

NYCIDA CORE APPLICATION

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

A. APPLICANT OVERVIEW

Applicant Name (the "Applicant"): GMDC Brownsville LLC	Name of operating company (if different from Applicant): Greenpoint Manufacturing and Design Center Local Development Corporation
Operating company address: 1155 Manhattan Avenue, Brooklyn, NY 11222	Website address: www.gmdconline.org
EIN #: [REDACTED]	NAICS Code: 531312
State and date of incorporation or formation: Delaware, May 5, 2020	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable): <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Business Corporation <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> S Corporation	
Is Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is Applicant affiliated with a publicly traded company? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name the affiliated company:

B. APPLICANT CONTACT INFORMATION

	Name/Title	Company	Address	Email	Phone	Primary ¹
Applicant Contact Person	Brian T. Coleman	Greenpoint Manufacturing and Design Center Local Development Corporation	1155 Manhattan Avenue, Brooklyn, NY 11222	BrianC@gmdconline.org	[REDACTED]	<input checked="" type="checkbox"/>
Attorney	William F. Davis	Cozen O'Conner	277 Park Avenue, NY, NY 10172	wdavis@cozen.com	[REDACTED]	<input type="checkbox"/>
Accountant	To be determined					<input type="checkbox"/>
Consultant/Other	To be determined					<input type="checkbox"/>

C. APPLICABLE FINANCIAL ASSISTANCE

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

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Real Estate Tax Benefits	\$ To be determined
Sales Tax Waiver	\$ To be determined
Mortgage Recording Tax Benefit	\$ 0.00

D. APPLICANT BACKGROUND

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

Please see next page.

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

Application Background Response

GMDC Brownsville LLC will own and operate the industrial condominium at 803 Rockaway Avenue, Brooklyn, NY and it will operate the project according to the laws of a limited liability corporation. GMDC Brownsville LLC is a single purpose entity whose sole member is Greenpoint Manufacturing and Design Center (GMDC). GMDC, GMDC Brownsville LLC's sole member, pioneered its non-profit industrial model at its 1155 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 75 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, utilizing a combination of public and private sources of funding and financing.

GMDC Brownsville LLC's sole member, GMDC, is a 501(c)(3) whose mission is to provide affordable, quality industrial space in urban neighborhoods, including in Greenpoint, Brooklyn, where GMDC began operations in 1992. GMDC acts as a developer and/or master tenant of industrial space that it then leases/sub-leases to manufacturing and industrial tenants. Since its inception, GMDC has completed eight industrial development projects representing more than 785,000 square feet of space at an investment of approximately \$95 million. Currently GMDC owns and operates six of these buildings, which together house over 110 businesses employing over 720 workers. The GMDC Brownsville Industrial Center represents the ninth project for GMDC.

E. PROPOSED PROJECT ACTIVITIES

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

GMDC Brownsville LLC, a single purpose entity whose sole member is Greenpoint Manufacturing and Design Center Local Development Corporation (GMDC). GMDC, a nonprofit developer of industrial space, is seeking financial assistance in connection with a first-of-its-kind development project in New York City - a new building that will be home to a mix of affordable and supportive housing and GMDC's multi-tenanted center for small-scale manufacturing. This is the first project GMDC is to undertake with The Bridge, a nonprofit supportive/affordable housing and social services provider in New York City. GMDC will purchase a 38,960 SF industrial condominium to own and operate as a multi-tenanted manufacturing facility in the 214,117 SF development. The 38,960 square foot condo will be known as the GMDC Brownsville Industrial Center. The development sits on a 46,000 square foot parcel of land located at 803 Rockaway Avenue, Brooklyn, NY 11212 (the "Facility"). The total development cost is approximately \$18,036,788. The anticipated closing date is Spring 2021. The project is anticipated to be completed in thirty-six months.

