

Core Application - Applicant General Information

The Core Application captures specific and general information about the Applicant and the Project. This section begins with a survey of "General Information," followed by a section that describes the Applicant's Interest or relationship to the project site. This helps establish eligibility and which benefits will be applied to the project.

Name: <u>Salmar Properties, LLC.</u>
Address: <u>120 Broadway New York, NY 10271</u>
Phone Number(s): <u>[REDACTED]</u>
Fax Number(s): <u>[REDACTED]</u>
E-mail Address: _____
Website Address: <u>none</u>
Applicant EIN Number: <u>[REDACTED]</u>
S.I.C. Code: _____
NAICS Code: _____

Date of Application: 4/27/2011

1. Applicable Program (please check one):

- | | |
|--|---|
| <input type="checkbox"/> Manufacturing Facilities Bond Program | <input type="checkbox"/> Empowerment Zone Facilities Bond Program |
| <input checked="" type="checkbox"/> Industrial Incentive Program ("IIP") | <input type="checkbox"/> Exempt Facilities Bond Program |
| <input type="checkbox"/> Small Industrial Incentive Program ("SIIP") | |

SIIP is only available for Applicants with annual revenues of less than \$5 million and fewer than 100 employees; IIP is only available for Applicants with either annual revenues that are \$5 million or greater or 100 or more employees.

2. Officer of Applicant serving as contact person:

Name: Marvin Schein Firm: Salmar Properties, LLC
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: [REDACTED] Address: 99 Crescent Beach Road Glen Cove, NY 11542

3. Attorney of Applicant:

Name: see attached Firm: _____
Phone #: _____ Fax #: _____
E-mail Address: _____ Address: _____

4. Accountant of Applicant:

Name: see attached Firm: _____
Phone #: _____ Fax #: _____
E-mail Address: _____ Address: _____

Attorneys:

Marvin Schein's Attorney:

Leslie J. Levine

Ackerman, Levine, Cullen, Brickman & Limmer, LLP

1010 Northern Boulevard

Great Neck, NY 11021

Phone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

Sal Rusi's Attorney:

Mordecai Jacobi

Jacobi, Sieghardt, Bousanti, Piazza & Fitzpatrick, P.C.

235 Forest Avenue

Staten Island, New York 10301

Phone [REDACTED]

Fax [REDACTED]

Accountants:

Marvin Schein's Accountant:

Nick Nesi

BDO Seidman Co.

100 Park Avenue

New York, NY 10017

Phone: [REDACTED]

Fax: [REDACTED]

Sal Rusi's Accountant:

Bruce Breslin CPA, PA

77 Milltown Road, Suite B5

East Brunswick, NJ 08816

[REDACTED]

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

Name: Regina DeMilia Firm: The Carey Group LLC
Phone #: 212-912-3661 Fax #: 212-912-3667
E-mail Address: rdemilia@careyllc.com Address: 100 Wall Street New York, NY 10005

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

- | | | |
|---|---|---|
| <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"/> Natural Person |
| <input type="checkbox"/> 501(c)(3) Organization | <input type="checkbox"/> Other (specify): _____ | |

7. Are any securities of Applicant publicly traded?

- Yes No

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

9. Applicant's date of incorporation or formation: 11/2/2009

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

11. Please provide a brief description of Applicant and nature of its business: Salmar Properties LLC is an SPE formed for the purpose of buying and redeveloping Federal Building #2 to create a light industrial/manufacturing hub.

Core Application - Applicant Interest in Project Realty

Please note: An "Affiliate" means any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity that controls, is controlled by or is under common control with the Applicant or the "SPE" (defined herein below).

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project realty.
- Applicant or an Affiliate is not currently, but expects to be the fee simple owner of the Project realty.
- Applicant or an Affiliate is not the owner of the Project realty, but is the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- Applicant or an Affiliate is not the owner of the Project realty, but expects, immediately following the closing, to be the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- None of the above categories fully describe Applicant and its relation to the Project realty, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

Please note: Please pay particular attention to items 5, 6 and 16 in the Required Documents List (attached), which request additional information specific to the Project realty.

