



# IDA Appointment of Project Operator or Agent For Sales Tax Purposes

**ST-60**  
(1/18)

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 <b>New York City Industrial Development Agency</b>	IDA project number (use OSC numbering system for projects after 1998) <b>600124004A</b>		
Street address <b>1 Liberty Plaza, 14th Floor</b>	Telephone number <b>(212 ) 619-5000</b>		
City <b>New York</b>	State <b>NY</b>	ZIP code <b>10006</b>	Email address (optional)

**Project operator or agent information**

Name of IDA project operator or agent <b>Sterling Floor Designs, Ltd.</b>	Mark an <b>X</b> in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification or Social Security number <b>[REDACTED]</b>	
Street address <b>82 Modular Avenue</b>	Telephone number <b>( 631 ) 993-3000</b>	Primary operator or agent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City <b>Commack</b>	State <b>NY</b>	ZIP code <b>11725</b>	Email address (optional) <b>eherz@sterlingfloordesigns.com</b>

**Project information**

Name of project <b>VM 4401 LLC Project</b>			
Street address of project site <b>44-01 11th Street</b>			
City <b>Long Island City</b>	State <b>NY</b>	ZIP code <b>11101</b>	Email address (optional) <b>j.lewis@vorea.com</b>
Purpose of project  The Project will seek to attract manufacturing jobs to the area and serve as a home for the creative class at affordable rental rates. The building will be designed to meet market demand for smaller suites, dividing the floor plates into small individual units and introducing special design features within the building. The goal is to create an incubator type environment, with tenants in the building working within the same industries, forming connections by working alongside each other. The Sponsors are seeking to create a safe, attractive environment for tenants while maintaining the features that make the building unique and special.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes  The project agent will purchase materials, goods, personal property, and fixtures that will become integral components of the subject property. The project agent will purchase materials, goods, and supplies to be substantially consumed during construction or renovation of the Facility, and leases of machinery and equipment for temporary use during these activities.			
Date project operator or agent appointed (mmddyy) <b>040925</b>	Date project operator or agent status ends (mmddyy) <b>063026</b>	Mark an <b>X</b> in the box if this is an extension to an original project: <input type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: <b>5,336,254.00</b>		Estimated value of New York State and local sales and use tax exemption provided: <b>476,255.00</b>	

**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 <b>Noah Schumer</b>	Print title <b>Deputy Executive Director</b>
Signature 	Date <b>04/09/2025</b>
	Telephone number <b>( 212 ) 619-5000</b>