

New York City Economic Development Corporation (NYCEDC)
One Liberty Plaza, 14th Floor
New York, New York 10006

Received by ABO
9/11/2024

September 11, 2024

Original August 5, 2024 is Revised to include the size of the Lambo Mechanical Inc. Lease Property.

(Original Notice by Certified Mail – Return Receipt Requested)

(Revised Notice version by email to abo.sm.info <info@abo.ny.gov>)

New York State Comptroller
110 State Street
Albany, New York 12236

Director
State of New York
Division of the Budget
State Capitol
Albany, New York 12224

Commissioner
State of New York
Office of General Services
Corning Tower
Empire State Plaza
Albany, New York 12242

Speaker
New York State Assembly
State Capitol
Albany, New York 12224

President
New York State Senate
State Capitol
Albany, New York 12224

State of New York
Authorities Budget Office
P.O. Box 2076
Albany, New York 12220-0076

Re: Lambo Mechanical Inc. Lease - Project of the New York City Economic Development Corporation – Explanatory Statement – Revised September 11, 2024

To the Addressees:

Reference is made to Sections 2897(6)(d)(i) and (ii) of the New York State Public Authorities Law (the “Public Authorities Law”) and the requirement set forth therein to prepare and transmit an explanatory statement of the circumstances of each disposal by negotiation of certain property by a public authority (as the term “disposal” is defined in Section 2895(2) of the Public Authorities Law). Section 2897(6)(d)(ii) of the Public Authorities Law requires that such explanatory statement be transmitted not less than 90 days prior to the disposal of the property. Since the transaction contemplated herein falls within the purview of Section 2897(6)(d)(i) and (ii) of the Public Authorities Law, please accept this explanatory statement in satisfaction of the applicable requirements of the Public Authorities Law.

New York City Economic Development Corporation (“NYCEDC”), a New York not-for-profit corporation, intends to enter into a lease (the “Lease”) with Lambo Mechanical Inc. (“Tenant”) for that certain property identified as Unit N1, which is approximately five thousand (5,000) square feet, within the East New York Industrial Building, located at 172 Junius Street,

Brooklyn, New York, NYCDOF Manhattan Tax Map, Block 3729, Lot 17 and Lot 20 (the “Site”).

The Tenant is a minority-owned construction company and training facility dedicated to “Eco-Friendly” construction and general contracting and providing workforce training classes in HVAC, plumbing, electrical & entrepreneurship, including, offering welding training to New York City public schools in East New York, Brooklyn, with the use of a mobile welding classroom (the “Project”).

The amount payable by Tenant under the Lease will consist of annual rent in the amount of \$60,000.00. It is expected that the Lease will be executed to the Tenant within the next six (6) months.

The Project will have a public benefit for and a positive economic impact on the City and the State of New York (the “State”). In addition to contributing to overall economic activity and increasing tax revenues, the Project will enable construction and permanent jobs, and provide for job-training programs to underserved communities of New York City, including, for the East New York area in Brooklyn, New York.

NYCEDC has obtained an appraisal of the Site for its highest and best use, by an independent appraiser. The appraisal valued the fair market annual rent for the Site at \$110,000.00, based on the highest and best use. These values did not take into account the restrictions on the leasing of the building to be limited and restricted to use as manufacturing space only, and therefore were not reduced by any amount for restrictions on use and additionally, the appraisal value did not reflect the beneficial costs of funding public uses of providing job-training programs to underserved communities. Accordingly, in arriving at the rent NYCEDC allowed a deduction of fifty thousand dollars (\$50,000).

We appreciate this opportunity to provide you with an explanatory statement regarding the public welfare benefits of the Project and its anticipated positive economic impact on the City and State.

Very truly yours,



Patrick Conway

Vice President

(212) 312-1219 pconway@edc.nyc

New York City Economic Development Corporation

One Liberty Plaza, 165 Broadway, New York, NY 10006 • www.nycedc.com