



# BENEFITS APPLICATION

Applicant Name: Western Beef Retail, Inc.	
Name of operating company (if different from Applicant):	
Operating Company Address: 47-05 Metropolitan Avenue	
Website Address: www.WesternBeef.com	
EIN #: [REDACTED]	NAICS Code: 445110
State and date of incorporation or formation: Delaware; 07-01-1991	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 type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Natural Person <input type="checkbox"/> 501(c)(3) Organization <input type="checkbox"/> Other: _____	
Are any securities of Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Benjamin Petrofsky	Western Beef Retail, Inc.	47-05 Metropolitan Avenue, Ridgewood, NY 11385	[REDACTED]	[REDACTED]
Attorney	Oleg Sabel	Otterbourg, P.C.	230 Park Avenue, NY, NY 10169	[REDACTED]	[REDACTED]
Accountant	Eugene Shear	RSM US LLP	1185 Avenue of the Americas, 7 <sup>th</sup> flr, NY, NY 10036	[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	

Real Estate Tax Benefits	P.I.L.O.T. benefits to be estimated by the NYC IDA
Sales Tax Waiver	\$233,000
Mortgage Recording Tax Benefit	\$406,000.00

**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. PLEASE SEE ATTACHEMENT "A"

**Proposed Project Activities**

Please provide answers to the following four questions on a separate page. PLEASE SEE ATTACHMENT "B" FOR 1-4

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
2. Please provide a brief description of how the proposed Project will affect current operations.
3. Please provide a brief description of renovations/construction of the proposed Project.
4. Please provide a brief timeline for the entire proposed Project.
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.

**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		\$12.5 million				\$1.75 million		\$1.75 million *	\$16 million
Construction Hard Costs		\$2 million							\$ 2million
Construction Soft Costs						\$400,000			\$400,000
Fixed Tenant Improvements						\$3.25 million			\$3.25 million
Furnishings & Equipment						\$1.5 million			\$1.5 million
Debt Service Reserve Fund									
Capitalized Interest									
Costs of Issuance									
Fees (explain):									
Other (explain)									
<b>Total Sources</b>		\$14.5 million				\$6.9 million		\$1.75 million	\$23.15 million

% of each source category									
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\* Please provide project costs to be financed from public sector sources (for example, City or State capital grant).

\*Other funds, will be provided by the property ownership partners, who are not an affiliated company of the applicant. The non-affiliated owners will own 50% of the property and will contribute 50% of funds necessary for the property acquisition.

**Sourcing**

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

<input checked="" type="checkbox"/> New York City	% of Total?	15
<input checked="" type="checkbox"/> New York State (excluding NYC)	% of Total?	35
<input checked="" type="checkbox"/> United States (excluding NYS & NYC)	% of Total?	50
<input type="checkbox"/> Outside United States	% of Total?	
<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: Bronx/3042/13, 22, 28	Street address and zip code: 4720 Third Ave., Bronx, NY 10458	
Zoning: R8/R7A/C4-5x	Number of Floors: 1	
Square footage of existing building: 18,505	Square footage of land: 18,349	
Anticipated square footage of building following construction and/or renovation: 18,505	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): 18,349	
Intended use(s) of site (check <u>all</u> that apply): <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office <input type="checkbox"/> Non-profit For ALL USES other than Non-profit or Retail, please also complete <b>Energy Questionnaire</b>		
Is there any improved space which is currently occupied by existing subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any improved space be occupied by subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes to either, please attach a separate page and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.		

**Anticipated Ownership of Premises**

1. Please check all that apply:

<input checked="" type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: January 2018
<input checked="" type="checkbox"/> Applicant or an Affiliate leases or expects to lease the Project Location	(Projected) Lease signing date: January 2018
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: PLEASE SEE NOTE BELOW	EIN # of Affiliate:
Address of Affiliate: 47-05 Metropolitan Avenue, Ridgewood, NY 11385	
Affiliation of Affiliate to Applicant: Affiliated by 100% common ownership	
Contact Person: Benjamin Petrofsky	Title of Contact Person: VP & CLO
Phone Number(s): [REDACTED]	
THE AFFILIATED LLC HAS NOT BEEN FORMED AS OF YET, BUT WILL HAVE 100% COMMON OWNERSHIP WITH APPLICANT	

**Employment Information**

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

In addition, information included in the Estimated New-growth Employment (section 6) will be used to determine eligibility for participation in the HireNYC Program. For program information, visit [nycedc.com/hirenyc](http://nycedc.com/hirenyc). If eligible for HireNYC Program participation, NYCEDC will provide additional details.

