NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT COST/BENEFIT ANALYSIS
November 12, 2026

APPLICANTS
Green Top Farms LLC,
324 Maujer Street
Brooklyn, New York 11206

PROJECT LOCATION
324 Maujer Street
Brooklyn, New York 11206

A. Project Description:

Green Top Farms LLC, a New York limited liability company (the "Company"), is a USDA-inspected food processor, packager, and corporate dining, catering and food delivery company serving institutional and food-service clients across the New York City metropolitan area. The Company is seeking financial assistance in connection with the renovation, furnishing and equipping of a one-story 11,375 square foot building located on a 9,575 square foot parcel of land located at 324 Maujer Street, Brooklyn, New York (the "Facility"). The Facility will be owned by an affiliate of the Company and leased to the Company, which will operate the Facility as its food processing, production, packaging and delivery headquarters.

	NPV 25 years @6.25%
B. Costs to City (New York City taxes to be exempted):	
Land Tax Abatement:	$318,431
Building Tax Exemption:	$433,102
Sales Tax Exemption:	$66,141
Total Cost to NYC	**$817,674**

C. Benefit to City from Operations and Renovation (Estimated NYC direct and indirect taxes to be generated by Company):	**$17,886,153**

D. Benefit to City from Jobs to be Created (Estimated NYC direct and indirect taxes to be generated by Company):	**$13,322,086**

NYCIDA
New York City Industrial Development Agency

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"):	**Name of Operating Company (If different from Applicant):**	
Green Top Farms LLC		
Operating Company Address:	**Website Address:**	
324 Maujer Street, Brooklyn, New York 11206, United States		
EIN #:	**NAICS Code:**	(31) Manufacturing 31
[redacted]	**Other NAICS Code:**	
State andof incorporation or formation:	**Qualified to conduct business in NY?**	
03/19/2014	Yes	
Applicant Is:		
Limited Liability Company		
Is the Applicant affiliated with a publicly traded company?	No	
If yes, name the affiliated company:		
Applicant entity type:	**Project Type:**	

B. Applicant Contact Information

Provide the contact information for the relevant stakeholders that will be involved in putting together, reviewing, and/or speaking to the Application. For each individual added to the application, you will be able to designate them as an "Application Contributor" allowing them to access to edit and contribute to the online Application.

Primary Point of Contact:Thomas Thekkekandam

Application Contributors

Contact Full Name	Email	Mobile Phone	Job Title
Joshua Lee	[redacted]		Managing Member
Neil Bagchi			Attorney and Managing Partner
Paul Ma			Accountant
Thomas Thekkekandam			CFO and Managing Member

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 Request Financial Assistance
Real Estate Tax Benefits	$2,216,637.00
Sales Tax Waiver	$89,513.00
Mortgage Recording Tax Benefit	$0.00

D. Background Information

Provide a brief description of Applicant's history and the nature of its business.

Founded in 2014 by Joshua Lee and Thomas Thekkekandam, Green Top Farms LLC (GTF) is a privately held New York limited liability company. Today, the business is led by four principal owners, including its founders and other operating partners. GTF was built on a mission to reconnect New Yorkers with local farmers through regional, sustainable sourcing, fair wages for workers, and restaurant-quality food. Green Top Farms runs two integrated business lines from its commissary at 324 Maujer Street, Brooklyn. It is a USDA-inspected food processor enrolled in the New York State Grown & Certified program, producing nine certified processed-vegetable products for institutional and food-service buyers. It also operates a corporate dining and catering business, including daily breakfast and lunch, grab-and-go ready to eat foods, and event catering for large enterprises. Production is centralized at GTF's Brooklyn facility and delivered to client sites. GTF sources directly from seven New York farms (five are New York State Grown & Certified producers) and indirectly from dozens through distributors. Additional suppliers span the Catskills, Hudson Valley, Lancaster County, and central New Jersey.

Describe the proposed Project, including its purpose and Project Location.

