



August 17, 2021

One Liberty Plaza
New York, NY 10006
T: 212 619 5000
edc.nyc

The Honorable Corey Johnson
Speaker,
New York City Council
City Hall
New York, New York 10007

Dear Speaker Johnson:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the New York City Industrial Development Agency project (the "Project") described below:

Project Description:

Name of assistance recipient: Foodirect, Inc. (the "Company"), a New York corporation that is a full-service food distributor.

Project location: 355 Food Center Drive, Building C, Bronx, New York 10474.

Description of the Project: The Company seeks financial assistance in connection with the acquisition, renovation, furnishing or equipping of 70,000 square feet of stall space (the "Stalls") within the Hunts Point Cooperative Market, which Market is located on a 40,000 square foot parcel of land located at 355 Food Center Drive, Building C, Bronx, New York. The Stalls will be subleased from the Hunts Point Cooperative Market to Coral and/or the Company and will be used for food distribution.

Estimated Project budget: \$22,674,005.

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) sales tax exemption benefits.

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,

A handwritten signature in black ink that reads "Emily Marcus". The signature is written in a cursive, flowing style.

Emily Marcus
Deputy Executive Director, Build NYC



One Liberty Plaza
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BY MESSENGER

August 17, 2021

The Honorable Corey Johnson
Speaker
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Dear Speaker Johnson:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the NYCIDA project (the "Project") described below:

Project Description:

Name of assistance recipient: The Hearst Corporation and Hearst Communications, Inc., and its eligible affiliates (collectively, "Hearst").

Project location: 322 West 57th Street, New York, New York 10019.

Description of the Project: Hearst is seeking post-closing approval in connection with the addition of two locations to an existing commercial incentive project. The two new locations are commercial condominium units at 322 West 57th Street, New York, New York, consisting of approximately 27,260 square feet on the 2nd floor (Block 1047, Lot 2719) and approximately 27,260 square feet on the 3rd floor (Block 1047, Lot 2718). Hearst seeks to use its existing sales and use tax exemption at these new locations for facility improvements and equipment.

Estimated Project budget: \$825,000.

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) sales tax exemptions.



The Honorable Corey Johnson
August 17, 2021
Page 2

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,

A handwritten signature in black ink that reads "Emily Marcus". The script is fluid and cursive, with the first letters of "Emily" and "Marcus" being capitalized and prominent.

Emily Marcus
Deputy Executive Director -
NYCIDA



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Dear Speaker Johnson:

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Project Description:

Name of assistance recipient: MGN 57-77 Rust Street LLC, a New York limited liability company (the "Company"). The Company is a subsidiary of MicroGrid Networks, LLC, a Delaware limited liability company ("MGN").

Project location: 57-77 Rust Street, Queens, New York 11378.

Description of the Project: The Company seeks financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers totaling 4,285 square feet, located on an 11,000 square foot portion of a parcel of land totaling 22,644 square feet at 57-77 Rust Street in Queens, New York (the "Facility"). The Facility will be operated by the Company on land leased from Rusty Artisan LLC, a New York limited liability company, and will serve as a battery storage system capable of charging from, and discharging into, the New York power grid.

Estimated Project budget: \$12,327,700

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) sales tax exemptions.



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Page 2

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Emily Marcus
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NYCIDA



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Project Description:

Name of assistance recipient: MGN 400 Kingsland Avenue LLC, a New York limited liability company (the "Company"). The Company is a subsidiary of MicroGrid Networks, LLC, a Delaware limited liability company ("MGN").

Project location: 400 Kingsland Avenue, Brooklyn, New York 11222.

Description of the Project: The Company seeks financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers totaling 4,309 square feet, located on an 11,468 square foot portion of a parcel of land totaling 89,960 square feet located at 400 Kingsland Avenue in Brooklyn, New York (the "Facility"). The Facility will be operated by the Company on land leased from ExxonMobil Oil Corporation, a Delaware corporation, and will serve as a battery storage system capable of charging from, and discharging into, the New York power grid.

Estimated Project budget: \$13,258,300

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) sales tax exemptions.



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Page 2

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NYCIDA



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Dear Speaker Johnson:

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Project Description:

Name of assistance recipient: MGN 1086 Grand Street LLC, a New York limited liability company (the "Company"). The Company is a subsidiary of MicroGrid Networks, LLC, a Delaware limited liability company ("MGN").

Project location: 1086 Grand Street, Brooklyn, New York 11234.

Description of the Project: The Company seeks financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers totaling 4,534 square feet, located on a parcel of land totaling 22,875 square feet located at 1086 Grand Street in Brooklyn, New York (the "Facility"). The Facility will be operated by the Company on land leased from Grand Metro Auto Inc., a New York business corporation, and will serve as a battery storage system capable of charging from, and discharging into, the New York power grid.

Estimated Project budget: \$11,613,800

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) sales tax exemptions.



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Page 2

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Deputy Executive Director -
NYCIDA



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Project Description:

Name of assistance recipient: MGN 1074 Grand Street LLC, a New York limited liability company (the "Company"). The Company is a subsidiary of MicroGrid Networks, LLC, a Delaware limited liability company ("MGN").

Project location: 1086 Grand Street, Brooklyn, New York 11234.

Description of the Project: The Company seeks financial assistance in connection with the construction and equipping of an approximately 5-Megawatt (MW) battery storage system (consisting of 20MW hours of storage capacity) (the "Battery System"). The Battery System will be enclosed in multiple containers totaling 4,534 square feet, located on a parcel of land totaling 22,875 square feet at 1086 Grand Street in Brooklyn, New York (the "Facility"). The Facility will be operated by the Company on land leased from Grand Metro Auto Inc., a New York business corporation, and will serve as a battery storage system capable of charging from, and discharging into, the New York power grid.

Estimated Project budget: \$12,860,100

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) sales tax exemptions.



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Project Description:

Name of assistance recipient: Steinway, Inc., a Delaware corporation that does business as Steinway & Sons ("Steinway").

Project location: 1 Steinway Place, Queens, New York 11105.

Description of the Project: Steinway is seeking financial assistance in connection with the renovation, furnishing and equipping of its existing 450,666 square foot facility (the "Facility"), located on a 239,580 square foot parcel of land located at 1 Steinway Place, Queens, New York. The Facility is used as a piano manufacturing plant, and as office space. The capital investments will include renovations to the Facility's bathrooms, HVAC system, elevators, building façade, and fire safety systems. Steinway will also be purchasing new computer numerical control machines, drilling machines, and sanding and polishing machines, intended for the manufacturing of new pianos.

Estimated Project budget: \$12,650,000.

Explanation of how City assistance, funding or benefits will be used: The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) real property tax benefits and (ii) sales tax exemptions.

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Emily Marcus
Deputy Executive Director -
NYCIDA