

Core Application – Applicant General Information

2226-1

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

Name: Womens League Community Residences, Inc
Address: 1556 38 th St Brooklyn NY 11218
Phone Number(s): [REDACTED]
Fax Numbers(s): [REDACTED]
E-mail Address: [REDACTED]
Website Address: Womensleague.org
Applicant EIN Number: [REDACTED]
S.I.C. Code: [REDACTED]
NAICS Code:

Date of Application: 06/27/05

1. Applicable Program (please check one):

- Not-for-Profit 501(c)(3) Civic Facility Bond Program
 Pooled Bond Programs

2. Officer of Applicant serving as contact person:

Name: Mr. Warman Firm: Womens League Community Residences, Inc
Phone # [REDACTED] Fax#: [REDACTED]
E-mail Address: _____ Address: 1556 38th St

3. Attorney of Applicant:

Name: Robert Wakeman Firm: Nolan and Heller
Phone # [REDACTED] Fax#: [REDACTED]
E-mail Address: [REDACTED] Address: 39 North Pearl St., Albany, NY 12207

4. Accountant of Applicant:

Name: Mr. Bunker Firm: Bunker & Glicksman
Phone # [REDACTED] Fax#: [REDACTED]
E-mail Address: _____ Address: _____

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

Name: Richard Bosch Firm: IAC
Phone # [REDACTED] Fax#: [REDACTED]
E-mail Address: [REDACTED] Address: 275 7th Ave., 19th fl, NY, NY 10001

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

501(c)(3) Organization Limited Liability Company

Other (specify): _____

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

8. Applicant's date of incorporation or formation: 1988

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

10. Please provide a brief description of Applicant and nature of its operations: Womens League provides habilitation services to individuals of the Developmentally Disabled population from childhood to seniors.

Core Application – Applicant Interest in Project Realty

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

1. Please check all that apply:

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

Please note: Please pay particular attention to items 5, 6, and 14 in the Required Documents List (attached), which request additional information specific to the Project realty.

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

501(c)(3) Organization Limited Liability Company

Other (specify): _____

Name of SPE:
Address:
Phone Number(s):
Contact Person:
Title of Contact Person:
Affiliation of SPE to Applicant:
Owners of SPE and each respective ownership share:
SPE EIN Number:

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

3. Give the following information with respect to all present and proposed tenants and sub-tenants at the proposed project site.

Provide information on an additional sheet if space is needed.

Company Name	Phone	Affiliation with Applicant	SF & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business

Core Application – Project Description and Financial Information

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

Site# 1
Borough: Brooklyn
Neighborhood: Seagate
Block(s): 7024
Lot(s): 113
Street address and zip code: 4018 Manhattan Ave Brooklyn NY 11224
Zoning: residential
Square footage of land: 6500
Square footage of existing building(s): 6300
Number of floors: 3
Intended use(s) (e.g., office, retail, etc.): Residential

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: Modification of building to provide accommodations for Residential Habilitation to 12 disabled girls ages 7-16

b. When does Applicant want Closing to occur (i.e., when does Applicant want the proceeds from the Bonds or other benefits sought to be available for the Project costs)? July 2005

c. Indicate the estimated date for commencement of the Project: Sept 2004

d. Indicate the estimated date for completion of the Project: July 18 2005

e. Is the Project site located in a New York State Empire Zone?

Yes No

If Yes, which zone?

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

Yes No

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

Yes No

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

Yes No

If Yes, please explain:

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

Yes No

If Yes, please provide details:

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

Yes No

If Yes, please provide details:

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

Uses of Funds		Sources of Funds	
Land acquisition ¹		Bonds	1,792,290
Building acquisition	500,000	Loan (1)	
New construction ²		Loan (2)	
Renovations	1,390,000	Capital campaign	
Fixed tenant improvements		Affiliate/employee loans	
Machinery, equipment and/or furnishings	116,933	Company funds	
Refinancing of Existing Debt		Fund balance	
Soft costs (define)	160,000	Other equity (explain) asistive technology	399,710
Debt Service Reserve Fund		Other (explain)	
Capitalized interest		Other (explain)	
Other (explain)	23,067	Other (explain)	
Total Project Uses	2,192,000	Total Project Sources	2,192,000

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

New York City Percentage of Total? 72

New York State (excluding NYC) Percentage of Total? _____

United States (excluding NY State) Percentage of Total? 28

Outside United States Percentage of Total? _____

¹ Please estimate Land and Building acquisition costs separately if possible.