2. If a special-purpose entity ("SPE") that is owned and controlled by the Applicant will own or otherwise control the Project realty, the SPE will be a (check one of the following as applicable):

- General Partnership
- Limited Partnership
- C Corporation
- S Corporation
- Limited Liability Company
- Not-for-profit 501(c)(3) Entity
- Natural Person
- Other (specify): _____

Name of SPE: Salmar Properties, LLC
Address: 120 Broadway New York, NY 10271
Phone Number(s): [REDACTED]
Contact Person: Sal Rusi/ Marvin Schein
Title of Contact Person: Principals
Affiliation of SPE to Applicant: same
Owners of SPE and each respective ownership share: see attached
SPE EIN Number: [REDACTED]

Please note: If information required above for the SPE is unknown at time of Application submission, then please submit any missing information to the NYCIDA as soon as it becomes available.

The ownership of Salmar Properties, LLC is 1% by Salmar Realty LLC (which, in turn, is owned 50% by Marvin Schein and 50% by Sal Rusi), 44.5% by Schein Family Partners LLC and 44.5% by the Rusi Family Trust.

3. Give the following information with respect to all present and proposed tenants and sub-tenants at the proposed project site. Provide information on an additional sheet if space is needed.

Company Name	Phone	Affiliation with Applicant	SF & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
not known at this time					

Core Application - Project Description and Financial Information

Please complete this section of the Application for each of the Project sites, defined as a facility (perhaps encompassing more than one address and/or block and lot) with either a distinct employment base (as evidenced through D.O.L. reporting) or with a separate and distinguishable source of funding for the acquisition, renovation or construction of the facility. **If more than one site exists for this Project, please make the requisite number of copies of this section and fill it out for each site.**

Site #	
Borough:	Brooklyn
Neighborhood:	Sunset Park
Block(s):	671,675
Lot(s):	1, 1
Street address and zip code:	the site is bound by 30th St. to the North, Third Ave. to the East, 32nd St. to the South and Second Ave. to the West
Zoning:	M3-1
Square footage of land:	240,000 sq ft
Square footage of existing building(s):	1.1 million sq ft
Number of floors:	8
Intended use(s) (e.g., office, retail, etc.):	light industrial/manufacturing

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: Please see attached

b. When does Applicant want Closing to occur (i.e., when does Applicant want the proceeds from the Bonds or other benefits sought to be available for the Project costs)? July/August 2011

c. Indicate the estimated date for commencement of the Project: July/August 2011

d. Indicate the estimated date for the completion of the Project: July/August 2013

e. Is the Project site located in a New York State Empire Zone? Yes No

If Yes, which zone? Southwest Brooklyn Empire Zone, Red Hook/Sunset Park IBZ

f. Is the Project site located in the Federal Empowerment Zone?

Yes No

g. Will the Project require Uniform Land Use Review Procedure ("ULURP") approval?

Yes No

h. Will the Project require any other special permit or approval?

Yes No

If Yes, please explain: NYCIDA approval of benefits

Salmar Properties, LLC will develop a state-of-the art industrial center with attendant retail and parking specializing in promoting and supporting light industrial/ manufacturing business. Salmar Properties, LLC is seeking a straight lease (Industrial Incentive Program) in connection with the following premises located between 2nd Avenue and 3rd Avenue in Brooklyn, New York 11232: (i) the acquisition, demolition, construction, re-construction, renovation, equipping and/or furnishing of an eight-story, approximately 1,100,000 square-foot building on an approximately 140,000 square-foot parcel of land, consisting of Block 671, Lot 1 in Kings County; and (ii) the acquisition and improvement of an approximately 100,000 square-foot parcel of land, consisting of a portion of Block 675, Lot 1 in Kings County, together with the demolition, construction, re-construction, renovation, equipping and/or furnishing of an approximately 9,000 square-foot facility; and (iii) the acquisition and improvement of portions of two un-mapped streets consisting of approximately 60,000 square feet in the aggregate: a) the un-mapped street bed commonly known as known as 31st Street that is located between the current Block 671, Lot 1 and Block 675, Lot 1; and b) the northerly half of the un-mapped street bed commonly known as 32nd Street that is located to the south of a portion of Block 675, Lot 1. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes, and exemption from City and State sales and use taxes.

i. Is any governmental entity intended or proposed to be an occupant at the Project site?

