

Redacted

FORM APPLICATION FOR FINANCIAL ASSISTANCE
TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

PROJECT APPLICATION

6/16

DATE: April 26th, 2018

APPLICATION OF: Tenants in Common: Park Lake Owner LLC (51.25%),
S Jaffee Family TIC LLC (24.375%), E Nelson Family TIC LLC (24.375%)
Name of Owner and/or User of Proposed Project

ADDRESS: 32 East 31st Street, 9B
New York, NY 10016

CONTACT: Rick Gropper

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

Type of Application: PILOT Assumption, Modification and Extension
 Tax-Exempt Bond Taxable Bond
 Straight Lease Refunding Bond
 Special Straight Lease

Part I: Owner & User Data

1. Owner Data:

Tenants in Common: Park Lake Owner LLC (51.25%),

A. Owner (Applicant for assistance): S Jaffee Family TIC LLC (24.375%), E Nelson Family TIC LLC (24.375%)

Address: 32 East 3 1st Street, 9B

New York, NY 10016

Federal Employer ID #: Park Lake Owner I.I.C. Website: _____

Owner Officer Certifying Application: Paul Odland (Park Lake Owner LLC)

Title of Officer: Principal

Phone Number: _____ E-mail: _____

B. Business Type:

Sole Proprietorship Partnership Privately Held

Public Corporation Listed on _____

State of Incorporation/Formation: New York

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Real Estate development company

D. Owner Counsel:

Firm Name: Forchelli, Deegan, Terrana

Address: 333 Earle Ovington Blvd., Suite 1010

Uniondale, New York 11553

Individual Attorney: Daniel P. Deegan

Phone Number: _____ E-mail: _____

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name	Percent Owned
------	---------------

S Jaffee Family TIC LLC	24.375%
E Nelson Family TIC LLC	24.375%
Park Lake Owner LLC	51.25%

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

Park Lake Owner LLC: Belveron Partners: 95.12%; Camber Property Group LLC: 4.88%

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

See above

I. List parent corporation, sister corporations and subsidiaries:

See above

J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village,

or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

No

K. List major bank references of the Owner:

Zachary Bermudez, Signature Bank

Nikhil Malladi, Santander Bank

2. User Data

(for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user)

Tenant in Common:

A. User (together with the Owner, the "Applicant"): Park Lake Owner LLC (51.25%)

Address: 32 East 31st St., 9th Fl

New York, NY 10016

Federal Employer ID #: See above

Website: None

NAICS Code. _____

User Officer Certifying Application: Paul Odland

Title of Officer: Principal

Phone Number: _____

E-mail: _____

B. Business Type:

Sole Proprietorship

Partnership

Privately Held

Public Corporation

Listed on _____

State of Incorporation/Formation: New York

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Real estate holding company

D. Are the User and the Owner Related Entities? Yes No

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: Forchelli, Deegan, Terrana

Address: 333 Earle Ovington Blvd., Suite 1010
Uniondale, New York 11553

Individual Attorney: Daniel P. Deegan

Phone Number: _____ E-mail: _____

F. Principal Stockholders or Partners, if any (5% or more equity):

Name	Percent Owned
<u>Belveron Partners:</u>	<u>95.12%</u>
<u>Camber Property Group LLC:</u>	<u>4.88%</u>
_____	_____

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No

- ii. ever been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

H. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

See above

- I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

See above

- J. List parent corporation, sister corporations and subsidiaries:

See above

- K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

N/A

- L. List major bank references of the User:

John Zieran, Signature Bank

Nikhil Malladi, Santander Bank

Part II – Operation at Current Location

*** (if the Owner and the User are unrelated entities, answer separately for each) ***

295, 299 and 317 South Franklin Street, 4-118 Martin Luther King Drive,

1. Current Location Address: 57, 61 and 62 Oakland Street and 69 and 70 Dorlon Street
 2. Owned or Leased: Owned
 3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):
11.78 acres of land; 196,978 square feet of building space, 14 buildings ranging from 1 to 3 floors containing 240 affordable housing residential units (132 2-bedroom and 108 3-bedroom) and one commercial unit leased to the Policeman's Benevolent Association.
 4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:
HUD Section 8 affordable housing.
-
-

