

**BUILD NYC RESOURCE CORPORATION  
PROJECT COST/BENEFIT ANALYSIS  
April 18, 2024**

**APPLICANT**

**Inwood Avenue-Nuasin Support Corporation**  
180 West 165<sup>th</sup> Street  
Bronx, New York 10452

**PROJECT LOCATION**

1342 Inwood Avenue,  
Bronx, New York 10452

**A. Project Description:**

Inwood Avenue-Nuasin Support Corporation (“IANSC” or the “Borrower”) is a New York not-for-profit corporation which is exempt from federal income taxation pursuant to section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). IANSC was created as a support organization for Nuasin Next Generation Charter School (the “School”), a New York not-for-profit education corporation which is exempt from federal income taxation pursuant to section 501(c)(3) of the Code. 1342 Inwood NNG, LLC (the “LLC”) is a Delaware limited liability company and a disregarded entity for federal income tax purposes, whose sole member is the Metropolitan Support Corporation, another support organization for the School, and a New York not-for-profit corporation, which is exempt from federal income taxation pursuant to section 501(c)(3) of the Code. The Borrower is seeking \$60,000,000 in tax-exempt and/or taxable bonds (the “Bonds”). The tax-exempt bonds will be issued as part of a plan of finance as qualified 501(c)(3) bonds for educational facilities under Section 145 of the Code. Proceeds of the Bonds, together with other funds available to the Borrower will be used to finance or refinance: (i) the costs of acquiring for federal tax law purposes a condominium unit consisting of a portion of an existing building (such portion, the “Existing Facility”) located on a 36,858 square foot parcel of land located at 1342 Inwood Avenue, Bronx, New York (the Existing Facility and the allocable portion of the land, the “Condo Unit”), and constructing, renovating, furnishing, and equipping the Condo Unit into a 67,000 square foot leasehold condominium facility (the “School Facility”) that will be part of a 77,000 square foot building; (ii) one or more debt service reserve fund(s); (iii) capitalized interest; and (iv) certain costs related to the issuance of the Bonds (collectively, (i)-(iv), the “Project”). The Borrower will ground lease the Condo Unit from a third-party owner. The Borrower will sub-lease the School Facility to the LLC and the LLC will sub-lease the School Facility to the School, which will operate the School Facility as a public charter school serving approximately 400 students from Grades 9 through 12.

**NPV 40 years @6.25%**

**B. Costs to City (New York City taxes to be exempted):**

Mortgage Recording Tax Benefit:	\$975,000
Estimated NYC Forgone Income Tax on Bond Interest*:	\$827,758
<b>Total Cost to NYC</b>	<b>\$1,802,758</b>

\*The exact amount of personal income tax revenue that will be lost as a result of this transaction depends on factors including (but not limited to) the percentage of bond bought by entities subject to New York City personal income taxes, the interest income generated from the bonds and the tax rate applied to bond purchasers.

**C. Benefit to City** (Estimated NYC direct and indirect taxes to be generated by Company):

**\$17,345,968**

**D. Benefit to City from Jobs to be Created** (Estimated NYC direct and indirect taxes to be generated by Company):

**\$7,246,192**



Build NYC Resource Corporation

# Build NYC CORE APPLICATION

Submit your electronically completed Core Application via email to your assigned Project Manager as a Word Document file or a Word Document saved as a PDF.

## A. APPLICANT OVERVIEW

Applicant Name (the "Applicant"): <a href="#">Inwood Avenue-Nuasin Support Corporation ("IANSC")</a>	Name of operating company (if different from Applicant): <a href="#">Nuasin Next Generation Charter School ("Nuasin"), a nonprofit 501(c)(3) NY public charter school located in CSD #9-Bronx, BEDS Code 320900860962, ID 800000067031, EIN 27-1005111, Date Opened 8/27/10</a>
Operating company address: <a href="#">180 W. 165<sup>th</sup> Street, Bronx, NY 10452</a>	Website address: <a href="https://Nuasin.org/">https://Nuasin.org/</a>
EIN #: [REDACTED]	NAICS Code: <a href="#">611710</a>
State and date of incorporation or formation: <a href="#">New York/May 2023</a>	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable): <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> Other: <a href="#">Note: Application to be submitted</a>	
Is the Applicant affiliated with a publicly traded company? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name the affiliated company:	