For all responses below, please note that part-time ("PT") employees work an average of between 17.5 and 35 hours per week, and full-time ("FT") employees work 35 hours or more per week. Hourly wages should represent the pay rate and are exclusive of overtime. For any salaried employees, please divide the annual salary by 1,820 (working hours per year) to produce an hourly wage. Wage information should exclude principals.

1. Anticipated Facility Operations Start Date at the Project Location: January 2019

2. Regarding employees the Applicant employed throughout New York City as of the last pay period:  
 Number of PT employees: 1,212 Number of FT employees: 827

3. Regarding employment if Applicant currently occupies and operates at the Project Location: **NA**  
 Hourly wage of lowest compensated PT employees: Hourly wage of lowest compensated FPT employees:  
 Number of PT employees: Number of FT employees:  
 Number of PT employees who are NYC residents: Number of FY employees who are NYC residents:

4a. Regarding employees the Applicant expects to employ throughout New York City on the Facility Operations Start Date:  
 Number of PT employees: 75 Number of FT employees: 50

4b. How many of these employees are expected to be located to the Project Location on or about the Facility Operations Start Date?  
 Number of PT employees: 75 Number of FT employees: 50

5. Regarding all employees at the Project Location on the Facility Operations Start Date:

	Industrial Jobs	Restaurant Jobs	Retail Jobs	Other Jobs	Total Jobs
Total Number of PT employees			75		
Number of PT employees who are NYC residents			75		
Average hourly wage	\$ per hour	\$ per hour	\$15.75 per hour	\$ per hour	\$ per hour
Highest hourly wage	\$ per hour	\$ per hour	\$16.50 per hour	\$ per hour	\$ per hour
Lowest hourly wage	\$ per hour	\$ per hour	\$15.00 per hour	\$ per hour	\$ per hour
Average fringe benefit rate	\$ per year	\$ per year	4,550.00 per year	\$ per year	\$ per year
Total Number of FT employees			50		
Number of FT employees who are NYC residents			50		
Average hourly wage	\$ per hour	\$ per hour	\$18.50 per hour	\$ per hour	\$ per hour
Highest hourly wage	\$ per hour	\$ per hour	\$26.00 per hour	\$ per hour	\$ per hour
Lowest hourly wage	\$ per hour	\$ per hour	\$15.75 per hour	\$ per hour	\$ per hour
Average fringe benefit rate	\$ per year	\$ per year	9,027.20 per year	\$ per year	\$ per year

**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	2	3	Total New Growth
<b>Total PT employees</b>				
PT employees who are NYC residents	1	2	2	5
Industrial PT employees				
Restaurant PT employees				
Retail PT employees				
Other PT employees				
<b>Total FT employees</b>				
FT employees who are NYC residents	1	1	2	4
Industrial FT employees				
Restaurant FT employees				
Retail FT employees				
Other FT employees				

**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	\$ per hour	\$ per hour	\$15.75 per hour	\$ per hour	\$ per hour
Lowest hourly PT wage	\$ per hour	\$ per hour	\$15.00 per hour	\$ per hour	\$ per hour
Average fringe benefit PT rate	\$ per year	\$ per year	\$ per year	\$ per year	\$ per year
Average hourly FT wage	\$ per hour	\$ per hour	\$18.50 per hour	\$ per hour	\$ per hour
Lowest hourly FT wage	\$ per hour	\$ per hour	\$15.75per hour	\$ per hour	\$ per hour
Average fringe benefit FT rate	\$ per year	\$ per year	\$ per year	\$ per year	\$ 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. **Full Time Employees: Health Plan, Dental Plan, Disability Coverage, Life Insurance, 401K Plan, Profit Sharing.**  
**Part Time Employees: Disability Coverage**
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. **Western Beef Retail, Inc. complies with all the requirements of the Affordable Healthcare Act.**
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. **Yes**

