

**NYCIDA PROJECT COST/BENEFIT ANALYSIS**  
**February 13, 2020**

**APPLICANT**

**Phoenix Building Supply Inc.**

1051 Irving Avenue  
Ridgewood, NY 11385

**A. Project Description:**

Phoenix Building Supply Inc., d/b/a Forest Building Supply, a New York corporation that fabricates and sells building and construction materials (the "Company"), is seeking financial assistance in connection with the construction, furnishing, and equipping of a new approximately 15,000 square foot facility (the "Facility") on an approximately 81,000 square foot area of land at one of the Company's existing locations at 1051 Irving Avenue, Ridgewood, New York. The Facility will be located adjacent to an existing 6,000 square foot building owned by Messing Irving Realty, LLC, a New York limited liability company. The Facility will be owned by Messing Irving Realty, LLC and operated by the Company as a production facility for building materials, a warehouse, a showroom, office space, and a retail counter of approximately 1,000 square feet. The project cost is approximately \$2,500,000. The Company anticipates completing construction, renovation and equipping the Project within one year of acquiring the Facility.

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

Mortgage Recording Tax Benefit:	\$28,438
Land Tax Abatement (NPV, 15 years):	\$1,327,111
Building Tax Exemption (NPV, 15 years):	\$682,995
Sales Tax Exemption:	\$87,300
<b>Total Cost to NYC</b>	<b>\$2,125,844</b>

**C. Benefit to City from Operations and**

**Renovation** (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 15 years @ 6.25%): **\$4,305,730**

**D. Benefit to City from Jobs to be Created**

(Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 15 years @ 6.25%): **\$460,318**

## **PHOENIX BUILDING SUPPLY INC. DBA Forest Building Supply**

### **Project Summary**

Phoenix Building Supply Inc. Dba Forest Building Supply has two locations in Queens: a small retail showroom and a 70,000 square-foot building supply, distribution facility with a small office and showroom. The company sells a full range of building supplies such as: rebar steel, drywall, masonry, roofing supplies, lumber, windows, doors etc. The proposed project is to build a 15,000 square-foot mostly warehouse and production facility, manufacturing gutters and leaders and pre-hung doors. The smaller existing showroom/retail store will be consolidated into the existing larger facility. The company has 18 current employees; and a related company has 8 employees (5 of which are union) for total of 24 employees and management plans to hire 8 or more new employees as a result of the project on a conservative projection.

### **Company History**

The company was founded in 1977 by Ben Messing who leased a small hardware store at the current Forest Avenue location. After a few years he purchased the property and expanded it. Originally the business was more residential and retail but slowly began to shift towards clients in the commercial trades working directly with general contractors, architects, builders and developers. This shift intensified as New York City and the outer boroughs went through two decades of dramatic building booms and small contractors required more heavy-duty building supplies and products. Now the retail portion represents 20%-25% at the Forest Avenue location.

In 2004, Mr. Messing responding to the requirements of his much larger commercial clients, expanded and leased three vacant and abandoned lots located at 1051 Irving Ave. in Bushwick about 1 mile from the original Forest location. Grass and weeds were growing waste high, there was some abandoned vehicles and other junk on the property (a real eyesore). Included on this land was a burnt out, 6000 square-foot shell of a building. Mr. Messing blacktopped the yard and renovated this formally dilapidated building. The company made an eyesore into a fully operational building supply business. In time as the company expanded, it purchased this yard and purchased two other 10,000 square-foot adjoining lots of for their ever-growing operation. But the core of the Companies business remained local and continues to be mostly in Manhattan Brooklyn and Queens and selected projects in the tri-state region.

### **Company Operations**

The company sells high quality construction materials, wood materials, Masonry, steel as in rebar and aluminum studs, roofing materials, interior and exterior doors, windows, lumber, sheet rock, electrical systems and many other metals, plastics and building supplies. The Company has a solid reputation for quality product, superior customer service and excellent prices.

The company's clients as stated before are developers, GICs, architects, commercial building managing agents etc. Forest products can be found in superstructures for high-rise residential and

office buildings, schools, hotels, the Fulton St. Mall, Macy's, and many smaller structures throughout the boro's.

