

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT COST/BENEFIT ANALYSIS
November 13, 2025

APPLICANT

Clinton PB Associates LLC
805 Third Ave, 7th Floor
New York, NY 10022

PROJECT LOCATION

613 Eleventh Avenue
New York, NY 10036

A. Project Description:

Clinton PB Associates LLC is a Delaware limited liability company (the “Company”), the members of which are affiliates of (i) Extell Development Company, a Delaware limited liability company and real estate developer, and (ii) Princeton Real Estate Partners, LLC, a Delaware partnership and real estate investment firm. The Company is seeking financial assistance in connection with the acquisition and development of an assemblage of land with existing vacant buildings located thereon at the location set forth below, the demolition of the existing buildings, and the construction, furnishing and equipping of a 174,842 square foot facility (including a 28,101 square foot below-grade parking garage) to be located on a 60,250 square foot parcel of land in Midtown West, Manhattan (Tax Block 1093 and Lots 21, 28, 31, 33, 36, 42, and 129), currently known by the street addresses (1) 609 Eleventh Avenue, (2) 613 Eleventh Avenue, (3) 617 Eleventh Avenue, (4) 623 Eleventh Avenue, (5) 605 West 45th Street, (6) 610 West 46th Street, and (7) 616 West 46th Street, New York, New York (the “Facility”). The Facility will be owned by the Company and leased to Isagel LLC, a New York limited liability company, to operate a technology-driven, theater/concert venue along with its ancillary retail and theater-related uses.

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

Building Tax Exemption (NPV, 18 years):	\$47,479,468
Land Tax Abatement (NPV, 18 years)	\$2,235,127
Total Cost to NYC	\$49,714,595

C. Benefit to City from Operations and Construction

(Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 18 years @ 6.25%): **\$75,562,318**

D. Benefit to City from Jobs to be Created

(Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 18 years @ 6.25%): **\$81,357,815**

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"): Clinton PB Associates LLC	Name of operating company (if different from Applicant):
Operating company address: 805 Third Ave, 7th Floor New York, NY 10022	Website address: N/A
EIN [REDACTED]	NAICS Code:
State and date of incorporation or formation: Delaware, April 5th, 2022	Qualified to conduct business in NY? ☒ Yes ☐ No
Applicant is (check one of the following, as applicable):	
☐ General Partnership ☐ Limited Partnership ☐ Business Corporation ☐ Other: ☒ Limited Liability Company ☐ Sole Proprietorship ☐ S Corporation	
Is Applicant publicly traded? ☐ Yes ☒ No	
Is Applicant affiliated with a publicly traded company? ☐ Yes ☒ No	If yes, name the affiliated company:

B. APPLICANT CONTACT INFORMATION

	Name/Title	Company	Address	Email	Phone	Primary ¹
Applicant Contact Person	Eli Kopciel, Senior Vice President	Clinton PB Associates LLC	805 Third Avenue, 7th Floor, New York, NY 10022	[REDACTED]	[REDACTED]	☒
Attorney	Ross Moskowitz	Hogan Lovells	390 Madison Ave, New York, NY 10017	[REDACTED]	[REDACTED]	☐
Accountant		Extell Financial Services	9911 Shelbyville Road, Louisville, KY 40223	[REDACTED]	[REDACTED]	☐
Consultant/Other						☐

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	\$TBD
Sales Tax Waiver	\$12,342,624
Mortgage Recording Tax Benefit	\$5,291,716

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.**

[extell.com](#)

[Clinton PB Associates LLC \("Applicant"\) is an affiliate of Extell Development Company and Princeton Real Estate Partners. Extell, which was founded by Gary Barnett in 1989, is a real estate developer based in New York City and has 25+ million gross square feet of past and future developments globally. Extell is known for its high-profile and transformative projects and is distinguished by its commitment to superior design and quality. Princeton](#)

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

Real Estate Partners, founded by Joseph Tabak, is a New York City based investment firm focusing on debt and equity investments and has completed over \$16 billion of real estate transactions.

E. PROPOSED PROJECT ACTIVITIES

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

Applicant is seeking financial assistance in order to recruit a European-based tenant to New York City, instead of Las Vegas, in connection with the construction and operation of a proposed ~175,000 gross square-foot building, the bulk of which will be a 3,000-person theater/concert venue with ancillary front of house and back of house program. The venue will be owned by Applicant and leased to Isagel LLC to operate the second location of a technology driven concert experience. The total project cost is projected to be approximately \$511.7 million. The anticipated closing date of the lease is 2025, and the project is anticipated to be complete in 2028. This would be Tenant's first facility in the United States.

