

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: <u>Greenpoint Manufacturing and Design Center</u>
Address: <u>1155 Manhattan Avenue, Brooklyn, NY 11222</u>
Phone Number(s): <u>[REDACTED]</u>
Fax Number(s): <u>[REDACTED]</u>
E-mail Address: <u>[REDACTED]</u>
Website Address: <u>www.gmdonline.org</u>
Applicant EIN Number: <u>[REDACTED]</u>
S.I.C. Code: <u>[REDACTED]</u>
NAICS Code: <u>[REDACTED]</u>

Date of Application: August 16, 2006

1. Applicable Program (please check one):

- |  |  |
|--|--|
| <input type="checkbox"/> Manufacturing Facilities Bond Program<br><input checked="" type="checkbox"/> Industrial Incentive Program ("IIP")<br><input type="checkbox"/> Small Industrial Incentive Program ("SIIP") | <input type="checkbox"/> Empowerment Zone Facilities Bond Program<br><input type="checkbox"/> 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: <u>Brian T. Coleman</u>	Firm: <u>Greenpoint Manufacturing and Design Center</u>
Phone #: <u>[REDACTED]</u>	Fax #: <u>[REDACTED]</u>
E-mail Address: <u>[REDACTED]</u>	Address: <u>1155 Manhattan Avenue, Brooklyn NY 11222</u>

3. Attorney of Applicant:

Name: <u>Ken Fisher</u>	Firm: <u>Wolf, Block, Schorr, &amp; Solis-Cohen LLP</u>
Phone #: <u>[REDACTED]</u>	Fax #: <u>[REDACTED]</u>
E-mail Address: <u>[REDACTED]</u>	Address: <u>250 Park Avenue, New York, NY 10177</u>

4. Accountant of Applicant:

Name: <u>Don Shaefitz</u>	Firm: <u>Lutz &amp; Carr</u>
Phone #: <u>[REDACTED]</u>	Fax #: <u>[REDACTED]</u>
E-mail Address: <u>[REDACTED]</u>	Address: <u>300 East 42nd Street, New York, NY 10017</u>

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: N/A

9. Applicant's date of incorporation or formation: N/A

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: The GMDC is the only not-for-profit industrial developer in New York City. Between 1992 and 2001, GMDC rehabilitated five vacant North Brooklyn manufacturing buildings for occupancy by small manufacturing enterprises. Rehabilitation of the buildings provided a half-million square feet of space for more than 100 firms, which in turn provided employment and investment in area neighborhoods. GMDC is now undertaking its sixth project on McKibbin Street in East Williamsburg.

**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): *N/A*

- 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: <i>N/A</i>
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.

5. 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
see attached	<input type="checkbox"/>				

### Applicant General Information Question 3: Proposed Tenants

Based on GMDC's own experience as a developer and landlord of industrial property, supplemented by information from local brokers, GMDC will set rents at the McKibbin Street Industrial Center at \$10 to \$16 per square foot. Because demand for smaller units (1000 - 3000 sf) is particularly strong, these units will command the upper end of the rental spectrum. GMDC will also demise several larger units on the ground floor that will cater to more established industrial users. Rents for these units will be at the lower end of this spectrum. GMDC projects an overall blended rental rate of \$11.77/rsf for units at McKibbin Street.

Building on GMDC's experience with small industrial and artisanal tenants, we will target the following trades, which constitute the bulk of our existing tenant base:

- |   |  |
|---|--|
| <input type="checkbox"/> Antique Restoration      | <input type="checkbox"/> Apparel                           |
| <input type="checkbox"/> Custom Woodworking       | <input type="checkbox"/> Decorative Painting               |
| <input type="checkbox"/> Display Fixtures         | <input type="checkbox"/> Film Production                   |
| <input type="checkbox"/> Framing/Mirrors          | <input type="checkbox"/> Furniture Finishing & Refinishing |
| <input type="checkbox"/> General Contracting      | <input type="checkbox"/> Glass & Ceramic                   |
| <input type="checkbox"/> Home Furnishings         | <input type="checkbox"/> Interior Design                   |
| <input type="checkbox"/> Jewelry                  | <input type="checkbox"/> Metal Spinning                    |
| <input type="checkbox"/> Modular Office Furniture | <input type="checkbox"/> Set Design/Fabrication            |
| <input type="checkbox"/> Wood Carving             |  |

GMDC currently maintains a waiting list of more than 70 businesses that have expressed interest in space within our existing property portfolio. This waiting list has grown exponentially since the May 2005 passing of the Greenpoint/Williamsburg rezoning, and we believe will continue to grow as additional buildings are converted to residential use.

Prior to closing on the McKibbin Street property, GMDC will launch an aggressive marketing campaign to attract tenants to the building, and will make concerted efforts to pre-lease significant portions of the space. Marketing efforts will include direct mailings, building signage, web-based commercial advertising sites such as Cityfeet, informal web listing services such as Craigslist, and, as necessary, the commercial/industrial brokerage community, with whom we have a longstanding relationship. In recent years GMDC has found demand for units adequate to lease available spaces without paying large broker commissions, and anticipates that commissions for this project can be kept to a minimum.

To the extent possible, GMDC will build to suit, demising units based on the real world needs of viable, committed tenants. GMDC will establish financial, use and employment criteria to provide a stable, strong mix of tenants, and will attempt to attract a variety of business types in order to insure against fluctuations in particular sub-markets.