The company headquarter location at Forest Avenue does approximately 15-20% retail but also services contractors and builders. This location has 8 employees. Two support staff are part-time but will be going on to full-time soon or by the time of the consolidation and relocation. There is approximately \$2 million of revenue generated at the site; about 15-20% walk-in retail. As part of the IDA project this retail operation will be relocated to Irving Avenue occupying about 1000 ft.<sup>2</sup> in the existing 6000 square-foot building and a 1000 square-foot part of the new building. Overall the retail component of Phoenix's operation, will shrink relative to the commercial operation as the commercial component will grow significantly and the retail will be stagnant.

The Irving Avenue warehouse and distribution yard services 95% large commercial customers and 5% individual retail residential customers. 7 full time employees work there.

Forest Supply Inc. is a separate, independent but through spousal ownership (Stephanie Messing) is a related entity and provides all the trucking for Phoenix Building Supply's facilities. If Phoenix were to relocate to New Jersey which is one of their alternatives, this trucking entity would follow. If Phoenix ceased operations, this trucking entity would close. This entity is in all, but name an affiliated entity and consists of 9 employees 5 who are union and receive healthcare benefits.

### **The Project**

The company plans to build a 22 foot high 15,000 square-foot building adjacent to the existing 6000 square-foot building on Irving Avenue.

Management is attempting to expand and diversify their business as part of this project and in addition becoming more energy efficient by including a solar system on the roof of the new building. The diversification will occur by setting up a new division fabricating roof gutters and leaders as well as a separate division that will fabricate prehung doors adding hardware and door frames to the doors enabling the whole unit to be sold. This will enable the company to sell wholesale, as well as to their existing customers.

The high cube and the extra space will free up space in the yard for larger inventories meeting the needs of their customers. The company currently brings in approximately 10% of their lumber via the rail from the West Coast. With more yard space, that percentage of lumber transported predominantly by rail should increase to 30%. Additionally, the company could increase the amount plywood from Brazil shipped via containers to the Port of Newark. Management believes that another 10 to 25% of their inventory could be accommodated at the yard by over-sea transport.

The new building will cost approximately \$1,500,000 hard costs with \$300,000 budgeted for solar and \$100,000 to \$200,000 of additional soft costs. The company has an existing mortgage of approximately \$11 million that it plans to refinance to secure more favorable rates and will be able to pull out approximately \$4 million to use for working capital for the business and to build

the structure. The company understands that the mortgage recording tax waiver will only be applicable on the new money used for the structure.

As part of this project, Phoenix will consolidate the operations from Forest Avenue to Irving Avenue. The cash and carry component of Forest Avenue will relocate to about a 1000 square-foot retail area and 4,000 showroom for contractors and commercial users. The rest of the combined existing 6000 ft.<sup>2</sup> and new 15,000 ft.<sup>2</sup> will be used for the fabrication of the gutters and the doors, and high cube special racking warehouse system protecting sensitive products from inclement weather and some small office space. Company anticipates that there will be 5 new employees within the first year with another 3-4 and in over the next three years.

### **Inducement**

The company has been approached by a neighboring self-storage warehouse facility to acquire 30,000 ft.<sup>2</sup> to 40,000 ft.<sup>2</sup> of their existing 70,000 square-foot property initially offering \$6 million. Management has contemplated an alternative to the New York city IDA induced construction project whereby the proceeds of the sale to the self-storage facility would enable the company to easily acquire a 50,000 to 75,000 square-foot warehouse and yard in New Jersey and relocate most of their operations leaving a small skeleton crew at the remaining 30,000 square feet in Irvington Avenue. The expansion of the company operations would occur in New Jersey, and the remaining yard would be a depot for deliveries that would otherwise not go directly from New Jersey to their customers.

There are seven similar building supply companies who through the years have vacated Maspeth, Queens, and Brooklyn and relocated to New Jersey because it was too expensive to expand in the boroughs. These businesses have thrived by either fully relocating to New Jersey or doing the bifurcated operation Phoenix is contemplating with a headquarters in New Jersey and a small distribution yard in Queens to service existing customers.

