

Core Application - Applicant General Information

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

Name:	J & J Johnson General Contracting Co., Inc.	
Address:	42-15 11th Street, Long Island City, NY 11101	
Phone Number(s):	[REDACTED]	
Fax Number(s):	[REDACTED]	
E-mail Address:	[REDACTED]	
Website Address:	[REDACTED]	
Applicant EIN Number:	[REDACTED]	
S.I.C. Code:	236200	(business activity code)
NAICS Code:	[REDACTED]	

Date of Application: 6/1/10

1. Applicable Program (please check one):

Manufacturing Facilities Bond Program

Empowerment Zone Facilities Bond Program

Industrial Incentive Program ("IIP")

Exempt Facilities Bond Program

Small Industrial Incentive Program ("SIIP")

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

2. Officer of Applicant serving as contact person.

Name: Joseph Galea Firm: J & J Johnson Co., Inc.

Phone #: [REDACTED] Fax #: [REDACTED]

E-mail Address: [REDACTED] Address: 42-15 11th St., LIC, NY 11101

3. Attorney of Applicant:

Name: Brendan DeRiggi Firm: Certilman Balin

Phone #: [REDACTED] Fax #: [REDACTED]

E-mail Address: [REDACTED] Address: 90 Merrick Ave.,
East Meadow, NY 11554

4. Accountant of Applicant:

Name: Barry Kunofsky Firm: Chipetine Neu & Silverman LLP

Phone #: [REDACTED] Fax #: [REDACTED]

E-mail Address: [REDACTED] Address: 120 Hicksville Rd.,
Bethpage, NY 11714

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

Name: Robert Morel Firm: City One Real Estate, LLC
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: [REDACTED] Address: [REDACTED]
Brooklyn, NY 11222

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

- | | | |
|---|--|---|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation |
| <input checked="" type="checkbox"/> S Corporation | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Natural Person |
| <input type="checkbox"/> 501(c)(3) Organization | <input type="checkbox"/> Other (specify): _____ | |

7. Are any securities of Applicant publicly traded?

- Yes No

8. Applicant's state of incorporation or formation: NY

9. Applicant's date of incorporation or formation: 1977

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

11. Please provide a brief description of Applicant and nature of its business: Furniture manufacturer

Core Application - Applicant Interest in Project Realty

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

1. Please check all that apply:

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

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

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

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

Name of SPE:	To be determined
Address:	
Phone Number(s):	
Contact Person:	Joseph Galea
Title of Contact Person:	President
Affiliation of SPE to Applicant:	Real Estate Holding Entity
Owners of SPE and each respective ownership share:	100% Joseph Galea
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

Tenant not identified at this moment. Company plans to lease out 5,000 square feet - 25% of building for 5 years until space is fully occupied by J & J Johnson.

Core Application - Project Description and Financial Information

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

Site #	
Borough:	Queens
Neighborhood:	Long Island City 11101
Block(s):	458
Lot(s):	90
Street address and zip code:	42-26 13th St./42-24 13th St./42-23 12th St.
Zoning:	M1-4
Square footage of land:	17,000
Square footage of existing building(s):	19,750
Number of floors:	1 and mezzanine
Intended use(s) (e.g., office, retail, etc.):	wood working production

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: Expansion & acquisition of building and construction of 1,000 square foot mezzanine for woodworking business.

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)? Sept. 2010

c. Indicate the estimated date for commencement of the Project: Sept. 2010

d. Indicate the estimated date for the completion of the Project: March 2011

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 and timing: _____

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

Uses of Funds		Sources of Funds	
Land acquisition ¹		Bonds	
Building acquisition ²	4,000,000	Loan (1)	2,000,000
New construction ³		Loan (2) SBA 504	1,600,000
Renovations	150,000	Capital campaign ¹	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment		Company funds	650,000
Soft costs (define):		Fund balance ¹	
Furnishings		Other equity (explain)	
Debt Service Reserve Fund ¹		Other (explain)	
Capitalized interest ¹		Other (explain)	
Other (explain) closing	100,000	Other (explain)	
Total Project Uses	4,250,000	Total Project Sources	4,250,000

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:

not applicable

- New York City Percentage of Total? _____
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NY State) Percentage of Total? _____
- 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.

³ Applies to not-for-profit bond financings only

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.

4. Next:

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

Name of Applicant: J & J Johnson General Contracting Co. Inc.

By: Printed Name of Signer: Joseph Galea

Title of Signer: President

Signature: 

Date: 6/18/10

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

Raw materials used for production of manufactured goods	ground	500
Finished product storage		500
Component parts of goods manufactured at the facility		
Purchased component parts		
Other (specify)		
Other (specify)		
Other (specify)		
Total Square Footage		1,000

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

6 List finished product(s) that are produced at the facility to be financed: All varieties of furniture, wall units, book cases, ceiling tiles, flooring, etc.

Certification

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By: Printed Name of Signer: Joseph Galea

Title of Signer: President

Signature: *Joseph Galea*

Date: 6/18/10

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

1. Describe the production process that occurs at the facility to be financed: Wood furniture production - cutting, sanding, painting, assembly

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

Production line	all	ground floor	6,500
Warehouse/storage			1,000
Loading areas			400
Office space for a shop foreman		mezzanine	300
Employee restrooms, locker rooms, and parking			
Employee eating area			
Repair shop			
Offices for administration			
Other (specify)			
Other (specify)			
Total Square Footage			8,200

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

Executive Offices	mezzanine	300
Total Square Footage		300

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.

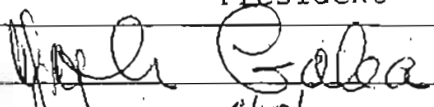
Identification:

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Name of Applicant: J & J Johnson General Contracting Co. Inc.

By: Printed Name of Signer: Joseph Galea

Title of Signer: President

Signature: 

Date: 6/18/10

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:	J & J Johnson General Contracting Co., Inc.
Address:	42-15 11th St., Long Island City, NY 11101
Phone Number(s):	[REDACTED]
I.R.S. Employer ID Number:	[REDACTED]
Department of Labor Registration Number:	
Project Location:	

1 Do you expect to conduct business at other locations in New York State?

Yes No

2 Expected construction completion date (where applicable): _____

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

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

Full-time: 26 Part-time: _____

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

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

Full-time: 28 Part-time: _____

8. Projected employment at Project Location for the Company on June 30: 2010

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	28	33	34	34	34	34	34
Part-time							

9. Projected employment at Project Location for your Tenant(s) on an annual basis: Not yet determined.

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

10. Projected average quarterly wage/salary of employees at project location during first year of operation: \$ 400,000

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.

wood production workers

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.

transfer all employees

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: J & J Johnson General Contracting Co. Inc.

By: Printed Name of Signer: Joseph Galea

Title of Signer: President

Signature: [Handwritten Signature]

Date: 6/18/10

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.

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:

N/A

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?

Two (2) proofs of legal identification (ID) such as:
passport, alien registration, and drivers license, etc.

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: J & J Johnson General Contracting Co. Inc.

By: Printed Name of Signer: Joseph Galea

Title of Signer: President

Signature: 

Date: 6/18/10