NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY

NOTICE OF PUBLIC HEARING

The New York City Industrial Development Agency (the “Agency”) is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to enter into straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the “State”) and to improve their prosperity and standard of living. The Agency has been requested to participate in straight-lease transactions for the purposes and at the addresses also identified below. As used herein, the “City” shall mean The City of New York. All dollar amounts, square footage amounts and wage information shown below are approximate numbers.

Company Name(s): Deerfield Management Company, L.P., a Delaware limited partnership specializing in investment, incubation, management and operation of healthcare and life sciences companies or an affiliated entity (the “Company”). Project Description: The Company seeks financial assistance in connection with the acquisition of a 244,157 gross square foot building located on a 20,737 square foot parcel of land located at 345 Park Avenue South, New York, New York 10154 (the “Building”) for the purpose of renovating, furnishing and equipping a majority of the usable area of the Building for use as laboratories, laboratory support facilities, office space and other uses applicable to life sciences industries (the “Facility”). The Company proposes to lease, license and/or convey portions of the Facility to users engaged in such life science industry uses. Address: 345 Park Avenue South, New York, New York 10154. Type of Benefits: Payments in lieu of City real property taxes, partial exemption of City and State mortgage recording taxes and exemption from City and State sales and use taxes. Total Project Cost: $605,000,000. Projected Jobs: 708 full time equivalent jobs created. Hourly Wage Average and Range: $113/hour, estimated range of $15/hour to $179/hour.

Company Name(s): A Hudson Yards Commercial Construction Project straight-lease transaction for the benefit of BOP SE LLC, a Delaware limited liability company, or its affiliate (the “Company”). Project Description: The Company seeks financial assistance in connection with the construction of an approximately 2,000,000 gross square foot, class-A office building to be known as Two Manhattan West (the “Facility”). Address: The Facility will be constructed on an approximately 62,000 square foot parcel of land comprising a portion of Block 729, Lot 51 on the current Tax Map for the Borough of Manhattan, located at 375 9th Avenue, New York, New York 10001. Type of Benefits: Payments in lieu of City real property taxes and payments in lieu of City and State mortgage recording taxes. Total Development Cost: $2.4 billion. Projected Jobs: To be determined; see website for more information. Hourly Wage Average and Range: To be determined; see website for more information.

Company Name(s): JLJ Bricken, LLC (the “Company”), a New York limited liability
company engaged in the maintenance, operation and leasing of real property. **Project Description:** The Company seeks financial assistance in connection with the retention of 40,000 square feet of garment manufacturing space across two facilities, consisting of an 163,103 square foot building, located on an 11,282 square foot parcel of land located at 225 West 37th Street, New York, New York 10018 and a 137,887 square foot building, located on a 9,126 square foot parcel of land located at 230 West 38th Street, New York, New York 10018 (collectively, the “Facilities”). The Company owns and operates the Facilities and leases space to garment manufacturers. **Addresses:** 225 West 37th Street, New York, New York 10018; 230 West 38th Street, New York, New York 10018. **Type of Benefits:** Payments in lieu of City real property taxes. **Projected Jobs:** approximately 76 existing full time equivalent jobs. **Hourly Wage Average and Range:** $43.19 /hour.

**Company Name(s):** New Anns, Inc., a New York corporation (the “Company”), an affiliate of New Era Foods One, Inc., a New York corporation that is a supermarket developer and operator. **Project Description:** The Company seeks financial assistance in connection with the furnishing and equipping of an approximately 14,970 square foot retail condominium (the “Facility”) to be located within a 10-story, approximately 180,040 square foot mixed-use facility located on an approximately 24,150 square foot parcel of land located at 345 St. Ann’s Avenue, Bronx, New York 10454 (the “Premises”). The Premises will be owned by TCB Mott Haven Housing Development Fund Corporation and the Facility will be leased to and operated by the Company as a full service supermarket. **Address:** 345 St. Ann’s Avenue, Bronx, New York 10454. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Development Cost:** $2,400,000. **Projected Jobs:** 0 full time equivalent jobs currently, 59 full time equivalent jobs projected. **Hourly Wage Average and Range:** $15.54/hour, estimated range of $15.00/hour to $20.00/hour.

For any updates to project information after the date of this notice, please visit the website of New York City Economic Development Corporation (“NYCEDC”) at www.nycedc.com/nycida-project-info.

The Agency is committed to ensuring meaningful access to its programs. If you require any accommodation for language access, including sign language, please contact NYCEDC’s Equal Access Officer at 212-312-3602 or at EqualAccess@edc.nyc.

Pursuant to Section 859a of the General Municipal Law of the State of New York, the Agency will hold a hearing on the proposed financings and transactions set forth above at the office of NYCEDC, 110 William Street, 4th Floor, New York, New York 10038, commencing at 10:00 A.M. on Thursday, June 6TH, 2019. Interested members of the public are invited to attend. The Agency will present information at such hearing on the proposed financings and transactions set forth above. The Agency will, in addition, provide an opportunity for the public to review at such hearing the project application and the cost-benefit analysis for each of the proposed financings and transactions. For those members of the public desiring to review project applications and cost benefit
analyses before the date of the hearing, copies of these materials will be made available, starting on or about noon fourteen (14) days prior to the hearing. Persons desiring to obtain copies of these materials may visit the website of New York City Economic Development Corporation at www.nycedc.com or may call (212) 312-3598. Persons desiring to make a brief statement regarding the proposed transactions should give prior notice to the Agency at the address or phone number shown below. Written comments may be submitted to the Agency to the attention of Ms. Frances Tufano at the address shown below. Please be advised that certain of the aforementioned proposed transactions may possibly be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available by contacting ftufano@nycedc.com on or about noon on the Friday preceding the hearing.

New York City Industrial Development Agency
   Attn: Ms. Frances Tufano
   110 William Street, 5th Floor
   New York, New York 10038
   (212) 312-3598