With the help of a New York City IDA PILOT of the land taxes and new building taxes, mortgage recording tax on the new money used for the building construction, and sales tax savings, the company would remain in Queens and expand within New York City. The company needs the help of the New York City IDA to make this expansion viable. There are so many extra costs associated with doing businesses in New York City; from extra fees and charges for trucking into the City; to the exorbitant acquisition costs for property; and other operating cost disadvantages. Any extra savings that the company receives from the New York City IDA benefit package would be plowed back into the business to make it grow and be stronger and allow it to compete with the much larger public companies that dominate this industry.

### **Resume**

Ben Messing was born in Germany in 1948 and immigrated to the United States in 1961. He worked in a lumber yard (1970-1978) and rose to foreman and then in 1978 decided to open up his own business. The company has been extremely successful having gone through several expansions. Ben oversees strategic planning, finance, administration and purchasing.

# NYCIDA CORE APPLICATION

Submit your electronically completed Core Application via email to your assigned Project Manager as a Word Document file or a Word Document saved as a PDF.

## A. APPLICANT OVERVIEW

Applicant Name (the "Applicant"): Phoenix Building Supply Inc	Name of operating company DBA: Forest Building Supply
Operating company address: 74-02 Forest Ave Ridgewood NY 11385	Website address: Forestbuildingsupply.com
EIN #: [REDACTED]	NAICS Code: 423300
State and date of incorporation or formation: 2010 became sub S	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"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship
	<input type="checkbox"/> Business Corporation
	<input checked="" type="checkbox"/> S Corporation
<input type="checkbox"/> Other:	
Is Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is Applicant affiliated with a publicly traded company? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, name the affiliated company:

## B. APPLICANT CONTACT INFORMATION

	Name/Title	Company	Address	Email	Phone	Primary <sup>1</sup>
<b>Applicant Contact Person</b>	Ben Messing	Phoenix Building Supply Inc.	74-02 Forest Ave., Ridgewood, NY 11385	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Attorney</b>	Ron Mandel			[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Accountant</b>	Jerome Hehir	G & H CPA PLLC	Melville New York	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Consultant/Other</b>	Rob Morel	City One Associates Inc.	2440 Broadway Suite 245, NYC	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>

## C. APPLICABLE FINANCIAL ASSISTANCE

Provide the estimated value of each of the following types of Project Financial Assistance being requested. Discuss the estimation of the Requested Financial Assistance with your assigned Project Manager, if needed.

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Real Estate Tax Benefits	\$
Sales Tax Waiver	\$
Mortgage Recording Tax Benefit	\$

## D. APPLICANT BACKGROUND

Provide a brief description of Applicant's history and the nature of its business. Feel free to include information from Applicant's website or other official documentation describing Applicant. Include information such as when Applicant was founded, who founded the Applicant, a brief history of the Applicant, the Applicant's primary services and market, and the number of Applicant's employees in NYC and elsewhere. **Limit the description to 250 words.**

See attached

<sup>1</sup> Select the individual to whom questions should be directed and who may speak on behalf of Applicant.

## Applicant Background

## IDA Core Question D

Phoenix Building Supply Inc. DBA Forest Building Supply was founded in 1977 by Ben Messing who leased a small hardware store at the current Forest Avenue, Ridgewood location. The company now has two locations in Queens: a small retail and showroom at the original location, and a 84,000 square-foot yard with a 6000 square-foot building providing distribution and warehouse facilities for this building supply business. The company sells a full range of building supplies such as: rebar steel, drywall, masonry, roofing supplies, lumber, windows, doors etc.

In the early 1980s the business was more residential and retail but slowly began to shift towards clients in the commercial trades, working directly with general contractors, architects', builders and developers. This shift intensified as New York City and the outer boroughs went through two decades of dramatic building booms and small contractors required more heavy-duty building supplies and products. In 1995 Mr. Messing responded to the requirements of his much larger commercial clients, and leased then acquired three vacant, derelict lots located at 1051 Irving Ave.