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:	Brooklyn
Neighborhood:	East Williamsburg
Block(s):	3082
Lot(s):	73
Street address and zip code:	221-251 McKibbin Street (AKA 224 Boerum Street), Brooklyn, NY 11206
Zoning:	M1-1
Square footage of land:	52,500 SF
Square footage of existing building(s):	72,000 SF
Number of floors:	ranges from 1-story sections to 2- and 3-stories
Intended use(s) (e.g., office, retail, etc.):	Manufacturing

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: see attached

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)? November 2006

c. Indicate the estimated date for commencement of the Project: January 2007

d. Indicate the estimated date for the completion of the Project: January 2008

e. Is the Project site located in a New York State Empire Zone?  Yes  No

If Yes, which zone? New York City, North Brooklyn

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: \_\_\_\_\_

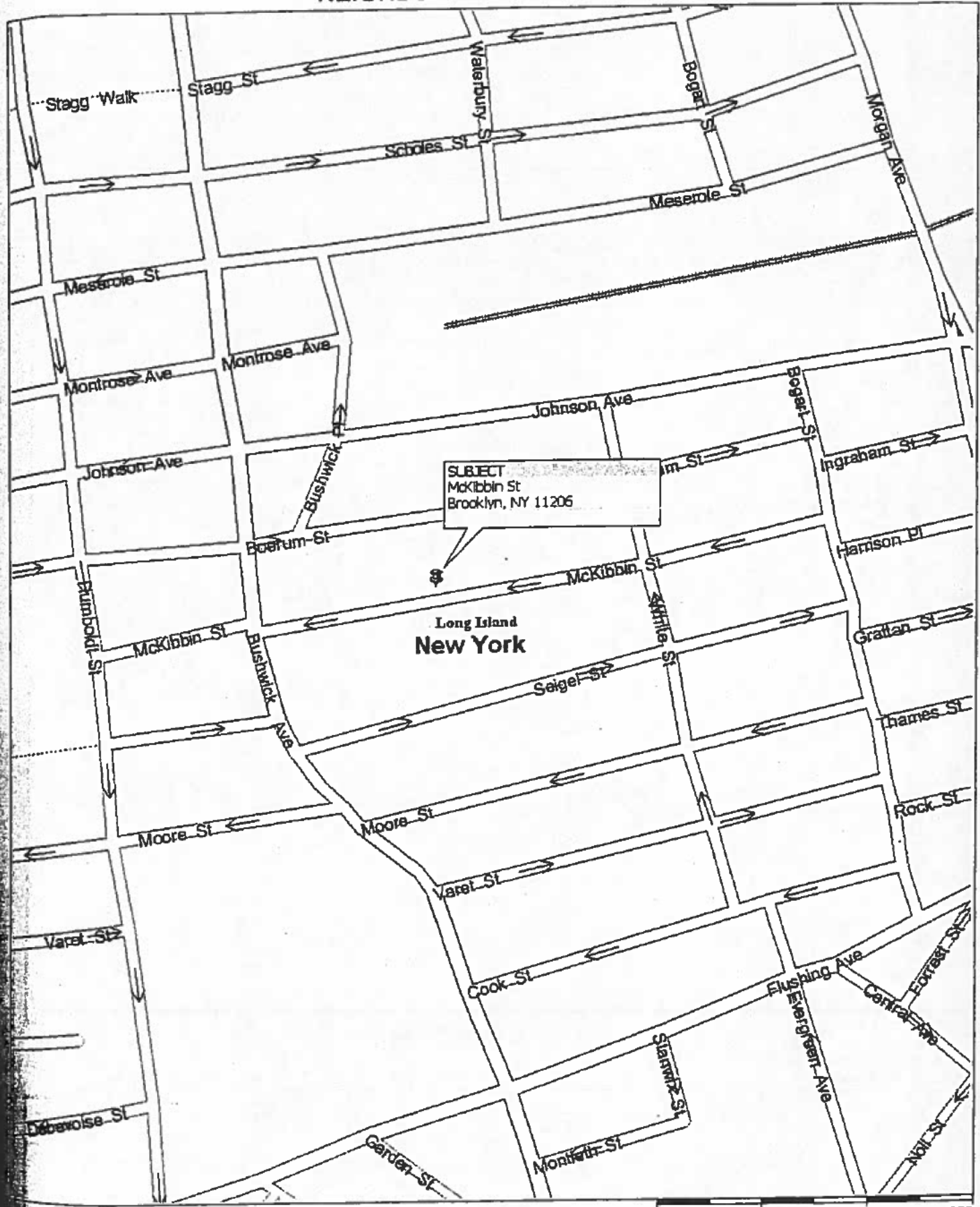
## Project Description and Financial Information Question 1a: Description of Project

Building on the success of its five industrial development projects in North Brooklyn, GMDC is now undertaking its sixth project, the renovation of a former furniture manufacturing facility to create a small industry center. The \$11 million development project will entail the gut rehabilitation of a historic property and the creation of approximately 25 new units for small and mid-sized industrial and artisanal businesses. These units will be marketed specifically to businesses that seek the locational and market advantages of New York City, a niche that currently constitutes the core of GMDC's existing tenant base. As it has done at all its other sites, GMDC will target businesses that provide high wage, sustainable employment opportunities to low-income and immigrant New Yorkers, ultimately providing approximately 100 jobs.

GMDC will model its McKibbin Street project on its innovative and widely regarded Manhattan Avenue facility. By purchasing and rehabilitating a dilapidated historic 360,000 square foot industrial building in the early-1990s, GMDC created workshop and studio space for 72 tenants, including woodworkers, cabinet makers, artisanal trades such as set builders and custom frame builders, metal workers and garment makers. GMDC has drawn on this model for each of its subsequent development projects, which have included sector-specific developments focused on the woodworking, garment and food industries.

The McKibbin project will capitalize on the location's proximity to manufacturing firms in the East Williamsburg area and seeks to fill a growing need for smaller industrial units in North Brooklyn. The rezoning of more than 180 blocks in the waterfront and adjacent upland sections of Greenpoint/Williamsburg in 2005 placed significant new pressures on longstanding and start-up industrial businesses in the area by allowing for as-of-right residential conversions. These pressures have increased demand for small industrial space in the area greatly.