Green Top Farms LLC ("GTF"), a for-profit New York limited liability company engaged in food processing and commissary operations, operates a USDA-inspected food production facility at 324 Maujer Street, Brooklyn, NY 11206 (Block 3021, Lot 26) (the "Project Location"). The Project Location is a one-story, plus mezzanine industrial building, containing approximately 11,375-square-feet of gross building area situated on an approximately 9,575-square-foot parcel, currently owned by Maujer Foods LLC. GTF, which operates the Project Location as its sole production facility, will acquire fee title to the property associated with execution of the Project. GTF is seeking financial assistance from the New York City Industrial Development Agency ("NYCIDA") in the form of a real property tax abatement, a mortgage recording tax abatement on a loan package including acquisition mortgage and improvements, totaling approximately $3,020,000 in principal, and a sales and use tax exemption on eligible construction materials and equipment (collectively, the "Financial Assistance"). Proceeds of the acquisition financing, together with the Financial Assistance and other funds available to GTF, will be used to: (1) support GTF's acquisition of the Facility (the "Facility") and the parcel on which it sits, located at 324 Maujer Street, Brooklyn, NY 11206 (Block 3021, Lot 26); (2) finance the construction, renovation, and equipping of the Facility — including a 1,000-square-foot cold-storage expansion, a full CO_2 refrigeration system replacement, an electrical service upgrade (from 800A to 2,000A), an air-source heat pump HVAC system, a rooftop solar photovoltaic array, building envelope improvements, electric water heating, refrigeration heat recovery, electric-vehicle charging, and decommissioning of gas service, converting the Facility to all-electric, carbon-neutral industrial operation; and (3) offset capex costs through sales tax abatements related to the Project The purpose of the Project is for GTF to acquire, own, modernize, and expand its only production facility. This will serve to increase food-production and cold-storage capacity, create 106 new permanent industrial jobs over five years, and eliminate on-site fossil-fuel combustion. GTF's planned capital improvements total approximately $1.799 million, of which permanently affixed improvements (the portion counting toward the NYCIDA $1 million minimum-investment threshold) total approximately $1.68 million, in addition to the acquisition financed above.

E. NYCIDA Industry Details

This document includes pre-filled context sections for multiple industries. Each section provides background information tailored to a specific industry type.

Only the section that corresponds to your organization's industry is relevant to your application. All other industry sections are included for reference purposes only and can be disregarded.

General Commercial Questions

1. Projected Stabilization Date:

2. If the Applicant has employees at the Facility, describe their roles:

Battery Energy Storage system Questions

Battery Energy Storage Systems

MW generated	MWh generated	Square Feet (GSF) occupied by the BESS

1. Total Number of BESS on the site:

2. Total MW Generated

   0

3. Total MWh Generated

   0

4. Will the Project be compensated under the Value of Distributed Energy Resources ("VEDR") Program?

5. What will the primary revenue source be?

6. Will the Project include solar systems in addition to the battery system?

7. Does the applicant, or any affiliated entities currently participate or plan to participate in workforce development programs specific to clean energy?

   If yes, describe program(s)

8. Does the applicant, or any affiliated entities thereof, currently participate in (or plan to participate in) workforce development programs specific to the life sciences sector?

   If Yes, describe program(s)

Film Studio Questions

1. What type of studio facility is being proposed? (e.g. soundstages, post-production, backlot, mixed-use)

2. What aspect of production will the facility support? (production, post-production, animation, virtual production, etc.)

3. What is the projected number of productions that will be hosted annually?

4. Does the Applicant, or any of its affiliates, have any history applying for and/or receiving state film production tax credits?

   If yes, describe production tax credits:

Manufacturer Questions

1. Does the Applicant, or any of its affiliates, currently participate in or plan to participate in any workforce development or apprenticeship programs?

   If yes, describe workforce development or apprenticeship program(s)

M-CORE Questions

1. Describe any changes to the forward-looking budget from the pre-application. Have any costs been incurred since the pre-application submission date?

Life Sciences Questions

Type of Specialized Space	Square Feet (GSF) of specialized space created	Square Feet (GSF) of specialized space preserved
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

1. Does the project involve the creation or preservation of specialized space (e.g., graduation suites, vivariums, or cGMP manufacturing suites)?

2. How does the project support the advancement of New York City's life sciences sector?

3. Does the applicant, or any affiliated entities thereof, currently participate in (or plan to participate in) workforce development programs specific to the life sciences sector?

