



G M D C

BUILDINGS THAT WORK



GMDC MISSION

The Greenpoint Manufacturing and Design Center creates and sustains viable manufacturing sectors in urban neighborhoods through planning, developing, and managing real estate and offering other related services.

a non-profit
real estate
development
corporation.

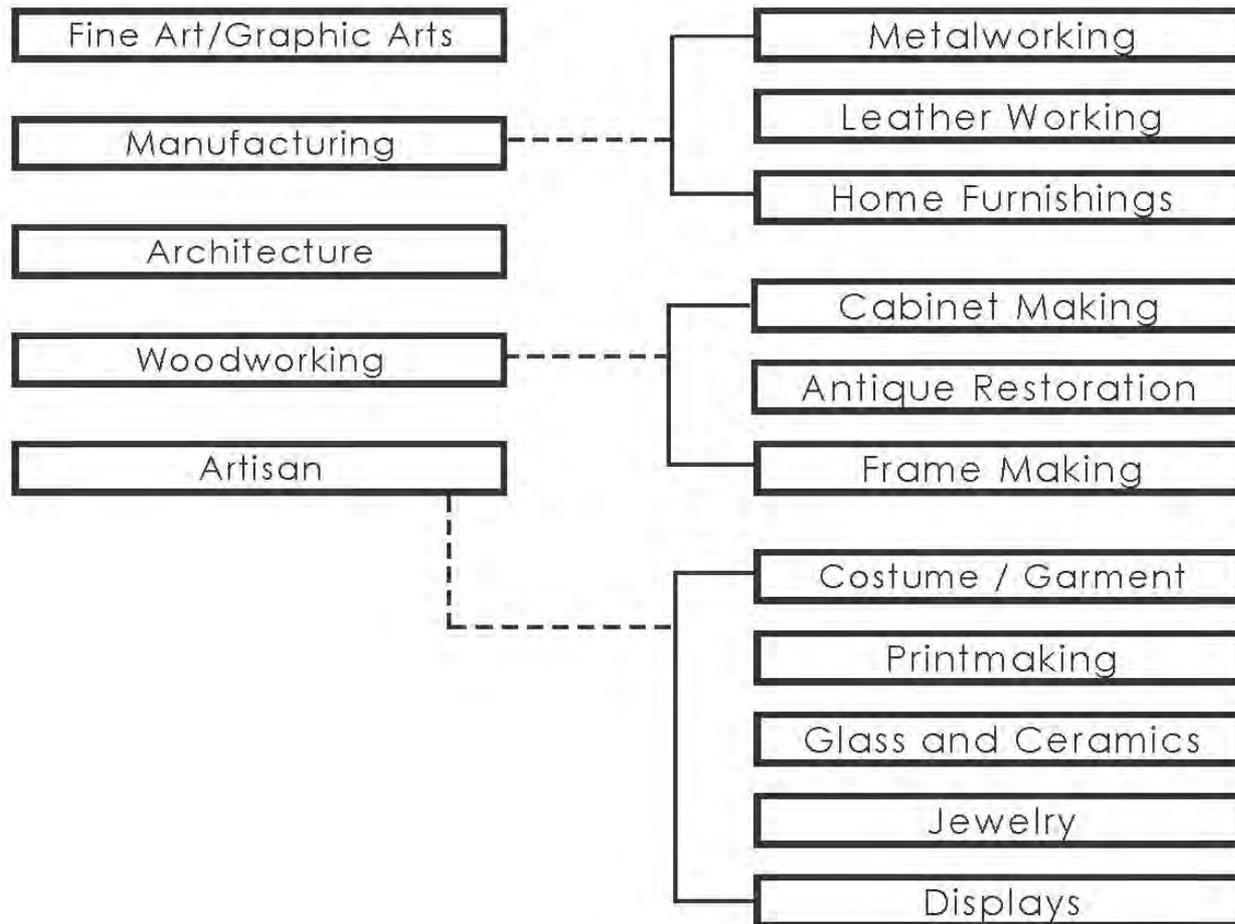
GMDC

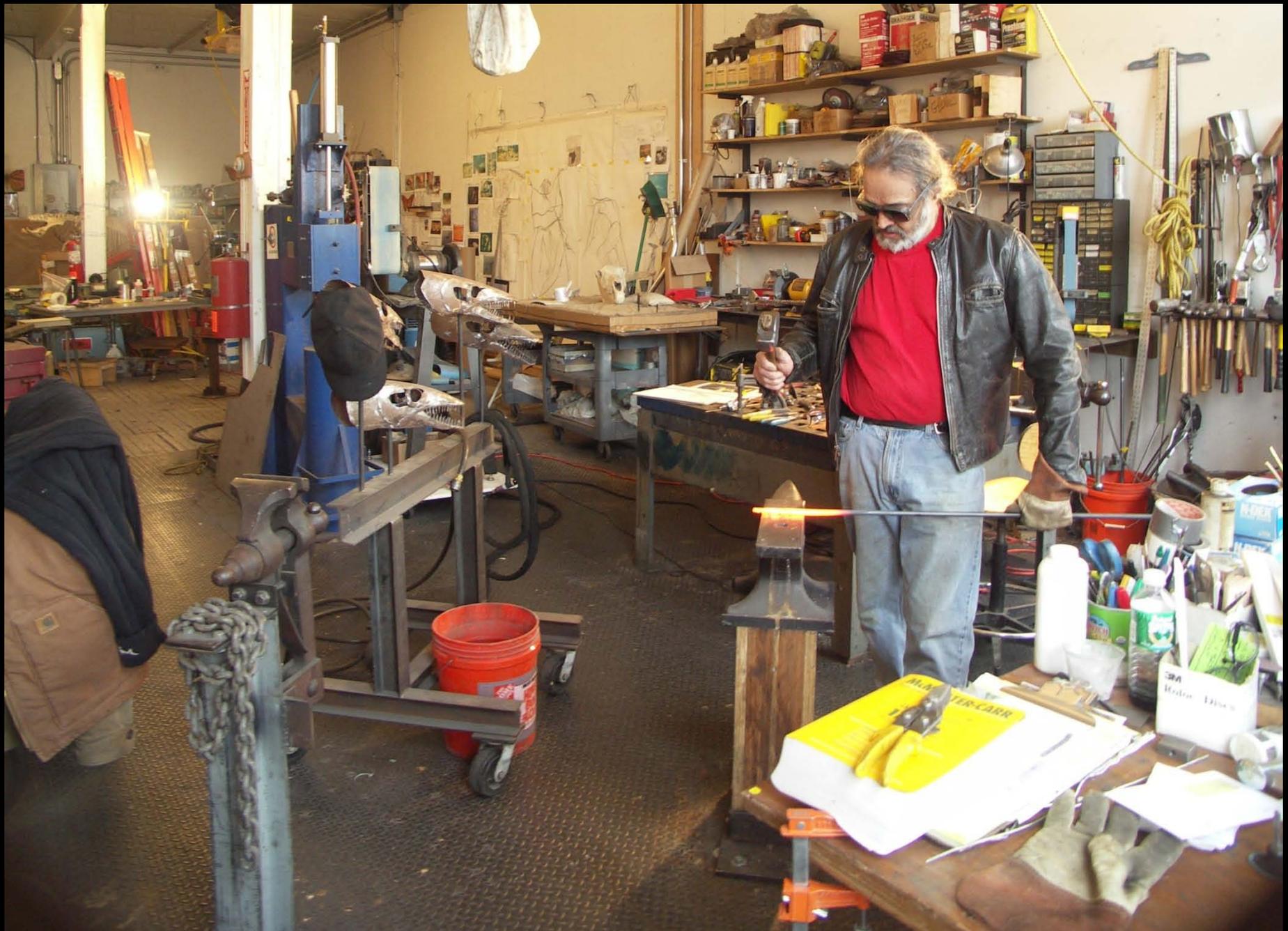
www.gmdconline.org

BUILDINGS THAT WORK

TENANT INFORMATION

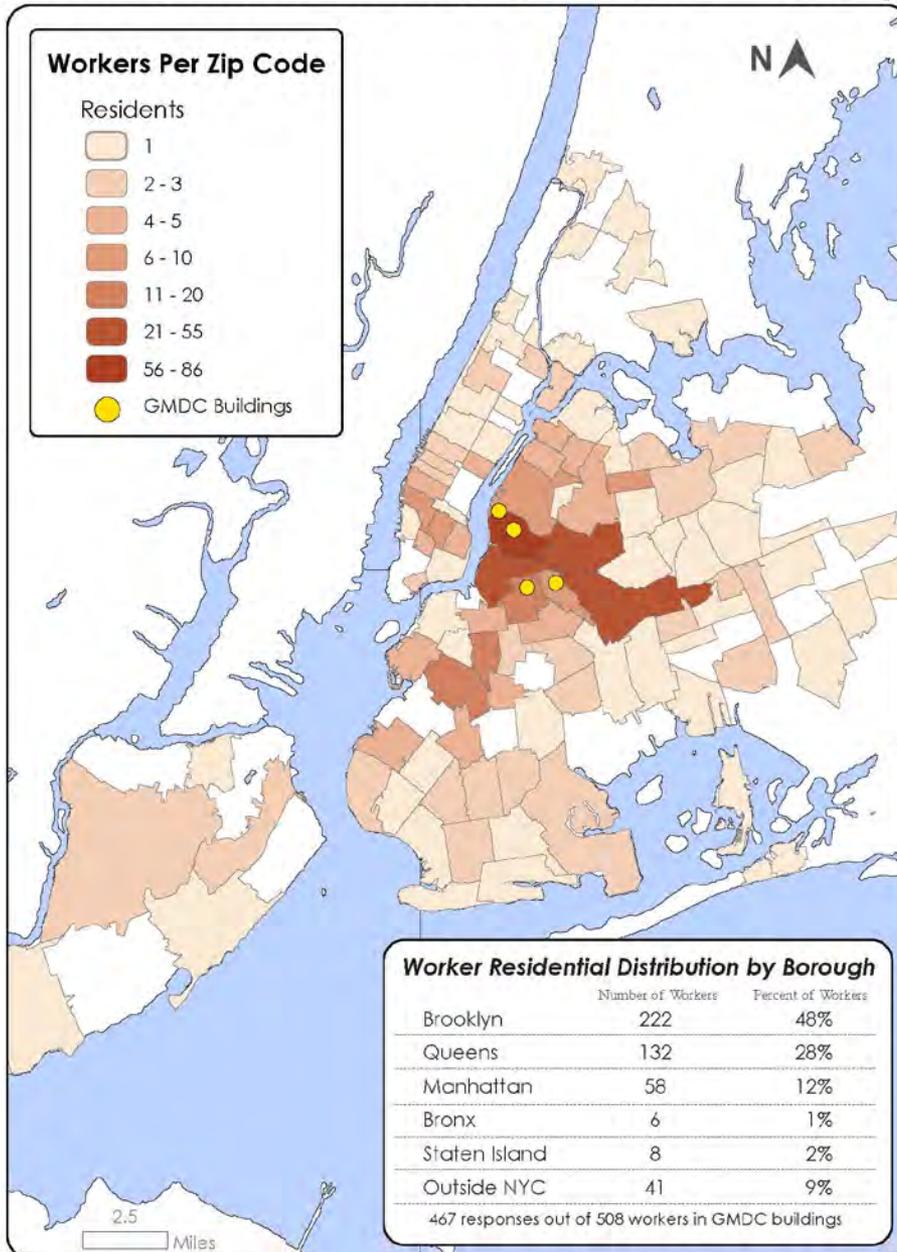