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: 613 11 th Avenue, New York, NY 10036		Location # of
Borough/Block/Lot: B: 1093, L: 21, 28, 129, 31, 33, 36, 42	Community Board #: CB4	Neighborhood: Midtown West
Square footage of land: 60,250	Square footage of existing building: Vacant, to be demolished	Number of Floors: Vacant, to be demolished
How is the anticipated Project Location currently used and what percentage is currently occupied? Buildings are currently vacant and are undergoing demolition.		
In the case of relocation, what will happen with Applicant's current facility? ☒ 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? ☒ Yes ☐ 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.		

Construction Information
Construction Start Date (as defined in the Policies and Instructions): 2026
Facility Operations Start Date (as defined in the Policies and Instructions): 2028
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: ~175,000 gross square feet
Anticipated square footage of <i>non-building improvements</i> 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: **0** Square feet of wet lab space preserved: **0**

Percentage of total building size dedicated to wet lab space: **0**

Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?² **The proposed project will be designed to comply with the applicable energy code requirements and be as energy efficient as financially feasible.**

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: **2026**

☐ Other:

☐ Not applicable

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: **M2-4**

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 **100%** ☐ Manufacturing/Industrial % ☐ Office %

G. ANTICIPATED OWNERSHIP

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

☒ Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.	(Projected) Acquisition date: 2025
☐ Applicant or an Affiliate leases/expects to lease the Project Location. ☐ Lease is for an entire building and property. ☐ Lease is for a portion of the building and/or property.	(Projected) Lease signing date:
☐ 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): ☐ General Partnership ☐ Limited Partnership ☐ Business Corporation ☐ Other: ☐ Limited Liability Company ☐ Sole Proprietorship ☐ 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	\$203,241,254	40%
Tenant Contribution	\$39,000,000	8%
Commercial Loan (Bank Name: TBD)	\$269,412,825	53%

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

New York City Public Funds	\$0	0%
Source:	\$0	0%
Source:	\$0	0%
New York State Public Funds	\$0	0%
Total	\$511,654,078	100%

2. Mortgage amount on which tax is levied (exclude SBA 504 financing¹):
\$211,668,635 (Construction Financing only, Permanent Loan TBD)
3. Anticipated closing date between the [lender(s)]/[financing party(s)]/[financial institution(s) and/or funder(s)] and Applicant: TBD
4. **Uses of Financing.** Provide amounts as aggregates for all Project Locations.

Uses	Total Amount	Percent of Total Financing
Land and Building Acquisition	\$210,235,442	41%
Construction Hard Costs (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	\$198,674,023	39%
Construction Soft Costs (i.e. pre-planning, legal, financing, design, etc.)	\$13,400,974	3%
Furnishings, Fixtures, & Equipment (FF&E) and Machinery & Equipment (M&E) (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.)	\$	%
FF&E purchased in NYC	\$	
M&E purchased in NYC	\$	
Closing Fees (costs associated the execution of deal, i.e. debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	\$13,870,565	3%
Debt Service	\$43,639,458	9%
Other (describe): Real Estate Tax, development fees, and contingencies	\$31,833,616	6%
Total	\$511,654,078	100%

- 4a. Indicate anticipated budgeting of Hard Costs: Electrical: 15% Carpentry: 4% Painting: 1% Plumbing: 4%
Excavation or Demolition: 24% Other: All remaining 52%
- 4b. Indicate anticipated budgeting of Soft Costs: Architecture: 14% Engineering: 21% Design: 12% Other: Legal & other Soft Costs 52%

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.

A	B	C			D	E	F	G	H
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 to be employed by Applicant			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: 20	Year 2: 20	Year 3: 20					

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.

FT Executive level	0					\$		\$	\$
FT Manager level	0					\$		\$	\$
FT Staff level	0					\$		\$	\$
Total FT Employees						\$	\$	\$	\$
Total PT Employees	0					\$	\$	\$	\$

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.