   If yes, describe workforce development program(s)

F. Project Location Details

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:	324 Maujer Street, Brooklyn, New York 11206			**Location #:**	PL-1079
Borough:	**Block:**	**Lot:**	**Community Board #:**	**Neighborhood:**	
Brooklyn	3021	26	1	1	
Square footage of land:	**Square footage of existing building:**	**Number of Floors:**			
9,575	11,375	1			
How is the anticipated Project Location currently used?					
Green Top Farms LLC ("GTF"), a for-profit New York limited liability company engaged in food processing and commissary operations, operates a USDA-inspected food production facility at 324 Maujer Street, Brooklyn, NY 11206 (Block 3021, Lot 26) (the "Project Location"). The Project Location is a one-story, plus mezzanine industrial building, containing approximately 11,375-square-feet of gross building area situated on an approximately 9,575-square-foot parcel, currently owned by Maujer Foods LLC. GTF, which operates the Project Location as its sole production facility, will acquire fee title to the property associated with execution of the Project.					
What percentage is currently used?	100%				
Is there a potential case for relocation?	No				
In the case of relocation, what will happen with the Applicant's current facility?					
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?					
Provide additional Details:					
Describe the proposed project, including its purpose and project location:					
Anticipated closing date between issuer and applicant:					
Construction Information					

Anticipated Square footage of Facility after construction and/or renovation:	11,375
Anticipated square footage of non-building improvements after construction and/or renovation:	
Please describe any non-building improvements after construction and/or renovation (e.g., parking lot construction):	
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?	Yes
Which of the statements best reflects your current stage in the contractor procurement process?	The procurement process has not begun

Anticipated Selection Date:		**Describe Current Stage in Procurement Process:**
Facility Operations Start Date (as defined in the Policies and Instructions):	01/04/2027	
Construction Start Date:	01/04/2027	
Anticipation Construction Completion Date:	12/29/2028	

Does the project involve subsurface disturbance or excavation?	**Does the Project involve the construction of a new building or an expansion/renovation of an existing building?**
	Yes

Zoning Information	
Is a zoning variance or special permit required for the Project to proceed at the Project Location?	No
If yes, describe the nature of required zoning variance or special permits, including which agencies are involved, and the anticipated schedule to receive approval:	
Is the Project subject to any other city, state, or federal approvals?	No
If yes, 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?	No
Is the Project Location within the NYC Coastal Zone Boundary?	No

Intended Uses of Project Location

Retail %:	Manufacturing / Industrial %:	Commercial Office %:	Residential %:	Other %:
0.00	90.00	10.00	0.00	0.00

If Residential, please describe number of units and percentage of affordable and affordable housing financing

G. Anticipated Ownership

1. What is the most accurate description of the Project Location's anticipated ownership?

   Applicant or an Affiliate is/expects to be the Project Location's fee simple owner

Acquisition Date:	Lease Signing Date:	Lease Applicability:
10/31/2026		
If neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Briefly describe the Applicant's interest in Project Location:		

2. Does/will an affiliate own/control the Project Location?

Name of Affiliate:	Address of Affiliate:
Maujer Foods LLC	234 Centre Island Road, Oyster Bay, New York 11771, United States
Affiliate is a:	
Limited Liability Company	

H. Sources of Financing

Provide amounts as aggregates for all Project Locations.

Source Type	Source Description	Amount of Total Financing ($)	Percent of Total Financing (%)
Commercial Loan		$700,000.00	38.91%
Commercial Loan		$1,099,000.00	61.09%
	TOTALS:	$1,799,000.00	**100%**

Mortgage amount on which tax is levied (Exclude SBA 504 financing)[1]:

$3,020,000.00

Anticipated closing date between Issuer and Applicant:

10/30/2026

[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.