The tenants at GMDC represent a range of new types of industry in New York City. Small manufacturing and artisanal businesses—and the jobs that they create—are a vital part of the local economy. The GMDC tenants' industries and businesses have been classified into five major categories:





Greenpoint Manufacturing and Design Center Local Development Corporation / Brooklyn, New York

Where Do GMDC Workers Live in New York City?



Source: GMDC Tenant Survey, July 2010. Color saturation indicates density of workers in each zip code area.

- 91% of the workers in GMDC buildings live in New York City
- 48% live in Brooklyn
- 29% live in BK Community Board 1



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Average Annual Salaries by Sector

Woodworker	\$51,432
Artisan	\$43,627
Manufacturer	\$41,857
Architecture / Design	\$39,444
Fine artist / Graphic artist	\$31,730
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GMDC Average	\$41,618

GMDC Average Salary: \$41,618

compared to

Retail Sector: \$27,240

Food Prep and Service: \$24,980

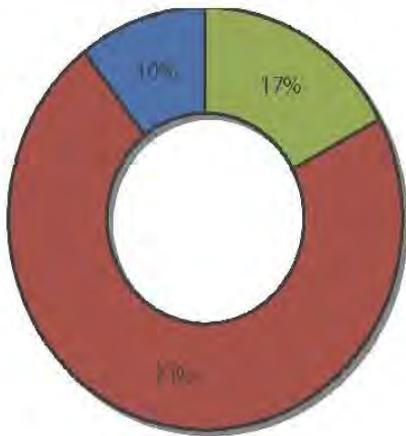
Source: Bureau of Labor Statistics 2009 NYC Metro Area Wage Statistics