Yes No

If Yes, please provide details: _____

j. Will the Project require a tax lot apportionment or subdivision? (Tax lot apportionment will be required for real estate tax benefits to commence.)

Yes No

(\$50) If Yes, please provide details and timing: subdivision required to separate out "motor pool" parcel that is not included in the project. The motor pool is currently located on/in Block 398. Survey currently underway.

2. Please complete the following summary of Project sources and uses:

Uses of Funds		Sources of Funds	
Land acquisition ³		Bonds	
Building acquisition ³	\$10,000,000 ¹	Loan (1)	\$35,543,546 ⁴
New construction ⁴		Loan (2)	
Renovations	\$26,853,143	Capital campaign ³	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment	\$4,900,000	Company funds	
Soft costs (define):	\$2,606,289.10 ²	Fund balance ³	
Furnishings	\$70,000 ³	Other equity (explain)	\$8,885,887 ⁵
Debt Service Reserve Fund ⁵		Other (explain)	
Capitalized interest ³		Other (explain)	
Other (explain)		Other (explain)	
Total Project Uses	\$44,429,433	Total Project Sources	\$44,429,433

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

- New York City Percentage of Total? _____
- New York State (excluding NYC) Percentage of Total? _____ Not known at this time
- United States (excluding NY State) Percentage of Total? _____
- Outside United States Percentage of Total? _____

See attached for footnotes

³ Please estimate Land and Building acquisition costs separately if possible.

⁴ Please define New Construction on a separate piece of paper.

⁵ Applies to not-for-profit bond financings only

1. Not able to separate land and building acquisition costs
2. Soft costs: architectural, engineering, structural, environmental, consulting, filing fees, insurance, security, janitorial, appraisal
3. Furnishings: furniture, fixtures, security equipment
4. Loan 1: purchase, construction/renovation
5. Other equity: partnership equity

Core Application - Background Information on Applicant & Applicant's Affiliates

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.

Please answer the following questions and, if necessary, include additional information as an attachment:

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 discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation?
- Yes No If Yes, please provide details on an attached sheet.

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

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA?
- 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 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	Percent of Revenues
see attached				

8. List major suppliers:

Company Name	Address	Contact	Phone
see attached			

9. List unions (if applicable):

Union Name	Address	Contact	Phone	Contact Expiration
see attached				

10. List banks:

Bank Name	Address	Contact	Phone	Type of Account
see attached				

11. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Percent of Revenues
see attached				

Core Application

* Allran Electric NYC and Platinum Maintenance are affiliates of Salmar Properties, LLC

Question #7 - Major Customers:

Allran Electric NYC:

Structure Tone, Inc.
770 Broadway
New York, NY 10003

Tri-Star Construction
770 Lexington Avenue
New York, NY 10065

Turner Construction
375 Hudson Street, 6th floor
New York, NY 10014

Platinum Maintenance:

Gregg A. Popkin
Chief Operating Officer
RFR Holding, LLC
390 Park Avenue
New York, New York 10022

T: [REDACTED]

F: [REDACTED]

E: [REDACTED]

Project: 757 Third avenue – Exterior Façade Cleaning & Sealing Project - [REDACTED]

Ed Cavanaugh
Vice President
Time Warner, Inc.
One Time warner Center, 11th Floor
New York, NY 10019

Project: 75 Rockefeller Plaza – Local Law 11/98 Façade Repairs Cycle 7B - [REDACTED]

Question #8 – Major Suppliers

Allran Electric NYC:

Kevin J. Weltmann
Weltmann Lighting, LLC
76 N. Broadway, Suite 3011
Hicksville, NY 11801
Tel: [REDACTED]
Fax: [REDACTED]
Cell: [REDACTED]
Email: [REDACTED]