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

F. PROJECT LOCATION DETAIL

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

Project Location Information		
Project Address: 803 Rockaway Avenue, Brooklyn, NY 11212		Location # N/A of N/A
Borough/Block/Lot: 3/ 3603/1, 53, 49, 45 & 10 (Lots to be merged)	Community Board #: 16	Neighborhood: Brownsville
Square footage of land: 46,000 SF	Square footage of existing building: 34,000 SF	Number of Floors: 1
How is the anticipated Project Location currently used and what percentage is currently occupied? vacant and 0% is currently occupied		
In the case of relocation, what will happen with Applicant's current facility?		<input checked="" type="checkbox"/> N/A
Does the Project Location have access to rail and/or maritime infrastructure? No, the GMDC Brownsville Industrial Center is approximately 2 blocks to the 2, 3, 4, and 5 trains and 8 blocks to the L train. Nearby public transit provides a connection to many neighborhoods in Brooklyn such as Crown Heights, Flatbush, Downtown Brooklyn, Bed-Stuy, Bushwick, and many parts of Manhattan.		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy.		
For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		

Project Location Continued

1. GMDC has not begun its lease-up period. GMDC's industrial condo will be built out to house approximately 10 small manufacturing businesses and the workers they employ. GMDC and its affiliates will not occupy space at the Facility. The units will be marketed specifically to businesses that seek the locational and market advantages of New York City and will address the City's growing emphasis on retaining manufacturing space for small and mid-sized businesses by marketing to GMDC's traditional tenants: custom woodworkers, cabinet makers, artisanal trades such as set builders and display makers, homes goods manufacturers, metal workers, metal finishers, and garment makers.
2. GMDC has not begun its lease-up period. A waiting list will continue to be maintained throughout the financing and construction phases of the GMDC Brownsville project. The list currently contains the following sample businesses:
 - Antique restoration company seeking a 2,500 SF unit
 - Screen printer seeking a 2,500 SF unit
 - Upholstery company seeking a 4,000 SF unit
 - Woodworking shop seeking a 4,000 SF unit
 - Wood and metal fabricator seeking a 10,000 SF unit
3. GMDC will begin marketing and lease-up during construction. Tenant occupancy will commence when the project receives its temporary certificate of occupancy.
4. There are no leases, licenses, or other documents evidencing a tenant's right to possession or occupancy.

Construction Information

Construction Start Date (as defined in the Policies and Instructions): July 2021

Facility Operations Start Date (as defined in the Policies and Instructions): July 2024

Does the Project involve the construction of a new building or an expansion/renovation of an existing building? Yes No

If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.

Does the Project involve subsurface disturbance or excavation? Yes No

Anticipated square footage of Facility after construction and/or renovation: 38,960 SF

Anticipated square footage of *non-building improvements* after construction and/or renovation (e.g. parking lot construction): 0

Please describe any non-building improvements on a separate page.

Square feet of wet lab space created: N/A Square feet of wet lab space preserved: N/A

Percentage of total building size dedicated to wet lab space: N/A

Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?² Please see next page.

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

Construction Information Continued

Description of the proposed work

The site is currently home to a 34,000 SF one-story industrial building on a 46,000 SF lot. It will be remediated and demolished prior to closing on construction financing, which is a requirement of the project financing. On the lot, a 214,117 SF new construction, mixed-use manufacturing and affordable/supportive housing building will be constructed.

Of that 214,117 SF, GMDC will purchase a 38,960 SF industrial condo at the closing scheduled for spring 2021. Following the closing, construction on the building (including both the industrial and residential condos) will commence. GMDC and The Bridge will each be developers of their respective spaces and will each have a contract with the general contractor, Mega Construction.

The construction scope for GMDC's condo will include direct costs for GMDC's space as well as costs that will build the core and shell. GMDC will only pay a portion of the core and shell costs, in line with GMDC's portion of the square footage of the building. Financial assistance will only be applied to GMDC's direct costs and not to the residential portion of the building.

