

**NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY  
PROJECT COST/BENEFIT ANALYSIS  
September 14, 2023**

**APPLICANT**

**CM LIC Studios 30<sup>th</sup> Street II LLC**  
30-15 48<sup>th</sup> Avenue  
Long Island City, New York 11101

**PROJECT LOCATION**

47-50 30<sup>th</sup> Street  
Long Island City, New York 11101

**A. Project Description:**

CM LIC Studios 30th Street II LLC, a Delaware limited liability company (the “30th Street II Company”) and an affiliate, Cine Magic LIC Studios LLC, a New York limited liability company (the “Operator”), are television and motion picture studio developers and operators. The 30th Street II Company seeks financial assistance in connection with the acquisition, renovation, furnishing and equipping of an approximately 52,500 square foot facility and an approximately 5,000 square foot parking lot located on an approximately 56,100 square foot parcel of land at 47-50 30th Street, Long Island City, New York (the “30th Street II Facility”). The 30th Street II Facility will be owned by the 30th Street II Company and leased to the Operator for use as an expansion and support space, including construction workshop, scenic and wardrobe space, set dressing and cafeteria, storage as well as possible sound stages for the Operator’s existing full-service multimedia motion picture, television and media production facility located across the street from the 30th Street II Facility (the “30th Street II Project”).

**B. Costs to City (New York City taxes to be exempted):**

Land Tax Abatement (NPV, 25 years):	\$1,666,293
Building Tax Exemption (NPV, 25 years):	\$1,807,019
Sales Tax Exemption:	\$50,400
MRT Benefit:	\$227,500
<b>Total Cost to NYC</b>	<b>\$3,751,212</b>

**C. Benefit to City from Operations and Renovation**

(Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%): **\$5,955,419**

**D. Benefit to City from Jobs to be Created (Estimated**

NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%): **\$16,086,137**

# 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"): <b>CM LIC STUDIOS 30<sup>TH</sup> STREET II LLC</b>	Name of operating company (if different from Applicant):
Operating company address: <b>3015 48<sup>TH</sup> AVENUE, LONG ISLAND CITY, NY 11101</b>	Website address: <b>WWW.CINEMAGICLIC.COM</b>
EIN #: <b>[REDACTED]</b>	NAICS Code: <b>512110</b>
State and date of incorporation or formation: <b>DELAWARE 3/15/2023</b>	Qualified to conduct business in NY? <input type="checkbox"/> Yes <input checked="" 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 <sup>1</sup>
<b>Applicant Contact Person</b>	<b>JOHN F. SHANNON JR.</b>	<b>CM LIC STUDIOS 30<sup>TH</sup> STREET II LLC</b>	<b>30-15 48<sup>TH</sup> AVENUE, LONG ISLAND CITY, NY 11101</b>	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>
<b>Attorney</b>	<b>SEAN GARAHAN</b>	<b>NIXON PEABODY LLP</b>	<b>55 WEST 46<sup>TH</sup> STREET NY, NY 10036</b>	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Accountant</b>	<b>AARON CYWIAK</b>	<b>CYWIAK &amp; COMPANY LLP</b>	<b>19 WEST 44<sup>TH</sup> STREET, SUITE 510 NY, NY 10036</b>	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Consultant/Other</b>	<b>PETROS KAPSALIS</b>	<b>CINE MAGIC LIC STUDIOS LLC</b>	<b>30-15 48<sup>TH</sup> AVENUE, LONG ISLAND CITY, NY 11101</b>	[REDACTED]	[REDACTED]	<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	<b>\$2,000,000</b>
Sales Tax Waiver	<b>\$135,000</b>
Mortgage Recording Tax Benefit	<b>\$350,000</b>

## 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.**

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

THE APPLICANT, CM LIC STUDIOS 30<sup>TH</sup> STREET II LLC, IS SPONSORED BY THE FOUNDER AND PRESIDENT OF CINE MAGIC.