GMDC plans to utilize a combination of City subsidy programs with private debt to fund the acquisition and rehabilitation of the property. GMDC plans to close on the property in December of 2006 and plans to begin lease-up in late 2007.



SUBJECT  
 McKibbin St  
 Brooklyn, NY 11206

Long Island  
 New York

0 yds 100 200 300

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 the authorities © 1991-2002 Government of Canada (Statistics Canada and/or Geomatics Canada), all rights reserved.



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 <sup>3</sup>		Bonds	
Buildings	5,500,000	Loan (1)	7,050,257
New Construction <sup>4</sup>		Loan (2)	
Renovations	4,008,512	Capital campaign <sup>5</sup>	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment		Company funds	
Soft costs (define):	737,295 see attach.	Fund balance <sup>5</sup>	
Furnishings		Other equity (explain)	
Debt Service Reserve Fund <sup>5</sup>		Other (explain)	see attached <input type="checkbox"/>
Capitalized interest <sup>5</sup>		Other (explain)	3,500,000
Other (explain)	804,450 see attach.	Other (explain)	500,000
<b>Total Project Uses</b>	<b>11,050,257</b>	<b>Total Project Sources</b>	<b>11,050,257</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: **N/A**

- 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? \_\_\_\_\_

<sup>3</sup> Please estimate Land and Building acquisition costs separately if possible.

<sup>4</sup> Please define New Construction on a separate piece of paper.

<sup>5</sup> Applies to not-for-profit bond financings only

**Project Description and Financial Information Question 2: Funds**

Soft Costs:	
Architecture/Engineering	\$320,681
Appraisal	\$5,000
Survey	\$3,000
Phase I	\$3,500
Title and Recording Fees	\$10,000
Insurance	\$40,000
Closing Costs	\$60,000
Permits/Bonds	\$40,085
Water/Sewer	\$3,000
Construction Period RE Tax	\$46,664
Mortgage Recording Tax	\$0
Professional Fees	\$50,000
Developer Fee	\$120,255
Soft Cost Contingency	\$35,109
Soft Cost Sub-Total	\$737,295
Other: Uses of Funds, Financing Costs	
Construction Period Interest	\$472,476
IDA Fees	\$154,551
Bank Fees	\$118,119
Bank Engineer	\$15,000
Total Financing Costs	\$760,146
Other: Sources of Funds	
New York City Industrial Acquisition Write-Down Fund	\$3,500,000
Brooklyn Borough President's Office	\$500,000

# 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; 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
see attached <input checked="" type="checkbox"/>				

**Background Information Question 1: Local, State, or Federal Government Financial Assistance**

Being a not-for-profit organization, the GMDC has received a variety of financial assistance from local, state, and federal governmental entities. Attached is a query from our accounting system that covers January 2001 – December 2005. This list reflects city and state financial assistance as well as grants from private banks that are distributing federal financial assistance.

This listing is in addition to the assistance we are receiving for the 221 McKibbin Street project currently, which is listed in this application on page 6 of the Core Application as other sources of funds. That assistance is from (1) New York City Industrial Acquisition Write-Down Fund and (2) Brooklyn Borough President's Office. As a result of the 2005 rezoning in Greenpoint/Williamsburg, we have also received \$200,000 through the Small Business Administration from the Mayor's Office for Industrial and Manufacturing Businesses for relocation of tenants to the IBZ.