Platinum Maintenance:

Delt Hardware Co, Inc.
555 Coney Island Avenue
Brooklyn, NY 11218
[REDACTED]
Leon Perlmutter

Question #9 – List Unions

Allran Electric NYC:

Local 3

Joint Industry Board
158-11 HARRY VAN ARSDALE JR AVE
Flushing, NY 11365
Chris Sessa
[REDACTED]

Platinum Maintenance :

Local 7
45-34 Court Square
Long Island City, NY 11101
[REDACTED]
Thomas Lane

Local 8A-28A Strike Fund
36-16/18 33rd Street
2nd Floor
Long Island City, NY 11106
[REDACTED]

William D. Candelori Jr.
Question #10 – **List Banks**

Allran Electric NYC:

Carver Federal Savings Bank
4 Hanson Pl.
Brooklyn, NY 11217
Angela Aggison
[REDACTED]

Platinum Maintenance

Bank of America
150 Broadway
New York, NY 10007

Question #11 – **List Licensing Authorities**

Allran Electric:

Department of Buildings – Master Electrician
#10026

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 NYCIDA Board, in order to obtain from the NYCIDA Board 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 Board.

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 that all of the information provided in these Application Materials is accurate, true and correct. 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 Board to reject the request made in the Application Materials.

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 NYCIDA may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the NYCIDA does 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 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 Board for any reason including negative results obtained through the background check, and/or, with respect to Application Materials that are submitted to the Board, in the event the Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the NYCIDA 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 Board adopts an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Board will adopt an authorizing resolution; or that the NYCIDA will then provide the induced benefits; and

That Applicant shall indemnify the NYCIDA for fees and disbursements incurred by bond counsel (in the case of a Bond transaction) or by project counsel (in the case of a straight-lease transaction); and that bond counsel or project counsel (as applicable) shall be a third-party beneficiary of this indemnity to the NYCIDA regardless of whether a Closing occurs and if no Closing occurs, regardless of the reason thereafter and regardless of whether a Closing was within or without the control of any of the Public Participants; and

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

this 29th day of April, 2001.

Name of Applicant: Salmar Properties, LLC

By: Printed Name of Signer: Marvin Schein

Title of Signer: Principal

Signature:

Marvin Schein is a managing member of Schein Family Partners, LLC, an investment partnership involved in a variety of ventures, including a 12-acre development site in the Port Washington Industrial Park, Nassau County as well as a 12.5-acre development site in an industrial park in Bend, Oregon. His bio is also attached.

6. 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:

7. Has any Company 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:

8. Are the practices of any Company now, or have they been at any time during the three 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. When answering this question, please consider "discrimination" to include sexual harassment.

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

Name of Applicant: Salmar Properties, LLC

By: Printed Name of Signer: Marvin Schein

Title of Signer: Principal

Signature: 

Date: 4/27/2011

If the Project should be considered for energy benefits, please answer the following questions:

1. Please list Applicant's current electricity and/or gas providers and account numbers with such providers:

Provider: none at this time Account Number: _____
 Provider: _____ Account Number: _____
 Provider: _____ Account Number: _____
 Provider: _____ Account Number: _____

2. Please provide a description of the current/existing site used by the Applicant:

a. Total square footage of building at site: 1.1 million
 b. Current use of site: Percent storage: No current use of site
 Percent office: _____
 Percent refrigeration: _____
 Percent processing/manufacturing: _____

3. Please provide a description of Project site:

a. Total square footage of building at site:
 b. Projected use of site: Percent storage: approx. 9%
 Percent office: /common space approx. 10%
 Percent refrigeration: not known at this time
 Percent processing/manufacturing: approx. 73% * see attached

4. Will the Project include the construction of a new building on a block and lot that is currently unimproved?

Yes No

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

Yes No

Energy Benefits Questionnaire

Question #3b – Projected use of site

* The percentages add up to 92% due to the fact that there is not a place to put the 8% retail portion.