## B. APPLICANT CONTACT INFORMATION

	Name/Title	Company(s)	Address	Email	Phone	Primary <sup>1</sup>
<b>Applicant Contact Person</b>	<a href="#">Joel Schaffer, CEO/Trustee</a>	<a href="#">Inwood Avenue-Nuasin Support Corporation</a>	<a href="#">1021 McDonald Ave., Second Floor, Brooklyn, NY 11230</a>	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Attorney</b>	<a href="#">Steven Polivy, Partner</a>	<a href="#">Akerman LLP</a>	<a href="#">1251 Avenue of the Americas, 37th Floor   New York, NY 10020</a>	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>
<b>Accountant</b>	<a href="#">Zacharia Waxler, CPA Managing Partner</a>	<a href="#">Roth &amp; Co.</a>	<a href="#">1428 36th Street, Suite 200, Brooklyn, NY 11218</a>	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Consultant/ Other</b>	<a href="#">Michael Zukerman, Managing Director</a>	<a href="#">Greystone Capital Advisors</a>	<a href="#">152 W. 57<sup>th</sup> Street, 60<sup>th</sup> Floor   New York, NY 10019</a>	[REDACTED]	[REDACTED]	<input type="checkbox"/>

## C. APPLICABLE FINANCIAL ASSISTANCE

Provide the estimated value of each of the following types of Project Financial Assistance being requested. Discuss the estimation of the Requested Financial Assistance with your assigned Project Manager, if needed.

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Mortgage Recording Tax Benefit	<a href="#">\$1,680,000</a>
Build NYC Bond Financing	<a href="#">\$60,000,000</a>

## D. APPLICANT BACKGROUND

Provide a brief description of Applicant's history and the nature of its business. Feel free to include information from the Applicant's website or other official documentation describing the Applicant. Include information such as when the Applicant was founded, who founded the Applicant, a brief history of the Applicant, the Applicant's primary services and market, and the number of the Applicant's employees in NYC and elsewhere. **Limit the description to 250 words.**

<sup>1</sup> Select the individual to whom questions should be directed and who may speak on behalf of the Applicant.

IANSC is a NY nonprofit corporation in formation that will be exempt from federal taxation under Section 501(c)(3) of the IRC prior to closing. IANSC's mission is to improve the nature and quality of education at Nuasin, including but not limited to the acquisition, design, development, construction, financing, equipping and leasing of an approximately 67,000 sf new high school at 1342 Inwood Avenue, Bronx, NY 10452 to 1342 Inwood NNG, LLC ("LLC"). LLC is a single member limited liability company whose sole member is Metropolitan Support Corp ("MSC"). MSC is a support corporation serving Nuasin. The LLC will sublease the Project to Nuasin.

Nuasin is a public charter school whose mission is to equip all students with the academic and character foundation to succeed in college, access lives of opportunity and serve as the next generation of leaders. The school:

- Received its charter and opened in August 2010
- Steadily increased enrollment to approximately 685 K-12 students in FY2023
- Has a waitlist of approximately 2,000 students in 2023
- Has received at least 2 renewals and is authorized for grades K-12
- Is affiliated with an organization that is an existing borrower under a Build NYC bond issuance.

Nuasin excels in academic performance and undertakes an outreach program to underserved and special needs populations to produce a diverse enrollment with attributes including:

- 96% of high school students graduate and 85% are accepted to a 4-year college
- Exceeding average NYS assessments in ELA, math and reading proficiency
- 95% low income/FRL (free/reduced lunch)
- 16%+ students with disabilities
- 18%+ multi-lingual

Nuasin's enrollment has been limited by the small size of its existing facility and the school projects growing by ~400 students and 50 faculty members after the high school is completed.