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: 2028	Year 2: 2029	Year 3: 2030					
FT Employees		60	0	0	60	\$45.30	\$19.57	\$0	\$0
PT Employees		60	0	0	60	\$19.20	\$19.00	\$0	\$0

3. Of the Total Jobs at Project Location in Column D in Table 1, how many employees are/will be NYC residents? 0

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)? 0

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

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.). **Tenant intends to offer healthcare, employer contributions for retirement plans, and on-the-job training. Additionally, Tenant also provides external training to staff as needed in order to boost skills across the company.**

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](#)".

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

9. 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?

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](#).

☐ 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.

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.

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	Suffolk Construction	1 Penn Plaza New York, NY 10119	Justin Peters, Executive Vice President, Operations				%
	Consigli Construction	1155 6 th Ave New York, NY 10036	Devin McAleese, Project Executive				%
Major Suppliers							%
							%
Unions							
Banks	Bank of America	1 Bryant Park, New York, NY 10036	Matt Galaburri, Senior Vice President				
	Deutsche Bank Securities Inc.	1 Columbus Circle, New York, NY 10019	Lainie Kaye, Managing Director				

L. ANTI-RAIDING

- 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):

- 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.

- 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
- 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

- 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
- 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

- Is the Applicant considering alternative Project Locations outside of New York City? ☒ Yes ☐ No
 - If "Yes," where? [Las Vegas](#)
- What uses are being considered for the Project Location other than those described in the Proposed Project Activities? [None](#)
- How does the Applicant intend to utilize the tax savings provided through the NYCIDA? [Offset construction and operational costs thereby making the project financially feasible for the tenant.](#)
- What are the primary sources of revenue supporting Applicant's operations? [Rent](#)

5. If the Applicant's income statement categorizes any revenues as "*Other* operating revenues," describe what revenues are captured in that category:
☐ 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,

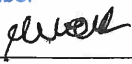
I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This 23rd day of October, 2025.

Name of Applicant: Clinton PB Associates LLC

Signatory: Gary Barnett

Title of Signatory: Member

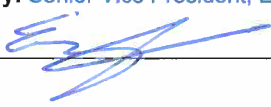
Signature: 

This 23rd day of October, 2025.

Name of Preparer: Eli Kopciel

Signatory: Eli Kopciel

Title of Signatory: Senior Vice President, Extell Development Company

Signature: 

ATTACHMENT A

Section F. Project Location Detail

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?

☒ Yes ☐ 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.

1. Isagel LLC (d/b/a ABBA Voyage)
2. A minimum of 175,000 square feet, 3,000-person theater/concert venue with ancillary back of house & front of house program
3. Tenant anticipated to occupy in 2028 for a lease term of 30 years.
4. See attached executed LOI

Section 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.

Extell Hudson Waterfront LLC:

1. Sales Tax benefit
2. Mortgage Recording Tax benefit
3. Property Tax benefit

Extell GT LLC

1. Mortgage Recording Tax benefit
2. Property Tax benefit

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.

In August 2010, Extell 3110 LLC, an entity in which Principal of Applicant was a member, disposed of the property at 356-366 Tenth Avenue, New York, NY through a deed in lieu of foreclosure to Barclays Capital Real Estate Inc. for its default on the \$58.8M loan collateralized by the property.

Exhibits

Exhibit 1 - ABBA Voyage Presentation to NYC EDC-IDA

Exhibit 2 - ABBA Voyage London - Economic and Social Report 2024

Exhibit 3 - ABBA Voyage Presentation to NYC EDC-IDA

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: West Side Theater/ Concert Venue		
Project Location (describe, and attach a general location map): Assemblage of Manhattan Lots 21, 28, 129, 31, 33, 36, 42 on Block 1093. West side of 11th Avenue between West 45th Street and West 46th street.		
Brief Description of Proposed Action (include purpose or need): The Applicant, Clinton PB Associates LLC, is applying for a tax exemption from New York City Industrial Development Agency (NYCIDA) to facilitate the construction and operation of an approximately 175,000 gross square feet (gsf) building (the "Proposed Project") at 613 Eleventh Avenue, on Manhattan Block 1093, Lots 21, 28, 129, 31, 33, 36, 42, in the Hell's Kitchen neighborhood of Manhattan Community District 4 (see Figure 1, "Site Location Map," attached). The bulk of the proposed building will be a 3,000-person theater/concert venue with ancillary front of house and back of house program. The Proposed Project will be wholly occupied by a 3rd party operator to deliver a technology-driven concert experience featuring digital performers alongside a live band. This innovative entertainment venue would create new employment opportunities, attract visitors to the area, and stimulate economic activity by revitalizing currently underutilized lots. Increased foot traffic from visitors is also expected to support and stimulate nearby commercial activity.		
Name of Applicant/Sponsor: Clinton PB Associates LLC	Telephone: [REDACTED]	
	E-Mail: [REDACTED]	
Address: 805 Third Avenue, 7th Floor		
City/PO: New York	State: New York	Zip Code: 10022
Project Contact (if not same as sponsor; give name and title/role): Eli Kopciel	Telephone: [REDACTED]	
	E-Mail: [REDACTED]	
Address: Same as above.		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as sponsor.	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	New York City Industrial Development Agency, tax relief	August 21, 2025
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Remediation Sites: V00532 (Voluntary Cleanup Program), Remediation Sites: 231109 (Active)