**Labor**

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

1. Have any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?  
 Yes  No      If Yes, please explain on an attached sheet
2. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?  
 Yes  No      If Yes, please describe and explain current status of complaints on an attached sheet
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?  
 Yes  No      If Yes, please explain on an attached sheet
4. Are all employees of the Companies permitted to work in the United States?  
 Yes  No      If No, please provide details on an attached sheet.  
 Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?  
 Yes  No      If No, please explain on an attached sheet
5. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?  
 Yes  No      If "Yes," please use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
6. Have any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?  
 Yes  No      If "Yes," please use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.
7. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?  
 Yes  No      If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.  
 PLEASE SEE ATTACHMENT "C"

**Financials**

1. Has **Applicant**, any **Affiliate**, or **Principal**, or any **close relative of any Principal**, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any **Public Entities**?  
 Yes  No If Yes, please provide details on an attached sheet.
2. Has **Applicant**, or any **Affiliate** or **Principal**, or any existing or proposed occupant at the **Project Location(s)**, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other **Public Entities**?  
 Yes  No If Yes, please provide details on an attached sheet.
3. Has **Applicant**, or any **Affiliate** or **Principal**, ever defaulted on a loan or other obligation to a **Public Entity**?  
 Yes  No If Yes, please provide details on an attached sheet.
4. Has real property in which **Applicant**, or **Affiliate** or **Principal**, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?  
 Yes  No If Yes, please provide details on an attached sheet.
5. Does **Applicant**, or any **Affiliate** or **Principal**, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.  
 Yes  No If Yes, please provide details on an attached sheet.
6. Has **Applicant**, or any **Affiliate** or **Principal**, failed to file any required tax returns as and when required with appropriate governmental authorities?  
 Yes  No If Yes, please provide details on an attached sheet.

For questions 7 through 12, below, please 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
General Public						

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
SuperValu	500 S. Muddy Creek Rd, Denver, PA, 17517-9774	Joseph Della Noce	[REDACTED]		[REDACTED]
Elmhurst Dairy, Inc.	155-25 Styler Road, Jamaica, NY 11433	Tom O'Brien	[REDACTED]		
Perdue Farms, Inc.	31149 Old Ocean City Rd, Salisbury, MD 21804	Gerry Farelly	[REDACTED]		[REDACTED]
IBP, Inc.	1644 IBP Ave, Dakota City, NE 68731	Anthony Rampone	[REDACTED]		[REDACTED]

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email



10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax	Email

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
Bank of America	300 Broadhollow Road, Melville, NY 11747	Martha Novak, Sr VP	[REDACTED]		[REDACTED]	[REDACTED]
People's United Bank	250 Park Avenue, NY, NY 10177	Jacob Weinstein, Sr VP	[REDACTED]		[REDACTED]	[REDACTED]

12. List licensing authorities (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
NYS Dept of Agriculture & Markets	10 B Airline Drive, Albany, NY 12235	Teresa Skillman	[REDACTED]		
NYS Liquor Authority	80 South Swan St, Ste 900, Albany, NY 12210	Michael Smith	[REDACTED]		
NYS Dept of Agriculture & Nutrition Services	201 Varick Street, Room 609, NY, NY 10014	Gilda Torres	[REDACTED]		
W.I.C. Vendor Management Project	220 Church Street, 5 <sup>th</sup> Flr., NY, NY 10013	Rudy Sicari	[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**

1. 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
  
2. 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 19<sup>th</sup> day of September, 2017.   
 Name of Applicant: Western Beef Properties, Inc.  
 Signatory: Benjamin Petrofsky  
 Title of Signatory: Chief Legal Officer, VP  
 Signature: 

This 19<sup>th</sup> day of September, 2017.  
 Name of Preparer: Danielle Aristy  
 Signatory: Danielle Aristy  
 Title of Signatory: Department Manager  
 Signature: 