² Please define New Construction on a separate piece of paper.

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

Please note: "Principal" means the following with respect to the Applicant and/or the SPE: all persons (entities or individuals) that control the Applicant and/or the SPE, and/or own more than 10 percent of either; all executive officers; all directors (except that for not-for-profits, "directors" will be limited to the chair and any director who is also an employee); and all members and general partners for, respectively, limited liability companies and partnerships.

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

1. Has Applicant, or any Affiliate or Principal, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation?

Yes No If Yes, please provide details on an attached sheet.

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

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

Yes No If Yes, please provide details on an attached sheet.

3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

Yes No If Yes, please provide details on an attached sheet.

4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?

Yes No If Yes, please provide details on an attached sheet.

5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.

Yes No If Yes, please provide details on an attached sheet.

6. Has the Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?

Yes No If Yes, please provide details on an attached sheet.

Please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers:

Company Name	Address	Contact	Phone	Percent of Revenues

8. List major Funding Sources:

Company	Address	Contact	Phone
NYS OMRDD	44 Holland Ave Albany NY 12229		[REDACTED]
Vesid	1 Commerce Plaza Albany NY 12234		
NYC Dept of Health	93 Worth St NY NY 10013		

9. List unions (if applicable):

Union Name	Address	Contact	Phone	Contact Expiration

10. List Banks:

Bank Name	Address	Contact	Phone	Type of Account
JP Morgan Chase Bank		Thomas J Page	[REDACTED]	Checking
Amalgamated Bank		Wanda Alfonso		Checking
KeyBank		Kenyon K Hennessey		Checking

11. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Percent of Revenues

Core Application – Request, Certification, etc.

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

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the NYCIDA Board, in order to obtain from the NYCIDA Board an expression of intent to provide the benefits requested herein for the Project. I understand that this expression of intent will take the form of an inducement resolution to be adopted by the Board.

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

I certify to the best of my knowledge and belief that all of the information provided in these Application Materials is accurate, true and correct. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check; that the NYCIDA may be required under SEQR to make a determination as to the Project's environmental impact and that in the event the NYCIDA does determine that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA may be required to disclose the Application Materials and the information contained therein (see Disclosure Policy and Procedure); and that, Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials, including (in the case of Bonds) but not limited to payment of the New York State bond issuance fees (if applicable to the Bonds in question) based upon the aggregate principal amount of the Bonds.

I further understand and agree as follows:

That in the event the Application Materials are not submitted to the Board for any reason including negative results obtained through the background check, and/or, with respect to Application Materials that are submitted to the Board, in the event the Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the NYCIDA or any other public or governmental entity or public benefit corporation (including the NYCEDC), or any directors, officers, employees or agents of the foregoing (collectively, the "Public Participants"), for the Application Fee, or for other expenses incurred by Applicant or other parties on behalf thereof, or for damages or specific performance; and that the Application Fee is under all circumstances (including but not limited to the ones just described and the ones described in the next succeeding paragraph) non-refundable; and

That if the Board adopts an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Board will adopt an authorizing resolution, or that the NYCIDA will then provide the induced benefits; and

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

That in the event NYCIDA discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the NYCIDA to make such disclosure and hereby releases the NYCIDA from any claim or action that Applicant may have or might bring against the NYCIDA, its directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the NYCIDA and, if applicable, the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees, and agents thereof.

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

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

This 30 day of 6, 2005.

Name of Applicant: Womens League Community Residences, Inc

By: Printed Name of Signer: Isaac Warman

Title of Signer: CFO

Signature: 

Short Environmental Assessment Form Guidelines

The following guidelines have been prepared to assist applicants in their completion of the Short Environmental Assessment Form ("SEAF") required by the New York City Industrial Development Agency. As noted on the Form, it is designed to assist the Agency in determining the environmental effects of a project for which the Agency is proposing to provide financial assistance.

The SEAF is meant to be utilized instead of the EAF for relatively small projects involving occupation and use of existing residential or commercial office structures with minimal likelihood of resultant significant adverse environmental impacts. If you are not sure which form to complete, please contact NYCIDA staff.

While responses to most of the questions/statements in the SEAF are self-explanatory, a few are not. Guidance on the type or source of information required for the latter is discussed below.