GMDC's construction scope of work includes both direct costs and a portion of the core and shell:

- Remediation and demolition of existing building, excavation of site
- Pilings to support structural steel, foundation and structural concrete
- Sidewalk replacement
- Brick facade and windows
- Roof and skylights
- Drywall partitions to subdivide tenant units
- Water service and shared restrooms and slop sinks
- Electrical service and tenant electrical panels
- Heating, ventilation, and air conditioning
- Sprinkler system and fire alarm
- Shared interior loading dock
- Shared finishing booth

GMDC's industrial condo will be built out to house approximately 10 small manufacturing businesses and the workers they employ.

Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?

The Project will incorporate sustainable elements such as a photovoltaic system on the roof and compliance with the NYS and NYC Energy Conservation Code, the most progressive energy codes in the country.

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

A contractor has been selected and the procurement process is complete.

The procurement process has begun but a contractor has not been selected. Selection is anticipated by:

The procurement process has not begun. Procurement is anticipated to begin by:

Other:
Not applicable

Percentage of tenancy expected at Facility Operations Start Date: 0%

Percentage of tenancy expected six months after Facility Operations Start Date: 15%

Percentage of tenancy expected 12 months after Facility Operations Start Date: 30%

Percentage of tenancy expected 18 months after Facility Operations Start Date 45%

Zoning Information

Current zoning of Project Location: M1-1

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

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

Is the Project subject to any other city, state or federal approvals? Yes No

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

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

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

Intended use(s) of site (check all that apply): Retail % Manufacturing/Industrial 100 % Office %

Zoning Information Continued

Describe the zoning variance or special permit required, which agencies are involved, and the anticipated schedule for zoning approval.

The Bridge has obtained site control, certified the project in the Uniform Land Use Review Procedure (ULURP), and started the ULURP approval process for the property in February 2020. Through ULURP, GMDC and The Bridge are working with New York City to permit the multiple uses of the project. The ULURP process includes community oversight from New York City's Department of City Planning, Brooklyn Community Board 16, Brooklyn Borough President and Borough Board, City Planning Commission, New York City Council, and the Mayor. ULURP approval is expected by the end of 2020.

G. ANTICIPATED OWNERSHIP

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

<input checked="" type="checkbox"/> Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.	(Projected) Acquisition date: Spring 2021
<input type="checkbox"/> Applicant or an Affiliate leases/expects to lease the Project Location. <input type="checkbox"/> Lease is for an entire building and property. <input type="checkbox"/> Lease is for a portion of the building and/or property.	(Projected) Lease signing date:
<input type="checkbox"/> Neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Describe the anticipated ownership of the Project Location premises:	

2. Does/will an Affiliate own/control the Project Location? Yes No If yes, complete the table below:

Name of Affiliate:	Address of Affiliate:
Affiliate is a (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship
<input type="checkbox"/> Business Corporation	<input type="checkbox"/> Other:
<input type="checkbox"/> S Corporation	

I. EMPLOYMENT INFORMATION

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

1. Job Creation Schedule for the Applicant

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

A Job Category	B # of NYC jobs retained by Project	C # of jobs to be added in each year at Project Location in first 3 years of operation to be employed by Applicant			D Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	E Average hourly wage for Year 1	F Lowest hourly wage for Year 1	G Average Fringe Benefit for retained jobs	H Average Fringe Benefit for created jobs
		Year 1: 2024	Year 2: 2025	Year 3: 2026					
FT Executive level	2	Employment at the facility will be that of the GMDC Brownsville LLC's tenants.			2	\$151.73	\$107.69	\$15.96	\$
FT Manager level	2	Greenpoint Manufacturing and Design Center's employees are/will be employed at its corporate address, located at 1155 Manhattan Avenue, Brooklyn, NY 11222.			2	\$76.65	\$60.99	\$16.14	\$
FT Staff level	13				13	\$28.63	\$16.00	\$6.36	\$
Total FT Employees	17				17	\$48.34	\$16.00	\$8.40	\$
Total PT Employees	1				1	\$16.00	\$16.00	\$0	\$