NYCIDA Application- Required Documents

A detailed history of Applicant, a summary description of the Applicant's business and brief description of the market or industry in which the Applicant operates.

Salmar Properties, LLC (Salmar Properties) is an SPE formed by Marvin Schein and Sal Rusi for the purpose of buying and redeveloping Federal Building #2.

The goal of Salmar Properties is to develop the site into the Sunset Park Industrial Plaza which will feature state-of-the-art light industrial/manufacturing spaces creating a hub for these types of businesses and their employees.

The manufacturing /industrial sector has lost hundreds of thousands of jobs in New York City. The Mayor's Industrial Policy is focused on preserving existing industrial businesses and attracting new ones. Today's industrial companies are primarily small businesses and are in need of rentable manufacturing space. The Sunset Park Industrial Plaza will provide affordable permanent homes to industrial businesses that have been or may soon be displaced by changing neighborhoods and escalating rents.

NYCIDA Application- Required Documents

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Salmar Properties LLC
120 Broadway
New York, NY 10271

May 26, 2011

NYC Industrial Development Agency
110 William Street, 6th Fl
New York, NY 10038

Dear Sirs/Madams:

As part of our IDA application for Salmar Properties, we submitted an operating proforma that indicates a 90% occupancy rate achieved as of year five and environmental documents that indicate a rate of 97% occupancy under the With-Action Condition and a 92% occupancy under the No-Action Condition.

The reason for the difference between the operating proforma's occupancy numbers and the environmental documents occupancy numbers is while doing an environmental review, it is more prudent to use the most conservative environmental impact scenario; the operating proforma numbers are a more realistic assumption of what the actual occupancy of the building will be when operational.

Sincerely,



Marvin Schein
Principal, Salmar Properties, LLC

Selim Rusi
177 Benedict Road
Staten Island, New York 10304

Phone: [REDACTED]

Mobile: [REDACTED]

PROFILE:

EXPERIENCE:

Benjamin Group Enterprises (2002-Present)
President

Benjamin Group Enterprises is the result of a merger between Benjamin Roofing Corp. and Benjamin Maintenance Corp. Benjamin Group Enterprises is one of New York City's leading contractors in the field of exterior building restoration, waterproofing systems, roofing systems, and plaza deck pavers.

Platinum Maintenance Services (1997-Present)
President

Platinum Maintenance Services Corp. is a corporation specializing in metal maintenance, stone restoration, and wood refurbishing. Currently servicing clients in Manhattan, Brooklyn, Jersey City, Westchester and lower Connecticut. Platinum maintains a strong reputation throughout the tri-state area.

Benjamin Maintenance Corp. (1986-2002)
President

Benjamin Maintenance Corp. has provided waterproofing and masonry restoration services to buildings throughout the Tri-State area.

Benjamin Roofing Corp. (1979-1986)
President

Benjamin Roofing Corp. has provided roofing services to building throughout the Tri-State area.


Williams Real Estate
Superintendent (1974-1979)

Manager of several commercial buildings

Note: Present activity also includes active participation in all companies listed on company contact info page.

Marvin Schein

*99 Crescent Beach Rd.
Glen Cove, NY 11541*



Marvin Schein is the managing member of Schein Family Partners, LLC, which is an investment partnership formed in 1994 with his four children. Schein Family Partners invests in a broad and diverse range of investments including equities, venture capital, debt and real estate.

Prior to his retirement from the board of directors of his former company Henry Schein Inc., Mr. Schein served as operating officer of Henry Schein Inc., a national health care distribution business, until the Company went public in 1994. Today he remains as a consultant to the Company.

Mr. Schein has also been a managing director of the Metropolitan Opera for the past ten years and was also a member of the board of Friends Academy, a Quaker school in Locust Valley, N.Y., where he served as head of the development committee. Mr. Schein also served on The Nassau Economic Advisors Committee for the former county executive Thomas Suozzi.