The proposed project is to build a 15,000 square-foot mostly warehouse and production facility, which will be partially used for manufacturing gutters and leaders and prehung doors. The Forest Avenue showroom/retail store will be vacated and will be consolidated into part of the existing 6000 square-foot facility at Irving Avenue on the border of Ridgewood and Bushwick.

The company has 18 current employees and a related company has eight employees (five of which are union) for total of 24 employees and management plans to hire eight or more new employees as result of this project.

PROPOSED PROJECT ACTIVITIES IDA Core Question E

Phoenix Building Supply Inc., DBA Forest Building Supply is a distributor and warehouse of construction materials and will be expanding into some construction supply related production. Applicant is seeking financial assistance in connection with the construction of a 15,000 square-foot building on an 84,000 square-foot parcel of land located at 1051 Irving Ave., Ridgewood, NY. The facility will be owned by an existing real estate holding company, Messing Irving Realty LLC and used as production facility ,warehouse, showroom and small retail counter. The total cost is approximately \$2 million. The anticipated closing date is April 15, 2020. The project is anticipated to be completed in 14 months

## E. PROPOSED PROJECT ACTIVITIES

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

See attached

**Example:** [Applicant Name] ("Applicant") is a [describe general business activity, such as food processor, real estate developer, plastics manufacturer, etc.]. Applicant is seeking financial assistance in connection with the [list Project activities, such as construction, furnishing, equipping, etc.] of a [ ] square foot building on a [ ] square foot parcel of land located at [address] (the "Facility"). The Facility will be owned by [Applicant or holding company] and used as a [describe specific business activities associated with the Project such as warehouse, commercial office space, manufacturing facility, etc.]. The total cost is approximately [Project cost]. The anticipated closing date is [ ]. The project is anticipated to be completed in [ ] [months or years].

## F. PROJECT LOCATION DETAIL

Complete this table for *each* Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: 1051 Irving Ave Ridgewood, NY 11385		Location #1 of 3
Borough/Block/Lot: 3540 Lot 1	Community Board #:	Neighborhood: Ridgewood
Square footage of land: 60,800	Square footage of existing building: 6900	Number of Floors:
How is the anticipated Project Location currently used and what percentage is currently occupied? 100% occupied: warehouse distribution		
In the case of relocation, what will happen with Applicant's current facility? <input checked="" type="checkbox"/> N/A		
Does the Project Location have access to rail and/or maritime infrastructure? No		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy. 500 ft. <sup>2</sup> occupied by a related (through spouse) but separate entity; provide service to Phoenix		
For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		

Construction Information
Construction Start Date (as defined in the Policies and Instructions): September 2020 Facility Operations Start Date (as defined in the Policies and Instructions): 2022
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.
Does the Project involve subsurface disturbance or excavation? <input type="checkbox"/> Yes <input type="checkbox"/> No To be determined
Anticipated square footage of Facility after construction and/or renovation: 15,000 square-foot addition
Anticipated square footage of <i>non-building improvements</i> after construction and/or renovation (e.g. parking lot construction): existing no change
Please describe any non-building improvements on a separate page.
Square feet of wet lab space created: N/A Square feet of wet lab space preserved: N/A
Percentage of total building size dedicated to wet lab space: N/A
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? <sup>2</sup> yes Solar

<sup>2</sup> More information on free energy efficiency advisory services can be found [here](#).



## E. PROPOSED PROJECT ACTIVITIES

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

**Example:** [Applicant Name] ("Applicant") is a [describe general business activity, such as food processor, real estate developer, plastics manufacturer, etc.]. Applicant is seeking financial assistance in connection with the [list Project activities, such as construction, furnishing, equipping, etc.] of a [ ] square foot building on a [ ] square foot parcel of land located at [address] (the "Facility"). The Facility will be owned by [Applicant or holding company] and used as a [describe specific business activities associated with the Project such as warehouse, commercial office space, manufacturing facility, etc.]. The total cost is approximately [Project cost]. The anticipated closing date is [ ]. The project is anticipated to be completed in [ ] [months or years].