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

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

A Job Category	B # of NYC jobs retained by Project	C # of jobs to be added in each year at Project Location in first 3 years of operation			D Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	E Average hourly wage for Year 1	F Lowest Hourly Wage for Year 1	G Average Fringe Benefit for retained jobs	H Average Fringe Benefit for created jobs
		Year 1: 2024	Year 2: 2025	Year 3: 2026					
FT Employees	0	8	8	12	28	\$27.86	\$16.95	N/A	\$
PT Employees	0	2	2	3	7	\$27.86	\$16.95	N/A	\$

3. Of the Total Jobs at Project Location in Column D in Table 1, how many employees are/will be NYC residents?

Please note that employment at the facility will be that of the GMDC Brownsville LLC's tenants. According to GMDC's most recent tenant survey, 92% of tenant employees are NYC residents. It is expected about 32 of the tenant employees will be NYC residents

4. How many employees at the Project Location will be paid below living wage² at Project Start Date (as defined in the Policies and Instructions)?

Please note that employment at the facility will be that of the GMDC Brownsville LLC's tenants. According to GMDC's most recent tenant survey report, the average hourly wage is \$27.86 in addition to employee benefits. It is expected that all tenant employees will be paid above living wage.

5. Does the Project currently have, or anticipate having, contract or vendor employees³ at the Project Location? Yes No

Please note that employment at the facility will be that of the GMDC Brownsville LLC's tenants

6. Generally describe all other forms of compensation and benefits that permanent employees will receive (i.e. healthcare, employer contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.).

Please note that employment at the facility will be that of the GMDC Brownsville LLC's tenants. According to GMDC's most recent tenant survey, it is expected that there will be a range of "other forms of compensation", including paid vacation, health care, on-the-job training, and contributions for retirement plans, to be offered by these tenants to their employees.

7. Will Applicant or any of its Affiliates be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act")? Yes No

If yes, provide an overview of the applicable requirements under the Act and an explanation of how Applicant plans to comply with such requirements. If no, explain why and provide a FT employee count using the Act "[FTE Employee Calculator](#)".

Please note that employment at the facility will be that of GMDC Brownsville LLC's tenants. According to GMDC's most recent survey, almost 100% of GMDC's small business tenants (i.e. less than 50 employees) are not mandated by the federal Patient Protection and Affordable Care Act to provide health coverage, however, 33% of GMDC's small manufacturers provide either full or partial company paid health coverage. It is assumed all others comply with the law.

8. Is Applicant currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law? Yes No

If yes, provide an explanation of your company's paid and unpaid sick time policy. If No, explain why and provide a table which outlines the number of anticipated employees and hours worked per calendar year.⁴

Please note that employment at the facility will be that of the GMDC Brownsville LLC's tenants. According to our tenant survey, roughly 61% of tenants have 4 or less employees, therefore, they are not mandated to provide paid sick time according to Earned Sick Time Act. It is assumed all others comply with the law.

9. Will the Project use an apprenticeship program approved by the New York State Department of Labor? Yes No

Please note that employment at the facility will be that of the GMDC Brownsville LLC's tenants. In GMDC's most recent project, all tenants participate in New York City's HireNYC Program. GMDC regularly includes requirements in tenant's leases and would do so on this project as well.

² For information regarding living wage, see Additional Obligations document.

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

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

J. LABOR

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

1. Has any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
 Yes No If Yes, explain on an attached sheet.
2. Has any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?
 Yes No If Yes, describe and explain current status of complaints on an attached sheet.
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes No If Yes, explain on an attached sheet.
4. Are any of the Companies' employees *not* permitted to work in the United States?
 Yes No If Yes, provide details on an attached sheet.
5. Is there any period for which the Companies did not complete and retain, or do not anticipate completing and retaining, all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
 Yes No If "Yes," explain on an attached sheet.
6. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
 Yes No If "Yes," use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
7. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
 Yes No If "Yes," use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.
8. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?
 Yes No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

K. FINANCIALS

1. Has Applicant, Affiliate(s), Principal(s), or any close relative of any Principal(s), ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any Public Entities?

