

BUILD NYC RESOURCE CORPORATION
PROJECT COST/BENEFIT ANALYSIS
March 20, 2025

APPLICANT

Civic Bronx LLC
 180 Varick Street
 New York, New York 10014

PROJECT LOCATION

1472 Boston Road
 Bronx, New York 10460

A. Project Description:

Civic Bronx LLC (the “Borrower”) is a Delaware limited liability company and a disregarded entity for federal income tax purposes, whose sole member is Civic NYC Fund, Inc. (“NYC Fund”), a New York not-for-profit corporation exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The Borrower is affiliated with Civic Builders, Inc., a nonprofit charter school developer who will be acting as a turnkey developer. The Borrower will lease the Facility (as defined below) to Bold Charter School (“Bold” or the “School”), a New York not-for-profit corporation exempt from federal income taxation pursuant to Section 501(c)(3) of the Code, which operates a public charter school. Proceeds of the Bonds, together with other funds available to the Borrower will be used to finance or refinance or reimburse the Borrower for: (i) the costs of acquiring the existing real property, demolishing an existing 17,000 square foot vacant commercial building and in its place, constructing, developing, and furnishing a 5-story 60,000 square foot educational facility on an 14,000 square foot parcel of land located at 1472 Boston Road, Bronx, New York (the “Facility”); (ii) fund debt service reserve fund(s), if any; (iii) fund capitalized interest; and (iv) pay for certain costs relating to the issuance of the Bonds ((i-iv) collectively, the “Project”). The Borrower will execute a long-term lease with a purchase option with Bold, which will operate the Facility as a public charter school serving approximately 700 students from kindergarten through Grade 8.

NPV 35 years @6.25%

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

| | |
|---|--------------------|
| Mortgage Recording Tax Benefit: | \$821,031 |
| Estimated NYC Forgone Income Tax on Bond Interest*: | \$588,059 |
| Total Cost to NYC | \$1,409,090 |

*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):

\$9,353,960

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

\$277,120



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"): Civic Builders, Inc. / Civic NYC Fund, Inc. | Name of operating company (if different from Applicant): Civic Bronx LLC EIN # [REDACTED] |
| Operating company address: 180 Varick Street, Suite 1414 New York NY 10014 | Website address: https://civicbuilders.org/ |
| EIN #: [REDACTED] | NAICS Code: 236220 (Civic Builders, Inc.) |
| State and date of incorporation or formation: NY 03/27/2002 (Civic Builders, Inc.); NY 6/30/2016 (Civic Builders, Inc.) | 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: | |
| 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 | Address | Email | Phone | Primary ¹ |
|---------------------------------|--------------------|---|--|------------|------------|-------------------------------------|
| Applicant Contact Person | David Umansky, CEO | Civic Builders, Inc. Civic NYC Fund, Inc. Civic Bronx LLC | 180 Varick Street, Suite 1414 New York, NY 10014 | [REDACTED] | [REDACTED] | <input type="checkbox"/> |
| Attorney | Alison Radecki | Norton Rose Fulbright US LLP | 1301 Avenue of the Americas New York, NY 10019 | [REDACTED] | [REDACTED] | <input type="checkbox"/> |
| Accountant | Dan Kenney | Mitchel Titus, LLP | 80 Pine Street New York, NY 10005 | [REDACTED] | [REDACTED] | <input type="checkbox"/> |
| Consultant/Other | Dan Froehlich | D.A. Davidson & Co. | 757 Third Avenue, Suite 1902 New York, NY 10017 | [REDACTED] | [REDACTED] | <input checked="" 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 | \$0 |
| Build NYC Bond Financing | \$51,000,000 |

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.**

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

Civic Builders, Inc. ("Civic") is the nation's premier nonprofit charter school developer. Civic was founded in 2002 by current CEO David Umansky, David Sweeny, and Annie Tirschwell. By assuming responsibility for acquisition, design, financing, and construction, Civic relieves charter schools of the burden of navigating a complex and competitive real estate marketplace and provides them with thoughtfully designed, economical, and inspiring educational facilities.

Since its inception, Civic has leveraged more than \$1.45B to develop over 1,000,000 sqft of educational facility space (AR, CA, FL, GA, IN, LA, MA, MI, MS, NJ, NY, OK, RI, TN, TX, WA, DC, WI, MD). Civic is the leading New York City charter school developer, with 21 charter school buildings constructed in New York City alone. This experience benefits our school partners in many ways, from informed budgeting and scheduling at the project outset to problem-solving during the development process.