Trx Date	Jrnl No.	Orig. Audit Trail	Distribution Reference	Description: Grants Receivable	Orig. Master Number	Orig. Master Name	Debit
8/31/2002	1,041						
8/31/2002	2,968	GLTHS000000004					
10/16/2002	1,428	RMSLS000000037	SBA 02-03 (pub law 107-77)		SLSGRNTALL0210001	Small Business Administration	\$500,000.00
11/12/2002	1,228	RMSLS000000035	Sales		SALESGRNT02110001	Office of Community Service (Fe	
11/13/2002	7,910	RMSLS000000163	receipt of North Fork grant		CREDIT000000000153	North Fork Bank	\$5,000.00
11/13/2002	7,910	RMSLS000000163	receipt of North Fork grant		CREDIT000000000153	North Fork Bank	
11/22/2002	1,429	RMSLS000000037	ESDC Grant L595		SLSGRNTALL0211001	Empire State Development Corp	
2/10/2003	2,217	CMTRX000000083	SBA 03 grant, payment 1		RCT0000000162		\$100,000.00
2/24/2003	2,504	CMTRX000000095	SBA 03 grant, payment 2		RCT0000000184		
4/15/2003	3,256	CMTRX000001121	SBA 03 grant, payment 3 (Feb)		RCT0000000250		
5/8/2003	3,556	CMTRX000001137	SBA 03 grant, payment 4 (Mar)		RCT0000000286		
5/27/2003	3,689	CMTRX000001144	NYC Grant # 0163397831		RCT0000000308		
5/27/2003	3,849	GLTRX000000837	NYC Dept Small Biz Svcs				
5/27/2003	7,911	RMSLS000000163	receipt of NYC Sm Biz grant		CREDIT000000000154	NYC Dept of Small Biz Service	\$6,000.00
5/27/2003	7,911	RMSLS000000163	receipt of NYC Sm Biz grant		CREDIT000000000154	NYC Dept of Small Biz Service	\$6,000.00
5/29/2003	3,850	CMTRX000001147	SBA 03 grant, payment 5 (Apr)		RCT0000000313		
6/18/2003	7,912	RMSLS000000163	receipt of OCS 1 of 2		CREDIT000000000155	Office of Community Service (Feds)	
6/18/2003	7,912	RMSLS000000163	receipt of OCS 1 of 2		CREDIT000000000155	Office of Community Service (Feds)	\$250,102.00
7/16/2003	4,565	CMTRX000001170	03 grant payment 6 (May)		RCT0000000370	SBA	
7/29/2003	4,824	CMTRX000001177	SBA 03 grant payment 7 (June)		RCT0000000388	SBA	
8/29/2003	7,913	RMSLS000000163	receipt of OCS 2 of 2		CREDIT000000000156	Office of Community Service (Feds)	\$39,500.00
8/29/2003	7,913	RMSLS000000163	receipt of OCS 2 of 2		CREDIT000000000156	Office of Community Service (Feds)	
9/9/2003	5,523	CMTRX000001189	SBA 03 grant pmt #8 (Aug)		RCT0000000451	SBA	
9/15/2003	5,521	CMTRX000001198	SBA 03 grant pmt #8 (Aug)		RCT0000000460	SBA	\$36,217.21
9/15/2003	5,522	CMTRX000001199	SBA 03 grant pmt #8 (Aug)		RCT0000000451	SBA	\$30,000.00
9/26/2003	5,756	GLTRX000001263	second half of Heron \$60k		RCT0000000450	SBA	\$30,000.00
9/26/2003	7,908	RMSLS000000163	Heron Fall 03 payment				
9/26/2003	7,908	RMSLS000000163	Heron Fall 03 payment				
10/8/2003	5,920	GLTRX000001303	Deutsche Bk \$50k/yr for 3 yrs		CREDIT000000000151	FB Heron Foundation	\$150,000.00
10/14/2003	5,921	CMTRX00000212	Deutsche Bank Grant # 353580		CREDIT000000000151	FB Heron Foundation	
10/14/2003	7,909	RMSLS000000163	DBank year 1 of 3		RCT0000000482	Deutsche Bank	
10/14/2003	7,909	RMSLS000000163	DBank year 1 of 3		CREDIT000000000152	Deutsche Bank AG	
10/28/2003	6,149	CMTRX00000219	SBA grant payment 9 (Aug 03)		CREDIT000000000152	Deutsche Bank AG	
10/28/2003	6,150	CMTRX00000219	SBA payment 10 (Sept 03)		RCT0000000501	SBA	
10/28/2003	6,304	RMSLS000000168	ESDC grant		RCT0000000502	SBA	
10/28/2003	7,907	RMSLS000000162	SBA 02-03 received in 03		PYMNT0000000000855	Empire State Development Corp	\$466,371.42
12/30/2003	7,907	RMSLS000000162	SBA 02-03 received in 03		CREDIT000000000150	Small Business Administration	
12/30/2003	7,907	RMSLS000000162	SBA 02-03 received in 03		CREDIT000000000150	Small Business Administration	
<b>Totals:</b>							<b>\$1,669,190.63</b>
<b>Net Change</b>							<b>\$146,142.58</b>
<b>Ending Balance</b>							<b>\$663,628.58</b>

Accounts	Beginning Balance	Net Change	Ending Balance
1	\$517,486.00	\$146,142.58	\$663,628.58
<b>Grand Totals:</b>	<b>\$517,486.00</b>	<b>\$146,142.58</b>	<b>\$663,628.58</b>

Ranges: From: 1/1/2001  
 Date: 12/31/2005  
 Account: 12152-

To: 12/31/2005  
 Date: 12152-

Subtotal By: No Subtotals  
 Sorted By: Segment1

Include: Posting, Inactive, Zero Balance/No Trx

Trx Date	Jrnl No.	Orig. Audit Trail	Distribution Reference	Description: Grants Receivable	Orig. Master Number	Orig. Master Name	Beginning Balance:	Debit
12/31/2003	8,500	GLTRX000001804					\$663,628.58	
1/29/2004	7,407	CMTRX000002660	SBA 03 grant payment 11 (Oct)		RCT0000000597	SBA		
1/29/2004	7,408	CMTRX000002660	SBA 03 grant payment 12 (Nov)		RCT0000000598	SBA		
1/29/2004	8,822	RMSLS000000186	SBA payment 11 (Oct)		CREDIT0000000000161	Small Business Administration	\$31,042.52	
1/29/2004	8,822	RMSLS000000186	SBA payment 11 (Oct)		CREDIT0000000000161	Small Business Administration		
1/29/2004	8,823	RMSLS000000186	SBA payment 12 (Nov)		CREDIT0000000000162	Small Business Administration	\$2,586.06	
1/29/2004	8,823	RMSLS000000186	SBA payment 12 (Nov)		CREDIT0000000000162	Small Business Administration		
3/1/2004	7,928	RMCSH000000197	Heron 2nd part of 03-04 grnt		PYMMNT000000001034	FB Heron Foundation		
6/22/2004	9,282	RMSLS000000207	Kaplan for Boiler Plant Proj		SLSGRNTMAN0406001	The J M Kaplan Fund		
6/29/2004	9,283	RMCSH000000230	Kaplan for Boiler Plant Proj		PYMMNT000000001166	The J M Kaplan Fund	\$40,000.00	
9/27/2004	10,130	RMCSH000000252	Accounts Receivable		PYMMNT000000001241	Deutsche Bank AG		
12/7/2004	10,735	RMCSH000000268	Accounts Receivable		PYMMNT000000001299	The New York Community Trust		
12/8/2004	10,709	RMSLS000000262	NYCT for boiler plant		SLSGRNTMAN0412001	The New York Community Trust	\$10,000.00	
<b>Totals:</b>							<b>Ending Balance</b>	<b>\$550,000.00</b>
<b>Account: 12152-</b>							<b>Net Change</b>	<b>(\$113,628.58)</b>