THE FOUNDER OF CINE MAGIC HAS OVER 28 YEAR HISTORY IN THE INDUSTRY, STARTING AS AN EQUIPMENT MAUFACTURER AND RENTAL COMPANY OF UNIQUE FILMING GEAR TO TELEVISION PRODUCTION PROFESSIONALS. THEREAFTER, CINE MAGIC EXPANDED INTO STUDIO/SOUND STAGES WITH THE OPENING OF ITS FIRST STUDIO IN 2016, AN APPROXIMATELY 7,000 SQUARE FOOT OPERATOIN IN THE NOLITA SECTION OF MANHATTAN. IN 2009, CINE MAGIC EXPANDED INTO WILLIAMSBURG ADDING OVER 140,000 SQUARE FEET OF STUDIOS AND SUPPORT AND PARKING

IN 2012, CINE MAGIC EXPANDED INTO GREENPOINT ADDING OVER 110,000 SQUARE FEET THAT INCLUDES 48,000 SQUARE FEET OF SOUND STAGES AND AMPLE SUPPORT SPACE AND PARKING. CINE MAGIC OPERATES THE GREENPOINT STUDIO WITH FOUR EMPLOYEES (PLUS OWNER/MANAGEMENT) AND PROVIDES SPACE AND RELATED SERVICES FOR OVER 300 JOBS FOR THE PRODUCTION COMPANY. THE GREENPOINT STUDIO REMAINS IN OPERATION TODAY.

IN 2021, CINE MAGIC OPENED A NEW STUDIO IN LONG ISLAND CITY WITH THE CONVERSION OF AN EXISTING WAREHOUSE INTO A 67,000 PROJECT COMPRISED OF APPROXIMATELY 39,000 SQUARE FEET OF STUDIOS AND 28,000 SQUARE FEET OF SUPPORT SPACE. CINE MAGIC OPERATES THAT STUDIO WITH THREE (3) EMPLOYEES.

CINE MAGIC AND ITS AFFILIATED COMPANIES OFFERS A BROAD RANGE OF PRODUCTION AND RELATED MEDIA SUPPORT SERVICES AND LICENSES STATE-OF-THE ART PRODUCTION FACILITIES TO THE NATIONAL TELEVSION AND FILM INDUSTRY WITH APPROXIMATELY 180,000 SQUARE FEET OF STUDIOS AND SUPPORT.

ADDITIONAL INFORMATION CAN BE FOUND ON THE WEBSITES: [WWW.EASTRIVERSTUDIOS.COM](http://WWW.EASTRIVERSTUDIOS.COM) AND [WWW.CINEMAGICLIC.COM](http://WWW.CINEMAGICLIC.COM).

## E. PROPOSED PROJECT ACTIVITIES

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

CM LIC STUDIOS 30<sup>TH</sup> STREET II LLC WILL BE AN EXPANSION OF THE CINE MAGIC STUDIO PORTFOLIO, A COMPANY FOCUSED ON STUDIO AND SOUND STAGES IN NYC. THE APPLICANT IS SEEKING NYCIDA INCENTIVES FOR ITS PROJECT TO ACQUIRE, RENOEVATE, FURNISH AND EQUIP AN APPROXIMATELY 52,500 SQUARE FOOT FACILITY + 5,000 SQUARE FOOT PARKING AREA ON AN APPROXIMATELY 56,100 SF PARCEL OF LAND LOCATED AT 47-50 30<sup>TH</sup> STREET, LONG ISLAND CITY, NY. THE APPLICANT WILL ACQUIRE THE BUILDING, RENOVATE AND INSTALL AN SDSS VAPOR SYSTEM TO PROVIDE FOR OCCUPANCY AS EXPANSION/SUPPORT SPACE FOR THE STUDIO LOCATED ACROSS THE STREET (30-15 48<sup>TH</sup> AVENUE). WE INTEND TO RENOVATE THE PROPERTY TO GET THE SPACE TENANT READY INCLUDING SOME INTERIOR AND EXTENIOR WORK INCLDUING: (1) SOME ROOF WORK; (2) SOME INTERIOR AND EXTERIOR PAINTING; (3) SOME ACTIVATION AND EXPANSION OF LOADING/OPENINGS TO THE EXTERIOR ON 30<sup>TH</sup> STREET TO ENHANCE THE ABILITY FOR TRUCKS TO LOAD AND UNLOAD FROM THE PROPERTY; (4) SOME REDESIGNING OF ROOMS AND LAYOUTS TO CREATE MORE LARGE OPEN SPACES WHERE EXISTING SMALLER ROOMS ARE MADE UP; (5) AND NECESSARY PLUMBING AND ELECTRICAL UPGRADES AS NECESSARY; AND (6) ADD PERMITER LINES TO IDENTIFY PROPER PARKING SPACE CONFIGURATION AND APPROPRIATE SIGNAGE ALONG 29<sup>TH</sup> STREET.