Civic has an NYC-based staff of 20 employees (and 9 employees remote), with expertise in project finance, construction management, accounting, and fundraising, all solely focused on real estate development for charter schools.

Civic NYC Fund, Inc. was formed as a nonprofit corporation in 2016 for the purpose of supporting and promoting education, community and economic development. With the goal to strengthen the long-term economic base of communities. Civic NYC Fund, Inc. mission is to invest and administer funds for exclusively charitable purposes. The sole member of Civic NYC Fund, Inc. is Civic Builders, Inc. Also, Civic NYC Fund, Inc. does not have any employees.

E. PROPOSED PROJECT ACTIVITIES

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

Civic Builders, Inc. ("Civic") and Civic NYC Fund, Inc. ("NYC Fund") (both "Applicant" or "Applicants"), are New York not-for-profit corporations exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. Civic is a non-profit charter school developer whose mission is to create paths for affordable access to permanent facilities for high-performing charter schools that deliver excellent educations to students in communities where the need is greatest. NYC Fund's purpose (among other things) is to benefit and carry out the purposes of public charities that operate to support charter school facilities.

Currently, the sole member of Civic Bronx LLC is Civic Builders, Inc. However, as part of the financing structure (as described further in this application) it is anticipated that the membership interest of Civic Bronx LLC will be assigned to Civic NYC Fund, Inc.. The purpose of this assignment is to meet the requirements of the New Markets Tax Credit investor. Such assignment will be done prior to Build NYC board meeting.

Applicant is seeking approximately \$51,000,000 in tax-exempt revenue bonds (the "Bonds"). Proceeds of the Bonds together with other funds (including equity and New Markets Tax Credits) available to Applicant, will be used to:

- i. finance the acquisition of a development site, construction of an approximately 60,000 square foot facility, and equipping the building with kitchen and gym equipment (the "Facility") on a 14,435 square foot parcel of land located at 1472 Boston Road, Bronx NY 10460. The Facility will be long-term leased with a purchase option to Bold Charter School ("Bold"); and/or
- ii. pay for certain costs related to the issuance of the Bonds (i and ii, collectively, the "Project").

The anticipated closing date is April 2025. The project is anticipated to be completed in approximately 24 months with a delivery of the Facility by Summer 2027. The Project will allow Applicant to construct a permanent school facility for Bold, thereby, preserving 700 high-quality seats for students in the South Bronx.

But for lower tax exempt interest rates and other ancillary benefits offered by a Build NYC financing, Civic would not be in a position to affordably finance the acquisition of the property, construct the Facility, and equip the Facility.

The tax exempt interest rate ensures that Civic's rent schedule to Bold is affordable and within the schools projected rental reimbursement allotted to charter schools in New York City. Absent these savings, the school would have to divert funds from its education program to rent and facilities operating expenses.

As the Applicant will be leasing the property to Bold, supplemental information on Bold Charter School is attached as a Rider. This Rider contains a description of the tenant arrangement, an organizational chart explaining the relationship between Civic and the tenant, and Bold's organizational due diligence items.

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]:

- i. refinance [describe debt];
- ii. 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
- iii. 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: 1472 Boston Road, Bronx, NY 10460 | Location # 1 | of 1 |
| Borough/Block/Lot: Bronx/Block 2964/Lot 42 | Community Board #: 3 | Neighborhood: Crotona Park East |
| Square footage of land: 14,435 | Square footage of existing building: 17,281 | Number of Floors: 2 |
| How is the anticipated Project Location currently used and what percentage is currently occupied? Vacant commercial building. 0% occupied. | | |
| In the case of relocation, what will happen with Applicant's current facility? <input checked="" type="checkbox"/> N/A Civic is not applicable. Bold Charter School will relocate school operations to the Project. Bold has the option to terminate its lease at both at 1093 Southern Boulevard, Bronx (private facility) and at 1909 Daly Avenue, Bronx (private facility). | | |
| Does the Project Location have access to rail and/or maritime infrastructure? No. | | |
| 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 checked="" type="checkbox"/> Yes <input 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. Please see attached Rider. | | |
| 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): 7/1/2027 | | |
| 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: 60,000 | | |
| Anticipated square footage of <i>non-building improvements</i> after construction and/or renovation (e.g. parking lot construction): 0 | | |
| Square feet of wet lab space created: 0 Square feet of wet lab space preserved: 0 | | |
| Percentage of total building size dedicated to wet lab space: 0% | | |
| Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project? ² While the project will not be LEED-certified, the project will have many "green" features. In particular, the new school building meets New York City Local Law 97 stringent energy code and greenhouse gas emission requirements. The building will be fully electric. Also, the project will install a green roof for storm water retention as part of New York City's Storm Water Pollution Prevention Plan. | | |
| Which of the below statements best reflects your current stage in the contractor procurement process? <input 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 checked="" type="checkbox"/> The procurement process has not begun. Procurement is anticipated to begin by: December 2024 <input type="checkbox"/> Other: <input type="checkbox"/> Not applicable | | |
| Zoning Information | | |
| Current zoning of Project Location: R7-1, C2-4 | | |
| 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 | | |