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TOTAL WORKERS IN GMDC BUILDINGS: 508

Worker Type



- Part Time
- Full Time
- Temporary/Seasonal

Pay Structure for Workers





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GMDC's ANNUAL ECONOMIC IMPACT

	Direct	Indirect	Induced	Total
Business Revenue	\$ 65,350,000	\$ 16,036,132	\$ 18,845,782	\$ 100,231,914
Employee Wages	\$ 21,141,944	\$ 4,893,253	\$ 5,440,276	\$ 31,475,473
Business Income	\$ 7,080,961	\$ 1,360,759	\$ 847,099	\$ 9,288,819
Jobs Created and Retained	508	127	141	776
			GRAND TOTAL	\$ 140,996,206

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GMDC's ANNUAL ECONOMIC IMPACT



- The 508 jobs located in GMDC's buildings create an additional 268 jobs.

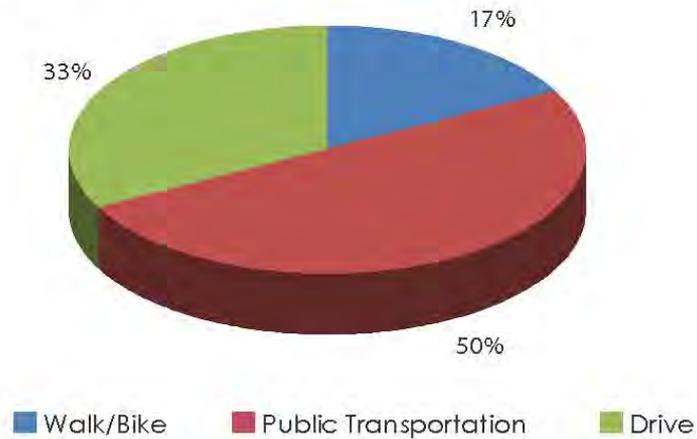


- The \$86m of revenue and wages generated in GMDC's buildings generate an additional \$45m of economic activity in New York City and the region.

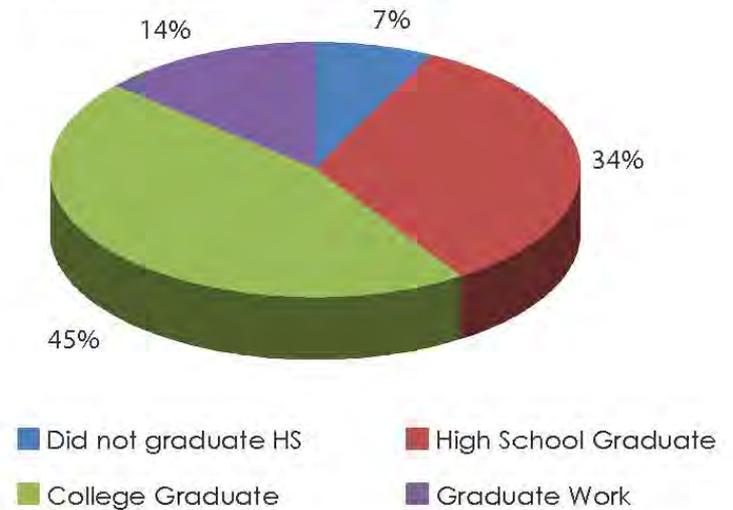


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Mode of Transportation to Work



Workers Education Level



Percent of Workers That:

Speak English as a second language **46 %**

Are in a union **8 %**

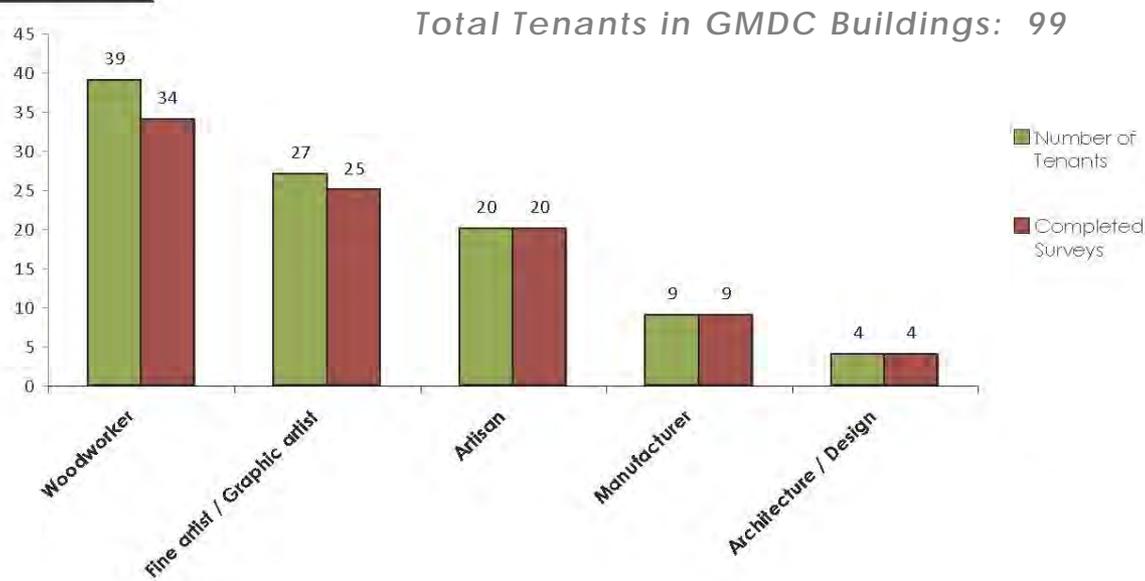
Receive health benefits through employment **26 %**