Accounts	1	Beginning Balance	Net Change	Ending Balance
		\$663,628.58	(\$113,628.58)	\$550,000.00
<b>Grand Totals:</b>				<b>\$83,628.58</b>

Greenpoint Manufacturing & Design Center  
General Ledger

**Ranges:** From: 1/1/2001 To: 12/31/2005  
**Date:** 1/1/2001  
**Account:** 12152-  
**Subtotal By:** No Subtotals  
**Sorted By:** Segment1  
**Include:** Posting, Inactive, Zero Balance/No Trx  
**Beginning Balance:** \$550,000.00

Trx Date	Jrnl No.	Orig. Audit Trail	Distribution Reference	Description	Orig. Master Number	Orig. Master Name	Ending Balance	Debit	C
12/31/2004	12,001	GLTRX000002596						\$550,000.00	
11/22/2005	14,558	CMTRX000000610	Deutsche Bank 3rd of 3 Payment		RCT000001213	Deutsche Bank			\$50.00
11/22/2005	14,791	RMSLS000000379	rec'd 3rd of 3 DBank payments		CREDIT000000000183	Deutsche Bank AG		\$50,000.00	
11/22/2005	14,791	RMSLS000000379	rec'd 3rd of 3 DBank payments		CREDIT000000000183	Deutsche Bank AG			\$50.00
<b>Totals:</b>							<b>Net Change</b>	<b>Ending Balance</b>	<b>C</b>
							\$500,000.00	\$1,050,000.00	\$100.00

Accounts	1	Beginning Balance	Net Change	Ending Balance	Debit	Cr
<b>Grand Totals:</b>		\$550,000.00	\$500,000.00	\$1,050,000.00	\$600,000.00	\$100.00

### **Background Information Question 7: Major Customers**

Because we are a not-for-profit developer, we do not have customers but rather small industrial and artisanal tenants. Following is a list of current tenants.



**Background Information Question 7: Major Customers**

Babette Holland Design, Inc.	Partegas, Ester
Bee Hive/ Andreas Kocks	Hauft, Amy
Black Oak Design Service	Koken, Tom
Brooklyn Woods, Inc.	Daniel Levine Inc.
Brown, Tony	Levine, Daniel
Czyzewski, Jan	Kenset Corp.
Designs by Robert Scott	Yasuda, Hiromaro
Follo, Mike	Yasuda, Rumiko
Granit, Moshe	Granit, Moshe
H & M Finishing, Inc.	Kotodziejaska, Eva
Ho, Glen	S & G Architectural Design
Holland, Babette	Pensato Industries
Hoskie Co., Inc.	Pensato, Antonio
Humbolt Woodworking Installations	Visionaire Pleating, LLC
JV's Carpentry Industries	Watel Wood Working
Kalman, Michael	Watel, Andrew
Kesselman, Jason	David, Glen
Martinez, Hector	Glen's Wood Working
Mike Follo Assoc.	Greenpoint Woodworking
Nextel	Szubert, Janusz
Ng, Edward	Samplawski, Robert
Peltzer, Scot	Wood Production Center, LLC
Rescom Woodworking, Inc.	Batchelor, Eric
Romeo, Victor	Bornstein, Noa
Scott, Robert	Heritage Woodshop
Starway Inc.	DMC Construction
Velastegui, Juan	McInnis, Dave
von der Ahe, Jess	Irca Metal Spinning
Englehardt, Bonnie	Useche, Francisco
Steinberg, Meyer	Useche, Zandra
Studio Management Corp.	Buckner, David
Bowery Sign Production & Supply	Moustakis, Chris
Xian, Linda	Solar Energy Systems Inc.
Bugnacki, Darek	Wofsey, Tammy
Caro Woodworking, Inc.	Parkhill, Paul
Robert Strahan Custom	Place in History
Strahan, Robert	An Pham Studio
Bruno & Canio, Ltd.	Ngoc Pham, An
Iacovino-Scaccio, Andra	Dinerstein, James
Maximilian's House of Grand Pianos	Bear Woodworking
Rutten, Maximilian	Holst, Bruno
Dona Nina Trading	Kudish, Samuel
Puratic, Janina	Diedrich, Louise
Bellone, Dennis	Fischer, Richard
Burton, Leigh	Fischer-Borden, Inc.
Cords, Annette	Sanders, Jesse
LDA Associates	Hodes, Barney
Creative Cabinets	Porter, Kathryn
Eisenberg, Ricky	Takai, Miho
O'Neill, Mary	Clerkin Higgins Stained Glass
Walsh, Daniel	Higgins, Mary

**Background Information Question 7: Major Customers**

Owen, Barbara	Lazzarini, Robert
Asch, Greg	Cimaco, Cammi
Vachlioti, Merope	Corbitt, Warren
Cheung, Phillip	Euro Antiques Services, Inc.
Frames New York	Solinski, Jerry
Schunk, Rose	Faro Building Corp.
Schunk, William	Hirschberg, Scott
M.R.S. Inc.	Priber, John
Streaman, Michael	Subocz Contractor Corp
Halle, Carole	Subocz, Czeslaw
Kulig, Anthony	Aronson, Josh
Crowley, Joe	East River Kayak Club
Seide, Paul	Hall, Tom
Ness, Andrew	Precision Woodworking
Phillips, James	Spagnolo, Peter
Wilson, Brad	Final Push Construction
Ramirez, Paul	McCarthy, Lucas
Museum Productions	Morse, Sam
Webber, Richard	Busa Works
Golden Calf Renovations	Busa, Nicholas
Naphtali, Ayala	Dist. In Woods
Tynan / Naphtali	Lionti, Frank
Tynan, James	Ulysses Young Construction
Geffner, Greg	Young, Ulysses
North Sculpture	Arch5Design Group
Breitsch, Susan	
Glista, Mark	
Mark Glista Frames	
Johnson, Keith	
Oliver, Jim	
Urban Architecture	
Markley, Norma	
Lee, Kwang	
Lighting Works, Inc (O'Lampia)	
Acme General Design Group, LLC	
Niswander, Dennis	
Winters, Joan	
Adams, Marina	
Menard, Darius	
Mullen, Maureen	
Ahlbum, Joe	
Lee, Young Ok	
Fukuda, Haruto	
Bolderick, Stefan	
McLaughlin, Patricia	
Asterisk Designs	
Coughlin, Celeste	
Sanders, William	
Mottola, Milo	
Glyph Designs / Janine Sopp Ceramic	
Sopp, Janine	