Description of Action

It is important to describe not only the action taken by the Agency (e.g. provision of financial assistance), but also the effects or resulting physical change that will occur as a consequence of the action. The latter can vary substantially for very similar actions. For example, the action might provide assistance related to the occupation of 140,000 SF of office space in an existing building. In one instance the action might involve renovation of space already occupied by the applicant involving no new employees and related increases in journey to work trips. On the other hand, the contemplated assistance might be for the purchase of a vacant building to be occupied by the bringing a new

population to a particular location. The environmental effects of these two actions might vary substantially.

Site Description

Question #9: What are the peak hours for vehicular trip generation? What is the maximum number of vehicular trips generated in each of the peak hours (combination of employee, business/visitor trips)?

Each vehicle's arrival at or departure from the project site constitutes a single vehicle trip; a roundtrip to or from the facility is counted as two trips. Typically, the peak vehicle trip generating hours occur in the AM when employees arrive for work and in the PM when they leave work for the day. Some types of land uses such as restaurants, retail facilities, movie theaters, etc., may have different peak hours coinciding with the arrival or departure of customers. The peak hours (AM and PM) for the proposed project must be identified as well as the number of vehicle trips that would be generated from all sources (e.g. employees, company vehicles picking up or delivering, visitors and suppliers) during those hours. The trip generation calculations for each trip type component must be shown. Please differentiate between car trips and truck trips to the project site.

Question #11: Is the project located within the New York City Designated Coastal Zone?

The NYC designated coastal zone is shown on maps prepared by the Department of City Planning. The precise location of the project including nearest cross streets must be included in the response to question 4. Precise Location. The Agency will consult the Coastal Zone maps to determine whether or not the project location is within the designated coastal zone. If the project is within the coastal zone, an analysis of the project's consistency with the City's Coastal Zone polices will be required.

Question #16: Is the project site wholly or partially within, or substantially in a state-designated tidal or freshwater wetland or the upland buffer area of such a wetland?

Tidal and freshwater wetlands are designated by the New York State Department of Environmental Conservation (DEC). These designated wetlands are shown on maps prepared for and maintained by the DEC. DEC has promulgated regulations concerning land use development within state designated wetlands. All projects for which NYCIDA financial assistance is being sought must be in compliance with any applicable state wetland regulations. NYCIDA staff will review applications to determine if they are subject to state wetland regulations.

FOR UNLISTED ACTIONS ONLY

Please note: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. It is expected that completion of this Short Environmental Assessment Form will be dependent on the information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of action: renovation of 3600 sq ft structure	
Precise location of action (or show site location on a copy of a Hagstrom or other street map): 4018 Manhattan Ave	
Name of Applicant: Womens League Community Residences, Inc	Telephone: [REDACTED]
Address of Applicant: 1556 38 th St Brooklyn NY 11218	FAX: [REDACTED]
	Contact: Isaac Warman
Name of Owner (if different):	Telephone:
Address of Owner:	FAX:
	Contact:
Description of action (please be precise):	
Is Project action: <input type="checkbox"/> New Construction <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration	

Site Description

(Physical setting of overall Project, both developed and undeveloped areas.)

1. Present land use: Urban Industrial Commercial
 Forest Agriculture Residential (suburban)
 Rural (non-farm) Other: _____

2. Describe present land use in vicinity of Project: Residential

3. Total acreage of Project area: _____ acres initially; _____ acres ultimately.

4. What is the zoning designation of the Project site: Residential

5. Will proposed action comply with existing zoning or other existing land use restrictions?

Yes No

If No, please describe briefly:

Short Environmental Assessment Form Guidelines

6. Does action involve a permit approval, or funding, now or ultimately from any other governmental agency (federal, state or local)?

Yes No

If Yes, please list agency(s) names and permit/approvals:

NYS OMRDD PPA

7. Does any aspect of the action have a currently valid permit or approval?

Yes No

If Yes, please list agency name and permit/approval:

NYS OMRDD PPA

8. Supplemental project description:

a) Is site currently vacant or developed (if developed, indicate current and previous site uses)?

vacant

b) Proposed building square footage for any new construction or expansion: 6300

c) Dimensions of any new construction: _____

d) Number of existing nono and proposed none parking spaces.

e) Number of employees currently 450; number of employees upon completion of the project 480.