Mr. Schein has a long history of philanthropic activity supporting such institutions as the Met Opera, The Met Museum, Columbia Presbyterian Hospital, Long Island Jewish Hospital and many other worthy causes.

Mr. Schein is a graduate of Ohio State University

Selim Rusi

177 Benedict Road
Staten Island, NY 10304
[REDACTED]

Selim Rusi is not a stranger to the Brooklyn neighborhood. He grew up on Atlantic Avenue from 1973 – 1980, and started his roofing company Benjamin Roofing Corp on 49th and 2nd Avenue in 1979. He lived in, and worked in the community for many years.

Mr. Rusi is an active owner of a number of maintenance companies, including Benjamin Group Enterprise, Platinum Maintenance Services Corp, Bio-Bright NY LLC, Palladium Window Solutions and Allran Electric of NY LLC, which all service the tri-state area, and Platinum Maintenance also services Washington DC. In addition, Mr. Rusi owes Rachel SDB Corp, a real estate company based out of New York City.

With a number of companies, Mr. Rusi has had the privilege to contribute to a number of organizations and foundations such as the Covenant House, New York Chinese Opera Society, Special Events Multiple Sclerosis Society, Hamilton-Madison House and United Way. He also developed and established the Florina Rusi Foundation, an organization for breast cancer awareness, where he sits on the active committee.

OSC-ABO Employment Requirements

For purposes of the following questions, "Applicant" shall mean Applicant and/or affiliates of applicant.

The following form will be used as part of the Agency's compliance with the Public Authorities Accountability Act. The requested information is a one time collection and is meant to capture projected wage information for existing and new growth employees at the NYCIDA project location.

Please complete one of these forms for each Project Location. If more than one Project Location exists, please make the requisite number of copies of this section and fill it out one for each site. For all Programs, except Commercial Growth, a Project Site is defined as a facility (perhaps encompassing more than one address and/or block and lot) with either a distinct employment base (as evidenced in the Applicant's reporting to the Department of Labor) or with a separate and distinguishable source of funding for the acquisition, renovation or construction of the facility. For the Commercial Growth Program, a Project Site is the location(s) where benefits are being requested.

IDA Project Location <small>(note: This section should match information provided on p.4 of the core application.)</small>	
How many sites comprise the Project?	
This is a description of Site# _____ of _____	
Borough:	Brooklyn
Block(s):	671,675
Lot(s):	1,1
Street address and zip code: bound by 30th St., Third Ave., 32nd St., Second Ave.	
Intended use(s) of site (e.g., office, retail, etc.): light manufacturing/ industrial	

A. Commencement of Operations at Project Location

What is the projected date in which the facility at the above project location will become operational? (If the applicant currently owns the project facility and renovation/construction will not effect current operations enter anticipated closing date.) July 2013

B. Employment at the Project Location Answer either 1 or 2, not both

1. If the Applicant currently owns the project facility answer the following:

Number of employees the Applicant currently employs at the project location.	0
Average wage of these current Employees	
Number of additional, new growth, employees the Applicant projects will be employed at the project location by the date given in section A.	not yet known
Projected annual average wage of these new growth employees	

2. If the Applicant intends to acquire the project facility answer the following:

Number of employees the applicant plans to move to the project location from other locations.	not yet known
Annual average wage of these current employees	
Number of additional, new growth, employees the Applicant projects will be employed at the project location by the date given in section A.	1532
Projected annual average wage of these new growth employees	not yet known

I certify to the best of my knowledge and belief based upon my investigation, that all of the information provided in this form is accurate, true and correct. I understand that an intentional misstatement of fact, a material misstatement of fact (whether intentional or not), the providing of materially misleading information, or the omission of a material fact, may cause the Agency to reject the request made.

This day of _____, 200 .

Name of Applicant: Salmar Properties, LLC

By: Printed Name of Signer: Marvin Schein

Title of Signer: Principal

Signature: 

Please complete the following questions for each facility to be financed. Use additional pages as necessary. For background information, see "Requirements for Issuance of Triple Tax-Exempt Bonds for Manufacturing Facilities" located in the Introduction and Information section of this Application.

