



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

The industrial development agency or authority (IDA) **must** submit this form within **30 days** of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only

IDA information

Name of IDA New York City Industrial Development Agency			IDA project number (use OSC numbering system for projects after 1998) 600119016A
Street address 1 Liberty Plaza			Telephone number (212) 619-5000
City New York	State NY	ZIP code 10006	Email address (optional)

Project operator or agent information

Name of IDA project operator or agent 45-18 Court Square Owner, L.L.C.		Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification or Social Security number [REDACTED]
Street address c/o Ed Jaram, WeWork, 205 East 42nd Street		Telephone number (646) 992-4645	Primary operator or agent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
City New York	State NY	ZIP code 10017	Email address (optional) ejaram@ks-prop.com

Project information

Name of project 2019 45-18 Court Square Owner, L.L.C. Project			
Street address of project site 45-18 Court Square			
City Long Island City	State NY	ZIP code 11101	Email address (optional) ejaram@ks-prop.com
Purpose of project The construction, renovation, furnishing and equipping of an approximately 266,791 RSF Laboratory and Office building on an approximately 36,875 square foot parcel of land located at 45-18 Court Square, and the subleasing, occupancy, use and operation thereof, for the Eligible Commercial Life Science Use and Non-Qualified Use as and to the extent required or permitted by the Agency Lease Agreement.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes Purchases of materials, goods, personal property and fixtures and supplies that will be incorporated into and made an integral component part of the project. Purchases of materials, goods and supplies to be used and substantially consumed in the course of the project except fuel or materials/substances consumed in the course of operating machinery & equipment containing fuel and leases of machinery and equipment solely for temporary use in connection with construction of the Project.			
Date project operator or agent appointed (mmddyy) 121919	Date project operator or agent status ends (mmddyy) 121925	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: \$75,057,509		Estimated value of New York State and local sales and use tax exemption provided: \$6,661,354	

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA Noah Schumer		Print title Deputy Executive Director	
Signature 		Date 2-6-2025	Telephone number (212) 619-5000