THE FACILITY WILL BE UTILIZED INITIALLY FOR CONSTRUCTION WORKSHOP / SCENIC AND WARDBOBE AS WELL AS SET DRESSING, AND CAFETERIA AREA. ADDITIONAL USES WILL BE STORAGE FOR THE PRODUCTION AS WELL AS POSSIBLE SOUND STAGES; AT THE REAR OF THE FACILITY, THERE IS LOT AREA WHICH CAN ACCOMMODATE APPROXIMATELY 40 PARKING SPACES. THIS IS THE INTERIM USAGE, THE APPLICANT INTENDS TO DEVELOP PLANS TO RE-DEVELOP THE ENTIRE SITE IN TO CONSTRUCT A STATE-OF-THE-ART, BEST-IN-CLASS FULL SERVICE MULTIMEDIA MOTION PICTURE PRODUCTION FACILITY ("THE PROJECT").

THE FACILITY WILL BE CONTROLLED BY THE APPLICANT PURSUANT TO FEE PURCHASE. THE TOTAL COST OF THE PROJECT IS ANTICIPATED TO BE APPROXIMATELY \$22,000,000. THE TOTAL USABLE SQUARE FOOTAGE OF THE PROJECT IS ANTICIPATED TO BE APPROXIMATELY 52,500 SQUARE FEET AND 5,000SF OF EXTERIOR PARKING AREA. THE PROJECT WILL BE COMPRISED OF MULTIPLE COMPONENTS WITH FLEXIBLE USES INCLUDING THE POSSIBILITY OF FILMING AND HAVE THE POSSIBILITY TO ACCOMMODATE A SINGLE LARGE USER AS WELL AS SMALLER FORMAT TO PROVIDE FOR A DIVERSE CLIENT BASE. THE FACILITY WILL BE ABLE TO ACCOMMODATE PRE-PRODUCTION, PRODUCTION, PRODUCTION OFFICES, STUDIOS, POST-PRODUCTION. THE PROJECT WLL INLCUDE SUPPORT INCLUDING MILL AND WORKSHOP SPACE, FLEXIBLE SPACE, OFFICE (PRE-AND POST-PRODUCTION), STORAGE AND A CAFETERIA AREA.

THE INITIAL PLANNING IS ON-GOING WITH AN ANTICIPATED CLOSING FALL 2023 AND THE PROJECT IS ANTICIPATED TO TAKE SEVERAL MONTHS FOR RENOVATION (POST APPRVALS) AND AN ADDITIONAL 30-60 DAYS FOR LEASE UP OPERATIONS TO COMMENCE, POST RENOVATION..

**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: 47-50 30 <sup>TH</sup> STREET, LONG ISLAND CITY, NY 11101		Location # 1 of 1 (AN AFFILIATE HAS A LOCATION ACROSS THE STREET AT 30-15 48 <sup>TH</sup> AVENUE)
Borough/Block/Lot: QUEENS/115/187	Community Board #: QUEENS CB2	Neighborhood: LONG ISLAND CITY
Square footage of land: 56,100SF	Square footage of existing building: 52,500SF	Number of Floors: 1
How is the anticipated Project Location currently used and what percentage is currently occupied? VACANT WAREHOUSE / 0% 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		
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. THE NATURE OF THE APPLICANT'S BUSINESS IS PROVIDING STUDIOS AND SOUND STAGES TO EXECUTIVE PRODUCERS OF MEDIA CONTENT. THE APPLICANT WILL PURSUANT TO LICENSE OR LEASE AGREEMENTS BETWEEN THE APPLIANT (AND ITS AFFILIATES) AND THE EXECUTIVE PRODUCER/PRODUCTION COMPANY, PROVIDE FOR THE RIGHT TO THE PRODUCER/PRODUCTION COMPANY TO OCCUPY THE PROJECT LOCATION IN SIZE INCREMENTS THAT MAY INCLUDE UP TO 100% OF THE PROJECT'S PLANNED SQUARE FOOTAGE. PROSPECTIVE, PAST AND CURRENT CLIENTS AND/OR TENANTS OF THE APPLIANT'S AFFIATES INCLUDE SHOWTIME NETWORKS, HBO, NBC UNIVERSAK, PARAMOUNT, SONY PICTURES, AMAZON STUDIOS, WARNER BROTHERS, 20 <sup>TH</sup> CENTURY TELEVISION (HULU AND DISNEY). IT IS ANTICIPATE THAT THE SAME CLIENTS AS WELL AS ADDITIONAL CLIENTS PRODUCING MEDIA CONTENT MAY BE POTENTIAL OCCUPANTS OF THE PROJECT'S LOCATION. THERE IS CURRENTLY NO COMPANY OR TENANT UNDER LICENSE TO OCCUPY THE PROPOSED PROJECT.  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.		

