

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 issue nonrecourse revenue bonds to provide financing for qualified projects, and 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 (i) to make available the proceeds of its bonds to be issued in the approximate aggregate dollar amounts, to be used by the persons, for the purposes, and at the addresses identified below, and (ii) 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, "bonds" are bonds, the interest on which may be exempt from local and/or State and/or Federal income taxes; and the "City" shall mean The City of New York. As used herein with reference to bond amounts, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10 % of such stated bond amount.

Straight lease (Industrial Incentive Program) transaction for the benefit of Kingsland 359 LLC, on behalf of Broadway Stages Ltd., a full service producer of film, television and music video production facilities, in connection with (i) the acquisition, renovation, equipping and/or furnishing of 2 approximately 5,000 square foot facilities located on an approximately 74,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; (ii) the acquisition, renovation, equipping and/or furnishing of an approximately 9,000 square foot facility located on an approximately 40,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; (iii) the construction, renovation, furnishing and/or equipping of an approximately 53,000 square foot facility located on an approximately 74,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; (iv) the construction, renovation, furnishing and/or equipping of an approximately 20,000 square foot facility located on an approximately 40,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; and (v) the construction, renovation, furnishing and/or equipping of an approximately 30,000 square foot facility located on an approximately 40,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of The Mandell School, Inc., a for-profit private school; to be a tenant of 795 Columbus LLC, a

developer/landlord, and 775 Columbus LLC, a developer/landlord, in connection with the long-term lease, renovation, equipping and/or furnishing of an approximately 50,000 square foot condominium unit, constituting a part of an approximately 300,000 square foot building, located on an approximately 40,000 square foot parcel of land at 795 Columbus Avenue, New York, NY 10025, and in connection with the long-term lease, renovation, equipping and/or furnishing of an approximately 10,000 square foot condominium unit, constituting a part of an approximately 200,000 square foot building, located on an approximately 14,000 square foot parcel of land at 775 Columbus Avenue, New York, NY 10025. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Approximately \$10,000,000 tax-exempt manufacturing facilities bond transaction or straight lease transaction (Industrial Incentive Program) for the benefit of a to-be-formed holding company, on behalf of StormFlo Applications LLC, a stormwater products manufacturer, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 10,000 square foot facility located on an approximately 11,000 square foot parcel of land at 740 Barry Street, Bronx, New York 10474. The financial assistance proposed to be conferred by the Agency will consist of such bond financing, payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of Jetro Hunts Point OTP, LLC, on behalf of Jetro Cash and Carry Enterprises, LLC, a wholesale food distributor, in connection with the acquisition of an approximately 522,720 square foot parcel of land and in connection with the construction, renovation, equipping and/or furnishing of an approximately 193,000 square foot facility thereon, located at One Oak Point Avenue, Bronx, New York 10474. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Pursuant to Section 859a of the General Municipal Law of the State of New York and Internal Revenue Code Section 147(f), the Agency will hold a hearing on the proposed financings and transactions set forth above at the office of New York City Economic Development Corporation ("NYCEDC"), 110 William Street, 4th Floor, New York, New York commencing at 10:00 A.M. on **Thursday, November 5, 2009**. 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 on the Friday preceding 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 financings and 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 financings and 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