5. Are other facilities or related companies of the Applicant located within the State?

Yes No 755 White Plains Rd., Bronx, NY 10473
1340 Stratford Ave., Bronx, NY 10472

A. If yes, list the Address: 820 Thieriot Ave., Bronx, NY 10473

6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes No

A. If no, explain how current facilities will be utilized: All facilities are independently managed.

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

7. Has the Applicant actively considered sites in another state? Yes No

A. If yes, please list states considered and explain: _____

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes No

A. Please explain: _____

9. Number of full-time equivalent employees at current location and average salary: _____

8 full-time and 1 part-time local union employees with an average salary of \$44,717.19/year.

Three employees live in the village of Hempstead.

Part III – Project Data

1. Project Type:

A. What type of transaction are you seeking?: (Check one) N/A

Straight Lease Taxable Bonds Tax-Exempt Bonds

Equipment Lease Only

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption

Mortgage Recording Tax Exemption

PILOT Agreement:

2. Location of project: 295, 299 and 317 South Franklin Street, 4-118 Martin Luther King Drive,

A. Street Address: 57, 61 and 62 Oakland Street and 69 and 70 Doflon Street

B. Tax Map: District _____ Section 36 Block 11 Lot(s) 34 Block 486 Lots(s) 29
Block 12 Lots(s) 54

C. Municipal Jurisdiction: Block 485 Lots(s) 21 and 23

- i. Town: Hempstead
- ii. Village: Hempstead
- iii. School District: Hempstead

D. Acreage: 11.72

3. Project Components (check all appropriate categories):

A. Construction of a new building Yes No

i. Square footage: N/A

B. Renovations of an existing building Yes No

i. Square footage: Improvements throughout the 196,978 sq. ft. facility

C. Demolition of an existing building Yes No

i. Square footage: N/A

D. Land to be cleared or disturbed Yes No

i. Square footage/acreage: N/A

E. Construction of addition to an existing building Yes No

i. Square footage of addition: N/A

ii. Total square footage upon completion: N/A

F. Acquisition of an existing building Yes No

i. Square footage of existing building: 14 buildings; 196,978 sq. ft.

G. Installation of machinery and/or Equipment Yes No

i. List principal items or categories of equipment to be acquired: N/A

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location? No.

i. If no, please list the present owner of the site: Park Lake Residence, L.P.

B. Present use of the proposed location: HUD Section 8 affordable apartments

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) Yes No

i. If yes, explain: PILOT Agreement and Installment Sales Agreement with IDA

D. Is there a purchase contract for the site? (if yes, explain): Yes No

Purchase and sale agreement has been signed with Park Lake Residence, L.P.

E. Is there an existing or proposed lease for the site? (if yes, explain): Yes No

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: No change to existing use (4.B.)

B. Proposed product lines and market demands: Affordable housing

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

2,500 sq. ft. one story commercial building leased to Policeman's Benevolent Association / Police Athletic League for \$1/year

D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

The purpose of the project is to maintain affordable housing for the community.

E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes No

- i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location? N/A

6. Project Work:

A. Has construction work on this project begun? If yes, complete the following:

Renovations to begin after closing

- i. Site Clearance: Yes No % COMPLETE _____
- ii. Foundation: Yes No % COMPLETE _____
- iii. Footings: Yes No % COMPLETE _____
- iv. Steel: Yes No % COMPLETE _____
- v. Masonry: Yes No % COMPLETE _____
- vi. Other: _____

B. What is the current zoning?: Residential - B

C. Will the project meet zoning requirements at the proposed location?

Yes No

D. If a change of zoning is required, please provide the details/status of the change of zone request: N/A

E. Have site plans been submitted to the appropriate planning department? Yes No N/A

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

- i. Acquisition: May 2018
- ii. Construction/Renovation/Equipping: June 2018

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: Project will remain in use and occupied.