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

New York City Zoning Resolution, Zoning District M2-4, Special Clinton District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? New York City School District 02

b. What police or other public protection forces serve the project site?

New York City Police Precinct: 18

c. Which fire protection and emergency medical services serve the project site?

New York City Fire Company: E054

d. What parks serve the project site?

DeWitt Clinton Park, Gutenberg Playground, Hell's Kitchen Park, Matthew-Palmer Playground, Ramon Aponte Park, McCaffrey Playground, Hudson River Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial

b. a. Total acreage of the site of the proposed action? 1.38 acres

b. Total acreage to be physically disturbed? 1.38 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.38 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 31 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 1 ii. Dimensions (in feet) of largest proposed structure: _____ 67'-8" height; _____ 300 width; and _____ 200'-10" length iii. Approximate extent of building space to be heated or cooled: _____ 175,000 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 48.8+ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: New York City Water
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 19.09+ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: North River Wastewater Resource Recovery Facility
- Name of district: North River (west side of Manhattan above Bank Street)
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.38</u> acres (impervious surface) _____ Square feet or <u>1.38</u> acres (parcel size) ii. Describe types of new point sources. Under the Chapter 31 Amendments, the Unified Stormwater Rule increases the amount of stormwater required to be managed on-site and further restricts the release rates for all new and redevelopment projects _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ The project will comply with the regulations of the Unified Stormwater Rule and will meet requirements for retention-based stormwater management practices. Remaining stormwater will be discharged into the public sewer system _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____	
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☒ Weekend ☐ Randomly between hours of _____ to _____. 0 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ During the pre- and post-event peak hours, no trucks are forecasted to be generated by the proposed event space. See TDA memo attached iii. Parking spaces: Existing <u>185</u> Proposed <u>75</u> Net increase/decrease <u>-110</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ 112 MBtu/sf x 175,000 gsf = 19,600,000 MBtu ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ grid/local utility iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No	
l. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: <u>7am - 6pm</u> • Saturday: <u>9am-6pm</u> • Sunday: <u>None</u> • Holidays: <u>None</u> ii. During Operations: • Monday - Friday: <u>TBD</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Noise exceeding existing ambient noise level may come from construction equipments and activities, occurring weekdays from 7:00 AM to 6:00 PM per NYC Noise Code which also sets noise limitations for certain equipments. A noise mitigation plan will be in place to reduce impacts per NYC Noise Code.	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: To be determined following further development of the project design. Project to feature lighting similar to like-kind theaters / music venues. Current nearest occupied structures include across 45th and 46th Street (Narrow Streets) and 11th Avenue (Wide Street).	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ 3,031 tons per _____ week (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: Construction waste would be collected and recycled by a private contractor in accordance with Local Law 19 of 1989 and the City's Solid Waste Management Plan (SWMP) • Operation: Solid waste would be collected by private contractor which would be required to collect recyclable materials and deliver them to material recovery facilities under Local Law 19 of 1989 and the SWMP iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: Construction waste would be collected and recycled by a private contractor in accordance with Local Law 19 of 1989 and the SWMP • Operation: Solid waste would be collected by private contractor which would be required to collect recyclable materials and deliver them to material recovery facilities under Local Law 19 of 1989 and the SWMP	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The existing buildings on these lots include a 185-space public parking lot, auto and truck repair facilities, mixed-use and commercial buildings, and a hardware/lumber facility; all buildings are vacant, while the parking lot remains operational.

