

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 industrial and small industry incentive program transactions and other 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 industrial and small industry incentive program straight-lease transactions and other 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): Favorite Plastic Corp. (the "Company"), a Delaware corporation that is a film extrusion manufacturer, and Utica Realty LLC, an affiliated real estate holding company. **Project Description:** The Company seeks financial assistance in connection with the renovation and equipping of an existing approximately 67,700 square foot building located on an approximately 94,000 square foot parcel of land ("Facility"). The Facility will be owned by Utica Realty LLC and operated by the Company as a plastic extrusion and manufacturing facility. **Address:** 1465 Utica Avenue, Brooklyn New York 11234. **Type of Benefits:** Payments in lieu of City real property taxes, and exemption from City and State sales and use taxes. **Total Development Cost:** \$1,100,000. **Projected Jobs:** 45 full time equivalent jobs projected within the next three years. **Hourly Wage Average and Range:** \$16.58/hour.

Company Name(s): Grimm Ales LLC (the "Company"), a New York company that is an artisanal brewery, and a to-be-formed affiliated real estate holding company (the "Owner"). **Project Description:** The Company seeks financial assistance in connection with the acquisition, renovation, furnishing and equipping of an existing approximately 7,500 square foot building located on a 12,445 square foot parcel of land (the "Facility"). The Facility will be owned by the Owner and operated by the Company to produce and store a variety of artisanal beer for distribution. **Address:** 990 Metropolitan Avenue, Brooklyn, New York 11211. **Type of Benefits:** Payments in lieu of City real property taxes, deferral of City and State mortgage recording taxes, and exemption from City and State sales and use taxes. **Total Development Cost:** \$4.5 million. **Projected Jobs:** 0 existing full time equivalent jobs, 6 full time equivalent jobs projected within the next three years. **Hourly Wage Average and Range:** \$16.00/hour, estimated range of \$15.00/hour to \$19.00/hour.

Company Name: MYT Works, Inc. (the Company), a New York corporation that manufactures professional-grade camera slider dollies, camera and nodal heads, support accessories and a new generation of multi-axis robotic camera support systems

for the film industry. **Project Description:** The Company seeks financial assistance in connection with the acquisition, renovation and equipping of an existing 5,150 square foot, 3-story building located on an approximately [xx,xxx] square foot parcel of land (the "Facility"). The Facility will be owned and operated by the Company to house a ground floor manufacturing space with machines, a showroom to display products, office space for engineers, and a sound stage for robotic multi-axis camera support systems. A majority of the Facility will be occupied by the Company and portions of the Facility will be leased by the Company to unrelated businesses that engage in film production activities. **Address:** 142 22nd St, Brooklyn, New York 11232. **Type of Benefits:** Payments in lieu of City real property taxes, deferral of City and State mortgage recording taxes, and exemption from City and State sales and use taxes. **Total Development Cost:** \$2,800,000. **Projected Jobs:** 4 existing full time equivalent jobs, 5 new full time equivalent jobs projected within the next three years. **Hourly Wage Average and Range:** \$21.00/hour, estimated range of \$15.00/hour to \$35.00/hour.

Company Name(s): SIM Digital New York Inc. d/b/a Post Factory NY, a New York corporation that is a motion picture post-production company (the "Company"). **Project Description:** The Company seeks financial assistance in connection with the renovation, furnishing or equipping of an existing approximately 25,000 square foot three story industrial building located on an approximately 10,000 square foot parcel of land (the Facility). The Facility will be owned and operated by the Company as a studio for the editing of video, sound, and images. **Address:** 115-117 Watts Street, New York, New York 10013. **Type of Benefits:** Payments in lieu of City real property taxes, and exemption from City and State sales and use taxes. **Total Development Cost:** \$2,500,000. **Projected Jobs:** 22 existing full time equivalent jobs, 24 full time equivalent jobs projected within the next three years. **Hourly Wage Average and Range:** \$37.38/hour, estimated range of \$15.00/hour to \$81.73/hour.

Company Name(s): Unique Coffee, Inc. (the "Company"), a New York corporation that is a specialty coffee roaster, and Sharrotts Realty LLC, an affiliated real estate holding company. **Project Description:** The Company seeks financial assistance in connection with the: (1) acquisition and renovation of an approximately 70,000 square foot parcel of land containing an existing approximately 1,220 square foot building; and (2) demolition of the existing building on the project site and construction and equipping of a new approximately 38,500 square foot building for the Company's manufacturing, warehousing, and distribution operations (collectively, the "Facility"). The Facility will be owned by Sharrotts Realty LLC and operated by the Company for the roasting, packaging, and distribution of coffee. **Address:** 721 Sharrotts Road, Staten Island, New York 10309. **Type of Benefits:** Payments in lieu of City real property taxes, deferral of City and State mortgage recording taxes, and exemption from City and State sales and use taxes. **Total Development Cost:** \$3,800,000. **Projected Jobs:** 10 existing full time equivalent jobs, 7 full time equivalent jobs projected within the next three years. **Hourly Wage Average and Range:** \$13.00/hour, estimated range of \$10.30/hour to \$21.42/hour.

Company Name(s): Western Beef Retail, Inc. (the "Company"), a New York

corporation engaged in the supermarket retail business, and Western Beef Properties, Inc., an affiliated real estate holding company. **Project Description:** The Company seeks financial assistance in connection with the renovation, furnishing and equipping of an existing approximately 16,000 square foot facility located on approximately 34,150 square foot parcel of land (the "Facility"). The Facility will be owned by Western Beef Properties, Inc. and operated by Western Beef Retail, Inc. as a full-service supermarket. **Address:** 814 Jamaica Avenue, Brooklyn, New York 11208. **Type of Benefits:** Payments in lieu of City real property taxes and exemption from City and State sales and use taxes. **Total Development Cost:** \$3,100,000. **Projected Jobs:** 8.5 existing full time equivalent jobs and 38 full time equivalent jobs projected. **Hourly Wage Average and Range:** \$14.05/hour, estimated range of \$11.00/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 9th, 2016**. 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. Pursuant to subdivision 3 of the above-referenced Section 859a, 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