I. PROJECT FINANCING

Use Type	Use Description	FF&E purchased in NYC ($)	M&E purchased in NYC ($)	Amount of Total Uses ($)	Percent of Total Uses (%)
Construction Hard Costs	Electrical service upgrade to 1200A, Envelope improvements for energy efficiency, Gas Decomissioning			$454,000.00	25.24%
Construction Soft Costs	Electrical load studies, engineering, post commissioning audits, optimization, Architecture and design.			$118,000.00	6.56%
Furnishings, Fixtures & Equipment (FF&E) and Machinery & Equipment (M&E)	Solar array, CO2 refrigerant replacement, Cold Storage, HVAC heat pump, Electric Water heater, Lighting and Controls, EV Charging Stations			$1,152,000.00	64.04%
Closing Fees	IDA fees and bank closing costs			$75,000.00	4.17%
			TOTALS:	$1,799,000.00	**100%**

Hard Costs Please indicate anticipated budgeting of Hard Costs.					
Electrical (%):	**Carpentry (%):**	**Painting (%):**	**Plumbing (%):**	**Excavation or Demolition (%):**	**Other (%):**
40.00	0.00	0.00	35.00	0.00	25.00
If Other, please describe other hard costs:					
Cold storage expansion (1000 sqft), Envelope improvements (sealing, air curtains, insulation), Gas decommissioning and utility termination, Refrigeration heat recovery					

Soft Costs Please indicate anticipated budgeting of Soft Costs.			
Architecture (%):	**Design (%):**	**Engineering (%):**	**Other (%):**
10.00	20.00	70.00	0.00
If Other, please describe other soft costs:			

J. JOB CREATION SCHEDULE

The following information will be used as part of the Issuer's calculation of the Project's benefit to the City, and as a basis for comparison with the employment information that the Applicant will be required to report on an annual basis for the term of the Project Agreement (as defined in the Policies and Instructions).

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.
- **Full-time ("FT")** employees are defined as those working 35 hours or more per week.

Hourly wages 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 on the number of jobs added at this project location will be used to determine eligibility for participation in the **HireNYC Program**. For program information, see the *Additional Obligations* document. If eligible for the HireNYC Program participation, **NYCEDC** will provide additional details.

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	Average hourly wage for Year 1	Lowest hourly wage for Year 1
		Year 1	Year 2	Year 3			
FT Executive level	8	2	1	0	11	$97.25	
FT Manager level	17	9	5	5	36	$52.20	
FT Staff level	57	28	13	11	109	$40.49	
Total FT Employees	82	39	19	16	156	$63.00	
Total PT Employees	8	4	1	2	15	$24.09	

K. JOB CREATION SCHEDULE – UNAFFILIATED TENANTS

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	Average hourly wage for Year 1	Lowest hourly wage for Year 1
		Year 1	Year 2	Year 3			
Total FT Employees	0	0	0	0	0	$24.09	$0.00
Total PT Employees	0	0	0	0	0	$0.00	$0.00

L. EMPLOYMENT INFORMATION

Complete this section based on the Project Location(s) described above.

1. Of the Total Jobs at the Project Location, how many employees are/will be NYC residents?

   154

2. How many employees at the Project Location will be paid below living wage at Project Start Date (as defined in the Policies and Instructions)?

   0

3. Does the project currently have, or anticipate having, contract or vendor employees at the Project Location?

   Yes

4. 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.):

Partially subsidized medical, dental and vision insurance Fully subsidized MEC healthcare plan 401k Paid Time Off Sick Leave End of year company-wide performance bonus On-the-job training Daily free team member breakfast and lunch

5. 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?
   Yes

   If no, explain why and provide a FT employee count using the Act "FTE Employee Calculator":
   [https://www.healthcare.gov/shop-calculators-fte/]

6. 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

   If no, explain why the applicant is not currently providing paid sick time to employees

7. Will the project use an apprenticeship program approved by the New York State Department of Labor?
   No

M. LABOR

"Companies" refers to the Applicant and its Affiliates. For each item below, check the box if it applies to any Company; if none apply, indicate "None of the above." at the bottom of this section.