100% Employer Paid **22 %**
 Partial employee Contribution **78 %**

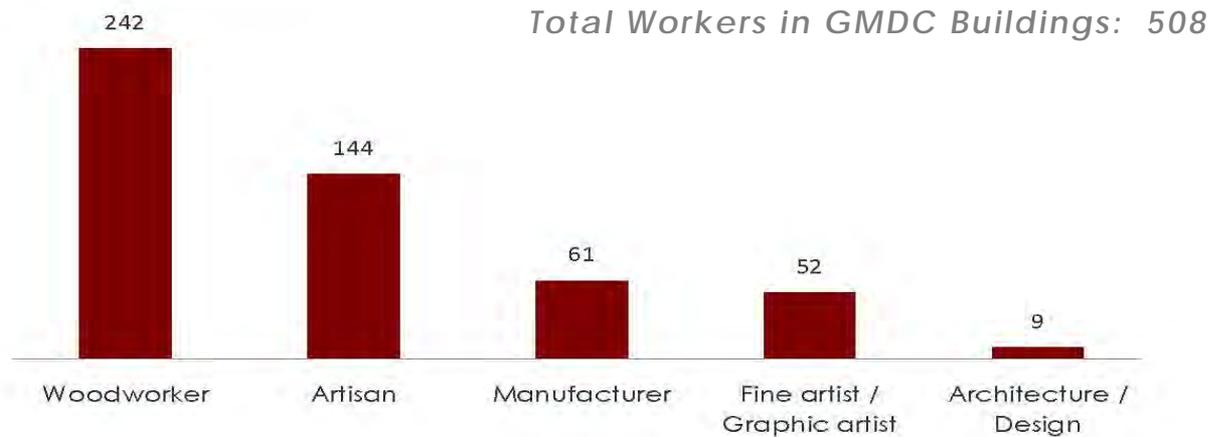


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Tenants by Sector



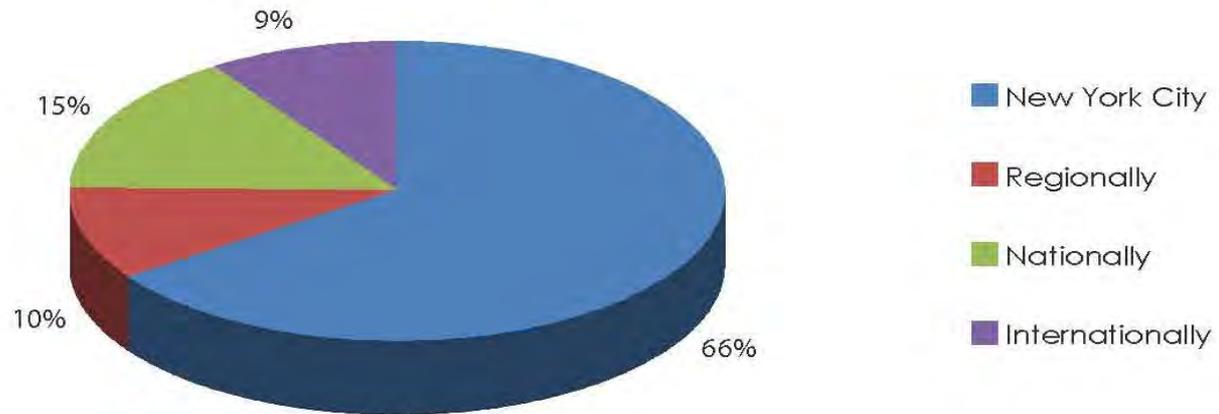
Workers by Sector



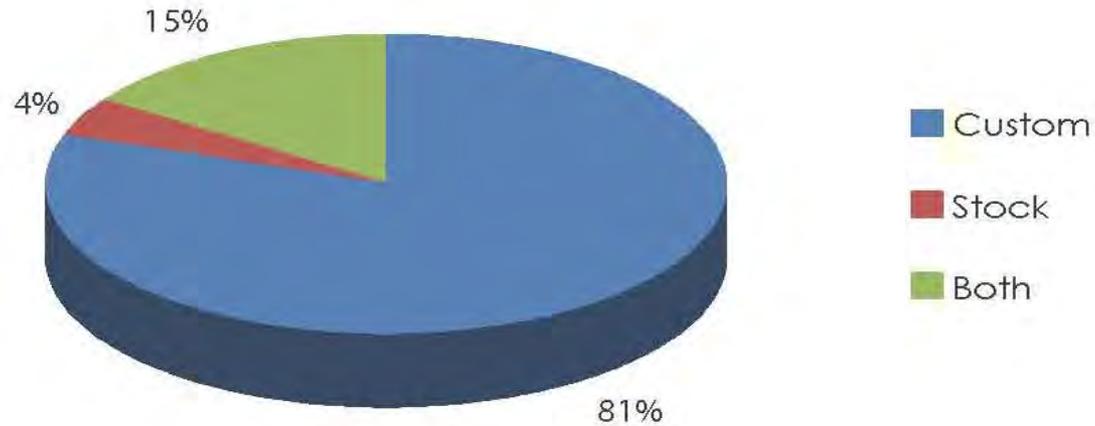


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Product Distribution



Production Type





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**Primary Motivation for Locating at GMDC
(Top 5 answers)**

- 1 More space
- 2 Lower / reasonable rent
- 3 Locational advantage
- 4 Stable / long lease
- 5 Supportive landlord / working building

Has GMDC Location Helped?

Yes 95 %
No 5 %

Average Years in Business 18.5

Average Tenure at GMDC 8

**Top 3 Benefits of Locating in NYC
(listed by rank)**

- 1 Proximity to markets
- 2 Quality of life
- 3 Proximity to suppliers

GOTHAM GREENS



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GOTHAM GREENS

- The nation's first commercial urban rooftop farm built on GMDC's 810 Humboldt Street building
- 15,000 SF
- Employing over 20 people
- Utilizes solar energy system
- Construction began in fall 2010, operations began in April 2011, the first crop went to market in June 2011
- Produce 80 tons of premium quality lettuces and basil annually
- Expanding to other leaf and vine crops in 2012
- Product sold to Whole Foods, Fresh Direct, Union Market

2930 JASPER STREET, PHILADELPHIA



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2930 JASPER STREET, PHILADELPHIA

- Former Lomax Rug and Vinyl Warehouse
- 80,000 SF
- \$8.6 million development project
- Currently, Habitat for Humanity Philadelphia ReStore on ground floor
- Space for approximately 38 small and mid-sized manufacturing businesses on upper floors

1102 ATLANTIC AVENUE, BROOKLYN



1102 ATLANTIC AVENUE, BROOKLYN

- Former E.A. Wildermuth Auto Parts Factory
- 42,000 SF building in Crown Heights, Brooklyn, NY
- \$11.4 million development project
 - \$4.6m in public subsidy
 - \$3.2m in New Markets Tax Credits
 - \$3.6m in debt
- Space for approximately 12 small and mid-sized manufacturing businesses employing 52 workers in living wage jobs

THANK YOU