



# TOWN OF ISLIP

## INDUSTRIAL DEVELOPMENT AGENCY

**Application  
for  
Financial  
Assistance**

Town of Islip IDA  
40 Nassau Avenue  
Islip, New York 11751  
Phone 631.224.5512  
Fax 631.224.5532

Updated 4-2015

## APPLICANT INSTRUCTIONS

- ◆ In order for a Town of Islip IDA Application to be reviewed in a timely manner, it must be complete. All questions must be answered and all required attachments must be included.
- ◆ Use "None" or "Not Applicable" where necessary.
- ◆ Part VI—Bond Information, need only be completed by applicants for Taxable or Tax Exempt Industrial Development Bonds.
- ◆ All applicants must submit an original and two (2) copies of all documents to the Agency.
- ◆ All applications must be accompanied by a \$1,000 non-refundable fee to the Town of Islip Industrial Development Agency, and a \$500 non-refundable fee to the Town of Islip for the EAF Review required by the State Environmental Quality Review Act (SEQRA). (If the project has already undergone a SEQRA review during the preview process, then applicant can submit the completed EAF for the one attached to the application).

## APPLICANT CHECKLIST

- I have completed all sections of the attached application.
- I have signed and notarized the Certification Section (Part VII-A).
- I have signed Part VII-B regarding the Fee Structure for all IDA transactions.
- I have attached all company financial information required by Part VIII-A.
- I have completed and signed the Environmental Assessment Form required by SEQRA. (If the project has already undergone a SEQRA review during a previous process, substitute the completed EAF for the one that was attached to this application).
- I have completed and signed Form RP485-b as required by Real Property Tax Law.
- I have submitted the original and two (2) copies of all application materials to the Agency for review.
- I have submitted an application fee check for \$1,000 payable to the Town of Islip IDA.
- I have submitted a \$500 check payable to the Town of Islip for the SEQRA review. (If the project has already undergone a SEQRA review during a previous process, and the applicant substitutes the completed EAF for the one attached to the application, the \$500 SEQRA fee is waived).

PART I Company (Owner/User) Data

PART II Project Data

PART III Employment/Sales Data

PART IV Construction Schedule

PART V Project Costs/Financing

PART VI Certifications

PART VII Required Attachments

1. Financial Information
2. EAF
3. RP 485-b

**\*\* FOR TOWN OF ISLIP IDA OFFICE USE ONLY \*\***

**IDA Project Summary**

**A. General**

Name of Project Ri Wang Food Group  
Project Location 30 Inez Ave., Bay Shore, NY 11706  
Contact Person & Phone Number [REDACTED]  
Drew Pressberg

**B. Key Dates**

Application Submitted 3-7-16  
Projected Inducement 3-29-16  
Agenda Closing \_\_\_\_\_

**C. Project Type**

Industrial     Not-for-profit     Commercial  
 Office     Housing     Other \_\_\_\_\_

**D. Project Size**

Acreage 2.29 New construction \_\_\_\_\_ Rehabed \_\_\_\_\_  
Total Project Cost \$3,200,000

**E. Type of Assistance**

Sale Leaseback     Tax Exempt Bonds     Taxable Bonds

**F. PILOT**

485-b     Double 485-b     Affordable Housing     Empire Zone  
 10 Year Existing     12 Year Existing     Not-for-profit     Other \_\_\_\_\_

**G. Jobs/Payroll**

Retained Jobs 51 New Jobs 6  
Current Payroll \$975,000 New Payroll \$1,550,000  
Average Annual Wage \$19,118  
New Average Annual Wage \$25,000