## E. PROPOSED PROJECT ACTIVITIES

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

Nuasin projects growing by approximately 400 students and 50 faculty members after the new high school facility is completed, as follows:

- Nuasin currently has an enrollment of approximately 685 K-12 students at its existing facility located at 180 W. 165th Street, Bronx and a waiting list of approximately 2,000 students.
- On the day the new high school facility opens its doors at 1342 Inwood Avenue, Bronx in August 2025, approximately 200 high school students from the existing facility will attend the new school.
- The school intends to ramp-up the new high school enrollment over the near term to approximately 400 students by adding students from the waiting list.
- When the new high school opens, the existing facility at 180 W. 165th Street, Bronx will be converted from K-12 to K-8 only and will ramp-up enrollment in the near term to add approximately 200 students to fill the classrooms vacated by the high school students.

The Project will be financed and completed by IANSC (Applicant), a New York nonprofit corporation in formation that will be exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986 prior to closing.

Applicant is seeking approximately \$60.0 million in tax-exempt and taxable revenue bonds (the "Bonds"). Proceeds of the Bonds will be used to:

- Develop and lease an approximately 67,000 square foot new high school facility, on a leasehold of an approximately 22,885 square foot lot located at 1342 Inwood Avenue, Bronx, NY 10452, to Nuasin Next Generation Charter School as its new high school, and
- Pay for certain costs related to the issuance of the Bonds (i and ii, collectively the "Project")

Cost-effective Bond financing will enable the Project to proceed and provide Nuasin with the new high school facility that is necessary for the school to grow by adding approximately 400 new students and 50 faculty members, achieve its mission and realize the important public benefits that are provided in its state charter.

Bond closing is anticipated for July 2024, followed by a construction period of 12 months and lease commencement with the LLC and commencement of the sublease with Nuasin on July 1, 2025.

**Example:** [Applicant Name] ("Applicant"), a New York not-for-profit corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, is a [school, domestic violence shelter, hospital, community center, etc.] that serves [profile of stakeholders served]. Applicant is seeking approximately \$[ ] in tax-exempt revenue bonds (the "Bonds"). Proceeds of the Bonds [together with other funds available to Applicant], will be used to [modify below as needed]:

- refinance [describe debt];
- finance the [acquisition, construction, renovation, equipping, and/or furnishing] of a [ ] square foot facility (the "Facility") on a [ ] square foot parcel of land located at [address]; and/or
- pay for certain costs related to the issuance of the Bonds (i, ii, and iii, collectively, the "Project").

The anticipated closing date is [ ]. The project is anticipated to be completed in [ ] [months or years].  
The Project will allow Applicant to [brief description of financial or other benefits to Applicant of the Project].

## F. PROJECT LOCATION DETAIL

Complete this table for *each* Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: <b>1342 Inwood Avenue, Bronx, NY 10452</b>		Location # <b>2 of 2 for Nuasin</b>
Borough/Block/Lot: <b>Bronx/Block 2856/Lot 11</b>	Community Board #: <b>4</b>	Neighborhood: <b>Highbridge</b>
Square footage of land: <b>approx 22,885</b>	Square footage of existing building: <b>approx 51,651 (incl. mezzanine)</b>	Number of Floors: <b>4</b>
How is the anticipated Project Location currently used and what percentage is currently occupied? <b>The existing 2-story building at the Project Location is currently vacant</b>		
In the case of relocation, what will happen with Applicant's current facility <input checked="" type="checkbox"/> <b>Nuasin will relocate high school operations to the Project, convert the existing facility at 180 W. 165<sup>th</sup> Street, Bronx to grades K-8 only and grow grades K-8 by ~200 students to replace the high school students</b>		
Does the Project Location have access to rail and/or maritime infrastructure? <b>No</b>		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy.  For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		
Construction Information		
Facility Operations Start Date (as defined in the Policies and Instructions): <b>July 1, 2025</b>		
Does the Project involve the construction of a new building or an expansion/renovation of an existing building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.		
Does the Project involve subsurface disturbance or excavation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Anticipated square footage of Facility after construction and/or renovation: <b>Approx. 67,000 SF</b>		
Anticipated square footage of <i>non-building improvements</i> after construction and/or renovation (e.g. parking lot construction): <b>none</b>		
Square feet of wet lab space created: <b>2,404 sf</b> Square feet of wet lab space preserved: <b>n/a</b>		
Percentage of total building size dedicated to wet lab space: <b>3.6% of Nuasin Condo</b>		
Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? <sup>2</sup> <b>Yes The Project is designed to meet or exceed the stringent energy efficiency standards in the current NYC Building Code</b>		
Which of the below statements best reflects your current stage in the contractor procurement process? <input checked="" type="checkbox"/> A contractor has been selected and the procurement process is complete. <input type="checkbox"/> The procurement process has begun but a contractor has not been selected. Selection is anticipated by: <input type="checkbox"/> The procurement process has not begun. Procurement is anticipated to begin by: <input type="checkbox"/> Other: <input type="checkbox"/> Not applicable		
Zoning Information		
Current zoning of Project Location: <b>J/R8A, Special Jerome Corridor District; educational use is allowed as of right</b>		
Is a zoning variance or special permit required for the Project to proceed at Project Location? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a separate page and describe the zoning variance or special permit required, which agencies are involved, and the anticipated schedule for zoning approval.		
Is the Project subject to any other city, state or federal approvals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a separate page and describe the approval required, and if applicable, list any other environmental review that may be required.		
Is the Project Location a designated historic landmark or located in a designated historic district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is the Project Location within the NYC Coastal Zone Boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Intended use(s) of site (check all that apply): <input type="checkbox"/> Retail % <input type="checkbox"/> Manufacturing/Industrial % <input type="checkbox"/> Commercial Office % <input type="checkbox"/> Residential % % If Residential, what percentage of units will be affordable? % <b>Public Charter School ~87%; Future TBD ~13%</b>		