## F. PROJECT LOCATION DETAIL

Complete this table for *each* Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: <i>NO ADDRESS - De Mapped Street</i>	Location # <i>2</i> of <i>3</i>	
Borough/Block/Lot: <i>3540 Lot 22</i>	Community Board #:	Neighborhood: <i>Ridgewood</i>
Square footage of land: <i>10,202</i>	Square footage of existing building: <i>NA</i>	Number of Floors: <i>NA</i>
How is the anticipated Project Location currently used and what percentage is currently occupied? <i>100% Warehousing</i>		
In the case of relocation, what will happen with Applicant's current facility? <input checked="" type="checkbox"/> N/A		
Does the Project Location have access to rail and/or maritime infrastructure? <i>NO</i>		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy.  For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		

Construction Information	
Construction Start Date (as defined in the Policies and Instructions):	<i>NA See 1 of 3</i>
Facility Operations Start Date (as defined in the Policies and Instructions):	
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.	
Does the Project involve subsurface disturbance or excavation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Anticipated square footage of Facility after construction and/or renovation:	
Anticipated square footage of <i>non-building improvements</i> after construction and/or renovation (e.g. parking lot construction):	
Please describe any non-building improvements on a separate page.	
Square feet of wet lab space created:	Square feet of wet lab space preserved:
Percentage of total building size dedicated to wet lab space:	
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? <sup>2</sup>	

<sup>2</sup> More information on free energy efficiency advisory services can be found [here](#).



New York City Industrial Development Agency

### E. PROPOSED PROJECT ACTIVITIES

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

See attached

Example: [Applicant Name] ("Applicant") is a [describe general business activity, such as food processor, real estate developer, plastics manufacturer, etc.]. Applicant is seeking financial assistance in connection with the [list Project activities, such as construction, furnishing, equipping, etc.] of a [ ] square foot building on a [ ] square foot parcel of land located at [address] (the "Facility"). The Facility will be owned by [Applicant or holding company] and used as a [describe specific business activities associated with the Project such as warehouse, commercial office space, manufacturing facility, etc.]. The total cost is approximately [Project cost]. The anticipated closing date is [ ]. The project is anticipated to be completed in [ ] [months or years].

### F. PROJECT LOCATION DETAIL

Complete this table for each Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: De Mapped Street NO Address	Location # 3 of 3	
Borough/Block/Lot: 3541-20	Community Board #:	Neighborhood: Ridgewood
Square footage of land: 10,800	Square footage of existing building: NA	Number of Floors: NA
How is the anticipated Project Location currently used and what percentage is currently occupied? Distribution warehousing		
In the case of relocation, what will happen with Applicant's current facility? <input checked="" type="checkbox"/> N/A		
Does the Project Location have access to rail and/or maritime infrastructure? NA		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy.  For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		

Construction Information
Construction Start Date (as defined in the Policies and Instructions): Facility Operations Start Date (as defined in the Policies and Instructions):
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.
Does the Project involve subsurface disturbance or excavation? <input type="checkbox"/> Yes <input type="checkbox"/> No
Anticipated square footage of Facility after construction and/or renovation: Anticipated square footage of non-building improvements after construction and/or renovation (e.g. parking lot construction): Please describe any non-building improvements on a separate page.
Square feet of wet lab space created:      Square feet of wet lab space preserved:
Percentage of total building size dedicated to wet lab space:
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? <sup>2</sup>

<sup>2</sup> More information on free energy efficiency advisory services can be found [here](#).

Which of the below statements best reflects your current stage in the contractor procurement process?

- A contractor has been selected and the procurement process is complete.
- The procurement process has begun but a contractor has not been selected. Selection is anticipated by: **early February**
- The procurement process has not begun. Procurement is anticipated to begin by:
- Other:
- Not applicable

Percentage of tenancy expected at Facility Operations Start Date: **100%**

Percentage of tenancy expected six months after Facility Operations Start Date: **100%**

Percentage of tenancy expected 12 months after Facility Operations Start Date: **100%**

Percentage of tenancy expected 18 months after Facility Operations Start Date: **100%**

### Zoning Information

Current zoning of Project Location: **M1 – 4**

Is a zoning variance or special permit required for the Project to proceed at this Project Location?  Yes  No

If yes, attach a separate page and describe the zoning variance or special permit required, which agencies are involved, and the anticipated schedule for zoning approval.