**H. Projected Agency Fee**

\$19,200

**I. Additional Notes** \_\_\_\_\_

# I. OWNER & USER DATA

## A. Owner Data

1. Company Name Paramount Land Realty LLC (Realty Holding)  
Current Address 1082 Old Northern Blvd., Roslyn, NY 11576
2. Company Officer certifying this application  
Name Lian You Ye  
Mailing Address 58-85 58th Avenue, Maspeth, New York 11378  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]
3. Business Type  
 Sole Proprietorship                       General Partnership  
 Limited Partnership                       Limited Liability Company  
 Not-for-profit Corporation               Privately Held Corporation  
 Education Corporation                   Other  
 Public Corporation—Listed on \_\_\_\_\_ Exchange
4. State of Incorporation New York
5. Principal Officers
- | Name                        | Title                             |
|-----------------------------|-----------------------------------|
| <u>Lian You Ye</u>          | <u>Member</u>                     |
| <u>Rita (Pui Chun) Sung</u> | <u>Chief Marketing Officer/VP</u> |
6. Principal Stockholders Name \_\_\_\_\_ Title \_\_\_\_\_  
same as above
7. Owner's Legal Counsel  
Name Andrew D. Presberg, Esq.  
Firm Name Law Offices of Andrew Presberg, PC  
Address 100 Corporate Plaza, Suite B102, Islandia, NY 11749  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]
8. Bank References  
Chase Bank
9. Major Trade References \_\_\_\_\_
10. Nature of Business  
(i.e. "manufacturer of \_\_\_ for \_\_\_ industry" or "warehouse distributor of \_\_\_" or "real estate holding company")  
Realty Holding Company
11. NAICS Code [REDACTED]  
For help determining your NAICS code, please visit <http://www.naics.com>

# I. OWNER & USER DATA

## B. User Data

For co-applicants, where a tenant/landlord relationship will exist between the owner and the user, the user must occupy at least 50% of the square footage of the facility

1. Company Name America New York Ri Wang Food Group Co. Ltd & Riwang Foodstuff Group USA LLC  
Current Address 58-85 58th Avenue, Maspeth, New York 11378

2. Company Officer certifying this application  
Name Lian You Ye  
Mailing Address 58-85 58th Avenue, Maspeth, New York 11378  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]

3. Business Type  
 Sole Proprietorship                       General Partnership  
 Limited Partnership                       Limited Liability Company  
 Not-for-profit Corporation               Privately Held Corporation  
 Education Corporation               Other  
 Public Corporation—Listed on \_\_\_\_\_ Exchange

4. State of Incorporation New York

5. Principal Officers

Name	Title
Lian You Ye	President
Eddie Leung	CEO
Rita (Pui Chun) Sung	Chief Marketing Officer

6. Principal Stockholders

Name	Title
Lian You Ye	President

7. User's Legal Counsel  
Name Andrew D. Presberg, Esq.  
Firm Name Law Offices of Andrew Presberg, PC  
Address 100 Corporate Plaza, Suite B102, Islandia, New York 11749  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]

8. Bank References  
Chase Bank

9. Major Trade References  
\_\_\_\_\_

10. Nature of Business  
(i.e. "manufacturer of \_\_\_ for \_\_\_ industry" or "warehouse distributor of \_\_\_" or "real estate holding company")  
\_\_\_\_\_

manufacturer and distributor of packaged gourmet Asian food

11. NAICS Code [REDACTED]  
For help determining your NAICS code, please visit <http://www.naics.com>

## II. PROJECT DATA

### A. Location

1. Street Address 30 Inez Drive, Bay Shore, New York
2. Tax Map  
District #                      Section # 200 Block # 2 Lot # 72
3. Acreage 2.29
4. Municipal Jurisdictions  
Town Isip  
Village                       
School District Bay Shore

### B. Description (Check all that apply)

- New Construction                      Square Feet
- Addition to Existing Facility                      Square Feet
- Acquisition of Existing Facility 45,600 Square Feet
- Acquisition & Renovation of Existing Facility                      Square Feet
- Purchase of New Machinery & Equipment
- Other (specify)

### C. Related Facilities

1. Are other facilities or related companies located within the state?  Yes  No  
Address 58-85 58th Avenue and 58-95 58th Avenue, Maspeth, New York

2. If yes to above (C-1), will any of these facilities close or be subject to reduced activity?  Yes  No

3. If yes to above (C-2), please describe:

Over approx. 2 years, facilities will be consolidated to new Bay Shore facility.

### D. Real Estate Search

1. Has the company actively sought sites in another state or outside the New York metropolitan region?  Yes  No
2. If yes to above (D-1), please list the states/regions considered:

New Jersey- Metro Newark

### E. Present Owner

1. Who is the current legal owner of the site? 30 Inez Drive Corp.
2. Is there a purchase option or other legal or common control in the project?  Yes  No
3. Is there an existing or proposed lease for the project?  Yes  No
4. If yes to either above (E-2 or E-3), please explain (i.e. purchase price, term of lease):

## II. PROJECT DATA

### F. Project Narrative

1. Describe the project in detail, emphasizing the following:
    - A. Specific operations of the company to be conducted at the project premises  
(product manufactured/warehoused, services rendered)
    - B. Proposed product lines and market demands
    - C. Need for the new facility
    - D. Square footage of the old facility
    - E. Square footage of the new facility
    - F. Type of building to be constructed
    - G. Major equipment to be purchased
- 

See attached letter.