Construction Information
Construction Start Date (as defined in the Policies and Instructions): NOVEMBER 2023 Facility Operations Start Date (as defined in the Policies and Instructions): JANUARY 2024
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Anticipated square footage of Facility after construction and/or renovation: 52,500SF
Anticipated square footage of <i>non-building improvements</i> after construction and/or renovation (e.g. parking lot construction): 5,000SF SURFACE PARKING AROUND THE BUILDING
Please describe any non-building improvements on a separate page. Square feet of wet lab space created:                      Square feet of wet lab space preserved: Percentage of total building size dedicated to wet lab space:
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? <sup>2</sup> NO
Which of the below statements best reflects your current stage in the contractor procurement process? <input type="checkbox"/> A contractor has been selected and the procurement process is complete. <input type="checkbox"/> The procurement process has begun but a contractor has not been selected. Selection is anticipated by: <input checked="" type="checkbox"/> The procurement process has not begun. Procurement is anticipated to begin by: OCTOBER 2023 <input type="checkbox"/> Other: <input type="checkbox"/> Not applicable

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

Percentage of tenancy expected at Facility Operations Start Date: 100%  
 Percentage of tenancy expected six months after Facility Operations Start Date: 100%  
 Percentage of tenancy expected 12 months after Facility Operations Start Date: 100%  
 Percentage of tenancy expected 18 months after Facility Operations Start Date: 100%

**Zoning Information**

Current zoning of Project Location: M3-2  
 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 90%  Office 10%

## 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: SEPTEMBER 2023
<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: CINE MAGIC LIC STUDIOS LLC WILL OPERATE/MASTER LEASE OR FACILITATE A SUB-LICENSE	Address of Affiliate: 30-15 48 <sup>TH</sup> AVENUE, LONG ISLAND CITY, NY 11101
Affiliate is a (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship
<input type="checkbox"/> Business Corporation	<input type="checkbox"/> Other:
<input type="checkbox"/> S Corporation	

## H. PROJECT FINANCING

1. **Sources of Financing.** Provide amounts as aggregates for all Project Locations. Add table rows, if needed.

Sources	Total Amount	Percent of Total Financing
Equity	\$7,600,000	36.02%
Commercial Loan (Bank Name: METROPOLITAN COMMERCIAL BANK)	\$13,500,000	63.98%
New York City Public Funds	\$	%
Source:	\$	%
Source:	\$	%
New York State Public Funds	\$	%
Other:	\$	%
<b>Total</b>	<b>\$21,100,000</b>	<b>100%</b>

2. Mortgage amount on which tax is levied (exclude SBA 504 financing<sup>1</sup>):  
 \$13,500,000

<sup>1</sup> 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.

3. Anticipated closing date between the [lender(s)]/[financing party(s)]/[financial institution(s) and/or funder(s)] and Applicant: **OCTOBER 2023**

4. **Uses of Financing.** Provide amounts as aggregates for all Project Locations.

Uses	Total Amount	Percent of Total Financing
<b>Land and Building Acquisition</b>	<b>\$19,100,000</b>	<b>90.5%</b>
<b>Construction Hard Costs</b> (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	<b>\$1,400,000</b>	<b>6.6%</b>
<b>Construction Soft Costs</b> (i.e. pre-planning, legal, financing, design, etc.)	<b>\$100,000</b>	<b>0.05%</b>
<b>Furnishings, Fixtures, &amp; Equipment (FF&amp;E) and Machinery &amp; Equipment (M&amp;E)</b> (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.)	\$	%
FF&E purchased in NYC	\$	
M&E purchased in NYC	\$	
<b>Closing Fees</b> (costs associated the execution of deal, i.e. debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	<b>\$500,000</b>	<b>2.85%</b>
<b>Other (describe):</b>	\$	%
<b>Total</b>	<b>\$21,100,000</b>	<b>100%</b>

4a. Indicate anticipated budgeting of Hard Costs: Electrical: **10%** Carpentry: **10%** Painting: **10%** Plumbing: **10%**  
Excavation or Demolition: % Other: **ENV 60%**