Is the Project subject to any other city, state or federal approvals?  Yes  No **New York City Department of Buildings**

If yes, attach a separate page and describe the approval required, and if applicable, list any other environmental review that may be required.

Is the Project Location a designated historic landmark or located in a designated historic district?  Yes  No

Is the Project Location within the NYC Coastal Zone Boundary?  Yes  No

Intended use(s) of site (check all that apply):  Retail >10%  Manufacturing/Industrial **88%**  Office **2%**

## G. ANTICIPATED OWNERSHIP

1. Check the accurate description of the Project Location's anticipated ownership.

<input checked="" type="checkbox"/> Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.	(Projected) Acquisition date: <b>currently owns</b>
<input type="checkbox"/> Applicant or an Affiliate leases/expects to lease the Project Location. <input type="checkbox"/> Lease is for an entire building and property. <input type="checkbox"/> Lease is for a portion of the building and/or property.	(Projected) Lease signing date:
<input type="checkbox"/> Neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Describe the anticipated ownership of the Project Location premises:	

2. Does/will an Affiliate own/control the Project Location?  Yes  No

If yes, complete the table below:

Name of Affiliate: <b>Messing Irving Realty LLC</b>	Address of Affiliate: <b>7402 Forced Ave., Ridgewood, NY 11385</b>
Affiliate is a (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship
<input type="checkbox"/> Business Corporation	<input type="checkbox"/> Other:
<input type="checkbox"/> S Corporation	

## H. PROJECT FINANCING

1. **Sources of Financing.** Provide amounts as aggregates for all Project Locations. Add table rows, if needed.

Sources	Total Amount	Percent of Total Financing
Equity	\$2,500,000	17.%
Commercial Loan (Bank Name: TBD)	\$	%
New York City Public Funds	\$0	%
Source:	\$	%
Source:	\$	%
New York State Public Funds	\$0	%
Other: <b>presumed first mortgage refinance</b>	\$12,00,000	83%
<b>Total</b>	<b>\$14,500,000</b>	<b>100%</b>

2. Mortgage amount on which tax is levied (exclude SBA 504 financing<sup>1</sup>):  
\$2,000,000
3. Anticipated closing date between the [lender(s)]/[financing party(s)]/[financial institution(s) and/or funder(s)] and Applicant: April 15, 2020
4. **Uses of Financing.** Provide amounts as aggregates for all Project Locations.

Uses	Total Amount	Percent of Total Financing
<b>Land and Building Acquisition</b>	\$0	%
<b>Construction Hard Costs</b> (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	\$1,200,000	%
<b>Construction Soft Costs</b> (i.e. pre-planning, legal, financing, design, etc.)	\$100,000	%
<b>Furnishings, Fixtures, &amp; Equipment (FF&amp;E) and Machinery &amp; Equipment (M&amp;E)</b> (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.)	\$1,100,000	%
FF&E purchased in NYC	\$	
M&E purchased in NYC	\$	
<b>Closing Fees</b> (costs associated the execution of deal, i.e. debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	\$100,000	%
<b>Other (describe):</b>	\$	%
<b>Total</b>	<b>\$2,500,000</b>	<b>%</b>

- 4a. Indicate anticipated budgeting of Hard Costs:      Electrical: 15 %    Carpentry: 15 %    Painting: 5 %      Plumbing: 10 %  
    Excavation or Demolition: 20 %      Other: 35 %
- 4b. Indicate anticipated budgeting of Soft Costs:      Architecture: 35 %    Engineering: 10 %    Design: %      Other: 65 %

## I. EMPLOYMENT INFORMATION

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

### 1. Job Creation Schedule for the Applicant

For all responses in the table below, part-time ("PT") employees are defined as those working between 17.5 and 35 hours per week on average, and full-time ("FT") employees are defined as those working 35 hours or more per week. Hourly wages in Columns E & F should represent the pay rate and are exclusive of overtime. For salaried employees, divide the annual salary by 1,820 working hours per year to calculate an hourly wage. Information included in Column C below will be used to determine eligibility for participation in the HireNYC Program. For program information, see Additional Obligations document. If eligible for the HireNYC Program participation, NYCEDC will provide additional details.