2. For pollution controls, also describe:
    - A. Type of pollution to be abated
    - B. Method of abatement
    - C. Existing orders of environmental agencies
-



### III. EMPLOYMENT/SALES DATA

A. Employees		First year upon completion	Second year upon completion
	Current		
Full time	46 (Queens)	20 (Islip)	52 (Islip)
Part time	10 (Queens)	5 (Islip)	10 (Islip)
Seasonal			
Total	56 (Queens)	25 (Islip)	62 (Islip)

B. Payroll		First year upon completion	Second year upon completion
	Current		
Total \$	975,000	550,000	1,550,000

C. Average Annual Wages		First year upon completion	Second year upon completion
	Current		
Total \$	19,118	22,000	25,000

D. Sales		First year upon completion	Second year upon completion
	Current		
Total \$	5,300,000	6,800,000	8,000,000

### IV. PROJECT CONSTRUCTION SCHEDULE

#### A. Key Dates (proposed)

Month & Year

1. Construction commencement \_\_\_\_\_
2. Construction completion \_\_\_\_\_
3. Building Occupancy 6/1/2016

B. Please check if any of the following applications/permits have been filed for the project:  
(Check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Interior Alterations |
| <input type="checkbox"/> Special Use    | <input type="checkbox"/> Building             |
| <input type="checkbox"/> Variance       | <input type="checkbox"/> Site plan            |



VI. CERTIFICATIONS

A. Applicant Responsibilities

Lian You Ye (name of representative of entity submitting application or name of individual submitting application) deposed and says that s/he (choose and complete one of the following two options) (a) is a/the Member (title) of Paramount Land Realty LLC (company name), the entity named in the attached application, or (b) is the individual named in the attached application; that s/he has read the foregoing application and knows the contents thereof; and that the same is true of his/her knowledge.

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

As (a) the representative of said entity, or (b) the individual applicant (such entity or individual applicant hereinafter referred to as the "Applicant"), deponent acknowledges and agrees that the Applicant shall be and is responsible for all costs incurred by the Town of Islip Industrial Development Agency (hereinafter referred to as the "Agency"), acting on behalf of the Applicant in connection with this application and all matters relating to the provision of financial assistance to which this application and all matters relating to the provision of financial assistance to which this application relates. 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, then upon presentation of an invoice, the 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 transaction counsel for the Agency and fees of general counsel for the Agency. Upon the successful conclusion 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, which amount is payable at closing.

QIAOFEI HE  
Notary Public - State of New York  
NO. 01HE6296417  
Qualified in Queens County  
My Commission Expires Feb 3, 2018

*Lian You Ye*

Print Name Lian You Ye  
Title Member

x *Qiaofei He*

NOTARY  
Sworn to before me this 3<sup>rd</sup> day of March, 2016

## VI. CERTIFICATIONS

### B. Fee Structure

1. **Application Fee—\$1,000.00**  
An application for IDA assistance must be accompanied by a non-refundable fee of \$1,000 plus a \$500 fee for the Town of Islip review of Environmental Assessment Form as required by the State Environmental Quality Review Act (SEQRA). (The \$500 fee will be waived if the applicant's project has already undergone a SEQRA review during a previous process, i.e. site plan, building permit, change of zone, etc.)
2. **Agency Fee—.006** (for low-cost project, there will be a minimum fee of \$5,000)  
Upon closing of any IDA project, the Agency will assess an administrative fee of one-half of a basis point (.006) against the size of the project. For IDB projects, the .006 will be measured against the final bond amount. For straight-lease transactions, the .006 will be measured against the projected total costs.
3. **Agency Counsel—\$250 per hour**  
The Town of Islip Town Attorney's Office acts as counsel to the Town of Islip IDA and must be reimbursed for time spent on IDA-related transactions. The Agency counsel bills all time spend on IDA matters at \$250 per hour. For IDA closings up to \$5 million, the Agency counsel bills a minimum of \$3,500. For projects greater than \$5 million, the Agency counsel bills a minimum of \$5,000. For all other activities, i.e. terminations, simple consents and waivers, transfer of assets, etc., the Agency counsel will bill at the aforementioned \$250 per hour.
4. **Processing Fee—\$500**  
During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. pre-payment of bonds, second mortgages, additional secured financing, etc. The Agency will charge a \$500 processing fee for each of these requests.
5. **Assignments & Assumptions—\$1,500**  
Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon a sale of the IDA property. The new company often wishes to continue IDA involvement with the property in order to retain the IDA incentives. The Agency will charge a \$1,500 fee for each of these transactions.
6. **PILOT Extensions/Modifications—.006**  
Occasionally, the Agency is asked to extend or modify an existing Payment n Lieu of Taxes Agreement (PILOT). The .006 will be measured against the projected increase of the PILOT benefit

