

2. If applicable, please list for the Project Location(s), the Applicant's electricity and/or gas providers and account numbers with such providers:

Provider: ConEd Account Number: TBD
Provider: _____ Account Number: _____
Provider: _____ Account Number: _____
Provider: _____ Account Number: _____

3. If the project is a relocation of operations, please provide a description of the **current/existing site(s)** used by the Applicant:

- a. Total building square footage of each facility:
- b. Total square footage utilized by Applicant at each facility:

4. Please provide a description of the **Project site**:

Total square footage of building at site: ~72,500 sq ft
b. Projected use of site: Percent storage: _____
Percent office: 100%
Percent refrigeration: _____
Percent processing/manufacturing: _____
Percent other (describe): _____

5. Will the Project include the construction of a new building on currently unimproved block(s) and/or lot(s)?

Yes No

3. Does the Project site include a building that has been vacant for at least 12 of the last 24 months?

Yes No

Certification

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

Name of Applicant: _____

By: Printed Name of Signer: Stanley Fleishman

Title of Signer: Executive Chairman

Signature: 

Date: February 22, 2018


617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Jetro/Restaurant Depot			
Name of Action or Project: JMDH Real Estate Offices, LLC			
Project Location (describe, and attach a location map): 17-22 Whitestone Expressway SR W and un-numbered location at 15th Avenue, College Point, NY 11357			
Brief Description of Proposed Action: Acquisition of 120,000 s.f. parcel and construction of a corporate headquarters with accessory parking.			
Name of Applicant or Sponsor: JMDH Real Estate Offices LLC		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 15-24 132nd Street			
City/PO: College Point		State: NY	Zip Code: 11356
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Construction Permits		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.8 acres	
b. Total acreage to be physically disturbed?		_____ 2.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.8 acres (under contract)	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jetco/Restaurant Dept</u> Date: <u>June 8, 2016</u>		
Signature: 		

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

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

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

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

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

PRINT