A Job Category	B # of NYC jobs retained by Project	C # of jobs to be added in each year at Project Location in first 3 years of operation to be employed by Applicant			D Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	E Average hourly wage for Year 1	F Lowest hourly wage for Year 1	G Average Fringe Benefit for retained jobs	H Average Fringe Benefit for created jobs
		Year 1: 20 2022	Year 2: 20 2023	Year 3: 2 2024					
FT Executive level	1					\$		\$	\$
FT Manager level						\$		\$	\$
FT Staff level	22	5	1	2	32 (30 +2 **	\$		\$	\$
<b>Total FT Employees</b>	23					\$18	\$17	\$	\$
<b>Total PT Employees</b>	2	0	0	0	** now full time	\$na	\$	\$	\$

<sup>1</sup> The SBA 504 Loan Program, administered by the Small Business Administration, is designed to provide small businesses with long-term financing to acquire and improve major fixed assets, such as owner-occupied commercial real estate and heavy machinery.

2. Job Creation Schedule for tenants at the Facility not affiliated with the Applicant

A Job Category	B # of NYC jobs retained by Project	C # of jobs to be added in each year at Project Location in first 3 years of operation			D Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	E Average hourly wage for Year 1	F Lowest Hourly Wage for Year 1	G Average Fringe Benefit for retained jobs	H Average Fringe Benefit for created jobs
		Year 1: 2022	Year 2: 20	Year 3: 20					
FT Employees	23	5	1	2	32 (see above)	\$18	\$17	\$	\$
PT Employees	2	0	0	0		\$	\$	\$	\$

3. Of the Total Jobs at Project Location in Column D in Table 1, how many employees are/will be NYC residents? 100%
4. How many employees at the Project Location will be paid below living wage<sup>2</sup> at Project Start Date (as defined in the Policies and Instructions)? none
5. Does the Project currently have, or anticipate having, contract or vendor employees<sup>3</sup> at the Project Location?  Yes  No
6. Generally describe all other forms of compensation and benefits that permanent employees will receive (i.e. healthcare, employer contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.). some health care; some 401(k); OTJ training; will be considering offering health care to all; has offered 401(K) to employees but many preferred increase in wages.
7. Will Applicant or any of its Affiliates be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act")?  Yes  No  
If yes, provide an overview of the applicable requirements under the Act and an explanation of how Applicant plans to comply with such requirements. If no, explain why and provide a FT employee count using the Act "[FTE Employee Calculator](#)".
8. Is Applicant 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?  Yes  No  
If yes, provide an explanation of your company's paid and unpaid sick time policy. If No, explain why and provide a table which outlines the number of anticipated employees and hours worked per calendar year.<sup>4</sup>
9. Will the Project use an apprenticeship program approved by the New York State Department of Labor?  Yes  No

## J. LABOR

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

1. Has 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, explain on an attached sheet.
2. Has 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, 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, explain on an attached sheet.
4. Are any of the Companies' employees *not* permitted to work in the United States?

<sup>2</sup> For information regarding living wage, see Additional Obligations document.

<sup>3</sup> Contract or vendor employees are independent contractors (i.e. persons who are not "employees") or are employed by an independent contractor, who provide services at a Project Location.

<sup>4</sup>Information on the Paid Sick Leave Law can be found [here](#).