4b. Indicate anticipated budgeting of Soft Costs: Architecture: % Engineering: **50%** Design: % Other: **MISC 50%**

## 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						\$		\$	\$
FT Manager level		1	0	0	1	\$50	\$25	\$	\$25
FT Staff level		1	0	0	1	\$25		\$	\$15
<b>Total FT Employees</b>					2	\$25	\$	\$	\$20
<b>Total PT Employees</b>		0	0	0		\$	\$	\$	\$

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

A	B	C	D	E	F	G	H
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Job Category	# of NYC jobs retained by Project	# of jobs to be added in each year at Project Location in first 3 years of operation			Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	Average hourly wage for Year 1	Lowest Hourly Wage for Year 1	Average Fringe Benefit for retained jobs	Average Fringe Benefit for created jobs
		Year 1: 2024	Year 2: 2025	Year 3: 2026					
FT Employees		30	15		45	\$45	\$20	\$	\$20
PT Employees						\$	\$	\$	\$

- Of the Total Jobs at Project Location in Column D in Table 1, how many employees are/will be NYC residents? **ESTIMATED AT 60-70%**
- How many employees at the Project Location will be paid below living wage<sup>2</sup> at Project Start Date (as defined in the Policies and Instructions)? **NONE**
- Does the Project currently have, or anticipate having, contract or vendor employees<sup>3</sup> at the Project Location?  Yes  No
- 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.). **SALARY, YEAR-END BONUS, ON-THE-JOB TRAINING AND PAID SICK LEASE.**
- 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](#)".
- 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.<sup>4</sup> **IT IS ANTICIPATED THAT FOLLOWING THREE MONTHS OF EMPLOYMENT, THE EMPLOYEE IS ENTITLED TO 1 WEEK OF VACATION; GROWING TO 2 WEEKS FOLLOWING 1 YEAR OF EMPLOYMENT. IT IS ANTICIPATED THAT FOLLOWING THREE MONTHS OF EMPLOYMENT, THE EMPLOYEE IE ENTITLED TO UP TO 14 DAYS OF SICK LEAVE.**
- Will the Project use an apprenticeship program approved by the New York State Department of Labor?  Yes  No

## 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.

- 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.
- 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, descr be and explain current status of complaints on an attached sheet.
- 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.

<sup>2</sup> For information regarding living wage, see Additional Obligations document.

<sup>3</sup> 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.

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

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. **CINE MAGIC LIC STUDIOS, AN AFFILIATE, HAS RECEIVED IDA BENEFITS FOR THE PROJECT LOCATED AT 30-15 48<sup>TH</sup> AVENUE.**
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. **CM LIC STUDIOS 30<sup>TH</sup> PLACE LLC, AN AFFILIATE, IS SEEKING NYC IDA BENEFITS FOR**
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	POSSIBLE PRODUCTIONS - SHOWTIME	10880 WILSHIRE BLVD, LOS ANGELES, CA 90024	JOHN RADULOVIC OR JENNY SAVITT				72%



	HBO	2500 BROADWAY SANTA MONICA CA 90404	MICHAEL HILL		%
Major Suppliers	INSIGHT EQUIPMENT	34-24 VERNON BLVD, LONG ISLAND CITY, NY 11106	JIM ARATA OR PHIL MARSICO		28%
					%
Unions	N/A				
Banks	TD BANK	300 CADMAN PLAZA 9 <sup>TH</sup> FLOOR BROOKLYN, NY 11201	ANDREW HUGHES		

## 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 **OUR EXISTING FACILITY CAN BE ENHANCED WITH ADDITIONAL SUPPORT SPACE AS OUR CURRENT TENANT RENTS EXCESS SPACE FROM 3<sup>RD</sup> PARTIES; THE NEW LOCATION IS STRATEGICALLY LOCATED ACROSS THE STREET AND WILL ENHANCE THE COMPETITIVE POSITON OF THE CINE MAGIC LONG ISLAND CITY CAMPUS TO PROVIDE WHOLESALE REQUIREMENTS FOR A PRODUCTION FACILITY.**
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? **ONLY AS DESCRIBED – WAREHOUSE / STORAGE / ANCILLARY SUPPORT SPACE FOR STUDIO/SOUND STAGES AS DESCRIBED.**

