



ULURP C 090249 PPX
Ideal Steel, Zerega, Bronx

Applicant: New York City Department of Citywide Administrative Services (DCAS)

Action: Disposition of City Owned Property from DCAS to New York City Economic Development Corporation (NYCEDC), for intended disposition to Ideal Steel

Site: Block 3838, p/o Lot 60, Located on Commerce Avenue
Zoning District M1, Zerega Industrial Business Zone, Bronx

Site Area: 94,959 Square Feet

Proposal Includes:

- 66,700 square feet, one-story manufacturing building, consisting of 61,200 square feet for production of structural steel products, and 5,500 square feet for ten incubation shops, a welding school, a metal art studio, and administrative offices; The incubator tenants will have access to Ideal Steel's equipment, which would otherwise be unaffordable to smaller artisans, and would likely obtain its materials from Ideal Steel;
- 79 surface parking spaces;
- 100 permanent jobs.

Ideal Steel:

- Ideal Steel was selected through a competitive industrial RFP process managed by NYCEDC. The goal of the Industrial RFP was to encourage the development of quality space in New York City for industrial firms and enable the enhancement and growth of the City's industrial base;
- Ideal Steel is a steel processor and distributor of ornamental, artistic and structural steel. Its clients consist of ironworkers, artists, designers, machine shops and contractors;
- Ideal Steel currently owns over 70,000 square feet in facilities at Jamaica, Hunts Point, and Long Island. In July 2004, NYCEDC sold an approximately 22,400 square foot vacant site in Jamaica to Ideal Steel, on which they built a 22,000 square foot steel processing facility;
- Ideal Steel's current facilities are fully maximized and additional space is needed to expand its business and better serve its customers. The company plans to continue operating its current facilities and development of the Site would be a pure expansion.

CEQR: Type II action

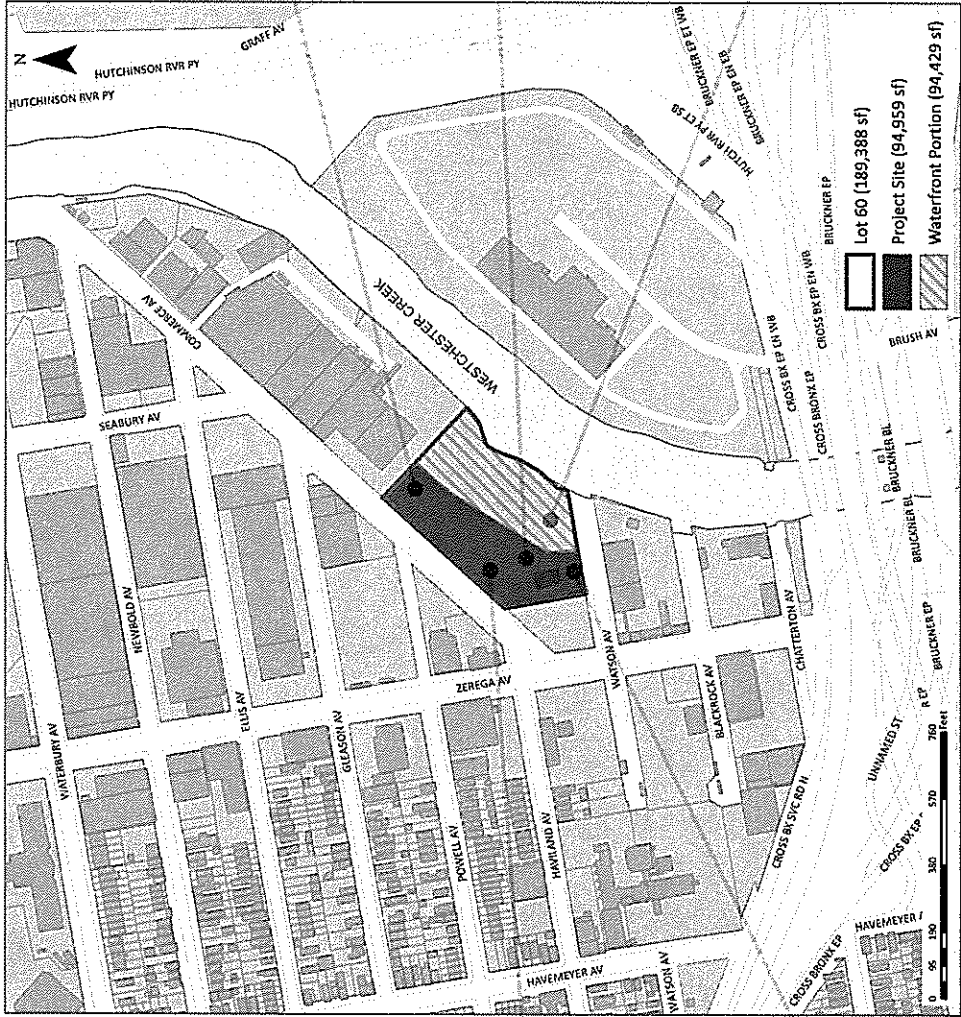
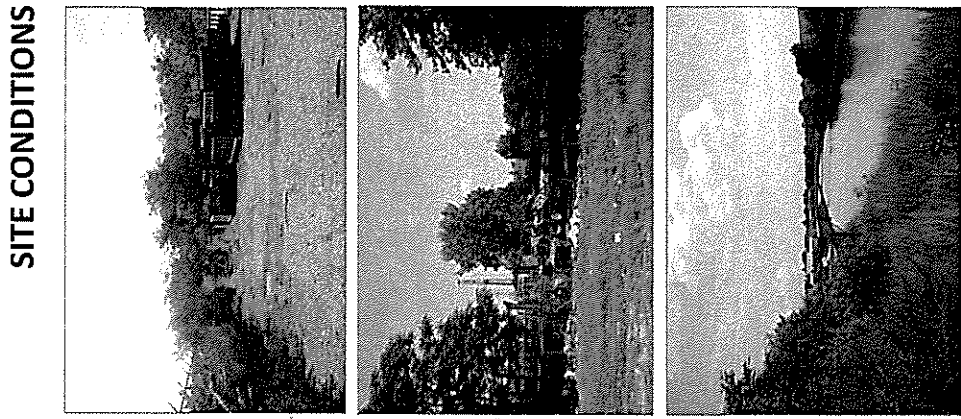
CB 9 Vote: 32 in Favor, 0 Opposed, February 19, 2009