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**ATTACHMENT 'A'**  
**NYCIDA CORE APPLICATION**  
**WESTERN BEEF RETAIL, INC.**

**Page 2**  
**Company Background**

Western Beef opened its first store in 1973 on College Point Boulevard in Flushing, Queens, creating a unique warehouse shopping concept for its time. Currently, there are 23 full service Western Beef supermarkets and four Junior's Food Outlet stores throughout the New York Metropolitan area. Western Beef operates two full service supermarkets in South Florida. Each store offers a complete selection of high-quality meats, poultry, seafood, dairy, deli, grocery, fresh produce, and bakery products.

The 23 Western Beef stores (16 located within NYC) vary in size from 7,000 to 75,000 square feet. They uniquely combine the traditional grocery store experience with the value of a club store without a membership fee. We also operate four Junior's Food Outlets, all located within NYC. Junior's Food Outlets offer an assortment of basic grocery store items at discounted prices.

Western Beef's newest New York City location, at 1851 Bruckner Blvd., in the Soundview section of the Bronx, opened Fall of 2015. It is the second FRESH supermarket Western Beef has opened. The supermarket located at 2050 Webster Avenue was the first under the FRESH program and has been embraced by the South Bronx community for its pronounced emphasis on fresh fruits and vegetables. This location employs 140 full and part-time workers, 40 percent of whom reside in the same or abutting zip codes. Western Beef Retail, Inc. hopes to expand on the success of the FRESH program with a new Western Beef Markets store at 814 Jamaica Avenue, Brooklyn, New York.

Based in Ridgewood, Queens, Western Beef's retail division employs more than 1,900 people in the NYC stores alone. Western Beef has a vested interest in the communities it serves. Its practice is to employ workers principally from areas surrounding its supermarkets. Our motto "We know the neighborhood" reflects our commitment to being a vital part of the lives of the thousands of New Yorkers we serve every day.

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**Proposed Project Activities**

1. *Please provide a brief overview of the entire proposed Project. If necessary, breakdown by tax lot to describe activities at each location.*

The Project location will be a fully modernized and renovated 18,500 square foot building housing a new Western Beef Supermarket ("Western Beef"). The Western Beef will be a full-scale supermarket offering fresh produce, meats, poultry, seafood, and baked goods. This location will add approximately 50 full time and 75 part time jobs to the local economy. The expenditures will include \$400,000 in soft construction costs, \$5,000,000 in hard construction costs, and \$1,500,000 in supermarket specific expenditures (equipment, fixtures, and furnishings).

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

The Western Beef Market Project will enhance our current operations by allowing the company to hire an additional 125 employees, and making it the 7<sup>th</sup> Western Beef located in the Bronx, and the 17<sup>th</sup> located in the 5 Boroughs of New York City.

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

Building improvements made by Western Beef will include refacing the entire building, including all new glazing, updating / replacing the plumbing and sprinkler systems, upgrading the gas and electrical service, installing energy efficient exterior LED lighting, retrofitting the entire HVAC system, installing a new roof, installation of an energy efficient refrigeration system, and building control system, as well as replacing the flooring, and resurfacing the parking lot. Store specific improvements and purchases (furnishings and fixturing) will include refrigeration equipment and refrigerated display cases for the dairy, deli, and meat departments, frozen food cases, meat cutting and deli machinery, bakery machinery and ovens, fish display tables and ice machines, store wide shelving, and a full scanning and cash register system. Additional costs include those incurred to deliver and establish a store level running inventory in order to maintain stocked shelves (approximately \$900,000 in salable goods).

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

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**Proposed Project Activities**

The Project construction will begin on or about March, 2018 and end with the Grand Opening on or about January 2019.

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**Page 5 – Labor, Question 7 -Additional Information**

<b>Name of Employee</b>	<b>Type of Discrimination Alleged</b>	<b>Status of Case</b>
[REDACTED]	Wage Discrimination (Receivers had been classified as salaried employees)	Closed. Company has changed its practice and Receivers are now classified as hourly employees.