1. Describe the production process that occurs at the facility to be financed: Not known at this time

2. Allocate portions of the facility to be financed by function, expressed in square footage and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.):

Function	Location	Square Footage
Production line	Not known at this time	
Warehouse/storage		
Loading areas		
Office space for a shop foreman		
Employee restrooms, locker rooms and parking		
Employee eating area		
Repair shop		
Offices for administration		
Other (specify)		
Other (specify)		
Total Square Footage		

3. Of the space allocated to offices for administration above, identify by function (e.g., executive offices, payroll, production, etc.) and location in relation to production (same building, adjacent land or building, off-site, etc.):

Function	Location	Square Footage
Not known at this time		
Total Square Footage		

4. Of the space allocated to storage or warehousing above, identify the square footage and location of the areas devoted to the following:

Not known at this time

Function	Location	Square Footage
Raw materials used for production of manufactured goods		
Finished product storage		
Component parts of goods manufactured at the facility		
Purchased component parts		
Other (specify)		
Other (specify)		
Other (specify)		
Total Square Footage		

5. List raw materials used in the processing of the finished product(s) at the facility to be financed: _____

Not known at this time

6. List finished product(s) that are produced at the facility to be financed: Not known at this time

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: Salmar Properties, LLC

By: **Printed Name of Signer:** Marvin Schein

Title of Signer: Principal

Signature: 

Date: 4/27/2011

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

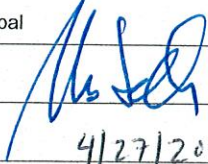
Certification

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Name of Applicant: Salmar Properties, LLC

By: **Printed Name of Signer:** Marvin Schein

Title of Signer: Principal

Signature: 

Date: 4/27/2011

1. Will the completion of the Project result in the removal of a plant or facility of Applicant, or of a proposed occupant of the Project, from an area in New York State (but outside of New York City) to an area within New York City?

Yes No

If "Yes," please provide the following information:

Address of the to-be-removed plant or facility:

Names of all current occupants of the to-be-removed plant or facility:

2. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of any proposed occupant of the Project, located in an area of New York State other than New York City?

Yes No

If "Yes," please provide the following information:

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

Names of all current occupants of the to-be-abandoned plants or facilities:

3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?

Yes No

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

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

4. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?

Yes No

5. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?

Yes No

If the answer to question 4 and/or question 5 is "Yes," please provide on a separate sheet of paper a detailed statement explaining same.

* Information in this section of the Application is provided with respect to the Applicant. Responsive information with respect to the potential occupants of the Project is not known at this time.

Certification

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Name of Applicant: Salmar Properties, LLC

By: **Printed Name of Signer:** Marvin Schein

Title of Signer: Principal

Signature: 

Date: 4/27/2011

The New York City Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire. As used in this Questionnaire, "Company" means the Applicant; "Project Location" means the project location which Applicant has identified in its Application; and "Tenant" means any person or entity to whom or to which Applicant intends to lease part or all of the Project Location. If Applicant is a real estate holding company that is an affiliate of an operating company and Applicant intends to lease the Project Location to such operating company, then the Applicant and the operating company must fill out separate copies of this Questionnaire.

Applicant Name: <u>Salmar Properties, LLC</u>
Address: <u>120 Broadway New York, NY 10271</u>
Phone Number(s): <u>[REDACTED]</u>
I.R.S. Employer ID Number: <u>[REDACTED]</u>
Department of Labor Registration Number: <u>none at this time</u>
Project Location: <u>Blocks 671,675 Lots 1,1 Sunset Park, Brooklyn</u>

1. Do you expect to conduct business at other locations in New York State?
 Yes No

2. Expected construction completion date (where applicable): July 2013

3. Department of Labor Registration Number of Tenant(s): 0

Do not include any subcontractors or subconsultants; include only employees and owners/principals on your payroll and on the payroll of Tenant(s).

