

Core Application – Applicant General Information

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

Name: United Air Conditioning Corp. II on behalf of United Air Conditioning Corp. II and its related companies (United Sheet Metal Corp. and UAC Service Corp.)
Address: 52-16 34 th Street, Long Island City, New York 11101
Phone Number: [REDACTED]
Fax Number(s): [REDACTED]
E-mail Address: jgrgas@unitedac.com
Website Address: www.unitedac.com
Applicant EIN Number: [REDACTED]
S.I.C. Code:
NAICS Code: [REDACTED]

Date of Application: February 27, 2008

1. Applicable Program (please check one):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Manufacturing Facilities Bond Program | <input type="checkbox"/> Empowerment Zone Facilities Bond Program |
| <input checked="" type="checkbox"/> Industrial Incentive Program ("IIP") | <input type="checkbox"/> Exempt Facilities Bond Program |
| <input type="checkbox"/> Small Industrial Incentive Program ("SIIP") | |

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

2. Officer of Applicant serving as contact person:

Name: <u>Joseph Grgas</u>	Firm: <u>United Air Conditioning II</u>
Phone # <u>718.392.5622</u>	Fax#: <u>718.937.9704</u>
E-mail Address: <u>jgrgas@unitedac.com</u>	Address: <u>52-16 34th Street, Long Island City, NY 11101</u>

3. Attorney of Applicant:

Name: <u>Ronald L. Nurnberg, Esq.</u>	Firm: <u>Kane Kessler, P.C.</u>
Phone # <u>(212) 519-5127</u>	Fax#: <u>(212) 245-3009</u>
E-mail Address: <u>murnberg@kanekessler.com</u>	Address: <u>1350 Avenue of the Americas, New York, NY 10019</u>

4. Accountant of Applicant:

Name: <u>David Castellano</u>	Firm: <u>Castellano, Korenberg & Co.</u>
Phone # <u>516.937.9500</u>	Fax#: <u>516.932.0485</u>
E-mail Address: _____	Address: <u>313 W. Old Country Road, Hicksville, New York 11801</u>

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

Name: Sunil K. Aggarwal Firm: Roosevelt & Cross, Inc.
Phone # 212.504.9213 Fax#: 212.504.9404
E-mail Address: saggarwal@roosevelt-cross.com Address: 55 Broadway, 22nd Fl., New York, NY 10006

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

- General Partnership Limited Partnership 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: New York

9. Applicant's date of incorporation or formation: Formed in 1998

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

11. Please provide a brief description of Applicant and nature of its business: The Company designs, fabricate, install and service heating, ventilation, air conditioning and mechanical systems for commercial buildings in the tri-state area. Some of the projects of the company includes NBC (30 Rockefeller building), Dow Jones's new headquarters at 1155 6th Avenue, St. Lukes Hospital, World Trade and Financial Center, Madison Square Garden,, Federal Reserve Building in downtown Manhattan, NYNEX building, Bulova Corporate headquarters, Harborside Financial Center in NJ, Elmhurst Hospital in Queens etc.

Core Application – Applicant Interest in Project Realty

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

1. Please check all that apply:

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

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

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

- | | | |
|--|--|--|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation |
| <input type="checkbox"/> S Corporation | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Not-for-profit 501(c)(3) Entity |
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Other (specify): _____ | |

Name of SPE: None . The building will be purchased by the operating company (United Air Conditioning Corp. II)
Address:
Phone Number(s):
Contact Person:
Title of Contact Person:
Affiliation of SPE to Applicant: Real Estate holding company formed on behalf the operating company to own the project property.
Owners of SPE and each respective ownership share:
SPE EIN Number: to be determined

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

Core Application -- Project Description and Financial Information

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

Site# 1
Borough: Queens
Neighborhood: Long Island City
Block(s): 271
Lot(s): 10
Street address and zip code: 27-02 Skillman Avenue (aka 46-02 28 th Street), Long Island City, New York 11101
Zoning: M1-1 Manufacturing/Industrial
Square footage of land: 27,792 sf
Square footage of existing building(s): 27,600
Number of floors: Two Floors
Intended use(s) (e.g., office, retail, etc.): Sheet metal manufacturing/Offices and warehouse operations.