1. During the current calendar year or any of the prior five calendar years, did any Company experience labor unrest (e.g., actual or threatened strikes, handbilling, consumer boycotts, mass demonstrations, or similar activity)?
   No

   If Yes, provide additional details:

2. Has there been any period when any Company failed to complete and retain, or does not expect to complete and retain—required documentation for this inquiry (e.g., Employment Eligibility Verification (I-9) forms)?
   No

   If Yes, provide additional details:

3. During the current calendar year or any of the prior five calendar years, did any Company receive a federal and/or state unfair labor practice complaint?
   No

   If Yes, provide additional details:

4. During the current calendar year or any of the prior three calendar years, did the U.S. Department of Labor, the New York State Department of Labor, the NYC Office of the Comptroller, or any other government agency with labor/wage oversight inspect any Company's premises or audit any Company's payroll records?
   Yes

   If Yes, provide additional details:

   In 2024 the NYS DOL conducted a routine audit of Green Top Farms LLC's payroll records for 2022 and 2023. All requested records were provided and the audit was concluded with approximately $14,283 of uncollected unemployment insurance premiums due.

5. During the current calendar year or any of the prior five calendar years, does any Company have pending or threatened requests for arbitration, grievance proceedings, or other labor disputes?
   No

   If Yes, provide additional details:

6. Have any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
   No

   If Yes, provide additional details:

7. Now or at any time during the current calendar year or any of the prior five calendar years, have any Company's employment practices been the subject of complaints, claims, proceedings, or litigation alleging discrimination in hiring, firing, promotion, compensation, or general treatment of employees?
   Yes

   If Yes, provide additional details:

   In mid-2023 an individual who had been terminated from Green Top Farms LLC due to documented performance issues and misbehavior made a complaint to the EEOC, including baseless allegations of discrimination. The EEOC declined to pick up the matter. Two years later, the plaintiff's attorney sought permission to sue in order to try to leverage a settlement. The matter was settled out of court for a small sum.

8. Are any of the Companies' employees not authorized to work in the United States?
   No

   If Yes, provide additional details:

9. None of the statements above apply to any company (Indicate "Yes", if none above apply):
   No

N. FINANCIALS

"Companies" refers to the Applicant and its Affiliates. For each item below, check the box if it applies to any Company; if none apply, indicate "None of the above." at the bottom of this section.

1. Has Applicant, Affiliate(s), Principal(s), or any close relative 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?
   No

   If Yes, provide additional details:

2. 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?
   No

   If Yes, provide additional details:

3. 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

   If Yes, provide additional details:

   Green Top Farms LLC received an Excelsior ESD Job Credits Incentive Proposal in 2022. Subsequently we requested an extension to begin the schedule of benefits in 2025 due to a business slowdown in 2022 and 2023 caused by NYC deciding to early terminate a number of Covid era emergency program contracts that made a large portion of Green Top Farms' revenues during those years. The schedule of benefits, should we be able to avail of them, is for $1.875M of credits over 10 years.

4. 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.
   No

   If Yes, provide additional details:

5. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?
   No

   If Yes, provide additional details:

6. Has applicant failed to file required tax returns?
   No

   If Yes, provide additional details:

7. None of the statements above apply to any company (Indicate "Yes", if none above apply):
   No

O. REFERENCE INFORMATION

Provide contact information for the Applicant's references. List any **"Major Suppliers"** (those that compose more than 10% of goods, services, and materials).

Please provide at least one **Bank reference** and one reference from a **Major Supplier**. A "Major Supplier" is defined as a supplier that provides more than 10% of goods, services, and materials.).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenue (Major Supplies)

Major Supplier	Baldor Specialty Foods	155 Food Center Drive Bronx New York United States 10474	William Pandiscia	[redacted]	7.5
Major Supplier	Driscoll Foods	6 Westbelt Wayne New Jersey United States 07470	Mitch Fink		3
Bank	JP Morgan Chase Bank NA	7906 Broadway Elmhurst New York United States 11373	Ria Hermogenes		

P. 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?
   No

   If Yes, provide additional details:

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?
   No

   If Yes, provide additional details:

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?

   If Yes, provide additional details:

4. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?

   If Yes, provide all information relevant to such future removal and/or abandonment:

Q. 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
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

If you answered "Yes" to any of the statements above. Please provide more information:

R. Supermarket Development & Operations

1. Will the Project Location participate in the Supplemental Nutrition Assistance Program ("SNAP")?

   If No, please describe why:

2. Will the Project Location participate in Special Supplemental Nutrition Program for Women, Infants and children ("WIC")?

   If No, please describe why:

3. Please describe the Applicant pricing strategy for Project Location and Affiliate track record of success operating supermarkets in other New York City neighborhoods.