BP Recommendation: Approval of the Application, March 23, 2009

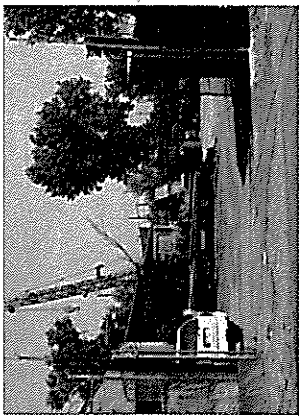
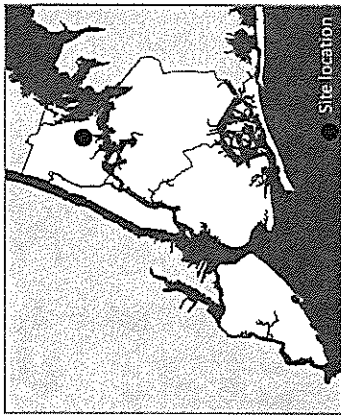
CPC Resolution: Approval of the Application, May 6, 2009

IDEAL STEEL | NORTH ZEREGA INDUSTRIAL SITE
 Bronx, Block 3838, Part of Lot 60

SITE CONDITIONS



NYCEDC, November 2008



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1105 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)
Name: PAUL BRANCATO

Address: 106-43 157 STREET TAMMIA NY

I represent: EDC / IDEAL STEEL

Address: SAME

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1102 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: TED WEINSTEIN

Address: _____

I represent: NYC HPD

Address: 100 GOLD ST, NY 10038

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1102 Res. No. _____

in favor in opposition

Date: _____

Name: CAROL CLARK (PLEASE PRINT)

Address: _____

I represent: NYC HPD

Address: 100 GOLD ST. NY 10038

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1105 Res. No. _____

in favor in opposition

Date: June 2, 2009

Name: MEENAKSHI - VARADANJ (PLEASE PRINT)

Address: 110 William Street

I represent: NYC EDC

Address: 110 William Street

Please complete this card and return to the Sergeant-at-Arms