<sup>2</sup> More information on free energy efficiency advisory services can be found: [here](#)

## G. ANTICIPATED OWNERSHIP

1. Check the accurate description of the Project Location's anticipated ownership.

<input type="checkbox"/> Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.	(Projected) Acquisition date:
<input checked="" type="checkbox"/> Applicant or an Affiliate leases/expects to lease the Project Location. <input checked="" type="checkbox"/> Lease of approx. 67,000 sf condominium unit. <input type="checkbox"/> Lease is for a portion of the building and/or property.	(Projected) Lease signing date: <a href="#">Ground lease signing will be completed prior to Closing on the bonds</a>
<input checked="" type="checkbox"/> Neither of the above categories fully describes Applicant's interest or intended interest in the Project Location. Describe the anticipated ownership of the Project Location premises: <a href="#">See Attached Rider describing the ownership structure.</a>	

2. Does/will an Affiliate own/control the Project Location?  Yes  No  
 If yes, complete the table below: [See Attached Rider describing the ownership structure.](#)

Name of Affiliate:	Address of Affiliate:		
Affiliate is a:			
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> C Corporation	<input type="checkbox"/> Other :
<input type="checkbox"/> S Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Natural Person	

## H. PROJECT FINANCING

1. **Sources of Financing.** Provide amounts as aggregates for all Project Locations. Add table rows, if needed.

Sources	Total Amount	Percent of Total Financing
Equity	\$	%
Commercial Loan (Bank Name: )	\$	%
Capital Campaign	\$	%
New York City Public Funds	\$	%
Source:	\$	%
Source:	\$	%
New York State Public Funds	\$	%
Other: <a href="#">Proceeds of Series 2024 Tax-Exempt and Taxable Bonds</a>	\$60,000,000	100%
<b>Total</b>	\$60,000,000	100%

2. Mortgage amount on which tax is levied (exclude SBA 504 financing<sup>1</sup>): *n/a*

3. Anticipated closing date between the Issuer and the Applicant [June 2024](#)

4. **Uses of Financing.** Provide amounts as aggregates for all Project Locations.