4. How many employees does Applicant employ in New York City at the time of Application submission?
 Full-time: 0 Part-time: 0 (on average, Part-time workers work 0 hours per week)

5. How many employees referred to in question 4 reside in New York City at the time of Application submission?
 Full-time: 0 Part-time: 0

6. How many employees does Applicant employ outside of New York City but in New York State at the time of Application submission?
 Full-time: 0 Part-time: 0 (on average, Part-time workers work _____ hours per week)

7. How many employees does Applicant employ at the project location (annual average)?
 Full-time: 0 Part-time: 0

8. Projected employment at Project Location for the Company on June 30:

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	0	0	0	0	0	0	0
Part-time	0	0	0	0	0	0	0

9. Projected employment at Project Location for your Tenant(s) on an annual basis:

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	0	0	1,532	1,532	1,532	1,532	1,532
Part-time	0	0					

10. Projected average quarterly wage/salary of employees at project location during first year of operation: \$ not yet known.

* See attached for job generation calculations assumptions

Job Generation Calculations

Assumptions:

Use:

Number of jobs per program use (full time):

industrial	1 per 750 sf
retail	1 per 500 sf
showroom/office	1 per 300 sf
loading	1 per 500 sf
loading/parking	1 per 20 spaces
construction	8 per \$1M Hard Costs (HC assumed 80% of TDC)

11. Describe the occupational composition of the workforce at the Project Location. Note differences between this composition and what is typical at other NYC locations.
not known at this time

12. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.
not known at this time

Authorization

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the NYCIDA and/or to NYCEDC and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession that is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information") may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or NYCEDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (1) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (2) other reports required of the Agency, and (3) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant: Salmar Properties, LLC

By: Printed Name of Signer: Marvin Schein

Title of Signer: Principal

Signature: 

Date: 4/27/2011

Attach to this Questionnaire your most recent four quarters of the NYS-45 "Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return." Attach additional pages if necessary.

NYCIDA Employment and Other Labor Matters Questionnaire

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:

Local 8A-28A (Platinum Maintenance), Local 7 (Platinum Maintenance), Local 32 BJ (Palladium Windows), Local 3 (Allran Electric)

2. Have any of the Companies during the current calendar year and the five calendar years preceding the current calendar year 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:

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

Yes No If Yes, please describe and explain current status of complaints:

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 three calendar years preceding the current calendar year?

Yes No If Yes, please explain:

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?

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:

6. 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:

7. Has any Company 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:

8. Are the practices of any Company now, or have they been at any time during the three 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. When answering this question, please consider "discrimination" to include sexual harassment.

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: Salmar Properties, LLC

By: Printed Name of Signer: Marvin Schein

Title of Signer: Principal

Signature: 

Date: 4/27/2011

OSC-ABO Employment Requirements

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IDA Project Location (note: This section should match information provided on p.4 of the core application.)	
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This is a description of Site# of	
Borough:	Brooklyn
Block(s):	671,675
Lot(s):	1,1
Street address and zip code: bound by 30th St., Third Ave., 32nd St., Second Ave.	
Intended use(s) of site (e.g., office, retail, etc.): light manufacturing/ industrial	

A. Commencement of Operations at Project Location

What is the projected date in which the facility at the above project location will become operational? (If the applicant currently owns the project facility and renovation/construction will not effect current operations enter anticipated closing date.) July 2013

B. Employment at the Project Location Answer either 1 or 2, not both

1. If the Applicant currently owns the project facility answer the following:

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Average wage of these current Employees	
Number of additional, new growth, employees the Applicant projects will be employed at the project location by the date given in section A.	not yet known
Projected annual average wage of these new growth employees	

2. If the Applicant intends to acquire the project facility answer the following:

Number of employees the applicant plans to move to the project location from other locations.	not yet known
Annual average wage of these current employees	
Number of additional, new growth, employees the Applicant projects will be employed at the project location by the date given in section A.	1532
Projected annual average wage of these new growth employees	not yet known

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This day of , 200 .

Name of Applicant: Salmar Properties, LLC

By: Printed Name of Signer: Marvin Schein

Title of Signer: Principal

Signature: 