9. What are the peak hours (AM and PM) for vehicular trip generation (e.g., 8:00 A.M. - 9:00 A.M.)? 7Am 3PM 11PM

What is the maximum number of vehicular trips generated in each of the peak hours (combination of employee, business/visitor trips)?

3

10. Will the project produce operating noise audible outside of (i.e., exceeding) local ambient noise levels?

Yes No

11. Is the project located within the New York City designated coastal zone?

Yes No

12. Will the project routinely produce odors noticeable outside of any project buildings for more than one hour per day?

Yes No

13. What wastes will be generated by the project? List amounts of each generated on a daily or monthly basis:

regular household waste

14. Is the applicant aware of and/or have any reason to believe there are any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not limited to petroleum products, present at the site which may pose a health or physical hazard to persons employed at or visiting the site?

Yes No

If Yes, please provide specific information regarding all such material(s), substance(s) and /or waste(s) on a separate piece of paper.

15. Is the applicant aware of and/or have any reason to believe there are any hazardous and/or toxic or similar material(s), substance(s), and/or waste(s), including but not limited to petroleum products, present at properties in the vicinity of the site, which may pose a health or physical hazard to persons employed at or visiting the site?

Yes No

If Yes, please provide specific information regarding all such material(s), substance(s) and /or waste(s) on a separate piece of paper.

16. Is the project site wholly or partially in a state designated tidal or freshwater wetland or the upland buffer area of such a wetland?

Yes No

17. Does the action occur wholly or partially within, or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site that is listed on the national register of historic places or that has been recommended by the New York State Board on Historic Preservation for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places? For assistance in answering this question, you may wish to call the NYC Landmarks Preservation Commission at (212) 487-6782.

Yes No

Informational Details

Attach any additional information that may be needed to clarify your Project. If there are or could be any adverse environmental impacts with your proposal, please discuss such impacts and the measures you propose to mitigate or avoid them.

Certification

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

Name of Applicant: Womens League Community Residences, Inc

By: Printed Name of Signer: Isaac Warman

Title of Signer: CFO

Signature: 

Date: 6/30/05

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project?
 Yes No

2. If the answer to question 1 is "Yes," will the applicant or any other project occupant be a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101(b)(4)(i) of the Tax Law)?
 Yes No

3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project?
 Yes No

4. If the answer to question 1 or question 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?
 _____ percent

5. If the answer to question 1 or question 3 is "Yes," and the answer to question 4 is more than 33.33 percent, indicate whether any of the following apply to the Project:
 - a. Will a not-for-profit corporation operate the Project?
 Yes No

 - b. Is the Project likely to attract a significant number of visitors from outside New York City?
 Yes No

 - c. Would the Applicant, but for the contemplated financial assistance from the NYCIDA, locate the related jobs outside the State of New York?
 Yes No

 - d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to New York City residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?
 Yes No

 - e. Will the Project be located in one of the following: (a) an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) that, according to the most recent census data, has (i) a poverty rate of at least 20 percent for the year to which the data relates, or at least 20 percent of its households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?
 Yes No

6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes", will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?
 If "Yes", please furnish details in a separate attachment.

7. If the answers to any of subdivisions (a) through (e) of question 5 are "Yes," please furnish details in a separate attachment.

Certification

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

Name of Applicant: Womens League Community Residences. Inc

By: Printed Name of Signer: Isaac Warman

Title of Signer: CFO

Signature: 

Date: 6/30/05

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

Yes No

If "Yes", please provide the following information:

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

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

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

Yes No

If "Yes," please provide the following information:

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

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

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

Yes No

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

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

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

Yes No

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

Yes No

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

Certification

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

Name of Applicant: Womens League Community Residences. Inc

By: Printed Name of Signer: Isaac Warman

Title of Signer: CFO

Signature: 

Date: 6/30/05

Employment Questionnaire

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

Applicant Name: Womens League Community Residences, Inc
Address: 1556 38 th St Brooklyn NY 11218
Phone Number(s): [REDACTED]
I.R.S. Employer ID Number: [REDACTED]
Department of Labor Registration Number: [REDACTED]
Project Location: 4018 Manhattan Ave

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

2. Expected construction completion date (where applicable): 7/18/05

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

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

4. How many employees does Applicant employ in New York City at the time of Application submission?

Full-time: 218 Part-time: 207 (on average, Part-time workers work 30 hours per week)

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

Full-time: 210 Part-time: 200

6. How many employees does Applicant employ outside of New York City but in New York State at the time of Application submission?