4. Will the Project Location participate in any other community-focused programs or partnerships (e.g. senior discounts, cooking demonstrations, volunteer days, etc.)?

   If Yes, describe each activity and its frequency (e.g. daily senior discounts, weekly healthy cooking demonstrations, etc.)

5. Do Applicant and/or its Affiliates own and/or operate other supermarkets or supermarket-related businesses in New York City?

   If Yes, list all businesses:

Store & Company Name	Address	Size (sf)	Years in Operation	Owned or Leased

6. Do the Applicant and/or its Affiliates own and/or operate any other businesses in New York City?

   If Yes, describe the nature of business and years in operation:

7. Will the Project Location participate in Special Supplemental Nutrition Program for Women, Infants and children ("WIC")?

If Yes, describe the applicable FRESH Zoning benefits (i.e. additional development rights, reduction in required parking, larger as-of-right in M1), primary applicant company, and anticipated schedule for approval:

S. ADDITIONAL QUESTIONS

1. Is the Applicant considering alternative Project Locations outside of New York City?

   No

   If Yes, where is the relocation being considered?

2. What uses are being considered for the Project Location other than those describe in the Proposed Project Activities?

   None.

3. How does the Applicant intend to utilize tax savings provided through NYCIDA?

   The tax savings will enable Green Top Farms to maintain and improve benefits and compensation packages offered at all levels of our team as well as to avoid exceeding our cash and debt resources in the execution of needed capital improvements. This project and the benefits provided by NYCIDA will enable us to transform our existing commissary kitchen into a more efficient, higher capacity production facility and build our staff.

ATTACHMENT 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 (FEAF)**

B. ☒ **Short Environmental Assessment Form (SEAF)**

C. ☒ **Internal Background Investigation Questionnaire**

D. ☒ **Doing Business Data Form**

E. ☒ **Past 3 years of financial statements**

F. ☒ **Contract of Sale or Lease Agreement**

G. ☒ **Operating pro forma or other financial analysis**

H. ☒ **Investor Presentation (if available)**

I. ☒ **Current Payroll**

J. ☒ **Hiring, Professional Development and Promotion Policies Plan**

K. ☒ **Signed Inducement Letter on company letterhead**

L. ☒ **Executed Commitment Letter or Terms Sheet**

M. ☒ **Organizational Chart of Applicant and Affiliates**

N. ☒ **Policies and Instructions document signature page**

O. ☒ **Additional Obligations document signature page**

P. ☒ **Letter of community support**

Q. ☒ **Copy of Acord Certificate of Liability Insurance**

Executive Resumes and Bios				
Title	**First Name**	**Last Name**	**Bio**	**Resume Attached**
CEO	Alexander	Raddock		☒
COO	Elizabeth	Kalin		☒
Chief Culinary Officer	Anup	Joshi		☒

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 Issuer'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 Issuer 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 Issuer 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 Issuer with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Issuer or NYCEDC may take to investigate and verify such information; that the Issuer may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Issuer 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 Issuer may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Polices 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 Issuer shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Issuer presents Applicant's proposed Project to the Board for approval, the Issuer does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Issuer obtains such approval, such approval shall not constitute a guaranty from the Issuer 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 Issuer 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 Build NYC 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 Issuer discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuer to make such disclosure and hereby releases the Issuer from any claim or action that Applicant may have or might bring against the Issuer, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Issuer 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 Issuer **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,

Name of Applicant	Green Top Farms LLC
Signatory	Thomas A Thekkekandam
Title Of Signatory	Managing Member and CFO
Signature	Thomas A Thekkekandam
Applicant Signature Date	09/15/2026

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,

Name of Preparer	Green Top Farms LLC
Signatory	Thomas A Thekkekandam
Title Of Signatory	Managing Member and CFO
Signature	Thomas A Thekkekandam
Preparer Signature Date	09/15/2026

Short Environmental Assessment Form
Part 1 - Project Information

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Green Top Farms 324 Maujer Street Commissary

Project Location (describe, and attach a location map):
324 Maujer Street, Brooklyn, NY 11206 - one-story + mezzanine industrial building ~11,375-sqft gross area