b. Land uses and covertypes on the project site. Commercial, urban building

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.38	1.38	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: <u>The Facing History School (02M303), High School of Hospitality Management, Manhattan Bridges High School (02M542), Beacon High School</u>	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: <u>Project Site has an E Designation. Adjacent parcel to the west (Lot 9) is part of an MGP remediation plan. Environmental requirements are described in West Clinton Rezoning EAS (CEQR No.: 11DCP068M)</u>	☒ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☒ Yes – Environmental Site Remediation database ☐ Neither database	☒ Yes ☐ No ☒ Yes ☐ No
Provide DEC ID number(s): _____ Provide DEC ID number(s): <u>V00532, 231109</u>	
ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): <u>231125,C231011,C231053,C231148,C231106,231109,C231077,C231024,V00532,C231047,C231141,V00531,</u>	
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <u>Closed sites:C231011,C231148,C231077,C231024,C231047,V00531,C231012</u> <u>No-Action sites:C231053,V00532,C231011A,C231125A,C231121,C231125</u> <u>Active sites:C231106,231109,C231141,C231161</u>	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: <u>N/A</u> • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No • Explain: _____																	
E.2. Natural Resources On or Near Project Site <u>N/A - developed land in an urban area</u>																	
a. What is the average depth to bedrock on the project site? <u>13 feet bgs</u> feet																	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"><u>UtA (Urban land, till substratum)</u></td> <td style="border-bottom: 1px solid black; width: 40%; text-align: right;"><u>100</u> %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		<u>UtA (Urban land, till substratum)</u>	<u>100</u> %		%		%										
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	%																
	%																
d. What is the average depth to the water table on the project site? Average: _____ feet																	
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐</td> <td style="width: 150px;">Well Drained:</td> <td style="width: 150px; border-bottom: 1px solid black;"></td> <td style="width: 100px; text-align: right;">% of site</td> </tr> <tr> <td>☐</td> <td>Moderately Well Drained:</td> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☒</td> <td>Poorly Drained</td> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right;">100 % of site</td> </tr> </table>		☐	Well Drained:		% of site	☐	Moderately Well Drained:		% of site	☒	Poorly Drained		100 % of site				
☐	Well Drained:		% of site														
☐	Moderately Well Drained:		% of site														
☒	Poorly Drained		100 % of site														
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☒</td> <td style="width: 150px;">0-10%:</td> <td style="width: 150px; border-bottom: 1px solid black;"></td> <td style="width: 100px; text-align: right;">100 % of site</td> </tr> <tr> <td>☐</td> <td>10-15%:</td> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐</td> <td>15% or greater:</td> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right;">% of site</td> </tr> </table>		☒	0-10%:		100 % of site	☐	10-15%:		% of site	☐	15% or greater:		% of site				
☒	0-10%:		100 % of site														
☐	10-15%:		% of site														
☐	15% or greater:		% of site														
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																	
h. Surface water features.																	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No																	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No																	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.																	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No																	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">•</td> <td style="width: 100px;">Streams:</td> <td style="width: 300px;">Name _____</td> <td style="width: 100px;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC)	_____	
•	Streams:	Name _____	Classification _____														
•	Lakes or Ponds:	Name _____	Classification _____														
•	Wetlands:	Name _____	Approximate Size _____														
•	Wetland No. (if regulated by DEC)	_____															
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes:																	
i. Name of aquifer: _____																	

m. Identify the predominant wildlife species that occupy or use the project site: <u>Species typical of an urban setting.</u> _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No * If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ *The fish species Shortnose Sturgeon and Atlantic Sturgeon have been documented in the Lower Hudson River and therefore, could occur in the Hudson River in the vicinity of the Subject Property. The terrestrial communities of the Subject Property do not represent habitat for the two fish species and the Proposed Project would not result in adverse impacts to species habitat.	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No <i>i.</i> If Yes: acreage(s) on project site: _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: <i>i.</i> Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: USN 06101.017173-former E. & J. Burke Co. warehouse (1912-13, Thomas J. Duff)

iii. Brief description of attributes on which listing is based:

The source appears to retain sufficient period integrity and meet criterion A for its association with the historic industrial history of Hell's Kitchen.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?

☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

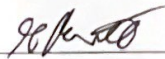
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Clinton PB Associates LLC

Date October 3rd, 2025

Signature



Title Member

PRINT FORM