Full-time: 0 Part-time: 0 (on average, Part-time workers work _____ hours per week)

7. How many employees does Applicant employ at the project location (annual average)?

Full-time: 15 Part-time: 15

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

	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year
Full-time	15	15	15	15	15	15	15
Part-time	15	15	15	15	15	15	15

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

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

10. Projected average quarterly wage/salary of employees at project location during first year of operation: \$ _____.

11. Describe the occupational composition of the workforce at the Project Location. Note differences between this composition and what is typical at other NYC locations.

12. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.

Authorization

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

Name of Applicant: Womens League Community Residences, Inc

By: **Printed Name of Signer:** Isaac Warman

Title of Signer: CFO

Signature: 

Date: 6/30/05

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

NYCIDA Employment and Other Labor Matters Questionnaire

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

1. List all of the labor union contracts and collective bargaining arrangements to which any of the Companies is currently a party:

none

2. Have any of the Companies during the current calendar year and the five calendar years preceding the current calendar year experienced labor unrest situations, including pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?

Yes

No

If Yes, please explain:

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

Yes

No

If Yes, please describe and explain current status of complaints:

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

Yes

No

If Yes, please explain:

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

Yes

No

If No, please provide details on an attached sheet.

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

Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?

Yes

No

If No, please explain:

6. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current calendar year or during the three calendar years preceding the current one?

Yes No

If the answer to this question is "Yes," briefly describe the nature of the inspection, the inspecting governmental entity and when the inspection occurred. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon the Company or Companies as a consequence:

7. Has any Company incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?

Yes No

If the answer to this question is "Yes," quantify the liability and briefly describe its nature and refer to any governmental entities that have had regulatory contact with the Company in connection with the liability:

8. Are the practices of any Company now, or have they been at any time during the three calendar years preceding the current calendar year, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?

Yes No

If the answer to this is "Yes," provide details. When answering this question, please consider "discrimination" to include sexual harassment.

Certification

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

Name of Applicant: Womens League Community Residences, Inc

By: Printed Name of Signer: Isaac Warman

Title of Signer: CFO

Signature: 

Date: 6/30/05

Internal Background Investigation Questionnaire

Following is the NYCEDC Internal Background Investigation Questionnaire for privately held companies to be submitted with the Core Application. If Applicant is a publicly held entity or wholly owned subsidiary of a publicly held entity, please contact NYCIDA staff for the appropriate questionnaire. Thank you.

INSTRUCTIONS FOR COMPLETING NYCEDC INTERNAL BACKGROUND INVESTIGATION QUESTIONNAIRE

1. Please submit, with this Questionnaire, the organizational documents for the submitting business entity.
2. For purposes of completing this Questionnaire, the following defined terms shall have the meanings given to them below (unless provided otherwise with respect to specific questions in the Questionnaire):
 - **Affiliate** – A Person is "affiliated with" or an "affiliate" of another Person if the Person controls, is controlled by or is under common control with that other Person.
 - **Applicant** – The submitting business entity.
 - **Control** – A Person controls another Person if the Person (i) owns ten percent (10%) or more of the voting interest or has a ten percent (10%) or greater ownership interest in that other Person or (ii) directs or has the right to direct the management or operations of that other Person or (iii) is a member of that other Person's Board of Directors*.
 - **Executive Officer** – Any individual who serves as chief executive officer, chief financial officer or chief operating officer of the Applicant, by whatever titles known, and all other executive officers of Applicant.
 - **Family Member** – With respect to a particular Person, includes spouse, children, grandchildren, parents, parents-in-law, brothers, sisters, brothers-in-law, sisters-in-law and all family members living in the same household as such Person (except if such individuals are minors).
 - **Person** – Any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity.
 - **Principal** – each of the following Persons is a Principal of the Applicant and must be identified in Section B, Part 1 on page 2 of the Questionnaire.
 - Executive Officers
 - Persons that "Control" the Applicant
 - For Limited Liability Companies, ALL members
 - For Partnerships, ALL general partners and ALL partners performing on the contract or able to bind the Partnership

* For a not-for-profit corporation, ONLY the Chairperson of the Board of Directors and any director who is also an employee of Applicant needs to be considered for purposes of determining "Control" under this clause (iii).