Uses	Total Amount	Percent of Total Financing
<b>Land and Building Acquisition (Leasehold – Building only)</b>	\$ 11,500,000	19%
<b>Construction Hard Costs</b> (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	\$ 27,600,000	46%
<b>Construction Soft Costs</b> (i.e. pre-planning, legal, financing, design, etc.)	\$ 6,400,000	11%
<b>Furnishings, Fixtures, &amp; Equipment (FF&amp;E) and Machinery &amp; Equipment (M&amp;E)</b> (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.)	\$ 500,000	1%
FF&E purchased in NYC	\$ 500,000	
M&E purchased in NYC	\$	
<b>Closing Fees</b> (costs associated the execution of deal, i.e debt service reserve fund, capitalized interest, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	\$ 11,000,000	18%
<b>Other (describe):</b> <a href="#">Contingency</a>	\$ 3,000,000	5%
<b>Total</b>	\$ 60,000,000	100%

4a. Indicate anticipated budgeting of Hard Costs: [See attached schedule](#)

4b. Indicate anticipated budgeting of Soft Costs: [See attached schedule](#)

## I. EMPLOYMENT INFORMATION

The following information will be used as part of the Issuer’s calculation of the Project’s benefit to the City, and as a basis for comparison with the employment information that the Applicant will be required to report on an annual basis for the term of the Project Agreement (as defined in the Policies and Instructions). In this Section “I”, “

### 1. Job Creation Schedule

For all responses in the table below, part-time (“PT”) employees are defined as those working between 17.5 and 35 hours per week on average, and full-time (“FT”) employees are defined as those working 35 hours or more per week. Hourly wages in Columns E & F should represent the pay rate and are exclusive of overtime. For salaried employees, divide the annual salary by 1,820 working hours per year to calculate an hourly wage.

Information included in Column C below will be used to determine eligibility for participation in the HireNYC Program. For program information, see Additional Obligations document. If eligible for the HireNYC Program participation, NYCEDC will provide additional details.

A Job Category	B # of NYC* jobs retained by Project	C # of jobs to be added in each year at Project Location in first 3 years of operation to be employed by Applicant			D Total # of Jobs at Project Location* in first 3 years of operation (Sum of all Columns B and C)	E Average hourly wage for Year 1	F Lowest hourly wage for Year 1	G Average Fringe Benefit for retained jobs	H Average Fringe Benefit for created jobs
		Year 1: 2025	Year 2: 2026	Year 3: 2027					
FT Executive level	4	1	1	0	6	\$120		\$10	\$10
FT Manager level	15	4	3	1	23	\$60		\$5	\$5
FT Faculty level	71	20	8	7	106	\$40		\$3	\$3
<b>Total FT Employees</b>	<b>90</b>				<b>135</b>	<b>\$47</b>	<b>\$24</b>	<b>\$4</b>	<b>\$4</b>
<b>Total PT Employees</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>\$22</b>	<b>\$15</b>	<b>N/A</b>	<b>N/A</b>

\*includes total faculty preserved, relocated and added at both school facilities as a combined K-12 Charter School continuum

- Of the Total Jobs at Project Location in Column D, how many employees are/will be NYC residents? **~95%**
- How many employees at the Project Location will be paid below living wage<sup>2</sup> at Project Start Date (as defined in the Policies and Instructions)? **Zero**
- Does the Project currently have, or anticipate having, contract or vendor employees<sup>3</sup> at the Project Location?  Yes  No
- Generally describe all other forms of compensation and benefits that permanent employees will receive (i.e. healthcare, employer contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc. **Nuasin provides salary, access to free and paid health care, employer contributions for 401k, access to our wellness program, access to our EAP, professional development for 2 weeks in the summer and once a 1 week thereafter, loan reimbursement for education loans after one year of service.**
- Will Applicant or any of its Affiliates be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the “Act”)?  Yes  No  
If yes, provide an overview of the applicable requirements under the Act and an explanation of how Applicant plans to comply with such requirements. If no, explain why and provide a FT employee count using the Act **“FTE Employee Calculator”**. **Nuasin provides health coverage at no cost to its full-time employees.**
- Is Applicant currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law?  Yes  No

<sup>2</sup> For information regarding living wage, see Additional Obligations document.

<sup>3</sup> Contract or vendor employees are independent contractors (i.e. persons who are not “employees”) or are employed by an independent contractor, who provide services at a Project Location.

8. Will the Project use an apprenticeship program approved by the New York State Department of Labor?  Yes  No

## J. LABOR

Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions applies to any of these Companies, answer *No*. For any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Has any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?  
 Yes  No If Yes, explain on an attached sheet.
2. Has any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?  
 Yes  No If Yes, describe and explain current status of complaints on an attached sheet.
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?  
 Yes  No If Yes, explain on an attached sheet.
4. Are any of the Companies' employees *not* permitted to work in the United States?  
 Yes  No If Yes, provide details on an attached sheet.
5. Is there any period for which the Companies did not complete and retain or do not anticipate completing and retaining all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?  
 Yes  No If "Yes," explain on an attached sheet.
6. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?  
 Yes  No If "Yes," use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
7. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?  
 Yes  No If "Yes," use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.
8. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?  
 Yes  No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

## K. FINANCIALS

1. Has Applicant, Affiliate(s), Principal(s), or any close relative any Principal(s), ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any Public Entities?  
 Yes  No If Yes, provide details on an attached sheet.
2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project Location(s), obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other Public Entities?  
 Yes  No If Yes, 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, 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, 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.)? Include mortgage loans and other loans taken in the ordinary course of business only if in default.



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

6. Has 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, provide details on an attached sheet.

7. In the table below, provide contact information for Applicant's references. If the space provided below is insufficient, provide complete information on an attached sheet. List any "Major Suppliers" (those that compose more than 10% of goods, services, and materials).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenues
Major Suppliers	Promont	3611 14 <sup>th</sup> Ave. Ste. 606 Brooklyn NY 11218	Marty Waidbrod, CEO	[REDACTED]		[REDACTED]	TBD %
				[REDACTED]			%
Unions							
Banks	Metropolitan Com'l Bank	5102 13th Ave, Brooklyn, NY 11219	Sabita Anderson	[REDACTED]		[REDACTED]	

## L. ANTI-RAIDING

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City?  Yes  No

If "Yes," provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City?  Yes  No

If "Yes," provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

**If the answer to question 1 or 2 is "Yes," answer questions 3 and 4.**

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?  Yes  No

4. Is the Project reasonably necessary to discourage Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?  Yes  No

**If the answer to question 3 or 4 is "Yes," provide a detailed explanation on a separate sheet of paper.**

## M. COMPLIANCE WITH LAW

1. The Applicant and any owner or occupant of the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.  Yes  No

2. The proposed project, as of the date of this application, is in compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to the provisions of Section 859-a and Section 862(1) thereof.  Yes  No

## N. PRIVATE SCHOOL QUESTIONS (IF APPLICABLE) N/A

Review Build NYC's Private School Policy prior to completing the Application.

1. Are at least 50 percent of enrolled students are New York City residents?

Yes  No

2. If Applicant provides education to any of grades 9 through 12, is it registered with the New York State Department of Education as an eligible education institution?

Yes  No

3. If Applicant was formed under the Education Law of the State of New York, is it chartered by the New York Board of Regents?

Yes  No

4. If Applicant provides education to any of grades K through 8, it (a) is registered with the New York State Department of Education, or (b) will be evaluated by an independent professional (acceptable to Build NYC's staff in their sole discretion) as providing an education equivalent to that provided by public schools in the State of New York?
- Yes       No
5. Provide a written plan that demonstrates any existing or planned commitment to aid the City's public school system, nonprofit organizations and/or community groups through the sharing of Applicant's facilities. Project Manager will identify appropriate and quantifiable metrics in respect of this requirement. Applicant will be required to provide annual written reports to Build NYC demonstrating its performance, as measured by such metrics. The Board of Trustees or the Chief Executive Officer of Applicant will designate a full-time staff member to coordinate the community service activities and aid to be provided by Applicant pursuant to paragraph 5 above.
6. What is Applicant's maximum tuition for the current academic year?
7. Indicate whether Applicant meets the following criteria:
- a. Financial aid equal to at least 12 percent of Applicant's gross tuition revenues is made available to, and used by, students who are City residents  
 Yes       No
- b. At least 20 percent of students who are both City residents and recipients of financial aid receive financial aid equal to or greater than 50 percent of tuition.
- c. At least 10 percent of students who are both City residents and recipients of financial aid receive financial aid equal or greater than 75 percent of tuition.  
 Yes       No