## VI. CERTIFICATIONS

### B. Fee Structure

7. Annual Administrative Fee— \$1,000

An Annual Administrative Fee of \$1,000 will be charged to all projects to cover the cost of all the reporting and monitoring of the transaction. This fee is subject to periodic review and may be adjusted at the discretion of the Agency.

8. Bond/Transaction Counsel—fee negotiated separately

While the Town of Islip IDA is represented locally by the Town of Islip Town Attorney's Office, a separate Bond/Transaction Counsel is also necessary on any IDA project. Bond/Transaction counsels render "third party" opinions that the bond or straight lease transaction is authorized under all federal, state and local statutes. Bond/Transaction counsels also prepare all documents related to IDA transactions and coordinates all activities leading up to closing. The Town of Islip IDA has designed the firm of Nixon Peabody, LLP as its Bond/Transaction counsel and all fees are separately negotiated with them.

I have read and understand the aforementioned explanation of the fees associated with all the Town of Islip Industrial Agency Transaction.

Signature \_\_\_\_\_

*Yes*

## VII. REQUIRED ATTACHMENTS

### A. Financial Information

*(Attach the following financial information of the owner and user)*

1. Financial statements for the last two fiscal years (unless included in the Owner's or User's Annual Report)
2. Owner's or User's Annual Reports (or Form 10-k's) for the two most recent fiscal years
3. Quarterly reports (Form 10-Q's) and current reports (Form 8-k's) since the most recent annual report, if any
4. In addition, if applicable, please attach the financial information described above in items A, B and C, of any expected guarantor of the proposed bond issue other than the Owner or the User
5. Upon request of the Applicant, the Agency will review the information submitted pursuant to this Section VIII and return all copies to the Applicant within two weeks after the inducement date. Please indicate whether you require the information to be returned.  
 Yes       No

### B. Environmental Assessment Form

Please complete the attached EAF as required by the State Environmental Quality Review Act (SEQRA).

### C. Form RP 485-b

Please complete the attached Form RP 485-b as required by Section 485-b of the Real Property Tax Law









 Law Offices Of  
**ANDREW PRESBERG, P.C.**  
Attorneys And Counsellors At Law

INTERNET:  
www.presberg.com

100 Corporate Plaza, Suite B102  
Islandia, NY 11749

(631) 232-4444  
FACSIMILE:  
(631) 232-2603

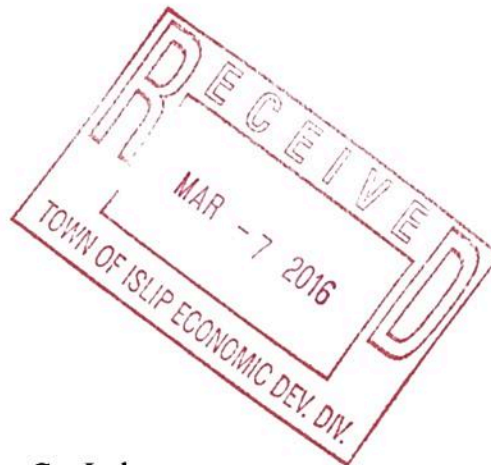
March 4, 2016

Via: Federal Express

Town of Islip Industrial Development Agency  
40 Nassau Avenue  
Islip, New York 11751

Attn: William Mannix  
Executive Director

Re: Paramount Land Realty LLC/  
Riwang Foodstuff Group (USA) LLC/  
America New York Ri Wang Food Group Co. Ltd  
30 Inez Drive, Bay Shore, New York



Dear Mr. Mannix:

I am pleased to enclose an original and two copies of the Application for Financial Assistance/Lease Transaction in connection with the acquisition by our client, Paramount Land Realty LLC of an approximately 45,000 sq. ft. building located at 30 Inez Drive, Bay Shore, New York (the "Facility").