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: Acquisition, renovation and equipping of a 27,600 square foot building to consolidate and set up company's manufacturing/warehouse/offices. The Company currently operated out of two facilities in Long Island City. Sheet metal and fabrication shop is located at a 4,000 sf facility at 37-37 Hunters Point Avenue. The air conditioning contracting company, service and designing and offices are located at a 12,000 sf facility located at 52-16 34th Street. Both these facilities are owned by Joseph Grgas and a former owner of the company. At the new project facility, sheet metal and fabrication operations will be expanded and will occupy one complete floor of the building (13,500 sf). The second floor will be used by service, maintenance and designing operations (3,500 sf) and the balance 10,000 will be used by the air-conditioning contracting and offices etc.

b. When does Applicant want Closing to occur (i.e., when does Applicant want the proceeds from the Bonds or other benefits sought to be Available for the Project costs)? May 15, 2008 (as per the contract)

c. Indicate the estimated date for commencement of the Project: June, 2008

d. Indicate the estimated date for completion of the Project: May 2009

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

Yes No

If Yes, which zone? _____

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

Yes No

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

Yes No

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

Yes No

If Yes, please explain:

New

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 and Building Acquisition	\$7,000,000	Bonds	
Building acquisition		Loan (1) Commercial Bank / BONDS	5,000,000.00 \$8,000,000
New construction		Loan (2)	
Renovations	\$1,550,000	Capital campaign	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment	\$500,000	Company and Personal Funds of the owners	4,300,000.00 \$3,300,000
Soft costs (define): Financing and Real Estate Closing Costs	\$250,000	Fund balance	
Furnishings		Other equity (explain)	
Debt Service Reserve Fund ⁵	\$	Other (explain)	
Capitalized interest ³		Other (explain)	
Other (explain)		Other (explain)	
Total Project Uses	\$9,300,000	Total Project Sources	\$9,300,000

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

- New York City Percentage of Total? 100%
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NY State) Percentage of Total? _____
- Outside United States Percentage of Total? _____

³Please estimate Land and Building acquisition costs separately if possible.

⁴Please define New Construction on a separate piece of paper.

⁵Applies to not-for-profit bond financings only

old

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 and Building Acquisition	\$7,000,000	Bonds	
Building acquisition		Loan (1) Commercial Bank / BONDS	\$6,000,000
New construction		Loan (2)	
Renovations	\$1,550,000	Capital campaign	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment	\$500,000	Company and Personal Funds of the owners	\$3,300,000
Soft costs (define): Financing and Real Estate Closing Costs	\$250,000	Fund balance	
Furnishings		Other equity (explain)	
Debt Service Reserve Fund ⁵	\$	Other (explain)	
Capitalized interest ³		Other (explain)	
Other (explain)		Other (explain)	
Total Project Uses	\$9,300,000	Total Project Sources	\$9,300,000

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

- New York City Percentage of Total? 100%
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NY State) Percentage of Total? _____
- Outside United States Percentage of Total? _____

³Please estimate Land and Building acquisition costs separately if possible.
⁴ Please define New Construction on a separate piece of paper.
⁵ Applies to not-for-profit bond financings only

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:

- 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 Entity(ies)."

- 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.

- 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.

- 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.

- 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.

- 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):

- List major customers: **see attached**

Company Name	Address	Contact	Phone	Percent of Revenues

8. List major suppliers: **see attached**

Company	Address	Contact	Phone

9. List unions (if applicable): **see attached**

Union Name	Address	Contact	Phone	Contact Expiration

10. List banks:

Bank Name	Address	Contact	Phone	Type of Account
Citibank	1 Court Square, Long Island City, NY	Winston White	718 248 6905	Business Checking

11. List licensing authorities, if applicable: **Not applicable**

Company Name	Address	Contact	Phone	Percent of Revenues
N.A.				

12. Company Principals: **see attached**

Name	Home Address	Title	SS#	Date of Birth:

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 27th day of February, 2008.

Name of Applicant: United Air Conditioning Corp. II

By: Printed Name of Signer: Joseph G. Grgas

Title of Signer: President

Signature: 

12. OWNERS

NAME Joseph G. Grgas
OWNERSHIP 78%
SOCIAL SECURITY 062-46-5323
DATE OF BIRTH 8/8/1950
ADDRESS 7 Sandpiper Court, Old Westbury, NY 11568

NAME Richard C. Veltri
OWNERSHIP 22%
SOCIAL SECURITY 059-62-7369
DATE OF BIRTH 7/12/1962
ADDRESS 42 Rancho Polo Drive, Colls Neck, NJ 07722

13. RENOVATIONS

ITEM	AMOUNT
Demolition	\$ 125,000.00
New Windows	200,000.00
New Roof	125,000.00
New Sprinkler System	250,000.00
Office Renovation	400,000.00
New Electrical Wiring, Manufacturing Facility, Offices	350,000.00
Fencing on property	100,000.00
	<hr/>
	\$ 1,550,000.00