## O. ADDITIONAL QUESTIONS

1. What are the primary sources of revenue supporting Applicant's operations? [Per pupil payments from NYC Dept of Education, state, federal and private grants](#)
2. If the Applicant's Statement of Activities categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category:  N/A
3. If the Applicant's Statement of Activities categorizes any revenues as "Other general and administrative," describe what revenues are captured in that category:  N/A
4. Share employee salaries and wages paid in the last three fiscal years (exclusive of fringes, payroll and retirement):

Salaries and Wages	Year 1: YE 6/30/20	Year 2: YE 6/30/21	Year 3: YE 6/30/22
	5,817,709	6,194,594	8,065,088

5. If Applicant is a charter school:
- a. What share of the total student body receives free or reduced lunch? 95%  N/A
- b. Does the Applicant currently co-locate a facility/anticipate co-locating a facility with the Department of Education?  Yes  No
6. Is the Applicant funded through existing City or state contracts?  Yes  No

If "Yes," complete the following table:

Agency	Contract Amount	Year of Contract Execution	Year of Contract Termination	Renewal Mechanism

7. What is the anticipated operating expense savings as a result of this Build NYC transaction? \$  N/A
8. If the Applicant is refinancing existing debt, complete the following table.  N/A

Existing Debt Series	Year of Maturity	Current Interest Rate	Estimated Savings	Anticipated Use of Savings

Where does the Applicant intend to allocate the savings provided through Build NYC? The savings achieved from cost-effective Bond financing will allow IANSC to support Nuasin, its facility tenant, in growing its programs and offerings, which result in the maintenance and growth of existing full and part-time jobs and to retain and create future sustainable workforce growth to match student headcount growth and support operational needs. Additionally, the savings will enable the Project to proceed and provide Nuasin with the new facility that is necessary for the school to grow, achieve its mission and realize important public benefits, including hiring dozens of new employees and providing a top education to a diverse, predominantly underserved enrollment.

9. CERTIFICATION

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Issuer's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I certify that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials. I understand that the Issuer will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at Applicant's expense.

I acknowledge that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Issuer involvement in the project.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Issuer with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Issuer or NYCEDC may take to investigate and verify such information; that the Issuer may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Issuer determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the Issuer may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions document provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Issuer shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Issuer presents Applicant's proposed Project to the Board for approval, the Issuer does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Issuer obtains such approval, such approval shall not constitute a guaranty from the Issuer to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Issuer decides, in its sole discretion, to not present Applicant's proposed project to the Board for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases Build NYC and NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Issuer discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuer to make such disclosure and hereby releases the Issuer from any claim or action that Applicant may have or might bring against the issuer, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the issuer and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Issuer reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. Certified by Preparer,

This 30<sup>th</sup> day of May, 2023 (updated April 2, 2024)

This 30<sup>th</sup> day of May, 2023 (updated April 2, 2024)

Name of Applicant: Inwood Avenue-Nuasim Support Corporation

Name of Preparer: Greystone Capital Advisors LLC

Signatory: Joel Schaffer

Signatory: Michael Zukerman

Title of Signatory: CEO/Trustee

Title of Signatory: Managing Director

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

9. CERTIFICATION

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Issuer's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I certify that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials. I understand that the Issuer will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at Applicant's expense.

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I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Issuer with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Issuer or NYCEDC may take to investigate and verify such information; that the Issuer may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Issuer determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the Issuer may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions document provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

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That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases Build NYC and NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Issuer discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuer to make such disclosure and hereby releases the Issuer from any claim or action that Applicant may have or might bring against the Issuer, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Issuer and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Issuer reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. Certified by Preparer,

This 30<sup>th</sup> day of May, 2023 (updated April 2, 2024)

This 30<sup>th</sup> day of May, 2023 (updated April 2, 2024)

Name of Applicant: Inwood Avenue-Nuasyn Support Corporation

Name of Preparer: Greystone Capital Advisors LLC

Signatory: Joel Schaffer

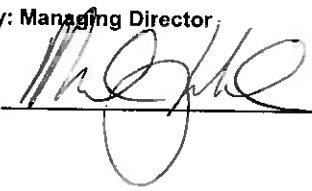
Signatory: Michael Zukerman

Title of Signatory: CEO/Trustee

Title of Signatory: Managing Director

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



# BUILD NYC APPLICATION: ATTACHMENTS CHECKLIST

Submit the following attachments to your Core Application by the Application Deadline associated with your targeted Board Meeting date.