Yes No

If Yes, provide details on an attached sheet.

Industrial & Commercial Abatement Program (ICAP) has been granted on other GMDC buildings. Also, the buildings have been enrolled in Energy Cost Savings Program (ECSP) to reduce energy costs for tenants.

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project Location(s), obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other Public Entities?

Yes No

If Yes, provide details on an attached sheet.

GMDC Brownsville LLC will be seeking Industrial & Commercial Abatement Program (ICAP) benefits for GMDC Brownsville Industrial Center. ICAP benefits run concurrently with the IDA abatement. ICAP benefits will not be received by GMDC Brownsville LLC until IDA abatement expires. All savings in real property taxes are passed on to the small business tenants. Furthermore, GMDC Brownsville LLC is seeking to provide Energy Cost Saving Program (ECSP) benefits to reduce energy costs for tenants.

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

Yes No

If Yes, provide details on an attached sheet.

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

Yes No

If Yes, provide details on an attached sheet.

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

Yes No

If Yes, provide details on an attached sheet.

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

Yes No

If Yes, provide details on an attached sheet.

7. In the table below, provide contact information for Applicant's references. If the space provided below is insufficient, provide complete information on an attached sheet. List any "Major Customers" (those that compose more than 10% of annual revenues) and any "Major Suppliers" (those that compose more than 10% of goods, services, and materials).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenues
Major Customers	Solar Energy Systems, LLC	1205 Manhattan Ave., Brooklyn, NY 11222	Christopher Moustakis & David Buckner	(718) 389-1545	-	cmoustakis@solaresystems.com	
Major Customers	Twoseven, Inc	221 McKibbin St., Unit 1, Brooklyn, NY 11206	Franco Gotte	(718) 389-4876	-	franco@twoseven.net	
Major Customers	Southside Design	1205 Manhattan Ave., Unit 03-01-02A, Brooklyn, NY 11222	Sam Morse	(718) 963-3884	-	sammorse@southsidedb.com	
Major Suppliers	N/A						% %
Unions	N/A						
Banks	We expect to have a list of banks in the near future						
Banks	BNB Bank	34 East 51st Street New York City, New York 10022	Betty Ann Tamberg	(631) 537-1000 ext. 8072	-	btamberg@bnbbank.com	

L. ANTI-RAIDING

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? Yes No

If "Yes," provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City? Yes No

If "Yes," provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

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

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry? Yes No

4. Is the Project reasonably necessary to discourage Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State? Yes No

If the answer to question 3 or 4 is "Yes," provide a detailed explanation on a separate sheet of paper.

M. COMPLIANCE WITH LAW

1. The Applicant and any owner or occupant of the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations. Yes No

2. The proposed project, as of the date of this application, is in compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to the provisions of Section 859-a and Section 862(1) thereof. Yes No

N. ADDITIONAL QUESTIONS

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

a. If "Yes," where?

2. What uses are being considered for the Project Location other than those described in the Proposed Project Activities?

The condo purchased by GMDC will be used exclusively for multi-tenanted manufacturing purposes.

3. How does the Applicant intend to utilize the tax savings provided through the NYCIDA?

GMDC Brownsville LLC is seeking New York City Industrial Development Agency (NYCIDA) real estate, mortgage recording, and sales tax benefits associated with the purchase and rehabilitation of the Project in order to ensure development feasibility, including the ability of GMDC Brownsville LLC to offer below market rents for industrial space that is high quality and offers stability with long-term leases. As a component of project sources, GMDC Brownsville LLC is seeking New Market Tax Credit equity and grant funds for the project. However, it is crucial that the NYCIDA partner with GMDC Brownsville LLC to strengthen the financial feasibility of the GMDC Brownsville Industrial Center and enable the development to reach its goals.