Brief Description of Proposed Action:
The purpose of the Project is for the Applicant to acquire, modernize, and expand an approximately 11,375 sqft food production commissary to ensure long-term viability and optimization of the location as a home for NYC-based corporate meal service. This project will serve to increase food-production and cold-storage capacity, create new permanent industrial jobs, and eliminate on-site fossil-fuel combustion. The proposed actions are to install a rooftop solar array (80.52 kW), fully electrify the facility, including conversion of all production equipment from gas to electric, replacement of CO2 refrigerant, 1000 sqft cold storage expansion, Electrical service upgrade from 800 to 2000A, installing an HVAC Heat Pump system, and envelope

Name of Applicant or Sponsor:	Telephone: [redacted]
Green Top Farms LLC	E-Mail: [redacted]

Address:
324 Maujer Street

City/PO:	State:	Zip Code:
Brooklyn	NY	11206

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.22 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? 0.22 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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: Rooftop solar (80.52 kW), fully electrification, replacement of CO2 refrigerant, 1000 sqft cold storage expansion, electrical service upgrade from 800 to 2000A, HVAC Heat Pump system, and envelope improvements for insulation and energy efficiency	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. 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?	☑	☐
b. 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?	☑	☐

	NO	YES
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ■ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
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:	☑	☐
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: None found in NYS Department of Environmental Conservation DER Environmental Remediation Databases	☐	☑
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): None of the above apply.		

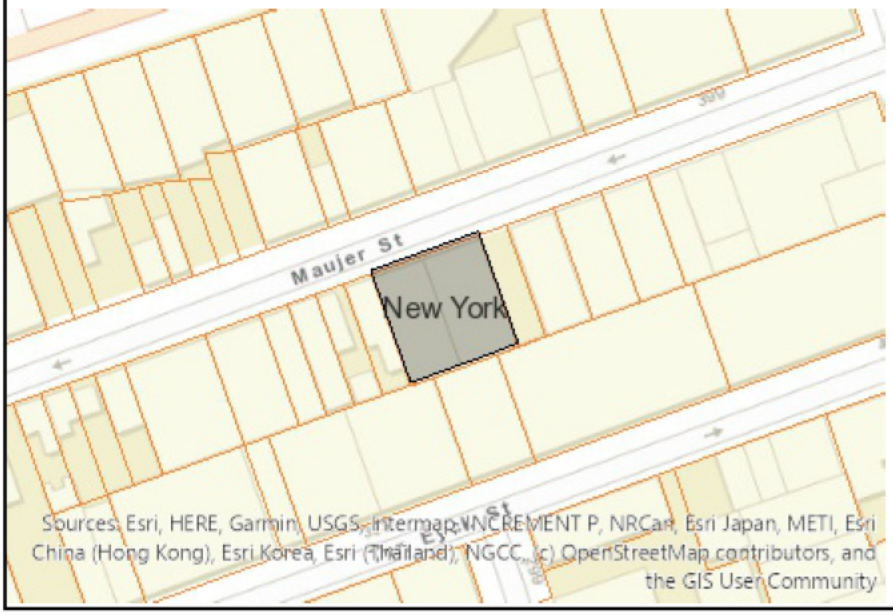
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Green Top Farms LLC Date: 9/14/26

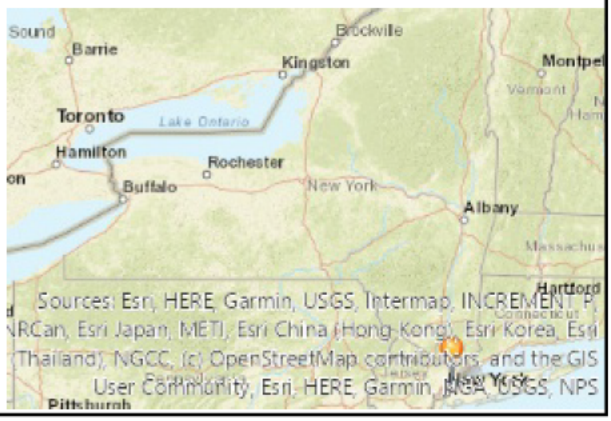
Signature: _____ Title: Managing Member

EAF Mapper Summary Report

Monday, September 14, 2026 10:25 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes