

Core Application – Applicant General Information

The Core Application captures specific and general information about the applicant and the Project. This section begins with a survey of "General Information," followed by a section that describes the Applicant's interest or relationship to the project site. This helps establish eligibility and which benefits will be applied to the project.

Name: Rivendell School
Address: 421 Seventh Street, Brooklyn, NY 11215
Phone Number(s): 718-499-5667
Fax Numbers(s): 718-499-7269
E-mail Address: rivendellschool@rivendellnyc.org
Website Address: rivendellnyc.org
Applicant EIN Number: [REDACTED]
S.I.C. Code:
NAICS Code:

Date of Application: June 2006

1. Applicable Program (please check one):

- Not-for-Profit 501(c)(3) Civic Facility Bond Program
 Pooled Bond Programs

2. Officer of Applicant serving as contact person:

Name: Rosalie V. Woodside Firm: Rivendell School
Phone # 718-499-5667 ext.10 Fax#: 718-499-7269
E-mail Address: rivendellschool@rivendellnyc.org Address: 421 Seventh Street, Brooklyn, NY 11215

3. Attorney of Applicant:

Name: Robert Wakeman Firm: Nolan and Heller
Phone # 518-4432-3106 Fax#: 518-432-3131
E-mail Address: rwakeman@nolanandheller.com Address: 39 North Pearl St., Albany, NY 12207

4. Accountant of Applicant:

Name: Charles E. Groppe Firm: ERE LLP
Phone # 914-741-0800 Fax#: 914-714-1034
E-mail Address: cgroppe@ere-cpa.com Address: 400 Columbus Ave. East Lobby 2 Floor, Valhalla, NY 10595

5. Other Advisor/Consultant to Applicant (if applicable):

Name: Richard Bosch Firm: IAC
Phone # 212-645-6360 Fax#: 212-627-8847
E-mail Address: richard@iacny.org Address: 275 7th Ave., 19th fl, NY, NY 10001

6. Applicant is (check one of the following, as applicable):

501(c)(3) Organization Limited Liability Company

Other (specify): _____

7. Applicant's state of incorporation or formation: New York

8. Applicant's date of incorporation or formation: July 21, 1995

9. States in which Applicant is qualified to do business: NY

10. Please provide a brief description of Applicant and nature of its operations: Rivendell School is a not-for-profit agency serving typically developing and atypically developing children ages 0 to 6 and their families. Rivendell School operates an inclusion preschool and provides comprehensive evaluations and remedial services to preschool children in Manhattan and Brooklyn. We hold an absolute charter from the NYS Education Department as well as NYS and NYC approval. Rivendell School also operates as a training site for teachers interested in providing effective inclusion education. We have also developed a horticultural therapy/early literacy program for families that is currently housed in a Tier II homeless shelter.

Core Application – Applicant Interest in Project Realty

Please note: An "Affiliate" means any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity that controls, is controlled by, or is under common control with the Applicant or the "SPE" (defined herein below).

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project realty.
- Applicant or an Affiliate is not currently, but expects to be the fee simple owner of the Project realty.
- Applicant or an Affiliate is not the owner of the Project realty, but is the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- Applicant or an Affiliate is not the owner of the Project realty, but expects, immediately following the closing, to be the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- None of the above categories fully describe Applicant and its relation to the Project realty, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

Please note: Please pay particular attention to Items 5, 6, and 14 in the Required Documents List (attached), which request additional information specific to the Project realty.

2. If a special-purpose entity ("SPE") that is owned and controlled by the Applicant will own or otherwise control the Project realty, the SPE will be a (check one of the following as applicable):

- 501(c)(3) Organization Limited Liability Company
- Other (specify): none

Name of SPE:
Address:
Phone Number(s):
Contact Person:
Title of Contact Person:
Affiliation of SPE to Applicant:
Owners of SPE and each respective ownership share:
SPE EIN Number:

Please note: If information required above for the SPE is unknown at time of Application submission, then please submit any missing information to the NYCIDA as soon as it becomes available.

3. Give the following information with respect to all present and proposed tenants and sub-tenants at the proposed project site.

Provide information on an additional sheet if space is needed.

Company Name	Phone	Affiliation with Applicant	SF & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
none					

Core Application – Project Description and Financial Information

Please complete this section of the Application for each of the Project sites, defined as a facility (perhaps encompassing more than one address and/or block and lot) with either a distinct employment base (as evidenced through D.O.L. reporting) or with a separate and distinguishable source of funding for the acquisition, renovation, or construction of the facility. If more than one site exists for this Project, please make the requisite number of copies of this section and fill it out for each site.

Site#
Borough: Brooklyn
Neighborhood: Gowanus
Block(s): 448
Lot(s): 7
Street address and zip code: 277 Third Avenue, Brooklyn, NY 11215
Zoning: manufacturing
Square footage of land: 2625
Square footage of existing building(s): 6188
Number of floors: 3
Intended use(s) (e.g., office, retail, etc.): school

1. Please provide the following Project Information:

a. Please provide a brief description of the proposed Project: Building is a few years old and in excellent condition. We need to make modifications to adapt space for our use. Basement will be finished into offices. Stairway will be extended to roof. A handicap lift will be installed to go from the 3rd floor to the roof. Mechanicals and ductwork on roof will be moved and a playground constructed. Other interior work will include additional children's bathrooms and moving/installing kitchenettes for classrooms.

b. When does Applicant want Closing to occur (i.e., when does Applicant want the proceeds from the Bonds or other benefits sought to be available for the Project costs)? Building was purchased January 31, 2006 with funds advanced by F.J.C. We hope to roll over the total bridge loan into IDA bonds as soon as possible after the work is completed - early fall of 2006.

c. Indicate the estimated date for commencement of the Project: 6/1/06

d. Indicate the estimated date for completion of the Project: 9/1/06

e. Is the Project site located in a New York State Empire Zone?

Yes No

If Yes, which zone?

f. Is the project site located in the Federal Empowerment Zone?

Yes No

g. Will the Project require Uniform Land Use Review Procedure ("ULURP") approval?

Yes No

h. Will the Project require any other special permit or approval?

Yes No

If Yes, please explain: We need approval for 100 square feet of extra space to accommodate stairway to roof.

i. Is any governmental entity intended or proposed to be an occupant at the Project site?

Yes No

If Yes, please provide details:

j. Will the Project require a tax lot apportionment or subdivision? (Tax lot apportionment will be required for real estate tax benefits to commence.)

Yes No

If Yes, please provide details:

2. Please complete the following summary of Project sources and uses:

Uses of Funds		Sources of Funds	
Land acquisition ¹		Bonds	
Building acquisition	2500000	Loan (1)	2500000
New construction ²		Loan (2)	1250000
Renovations	1000000	Capital campaign	
Fixed tenant improvements		Affiliate/employee loans	
Machinery, equipment and/or furnishings	50000	Company funds	
Refinancing of Existing Debt		Fund balance	
Soft costs (define) architect, engineering	200000	Other equity (explain)	
Debt Service Reserve Fund		Other (explain)	
Capitalized interest		Other (explain)	
Other (explain)		Other (explain)	
Total Project Uses	3750000	Total Project Sources	3750000

3. Please list where machinery and equipment will be purchased and what percentage of total machinery and equipment relating to the Project this will represent:

- New York City Percentage of Total? 100
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NY State) Percentage of Total? _____
- Outside United States Percentage of Total? _____

¹ Please estimate Land and Building acquisition costs separately if possible.

² Please define New Construction on a separate piece of paper.

Core Application – Background Information on Applicant & Applicant's Affiliates

Please note: "Principal" means the following with respect to the Applicant and/or the SPE: all persons (entities or individuals) that control the Applicant and/or the SPE, and/or own more than 10 percent of either; all executive officers; all directors (except that for not-for-profits, "directors" will be limited to the chair and any director who is also an employee); and all members and general partners for, respectively, limited liability companies and partnerships.

Please answer the following questions and, if necessary, include additional information as an attachment:

1. Has Applicant, or any Affiliate or Principal, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation?

Yes No If Yes, please provide details on an attached sheet.

Please note: local, state, and federal governmental entities or agencies, public authorities or public benefit corporations, and local development corporations, shall be referred to as "Public Entity(ies)."

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA?

Yes No If Yes, please provide details on an attached sheet.

3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

Yes No If Yes, please provide details on an attached sheet.

4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?

Yes No If Yes, please provide details on an attached sheet.

5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.

Yes No If Yes, please provide details on an attached sheet.

6. Has the Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?

Yes No If Yes, please provide details on an attached sheet.

Please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers:

Company Name	Address	Contact	Phone	Percent of Revenues
NYC Dept. of Education	65 Court Street, Brooklyn, NY	John Cahalin	718-935-4789	38
NYC Early Intervention	93 Worth Street, NYC	Lloyd Sederer	212-219-5400	6
NYS Education Dept.	55 Hanson Place, Brooklyn, NY	Linda Goodman	718-722-4544	38
Rivendell parents Preschool	c/o Rivendell School	Shelly Wolf Scott	718-499-5667 ext.14	18

8. List major Funding Sources:

Company	Address	Contact	Phone
see above			

9. List unions (if applicable):

Union Name	Address	Contact	Phone	Contact Expiration
none				

10. List Banks:

Bank Name	Address	Contact	Phone	Type of Account
Commerce Bank	269 Fifth Avenue, Brooklyn, NY	Vincent DeMeo	718-499-2913	checking
Atlantic Bank of NY	960 Ave. of the Americas, NYC	James D'Amato	212-714-7405	checking

11. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Percent of Revenues
NYS Education Dept.	Albany, NY	Rebecca Cort		
NYS Dept. of Health	Albany, NY			
NYC Bureau of Day Care	65 Worth Street, New York, NY	Dr. Royal Fisher		