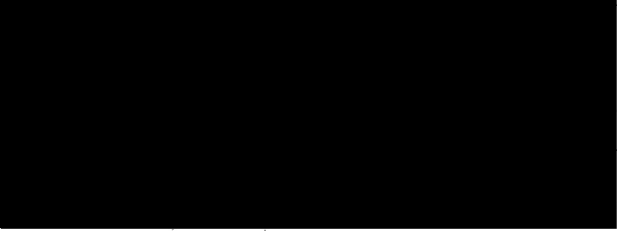



- Yes  No If Yes, provide details on an attached sheet.
5. Is there any period for which the Companies did not complete and retain, or do not anticipate completing and retaining, all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
- Yes  No If "Yes," explain on an attached sheet.
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 or preceding three year calendar years?
- Yes  No If "Yes," 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.
7. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
- Yes  No If "Yes," 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.
8. 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.

## K. FINANCIALS

1. Has Applicant, Affiliate(s), Principal(s), or any close relative of any Principal(s), 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, 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, 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, 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, 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.)? Include mortgage loans and other loans taken in the ordinary course of business only if in default.
- Yes  No If Yes, 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, provide details on an attached sheet.
7. In the table below, provide contact information for Applicant's references. If the space provided below is insufficient, provide complete information on an attached sheet. List any "Major Customers" (those that compose more than 10% of annual revenues) and any "Major Suppliers" (those that compose more than 10% of goods, services, and materials).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenues
Major Customers	Casino development	5401 43 <sup>rd</sup> St. Maspeth New York	Bill Sharon				7%
	Middle Village construction	6904 80 <sup>th</sup> St. middle Village New York	Anthony Margiota				3%
Major Suppliers	Cambridge Pavers	Lindenhurst New Jersey	Chris Murray				N/A %
	Weisner Crowley	Leonias, NJ	Jim				NA %

Unions	Teamsters Local 282	Lake success, NY	Thomas Costello		
Banks	People's United Bank	Stamford, CT	Matthew Murphy		

## L. 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," 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," 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," 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 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," provide a detailed explanation on a separate sheet of paper.**

## M. 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

## N. ADDITIONAL QUESTIONS

1. Is the Applicant considering alternative Project Locations outside of New York City?  Yes  No

a. If "Yes," where? New Jersey

2. What uses are being considered for the Project Location other than those described in the Proposed Project Activities? If we move sale and Self Storage
3. How does the Applicant intend to utilize the tax savings provided through the NYCIDA? Plow back savings to company to help grow and compete with larger public and private rivals
4. What are the primary sources of revenue supporting Applicant's operations? Operations 100%
5. If the Applicant's income statement categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category:  
 N/A
6. If the Applicant's income statement categorizes any revenues as "Other general and administrative," describe what revenues are captured in that category:  
 N/A

# 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 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 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, 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 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 Agency may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions document 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 the Board for approval. If the Agency presents Applicant's proposed Project to the Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board 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 Board for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases the Agency and 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 Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

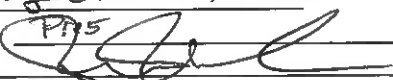
That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

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 9<sup>th</sup> day of Dec, 2019.  
Name of Applicant: Phoenix Build Supply Inc.  
Signatory: BEN Messing  
Title of Signatory: Pres  
Signature: 

This 9<sup>th</sup> day of Dec, 2019.  
Name of Preparer: Robert MOREL  
Signatory: City One Associates  
Title of Signatory: Pres  
Signature: 



**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Phoenix Building Supply Inc			
Name of Action or Project: construction of 15,000 addition			
Project Location (describe, and attach a location map): 1051 Irving Ave, Ridgewood, N.Y.			
Brief Description of Proposed Action: construction of 15,000 sq ft addition to existing 6,000 sq ft building			
Name of Applicant or Sponsor: Phoenix Building Supply Inc		Telephone: [REDACTED]	
		E-Mail:	
Address: 74-02 Forest Ave Ridgewood 11385			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYC DOB WORK PERMIT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		less than 1/2 r acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Ben Messing</u>	Date: <u>12/9/19</u>	
Signature: <u>[Signature]</u>		

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
NYC IDA	1/24/20
Name of Lead Agency	Date
SHARON TEPPER	AVP
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Sharon Tepper</i>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**