4. What are the primary sources of revenue supporting Applicant's operations?

All of GMDC's development projects are designed as stand-alone projects so that the rent collected covers the operations of the building. GMDC does not request or receive expense funding to operate the organization's properties.

5. If the Applicant's income statement categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category: Other Operating Revenues in the Audited Financial Statements include advertising revenue from a billboard on one building and miscellaneous charges for maintenance services provided to tenants on a case-by-case basis for improvements in their units across all GMDC buildings.

N/A

6. If the Applicant's income statement categorizes any revenues as "Other general and administrative," describe what revenues are captured in that category: N/A

CERTIFICATION

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

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

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

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at Applicant's expense.

I acknowledge that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the project.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the Agency may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions document provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Agency presents Applicant's proposed Project to the Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the Board for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases the Agency and NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

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

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

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

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

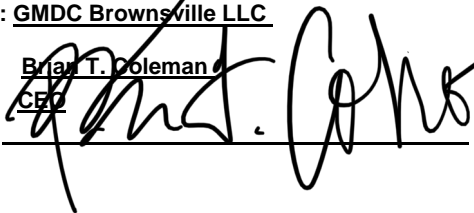
I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This 9th day of November, 2020

This _____ day of _____, 20____.

Name of Applicant: GMDC Brownsville LLC

Name of Preparer: _____

Signatory: Brian T. Coleman
Title of Signatory: CEO
Signature: 

Signatory: _____
Title of Signatory: _____
Signature: _____

IDA APPLICATION: ATTACHMENTS CHECKLIST

Submit the following attachments to your Core Application by the Application Deadline associated with your targeted Board Meeting date.

- A. **Full Environmental Assessment Form or Short Environmental Assessment Form** (SEAF, provided by the NYCIDA)
- B. Completed **Environmental Audit Report (Phase I)** certified to the NYCIDA. Based upon the NYCIDA's review, a Phase II may be requested.
- C. **Internal Background Investigation Questionnaire** (provided by the NYCIDA). Complete the form for Applicant and any Affiliate. Mail the final page (notarized) with the original signature to:
Strategic Investments Group
NYCEDC
110 William Street
New York, NY 10038
- D. **Doing Business Data Form** (Provided by NYCIDA)
- E. Past three years of **financial statements** for Applicant, Affiliates, and/or guarantors (as applicable). If your financials have line items noted as "Other," provide a short description explaining what the line item entails.
- F. **Operating Pro Forma** for three years following Facility Operations Start Date, or until solvency.
- G. Past four calendar quarters of **NYS-45 MN or ATT filings** of Applicant and its Affiliates. Redact employee names and Social Security numbers or provide NYS-45 MN summary page.
- H. Current **payroll** (or Affiliate payroll if operations comparable).
- I. **Hiring, professional development, and promotion policies** plan
- J. Signed **Inducement Letter** on company letterhead. Letter should include a brief description of Applicant, the Project, a determination that the Project would not be completed without receiving the Agency's benefits, and the immediate impact of the Project (500 word limit).
- K. **Short Bios** for CEO, CFO, and chairperson that include employment history and education.
- L. **Contract of Sale/Lease Agreement** for acquiring title or leasehold title to the Project Location.
- M. Executed **Commitment Letter or Term Sheet** from financial institution(s) providing financing that clearly indicates portion(s) in connection with which assistance is being sought.
- N. **Organizational Chart** of Applicant and Affiliates.
- O. **Non-refundable \$5,000 application fee** payable to the NYCIDA, mailed to
Strategic Investments Group
NYCEDC
110 William Street
New York, NY 10038
- P. Policies and Instructions document **signature page** (provided by the NYCIDA)
- Q. Additional Obligations document **signature page** (provided by the NYCIDA)
- R. **Letter of community support**, if applicable
- S. Copy of **Acord Certificate of Liability Insurance**.