The Operating Companies consist of a manufacturer and distributor of gourmet Asian food, such as dumplings, meat and seafood meatballs and related products. Their products are sold to supermarkets in the United States and Canada. In the United States, their distribution is based both on the east and west coasts and in Canada, their products are distributed through a major food distributor with a large supermarket network. They also anticipate increasing their exports to Hong Kong and China driven by the growing middle class and their demand for higher quality food.

The two related Operating Companies which will be utilizing the Facility are RiWang Foodstuff Group (USA) LLC and America New York Ri Wang Food Group Co. Ltd. (collectively the "Company"). America New York Ri Wang Food Group Co. Ltd manufactures the products and then sells them to their sister company, RiWang Foodstuff Group Co. Ltd., who then resells and distributes the products as set forth above. There will also be an internet based sales company located at the Facility, known as Food Basket USA Company, Ltd. Their present facility is a leased, 22,000 sq. ft. USDA approved facility in Maspeth, Queens.

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The Company was created by Mr. Lian You Ye in 2009, who has over 15 years' experience in manufacturing of those products in China. The Company is planning to increase their exports to Hong Kong and China in the future, which would prove to be their largest growth opportunity.

The Company presently employs 46 full time and 10 part time individuals with a current payroll of \$975,000 at their Queens facility, exclusive of executive salaries. Over the next year or so, the Company plans to relocate its Queens, New York facilities to the new Bay Shore Facility, and in doing so, will initially move approximately half of their existing employees to the new Facility and slowly transition the remaining employees to Bay Shore over the next two years. In addition, the Company expects to increase the total employment from approximately 46 full time and 10 part time individuals to approximately 52 full time and 10 part time employees at the new Facility, with an anticipated annual payroll of \$1,550,000. The herein Project will enable the Company to increase their true revenue from approximately \$5,300,000 in 2015, to approximately \$8,000,000 by the end of 2018.

The Company, through an affiliated limited liability realty holding company known as Paramount Land Realty LLC, has entered into a Contract of Sale to acquire the above-referenced facility for the sum of \$3,100,000. The Facility is currently vacant and is the former home of a failed food manufacturing company known as Red Castle Bakeries. As such, there is a tremendous amount of food preparation equipment remaining at the Premises which will be utilized (with certain retro-fitting) by the Company in its new operations. The total Project cost as set forth in the application is estimated at \$3,200,000. The Company intends to secure mortgage financing in connection with the Project of approximately \$1,550,000 from Chase Bank for a term of 20 years and an SBA 504 second mortgage loan of approximately \$1,240,000 through New York Business Development Corporation/Empire State Certified Development Corporation. The Company will inject approximately \$410,000 in equity towards this Project.

The Company, as a manufacturer, is requesting financial assistance from the Agency in the nature of a 50% real estate tax abatement on the existing assessment, phasing in over a period of 10 years. They are also requesting a sales tax exemption on the materials to be purchased in connection with any renovation and equipping of the new facility once acquired, and typical mortgage tax exemptions for its financing. This is a large expansion for the Company and a huge capital investment for them in anticipation and response to the continual growth of the Company. The benefits sought will enable the Company to ease into this new Project, make it more affordable, and in turn, more competitive, thus contributing to its future success. This will also result in the transition of its work force to the Town of Islip and the growth of its employment base as set forth above. The Company contemplated relocating its facilities to the New Jersey- Metro Newark area; however, in evaluating its prospects, the Company determined that with the benefits afforded by the Agency, this consolidation and expansion to Islip would enable it to remain in New York.

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Page Three

In connection with the application, we have also enclosed the Short Form Environmental Assessment, the RP-485b, two years tax returns (which are to remain confidential and not subject to FOIL), the Company's fourth quarter 2015 NYS-45's and its checks representing the \$1,000 application fee to the Agency and \$500 for the SEQRA review fee.

If you should require anything further, please feel free to contact the undersigned directly. We thank you for your consideration.

Very truly yours,



ANDREW D. PRESBERG

ADP:ea

Encl.

cc: Nixon Peabody LLP

