



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) 600125014A
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 Quality Facility Solutions Corp.		Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer Identification or Social Security number [REDACTED]
Street address 199 Lee Avenue #297		Telephone number (718) 935-9923	Primary operator or agent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
City Brooklyn	State NY	ZIP code 11211	Email address (optional) yidel@qfs.net

Project information

Name of project 2025 NYM 145 Wolcott, LLC Project			
Street address of project site 145 Wolcott Street			
City Brooklyn	State NY	ZIP code 11231	Email address (optional)
Purpose of project <p>The acquisition, construction, renovation, furnishing and equipping of an industrial facility at the Project location for use as a film, television, and other media production studio, including four sound stages with flex production support space (including green rooms, dressing rooms, wardrobe, hair and makeup and star suites), mill space with set fabrication shop and ancillary production support space (for construction of sets, props and other elements) and creative production office space, including such other activities as may be substantially related to or substantially in support of such use or operations.</p>			

Description of goods and services intended to be exempted from New York State and local sales and use taxes Materials, goods, personal property and fixtures, supplies, machinery, and equipment, and freight, installation, maintenance and repair services at the Project site, as described in more detail in the Lease Agreement between NYCIDA and the Project Operator.			
Date project operator or agent appointed (mmdyyy) 111725	Date project operator or agent status ends (mmdyyy) 032229	Mark an X 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: 98770005.63		Estimated value of New York State and local sales and use tax exemption provided: 8765838	

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 11/17/2025	Telephone number (212) 619-5000