

## 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:	Jetro Cash & Carry Enterprises, LLC
Address:	15-24 132nd Street, College Point, NY 11356
Phone Number(s):	[REDACTED]
Fax Number(s):	[REDACTED]
E-mail Address:	
Website Address:	<a href="http://www.jetro.com/">http://www.jetro.com/</a>
Applicant EIN Number:	[REDACTED]
S.I.C. Code:	5149
NAICS Code:	424400

Date of Application: \_\_\_\_\_

1. Applicable Program (please check one):

- Manufacturing Facilities Bond Program
- Industrial Incentive Program ("IIP")
- Small Industrial Incentive Program ("SIIP")
- Empowerment Zone Facilities Bond Program
- Exempt Facilities Bond Program

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: Richard Kirschner Firm: Jetro Cash & Carry Enterprises, LLC  
Phone #: [REDACTED] Fax #: [REDACTED]  
E-mail Address: [REDACTED] Address: 15-24 132nd Street, College Point, New York 11356

3. Attorney of Applicant:

Name: Steven P Polivy, Esq. Firm: Akerman Senterfitt, LLP  
Phone #: [REDACTED] Fax #: [REDACTED]  
E-mail Address: [REDACTED] Address: 335 Madison Avenue, 26th Floor, New York, NY 10017

4. Accountant of Applicant:

Name: Paul Salerno Firm: PWC LLP  
Phone #: [REDACTED] Fax #: [REDACTED]  
E-mail Address: [REDACTED] Address: 401 Broadhollow Road, Melville, NY 11747

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

Name: n/a Firm: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Address: \_\_\_\_\_

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

General Partnership

Limited Partnership

C Corporation

S Corporation

Limited Liability Company

Natural Person

501(c)(3) Organization

Other (specify): \_\_\_\_\_

7. Are any securities of Applicant publicly traded?

Yes

No

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

9. Applicant's date of incorporation or formation: 3-14-2006

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

11. Please provide a brief description of Applicant and nature of its business: Jetro Cash & Carry Enterprises, LLC is a membership only wholesaler, open only to operators of food businesses and nonprofit organizations. Jetro sells a wide selection of grocery supplies to small retailers.

## 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: Jetro Hunts Point OTP, LLC
Address: 15-24 132nd Street, College Point, NY 11356
Phone Number(s): [REDACTED]
Contact Person: Richard Kirschner
Title of Contact Person: President
Affiliation of SPE to Applicant: Subsidiary
Owners of SPE and each respective ownership share: Applicant - 100%
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.



## 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.**

<b>Site #</b>	
Borough:	Bronx
Neighborhood:	Hunts Point
Block(s):	2604
Lot(s):	174
Street address and zip code:	One Oak Point Avenue, Bronx, NY: 10474
Zoning:	M-3
Square footage of land:	2,239,492
Square footage of existing building(s):	n/a
Number of floors:	n/a
Intended use(s) (e.g., office, retail, etc.):	wholesale, grocery retailers and food service supply club

1. Please provide the following Project information:

- a. Please provide a brief description of the proposed Project: The acquisition of land, and construction and equipping of an approximately 193,000 square foot building.
- 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)? May 2010
- c. Indicate the estimated date for commencement of the Project: 4th Quarter 2010
- d. Indicate the estimated date for the completion of the Project: 4th Quarter 2011
- e. Is the Project site located in a New York State Empire Zone? Yes  
 Yes     No  
If Yes, which zone? Hunts Point
- 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: BSA Special Permit, Building permits and DEC Letter of No Further Action

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: The subdivision of the property into separate tax lots and zoning lots should occur prior to closing.

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

Uses of Funds		Sources of Funds	
Land acquisition <sup>1</sup>	\$ 22,300,000	Bonds	
Building acquisition <sup>1</sup>	-	Loan (1)	
New construction <sup>2</sup>	18,000,000	Loan (2)	
Renovations	-	Capital campaign <sup>3</sup>	
Fixed tenant improvements	-	Affiliate/employee loans	
Machinery and/or equipment	3,000,000	Company funds	40,000,000
Soft costs (define):	750,000	Fund balance <sup>3</sup>	
Furnishings	250,000	Other equity (explain)	6,000,000
Debt Service Reserve Fund <sup>3</sup>	-	Other (explain)	
Capitalized interest <sup>3</sup>	-	Other (explain)	
Other (explain)	1,700,000	Other (explain)	
<b>Total Project Uses</b>	<b>\$ 46,000,000</b>	<b>Total Project Sources</b>	<b>\$ 46,000,000</b>

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? 10
- New York State (excluding NYC) Percentage of Total? 20
- United States (excluding NY State) Percentage of Total? 70
- Outside United States Percentage of Total?

<sup>1</sup> Please estimate Land and Building acquisition costs separately if possible.

<sup>2</sup> Please define New Construction on a separate piece of paper.

<sup>3</sup> Applies to not-for-profit bond financings only