8. List major suppliers:

Company Name	Address	Contact	Phone
Consolidated Edison	JAF Station, PO Box 1701 New York, NY 10116	N/A	[REDACTED]

9. List unions (if applicable):

Union Name	Address	Contact	Phone	Contact Expiration
N/A				

10. List banks:

Bank Name	Address	Contact	Phone	Type of Account
Independence Bank	195 Montague St. Brooklyn, NY 11201	Fred Hugue	[REDACTED]	mortgage
		Fred Gatto	[REDACTED]	checking

11. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Percent of Revenues
N/A				

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 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,

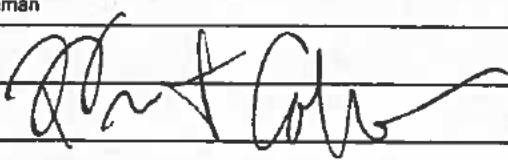
this 6 day of Sept, 2006.

Name of Applicant: Greenpoint Manufacturing and Design Center

By: Printed Name of Signer: Brian T. Coleman

Title of Signer: Chief Executive Officer

Signature: \_\_\_\_\_



**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 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: <b>Rehabilitation</b>	
Precise location of action (or show site location on a copy of a Hagstrom or other street map): <b>see attached</b>	
Name of Applicant: <b>Greenpoint Manufacturing and Design Center</b>	Telephone: <b>[REDACTED]</b>
Address of Applicant: <b>1155 Manhattan Avenue Brooklyn, NY 11222</b>	FAX: <b>[REDACTED]</b>
	Contact: <b>Brian T. Coleman</b>
Name of Owner (if different): <b>N/A</b>	Telephone:
Address of Owner:	FAX:
	Contact:
Description of action (please be precise): <b>see attached</b>	
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.)

- Present land use:       Urban                       Industrial               Commercial  
                                   Forest                       Agriculture               Residential (suburban)  
                                   Rural (non-farm)       Other: \_\_\_\_\_
- Describe present land use in vicinity of Project: Building is located within an industrial area, the recently designated North Brooklyn IBZ.  
There are residences nearby as well.
- Total acreage of Project area: 1.21 acres initially; 1.21 acres ultimately.
- What is the zoning designation of the Project site: M1-1
- Will proposed action comply with existing zoning or other existing land use restrictions?  
 Yes                       No  
 If No, please describe briefly: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## Short EAS: Description of Action

221 McKibbin Street is an existing furniture manufacturing facility located just east of Bushwick Avenue in the North Brooklyn Industrial Business Zone. The property consists of 13 interconnected "buildings" divided by masonry bearing walls, along with a small courtyard area and side yard. The property sits on a single tax lot.

The assemblage of buildings consists of 2 and 3 story structures from the late nineteenth century running approximately 350 linear feet along McKibbin Street, behind which sits a single story building stretching to the rear lot line. There is also a 1-story garage that connects the rear of the property to Boerum Street to the north. At the western end of the property is a side yard currently used for loading. All tolled, the facility is approximately 72,000 square feet, approximately 44,000 sf on the ground floor and another 28,000 sf on the upper floors.

Construction of 221 McKibbin dates to the late nineteenth century. The ground floor is predominantly concrete slab-on-grade. Ceiling heights are 10' in the front loft sections and approximately 14' in the rear one-story section. Steel columns and masonry bearing walls support wood joists and deck throughout much of the property. A row of iron columns runs through the center of the 3-story loft building.

The building is currently heated by a new oil-fired boiler and a steam distribution system. There is an intact 3000 gallon oil tank under the driveway of the side yard. The tank has passed all recent pressure tests and according to a Phase I report issued by Ecosystems Strategies, does not represent an environmental liability.

Because of its non-fireproof construction class the building is fully sprinklered with a wet system. The existing fire alarm system is linked to a panel in the office connected to a Central Station. The building is currently equipped with heavy electrical service and gas service.

There is one existing 2500 pound capacity freight elevator serving the upper floors of the 3-story structure. Two existing stairwells provide egress from the upper floors of this building, along with a third stairwell to the street, serving the 2-story building.

The property is in generally poor condition throughout, with significant water damage. Based on our survey of the property, this damage has compromised the structural integrity of approximately 10% of the wood joists where they meet the masonry walls, and has further deteriorated portions of the masonry façade and window lintels. The rolled roof is also in poor condition and will require significant work and/or replacement in sections.

GMDC proposes to perform a gut rehabilitation on 221 McKibbin Street. The project will entail full demolition, structural repair work, systems upgrades and distribution, fireproofing and life safety work, the upgrading of the existing elevator, the installation of new windows, and the demising of the interior units.

GMDC will coordinate its marketing efforts with its construction schedule to provide built-to-suit units catered to the specific needs of tenants. We currently anticipate smaller units (1000-3000 sf) clustered in the loft section of the property that will cater to arts-related and artisanal production and larger units (4000-7000 sf) demised in the one-story section, catering to light industrial users such as woodworkers and fabricators.