- A.  **Full Environmental Assessment Form or Short Environmental Assessment Form** (SEAF, provided by Build NYC)
- B.  Completed **Environmental Audit Report (Phase I)** certified to the Issuer. Based upon the Issuer's review, a Phase II may be requested.
- C.  **Internal Background Investigation Questionnaire** (provided by Build NYC). Complete the form for Applicant and any Affiliate. Mail the final page (notarized) with the original signature to:  
Strategic Investments Group  
NYCEDC  
1 Liberty Plaza, 13<sup>th</sup> Floor  
New York, NY 10006
- D.  **Doing Business Data Form** (Provided by Build NYC)
- E.  Past three years of **financial statements** for Applicant, Affiliates, and/or guarantors (as applicable). For any year that Applicant does not have a financial statement, provide an **operating pro forma** or other financial analysis demonstrating how the Issuer's assistance is needed in order to make the Project feasible. If your financials have line items noted as "Other," provide a short description explaining what the line item entails.
- F.  Past four calendar quarters of **NYS-45 MN or ATT filings** for Applicant and its Affiliates. Redact employee names and Social Security numbers or provide NYS-45 MN summary page.
- G. Copy of Acord Certificate of Liability Insurance.
- H.  Signed **Inducement Letter** on company letterhead. Letter should include a brief description of Applicant, the Project, a determination that the Project would not be completed without receiving the Issuer's benefits, and the immediate impact of the Project (500 word limit).
- I.  **Short Bios** for CEO CFO, and chairperson that include employment history and education.
- J.  **Contract of Sale/Lease Agreement** for acquiring title or leasehold title to the Project Location.
- K.  Executed **Commitment Letter or Term Sheet** from financial institution(s) providing financing that clearly indicates portion(s) in connection with which assistance is being sought.
- L.  **Organizational Chart** of Applicant and Affiliates.
- M.  **Non-refundable \$5,000 application fee** payable to the Issuer, mailed to  
Strategic Investments Group  
NYCEDC  
1 Liberty Plaza  
New York, NY 10006
- N.  Policies and Instructions document **signature page** (provided by the Issuer)
- O.  Additional Obligations document **signature page** (provided by the Issuer)
- P.  **Letter of community support**, if applicable
- Q. **A written plan describing shared use of facility**
- R. **Documents required by Bond Counsel:**
  - Internal Revenue Service letter determining organization's 501(c)(3) status
  - Bylaws
  - Charter
  - List of Board of Directors and affiliations
  - Documents regarding affiliated organizations
  - Board Resolution relating to undertaking of the proposed project
  - Capital Campaign literature (if any)

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Inwood Avenue-Nuasin Support Corporation ("IANSC")			
Name of Action or Project: Nuasin Next Generation Charter School ("Nuasin")			
Project Location (describe, and attach a location map): 1342 Inwood Avenue, Bronx, NY 10452 ("Project Location")			
Brief Description of Proposed Action: IANSC is a New York nonprofit 501(c)(3) corporation in formation that has a mission to improve the nature and quality of education at Nuasin Next Generation Charter School ("Nuasin"), including but not limited to the acquisition, design, development, construction, financing, equipping and leasing of an approximately 68,000 square foot new school facility at the Project Location to Nuasin as its new permanent high school facility.			
Name of Applicant or Sponsor: See above		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 1722 45th Street			
City/PO: Brooklyn		State: NY	Zip Code: 11204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit required from New York Dept. of Buildings (DOB)			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.846 acres	
b. Total acreage to be physically disturbed?		_____ 0.846 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.846 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Storm water discharges will be directed to existing city sewer system _____			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Joseph Riegler

Date: May 30, 2023


Signature: \_\_\_\_\_

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Build NYC	April 10, 2024
Name of Lead Agency	Date
Hannah Peters	Assistant Vice President, Land Use
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	

**PRINT**