Section A

The following questionnaire is to be completed by Persons desiring to do business with the New York City Economic Development Corporation or the New York City Industrial Development Agency or Apple Industrial Development Corp. This form may be duplicated for additional space. PLEASE COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. Refer to attached instruction sheet for specific instructions and definitions of terms required to complete this Questionnaire.

Business Name: **Womens League Community Residences, Inc** [Redacted]

Business Address: **1556 38th St** City: **Brooklyn** State: **NY** Zip: **11218**

Type of Entity: **non-profit corp**

Business Phone Number(s): [Redacted]

Business Fax: [Redacted]

Business E-mail: [Redacted]

Section B

I. Principals of Applicant

Principal Name	Title	Home Address	Percentage Voting Interests:	Percentage of Ownership	Date of Birth	Social Security Number/ Employer Identification Number
Jeanne Warman	C.E.O	[Redacted]	0	0	[Redacted]	[Redacted]
Isaac Warman	C.F.O.	[Redacted]	0	0	[Redacted]	[Redacted]

Internal Background Investigation Questionnaire

II. Family Members of each Individual Principal.

Note: Only the following Family Members need to be identified in this Section B.

- Spouse
- Family Members who are employed by, are officers of or have a less than 10% voting or ownership interest in the Applicant
- Family Members who are directly or indirectly providing services and/or supplies with respect to the subject project (e.g. consultants, subcontractors, suppliers or an employee thereof)

Principal Name	Immediate Family Member	Relationship to Principal	Home Address
Jeanne Warman	Isaac Warman	husband	
Isaac Warman	Jeanne Warman	wife	
Jeanne Warman	Asher Warman	son	
Jeanne Warman	Malky Schechter	daughter	

Section B (continued) – Provide a detailed response to all questions checked "yes" on the following page.

1. Does the Applicant or any Principal have any Affiliates? If yes, please identify the Affiliates, with SSN/EIN and respective addresses, and describe the nature of the affiliation, on the following page.
 Yes No
2. In the past 7 years, has the Applicant, any Principal, or any entity affiliated with the Applicant (each of the foregoing individually, a "Subject Person" and collectively, the "Subject Persons") been adjudicated bankrupt or placed in receivership, filed bankruptcy, or is any Subject Person currently the subject of any bankruptcy or similar proceedings? If yes, please explain on the following page.
 Yes No
3. In the past 5 years, has any Subject Person been a plaintiff or defendant in any civil proceeding (including any court and federal, state and local regulatory agency proceedings) other than a domestic relations proceeding (e.g., divorce, separation, support, alimony, maintenance, adoption, custody)? If yes, please identify all adjudicated, settled and pending lawsuits on the following page.
 Yes No
4. In the past 5 years, has any Subject Person or any Family Member identified in Section B, Part II (a "Subject Family Member"):
 - been disqualified as a bidder, or defaulted or terminated, on a permit, license, concession, franchise, lease, or other agreement with the City of New York or any governmental agency? If yes, please explain on the following page.
 Yes No
 - failed to file any required tax returns or to pay any applicable federal, state, or New York City taxes or other assessed New York City charges or fines, including but not limited to water and sewer charges and administrative fees? If yes, please explain on the following page.
 Yes No
5. In the past 10 years, has any Subject Person or any Subject Family Member used an EIN, SSN, name, trade name, or abbreviation other than the name or number provided in response to Section A or Section B, Part I or II of this Questionnaire or provided in response to question 1 above, as the case may be? If yes, please specify on the following page.
 Yes No
6. In the past 5 years, has any Subject Person, any Subject Family Member, any Affiliate of any Subject Family Member or any managerial employee of Applicant:
 - been the subject of any criminal investigation and/or civil anti-trust investigation (by any federal, state or local prosecuting or investigative agency) and/or investigation by any governmental agency (including, but not limited to federal, state and local regulatory agencies)? If yes, please explain on the following page.
 Yes No
 - had any judgment, injunction or sanction obtained against it in any judicial or administrative action or proceeding other than a domestic relations proceeding or motor vehicle proceeding? If yes, please explain on the following page.
 Yes No
7. In the past 10 years, has any Subject Person, any Subject Family Member, any Affiliate of any Subject Family Member or any managerial employee of Applicant been convicted, after trial or by plea, of any criminal offense and/or are there any felony or misdemeanor charges pending against any of them? If yes, please explain on the following page.
 Yes No

Section B (continued)

Indicate question #

Below provide a detailed explanation to all questions checked "yes." If you need more space, photocopy this page and attach it to this questionnaire.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Section C – Identification of Property Interests

1. Identify Project Property:

Block & Lot(s): 7024, 113

Street Address: 4018 Manhattan Avenue

Borough of: Brooklyn

2. The following, together with attachment(s) hereto, if any, is a complete list of properties in which any of the Subject Persons or any of the Subject Family Members have an ownership interest and which are located in the City of New York, together with a statement as to each such property of any current arrears in real estate taxes, sewer rents, sewer surcharges, water charges or assessments due and owing to the City of New York.