3. How does the Applicant intend to utilize the tax savings provided through the NYCIDA? **TO REDUCE PROJECT COSTS AND ON-GOING OPERATIONAL COSTS TO MAKE THE PROJECT FINANCIALLY FEASIBLE. THE REDUCTION IN PROJECT AND OPERATIONAL COSTS WILL MAKE THE PROJECT MORE ATTRACTIVE FOR FINANCING (DEBT AND EQUITY).**
4. What are the primary sources of revenue supporting Applicant's operations? **STUDIO FACILITY LEASE/LICENSE REVENUES - RENT**
5. If the Applicant's income statement categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category: **EQUIPMENT REVENUES/ANCILLARY REIMBURSEMENTS SUCH AS TRASH**  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: **GENERAL ACCOUNTING AND ADMINISTRATIVE INCLUDING GENERAL OFFICE EXPENSES**  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 5<sup>TH</sup> day of SEPTEMBER, 2023. \_\_\_\_\_

This 5<sup>TH</sup> day of SEPTEMBER, 2023.

Name of Applicant: CM LIC STUDIOS 30<sup>TH</sup> STREET II LLC

Name of Preparer: JOHN F. SHANNON, JR. \_\_\_\_\_

Signatory: JOHN F. SHANNON, JR. \_\_\_\_\_

Signatory: JOHN F. SHANNON, JR. \_\_\_\_\_

Title of Signatory: AUTHORIZED SIGNATORY \_\_\_\_\_

Title of Signatory: AUTHORIZED SIGNATORY \_\_\_\_\_

Signature: *John Shannon* \_\_\_\_\_

Signature: *John Shannon* \_\_\_\_\_

# 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.
- 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), addressed to:  
Emily Marcus, Executive Director  
New York City Industrial Development Agency  
One Liberty Plaza  
New York, NY 10006
- 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  
One Liberty Plaza  
New York, NY 10006
- 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**.

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
CM LIC STUDIOS 30TH STREET II LLC			
Name of Action or Project: CINE MAGIC LONG ISLAND CITY STUDIOS EXPANSION OF CAMPUS			
Project Location (describe, and attach a location map): 47-50 30TH STREET, QUEENS BLOCK 115- LOT 187 - 56,100SF LOT IMPROVED WITH A 52,500SF EXISTING 1-STORY STRUCTURE			
Brief Description of Proposed Action: AN EXISTING 1-STORY 52,500SF BUILDING WHICH HAS BEEN VACANT FOR MORE THAN 4 YEARS. THE EXISTING BUILDING HAS EXISTING ENVIRONMENTAL CONDITIONS THAT PLANNED TO BE ADDRESSED AS PART OF THE INITIAL RENOVATION WITH THE INSTALLATION OF AN SDSS SYSTEM. ADDITIONAL IMPROVEMENTS PLANNED TO RENOVATE THE PROPERTY TO POSITION FOR LEASING FOR ADDITIONAL SUPPORT SPACE FOR THE SOUND STUDIO LOCATED ACROSS THE STREET AND/OR FUTURE PRODUCTION NEEDS INCLUDING SOUND STAGE, SUPPORT AND PARKING. THE INITIAL PHASE IS ANTICIPATED TO BE COMPLETED SHORTLY FOLLOWING CLOSING, CLEARING THE WAY FOR OCCUPANCY. THEREAFTER, THE SPONSOR WILL DEVELOP AND EVALUATE FULL RE-DEVELOPMENT PLANS FOR THE PROPERTY FOR THE POSSIBLE CONSTRUCTION OF A STUDIO CAMPUS INCLUDING SOUND STAGES AND SUPPORT SPACE.			
Name of Applicant or Sponsor: CM LIC STUDIOS 30TH STREET II LLC C/O JOHN F. SHANNON, JR.		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 30-15 48TH AVENUE			
City/PO: LONG ISLAND CITY		State: NY	Zip Code: 11101
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: INTENT IS TO ENTER THE BROWNFIELD CREDIT PROGRAM WITH THE INCLUSION OF AN IRM MEASURE THAT WOULD BE APPROVED BY TH NYS DEC AND DOH FOR THE SDSS SYSTEM. ADDITIONAL PERMITS FROM DOB,		<b>NO</b>	<b>YES</b>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.287 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.287 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>LIFE SCIENCES, OFFICE AND SCHOOL</u> <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>CM LIC STUDIOS 30TH STREET II LLC</u>		Date: <u>07/25/2023</u>
Signature: <u><i>John Shannon</i></u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Shabnam Bista</i>	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**