Renovations will take 60-90 days

Part IV – Project Costs and Financing

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ <u>42,000,000</u>
Building(s) demolition/construction	\$ _____
Building renovation	\$ <u>1,000,000</u> (includes equipment)
Site Work	\$ _____
Machinery and Equipment	\$ _____
Legal Fees	\$ <u>TBD</u>
Architectural/Engineering Fees	\$ <u>TBD</u>
Financial Charges	\$ <u>TBD</u>
Other (Specify)	\$ <u>TBD</u>
Total	\$ <u>43,000,000</u>

2. Method of Financing:

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ <u>31,500,000</u>	<u>10</u> years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution:	\$ <u>11,500,000</u>	<u>N/A</u> years

Total Project Costs \$ 43,000,000

i. What percentage of the project costs will be financed from public sector sources?

0%

3. Project Financing:

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes No

i. If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

N/A

C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

N/A

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

N/A

Part V – Project Benefits

1. Mortgage Recording Tax Benefit:

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 31,500,000

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and 0.75%):

\$ 236,250

2. Sales and Use Tax Benefit:

A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 1,000,000

B. Estimated State and local Sales and Use Tax exemption (product of 8.625% and figure above):

\$ 86,250

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

- i. Owner: \$ 86,250
- ii. User: \$ 0

3. Real Property Tax Benefit:

A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: No

B. Agency PILOT Benefit:

- i. Term of PILOT requested: 10 year, plus 10 year extension
- ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attached such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit to be granted by the Agency.

*** This application will not be deemed complete and final until Exhibit A hereto has been completed and executed.***

Part VI – Employment Data

1. List the Applicant's and each users present employment, and estimates of (i) employment **at the proposed project location** at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* ("LMA") that would fill the full-time and part-time jobs at the end of the second year following completion:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>
Part-Time**	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

* The Labor Market Area includes the County/City/Town/Village in which the project is located as well Nassau and Suffolk Counties.

** Agency staff converts Part-Time jobs into FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Salary Wage Earners	\$44,727.19	
Commission Wage Earners		
Hourly Wage Earners		
1099 and Contract Workers	\$58,000.00	

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant’s financial condition? (if yes, furnish details on a separate sheet)

Yes No

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? (If yes, furnish details on a separate sheet)

Yes No

3. Is there a likelihood that the Applicant would not proceed with this project without the Agency’s assistance? (If yes, please explain why; if no, please explain why the Agency should grant the benefits requested)

Yes No

Assumption and extension of the PILOT is essential for the property to remain affordable housing held by a taxable entity.

4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

If Owner is not able to achieve the assumption and extension of PILOT agreement, Owner LLC will be required to explore potential conversion to market-rate rents for some portion of the complex, which could negatively affect existing tenants and reduce the affordable housing stock in Hempstead.

5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial MA

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees, that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies

Initial MA

7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Initial MA

8. The Applicant confirms and acknowledges 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 exemption claimed by reason of the Agency's involvement the Project.

Initial MA

9. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Initial MA

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial M

11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial M

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial M

13. The Applicant confirms and hereby acknowledges it has received the Agency's [Construction Wage] Policy attached hereto as Schedule B and agrees to comply with the same.

Initial M

14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's [Recapture and Termination] Policy, attached hereto as Schedule C.

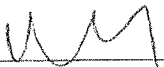
Initial M

Part IX – Certification

Rick Gropper (name of representative of company submitting application) deposes and says that he or she is the Authorized Signatory (title) of Park Lake Owner LLC, the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.


Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the [Hempstead] Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.



Representative of Applicant

Sworn to me before this 26th
Day of APRIL, 20 18
#02R06373515
(seal)


JAMES ROGERS