Property owned in the City of New York

If you need more space than provided, please provide a detailed statement on a separate sheet of paper.

Principal Owner	Borough	Block/Lot	Street Address	Date of Purchase	Amount of Arrears	Type of Arrears
Jeanne Warman	Brooklyn	5434-35	1668 45 th St, Brooklyn	1972	0	na
Isaac Warman	Brooklyn	5434-35	1668 45 th St, Brooklyn	1972	0	na
Asher Warman	Brooklyn	7649-32	1231 East 31 st St, Brooklyn	1991	0	na
Malky Schechter	Brooklyn	6729-17	1189 E. 18 th St., Brooklyn	1996	0	na

Section C (continued) – Provide a detailed response to all questions checked “yes” on the following page.

If you need more space than provided, please provide a detailed statement on a separate sheet of paper.

3. In the past five years, has any Subject Person or any Subject Family Member been a former owner of the Project Property?
 No Yes
4. Is any Subject Person or any Subject Family Member a tenant of the City of New York? If yes, please list below: Agency, Borough, Block, Lot, Account Number, Monthly Rent and Current Balance.
 No Yes
5. Has any Subject Person or any Subject Family Member previously purchased property from the City of New York? If yes, please list below: Agency, Borough, Block, Lot, Sale Date, Parcel Number and Closing Date.
 No Yes
6. Does any Subject Person or any Subject Family Member have a mortgage with the City of New York? If yes, please list below: Agency, Borough, Block, Lot, Account Number, Principal Amount, Monthly Installment and Current Balance.
 No Yes

Section C (continued)

Indicate question #

Below provide a detailed explanation to all questions checked "yes." If you need more space, photocopy this page and attach it to this questionnaire.

5

On April 6, 1994 Womens League Community Residences, Inc purchased a vacant lot located in Block #5350 Lot #69 in the county of Kings. The lot was purchased from the city of NY pursuant to all the rules and regulations regarding the sale of properties acquired in REM proceedings by the city of NY. Closing statement attached.

A FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE OR ANY FALSE INFORMATION WILLFULLY OR FRAUDULENTLY SUBMITTED IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE APPLICANT NOT RESPONSIBLE WITH RESPECT TO THE PRESENT PROJECT OR FUTURE PROJECTS INVOLVING THE NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION, THE NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, APPLE INDUSTRIAL DEVELOPMENT CORP. AND THE CITY OF NEW YORK AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Isaac Warman, state that I have read and understand the items contained in the foregoing six pages of this Questionnaire and pages of attachments, if any, and that, having made due inquiry, I supplied full, complete and truthful answers to each item therein to the best of my knowledge, information and belief, that I will notify the New York City Economic Development Corporation, the New York City Industrial Development Agency or Apple Industrial Development Corp., as the case may be, in writing of any change in circumstance occurring after the submission of this Questionnaire and before (i) the execution of any contract or agreement with any of them and/or the City of New York and (ii) in the case of an agreement to purchase or enter into a ground lease

for real property and/or a financing through or straight lease or retention transaction with the New York City Industrial Development Agency, the closing of the transaction; and that all information supplied by me is true to the best of my knowledge, information and belief.

I understand that the New York City Economic Development Corporation, the New York City Industrial Development Agency or Apple Industrial Development Corp., as the case may be, will rely on the information supplied by me in this Questionnaire as an inducement to enter into a contract or agreement and to close a transaction with the Applicant.

Sworn to me, this 30th day of July, 2005.

Notary Public: Joelle Holberg

Name of Applicant: Womens League Community Residences, Inc

By: Isaac Warman Signature of Authorized Person:

Print Name and Title of Authorized Person: Isaac Warman, CFO

Date: 6/30/05

ZEASIE GOLDBERG
NOTARY PUBLIC, State of New York
No. 01606103660
Qualified in Kings County
Commission Expires 01/05/2008