

Build NYC Resource Corporation Finance Committee Discussion

The Finance Committee convened on September 13th, 2018 to discuss the following projects:

- AMDA, Inc.
- Center for Urban Community Services, Inc.

Finance Committee Members: Barry Dinerstein, Andrea Feirstein, and Jacques Philippe-Piverger

Build NYC Staff Members: Kyle Brandon, Nicholas Lyos, Emily Marcus, Krishna Omolade.

Start: 2:00 PM

End: 2:30 PM

AMDA, Inc. d/b/a American Musical and Dramatic Academy

AMDA, Inc. d/b/a The American Musical and Dramatic Academy (the “Institution”), 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, as borrower, is seeking approximately \$34,200,000 in tax-exempt and taxable revenue bonds (the “Bonds”). Proceeds from the Bonds will be used to finance or refinance the costs to: (1) acquire, renovate, furnish and equip an approximately 15,000 square foot five-floor building located on an approximately 3,000 square foot parcel of land located at 207 West 85th Street, New York, New York 10024 for an approximate cost of \$9,000,000 to be used as a dormitory; (2) acquire, renovate, furnish and equip an approximately 15,000 square foot six-floor building located on an approximately 3,000 square foot parcel of land located at 205 West 85th Street, New York, New York 10024 for an approximate cost of \$9,000,000 to be used as a dormitory; (3) acquire, renovate, furnish and equip an approximately 15,000 square foot one-floor commercial condominium located on an approximately 7,500 square foot parcel of land located at 421 West 54th Street, New York, New York 10019 for an approximate cost of \$14,700,000 to be used as administrative headquarters (4) renovate, furnish and equip an approximately 67,000 square foot four-floor building located on an approximately 20,100 square foot parcel of land located at 211 West 61st Street, New York, New York 10023 for an approximate cost of \$1,500,000 to create five state of the art classrooms and an admissions viewing center; (5) fund a debt service reserve and (6) pay for certain costs related to the issuance of the Bonds (collectively, the “Project”). The Institution is a private performing arts conservatory serving post-secondary students and located in the Upper West Side of Manhattan.

Mr. Dinerstein asked for the main sources of revenue.

Mr. Brandon responded the main source of revenue is student tuition.

Mr. Dinerstein asked whether students travel back and forth between the School’s California and New York locations, and if the School offers Degree programs?

Mr. Brandon responded that students do travel back and forth between locations, and that the School offers post-secondary degrees

Mr. Dinerstein asked what types of students attend the School.

Mr. Brandon responded that students interested in pursuing the arts, music and theater attend the School.

Ms. Feirstein asked what services are offered at the School's California Location, and how much debt the School has outstanding?

Mr. Brandon responded that the School's California location also offers post-secondary degrees, and that the School has approximately \$70,000,000 in debt outstanding.

The committee recommended the Project to seek authorization at the September 18th Board meeting.

Center for Urban Community Services, Inc.

Center for Urban Community Services, Inc. ("CUCS"), 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, (the "Code"), as borrower, is seeking approximately \$13.25 million in tax-exempt notes (the "Notes"). Proceeds from the Notes will be used to: (i) finance the acquisition and renovation of an approximately 11,295 square foot three-floor building on an approximately 3,750 square foot parcel of land located at 419 West 126th Street, New York, New York 10027 (the "Acquired Facility") at an approximate cost of \$8,750,000; (ii) finance leasehold improvements to an approximately 15,836 square foot four-floor building on an approximately 5,325 square foot parcel of land located at 112 West 14th Street, New York, New York 10011 (the "Leased Facility") at an approximate cost of \$4,500,000; (iii) fund a debt service reserve fund; and (iv) pay certain costs associated with the issuance of the Notes. The Acquired Facility will be owned and operated by CUCS, while the Leased Facility is owned by a third party, and will be leased and operated by CUCS. CUCS will use the Acquired Facility and the Leased Facility to provide transitional housing and services for homeless and low-income people.

Ms. Feirstein asked for the main sources of revenue.

Mr. Lyos responded that the main sources of revenue are public grants.

Mr. Dinerstein asked if CUCS will own any of the project facilities.

Mr. Lyos responded that CUCS will own the project facility located at 419 West 126th Street.

The committee recommended the Project to seek authorization at the September 18th Board meeting.