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(ies) names and permits/approvals: Demolition and building permits from New York City, funding from Brooklyn Borough President's Office Capital Budget, New York City Council's New York City Industrial Acquisition Write-Down Fund

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: Permits not yet applied for but funding approved from Brooklyn Borough President's Office and New York City Council

8. Supplemental project description:

a) Is site currently vacant or developed (if developed, indicate current and previous site uses)? Site is currently developed.  
Site was previously a furniture factory, but is currently being used as a furniture warehouse.

b) Proposed building square footage for any new construction or expansion: N/A

c) Dimensions of any new construction: N/A

d) Number of existing 5 and proposed 0 parking spaces.

e) Number of employees currently 10 ; number of employees upon completion of the project 100.

9. What are the peak hours (AM and PM) for vehicular trip generation (e.g., 8:00 AM - 9:00 AM)? see attached

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

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: Approximately 20-25 yards of trash generated monthly by the light manufacturing tenants in the building, to be hauled away by private companies on contract.

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.

**Short EAS Question 8d, 8e, and 9: Parking and Vehicular trips**

There is on-street parking at the site. The vast majority of employees in our buildings walk to work or take public transportation, so we do not anticipate a significant increase in vehicular trips. Peak hours for employees arriving and leaving the site would be 7-8am and 3-4pm.

The site is currently being used as a warehouse, so there are already trucks traveling to and from the site 2-3 times a week. Because our tenants are small businesses, they do not generate numerous truck trips for delivery and pick up. We therefore do not expect a significant increase in truck trips to and from the site. Truck delivery and pick up takes place between the hours of 7am and 4pm.



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.

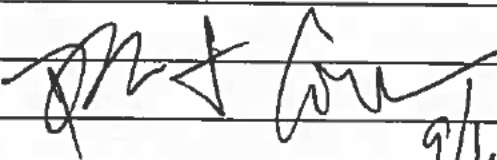
Name of Applicant: Greenpoint Manufacturing and Design Center

By: Printed Name of Signer: Brian T. Coleman

Title of Signer: Chief Executive Officer

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

  
9/6/06

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. **N/A**

1. Describe the production process that occurs at the facility to be financed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.):

Function	Location	Square Footage
Production line		
Warehouse/storage		
Loading areas		
Office space for a shop foreman		
Employee restrooms, locker rooms and parking		
Employee eating area		
Repair shop		
Offices for administration		
Other (specify)		
Other (specify)		
<b>Total Square Footage</b>		

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.):

Function	Location	Square Footage
<b>Total Square Footage</b>		

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

Function	Location	Square Footage
Raw materials used for production of manufactured goods		
Finished product storage		
Component parts of goods manufactured at the facility		
Purchased component parts		
Other (specify)		
Other (specify)		
Other (specify)		
<b>Total Square Footage</b>		

5. List raw materials used in the processing of the finished product(s) at the facility to be financed: \_\_\_\_\_

6. List finished product(s) that are produced at the facility to be financed: \_\_\_\_\_

**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:** \_\_\_\_\_

**By: Printed Name of Signer:** \_\_\_\_\_

**Title of Signer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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.

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

Name of Applicant: Greenpoint Manufacturing and Design Center

By: Printed Name of Signer: Brian T. Coleman

Title of Signer: Chief Executive Officer

Signature: 

Date: 9/6/06

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:

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

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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):

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

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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:

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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

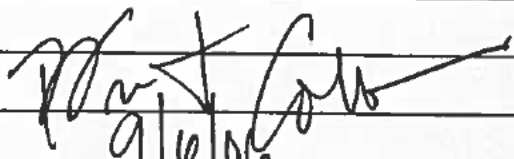
THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Greenpoint Manufacturing and Design Center

By: Printed Name of Signer: Brian T. Coleman

Title of Signer: Chief Executive Officer

Signature: \_\_\_\_\_



9/6/06

Date: \_\_\_\_\_

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: see attached
Address:
Phone Number(s):
I.R.S. Employer ID Number:
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: \_\_\_\_\_ Part-time: \_\_\_\_\_ (on average, Part-time workers work \_\_\_\_\_ 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: \_\_\_\_\_ 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: \_\_\_\_\_ 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: \_\_\_\_\_ Part-time: \_\_\_\_\_

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

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

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

	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: \$ \_\_\_\_\_



Employment Questionnaire, Addendum, NYCIDA Employment and Other Labor Matters Questionnaire, and Required Documents Items 7, 8, & 14

Because the GMDC is a not-for-profit industrial real estate developer, the organization does not directly employ the employees who benefit from development of our buildings. We rent manufacturing space to small businesses who in turn hire employees to work in those shops, hire transport companies to ship goods, hire carting companies to haul away trash, etc. Following is what we project will happen at 221 McKibbin Street, based on our experience at the five other projects the GMDC has undertaken.

Currently GMDC owns and operates four buildings, which together house 100 businesses employing some 750 people. Tenants include woodworkers, makers of home furnishings, food manufacturers, garment companies, metal workers, and a variety of artisanal trades, artists and designers.

The company currently occupying 221 McKibbin Street was formerly a furniture manufacturer until they switched operations to importing instead. The result was manufacturing operations at 221 McKibbin Street were scaled down and now the company employs a very small number of people to work in the office and assemble the imported furniture. Upon acquisition of the building, the GMDC plans a gut rehabilitation of the property, which will include the work of the project team: architecture and engineering firms, demolition crews, various contractors, etc. The rehabilitation work will result in the creation of approximately 25 new units for small and mid-sized industrial and artisanal businesses. These units will be marketed specifically to businesses that seek the locational and market advantages of New York City, a niche that currently constitutes the core of GMDC's existing tenant base. As it has done at all its other sites, GMDC will target businesses that provide high wage, sustainable employment opportunities to low-income and immigrant New Yorkers. GMDC expects those 25 businesses to provide approximately 100 jobs.

The manufacturing sector's 531,000 jobs represent approximately 18% of total City employment. According to data published by the New York Industrial Retention Network, employees of industrial companies earn more than those holding equivalent jobs in service and retail industries. The average manufacturing worker in New York City in 2004 earned \$41,361, compared to \$30,516 for retail workers and \$24,586 for restaurant workers. Industrial employees are more likely to receive health benefits, and are disproportionately from immigrant and minority backgrounds. According to economic census data, some 70% of industrial employees in the North Brooklyn IBZ are members of minority groups and 64% are foreign born.

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**

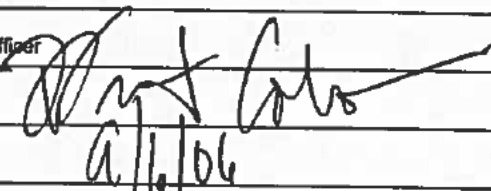
I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the NYCIDA and/or to NYCEDC and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under 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:** Greenpoint Manufacturing and Design Center

**By:** **Printed Name of Signer:** Brian T. Coleman

**Title of Signer:** Chief Executive Officer

**Signature:** \_\_\_\_\_



**Date:** \_\_\_\_\_

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:

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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:

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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:

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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:

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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?

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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:

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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

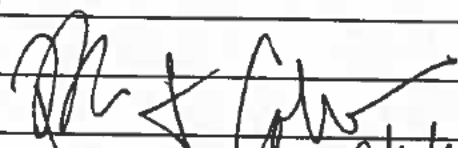
THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Greenpoint Manufacturing and Design Center

By: Printed Name of Signer: Brian T. Coleman

Title of Signer: Chief Executive Officer

Signature: \_\_\_\_\_

  
9/6/06

Date: \_\_\_\_\_

If the Project should be considered for energy benefits, please answer the following questions:

1. Please list Applicant's current electricity and/or gas providers and account numbers with such providers:

Provider: Consolidated Edison Account Number: [REDACTED]

Provider: Consolidated Edison Account Number: [REDACTED]

Provider: Consolidated Edison Account Number: [REDACTED]

Provider: \_\_\_\_\_ Account Number: \_\_\_\_\_

2. Please provide a description of the current/existing site used by the Applicant:

a. Total square footage of building at site: GMDC owns 530,000 SF of manufacturing space

b. Current use of site: Percent storage: \_\_\_\_\_

Percent office: .5%

Percent refrigeration: \_\_\_\_\_

Percent processing/manufacturing: 99.5%

3. Please provide a description of Project site: 72,000 SF

a. Total square footage of building at site:

b. Projected use of site: Percent storage: \_\_\_\_\_

Percent office: \_\_\_\_\_

Percent refrigeration: \_\_\_\_\_

Percent processing/manufacturing: 100%

4. Will the Project include the construction of a new building on a block and lot that is currently unimproved?

Yes  No

5. Does the Project site include a building that has been vacant for at least 12 of the last 24 months?

Yes  No

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.

**DIRECTIONS:** Please execute two originals (both with original signature).  
 Please forward directly to the agency (not M.O.C.S.).

**CERTIFICATION OF NO CHANGE**

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS CERTIFICATION, AND/OR THE FAILURE TO CONDUCT APPROPRIATE DUE DILIGENCE IN VERIFYING THE INFORMATION THAT IS THE SUBJECT MATTER OF THIS CERTIFICATION, MAY RESULT IN RENDERING THE SUBMITTING ENTITY NON-RESPONSIBLE FOR THE PURPOSE OF CONTRACT AWARD, AND A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS CERTIFICATION MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

Submitting entity greenpoint Manufacturing + Design Center  
 Are you submitting this Certification as a parent?  Yes /  No  
 EIN/TIN [REDACTED]  
 Address 1155 Manhattan Avenue, Brooklyn, NY 11222  
 Agency NYC I DA

I, Brian Coleman, being duly sworn, state that I have read and understand all the items contained in the principal questionnaire, dated June 15, 2006 [if applicable: and the submission(s) dated \_\_\_\_\_, updating the information in that questionnaire]; and that, to the best of my knowledge, information and belief, the answers contained in the principal questionnaire [if applicable: as modified by the submission(s) dated \_\_\_\_\_] are full, complete, and accurate; and that, to the best of my knowledge, information, and belief, those answers continue to be full, complete, and accurate. I further certify on behalf of the **submitting vendor** that the information contained in the **principal questionnaires** for \_\_\_\_\_, dated \_\_\_\_\_, dated \_\_\_\_\_, dated \_\_\_\_\_, dated \_\_\_\_\_, [if applicable: and the submission(s) dated \_\_\_\_\_, updating the information in those questionnaires] has been verified and continues to the best of my knowledge to be full, complete and accurate. I understand that the City of New York will rely on the information supplied in this certification as additional inducement to enter into a contract with the submitting entity.

Sworn to before me this <u>16</u> day of <u>Sept</u> 20 <u>06</u>	
<u>Judy Wallace</u> Notary Public	JUDY WALLACE NOTARY PUBLIC, STATE OF NEW YORK <small>County License Issued License Number</small> NO. 01WA6030809
BY <u>Brian F. Coleman</u> <small>Print name</small>	QUALIFIED IN NASSAU COUNTY COMMISSION EXPIRES SEPT 20, 20 <u>09</u>
<u>Chief Executive Officer</u> <small>Title</small>	
<u>[Signature]</u> <small>Signature</small>	<u>9/16/06</u> <small>Date</small>
ON BEHALF OF <u>greenpoint Manufacturing + Design Center</u> <small>Name of submitting entity</small>	