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

Intended use(s) of site (check all that apply): Retail % Manufacturing/Industrial % Commercial Office % Residential %
 % If Residential, what percentage of units will be affordable? % [Charter School 100%](#)

G. ANTICIPATED OWNERSHIP

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

| | |
|--|---|
| <input checked="" type="checkbox"/> Applicant or an Affiliate is/expects to be the Project Location's fee simple owner. | (Projected) Acquisition date: 4/15/2025 |
| <input type="checkbox"/> Applicant or an Affiliate leases/expects to lease the Project Location. <input type="checkbox"/> Lease is for an entire building and property. <input type="checkbox"/> Lease is for a portion of the building and/or property. | (Projected) Lease signing date: |
| <input 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: | |

2. Does/will an Affiliate own/control the Project Location? Yes No
 If yes, complete the table below: [See the attached Rider describing the ownership and lease structure of 1472 Boston Road.](#)

| | | | |
|--|---|---|----------------------------------|
| Name of Affiliate: Civic Bronx LLC | Address of Affiliate: 180 Varick Street, Suite 1414 New York NY 10014 | | |
| 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 checked="" 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 | \$8,000,000 | 11% |
| Commercial Loan (Bank Name:) | \$ | % |
| Capital Campaign | \$ | % |
| New York City Public Funds | \$ | % |
| Source: | \$ | % |
| Source: | \$ | % |
| New York State Public Funds | \$ | % |
| Other: Tax-Exempt Bond Financing (Series 2025) | \$50,525,000 | 71% |
| Other: Community Development Financial Institution (CDFI) Loan | \$8,350,000 | 12% |
| Other: New Markets Tax Credits (Net Equity) | \$3,800,000 | 5% |
| Total | \$70,675,000 | 100% |

2. Mortgage amount on which tax is levied (exclude SBA 504 financing¹): \$0

3. Anticipated closing date between the Issuer and the Applicant [April 2025](#)

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

| Uses | Total Amount | Percent of Total Financing |
|--|---------------------|----------------------------|
| Land and Building Acquisition | \$9,420,000 | 13% |
| Construction Hard Costs (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.) | \$42,850,000 | 61% |

¹ The SBA 504 Loan Program, administered by the Small Business Administration, is designed to provide small businesses with long-term financing to acquire and improve major fixed assets, such as owner-occupied commercial real estate and heavy machinery.

| | | |
|---|---------------------|-------------|
| Construction Soft Costs (i.e. pre-planning, legal, financing, design, etc.) | \$4,671,250 | 7% |
| Furnishings, Fixtures, & Equipment (FF&E) and Machinery & Equipment (M&E) (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.) | \$500,000 | 1% |
| FF&E purchased in NYC | \$N/A | |
| M&E purchased in NYC | \$N/A | |
| Closing Fees (costs associated the execution of deal, i.e debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.) | \$9,700,000 | 14% |
| Other (describe): Civic Developer Fee | \$3,533,750 | 5% |
| Total | \$70,675,000 | 100% |

4a. Indicate anticipated budgeting of Hard Costs: Electrical: 10% Carpentry: 10% Painting: 1% Plumbing: 6%
Excavation or Demolition: 8% Other: 65%

4b. Indicate anticipated budgeting of Soft Costs: Architecture: 30% Engineering: 13% Design: 2% Other: Insurance, Legal, Consultants, etc. 55%

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).

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.

Below Job Creation Schedule and corresponding responses are for Bold Charter School the occupant of the Project.

| 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: 2028 | Year 2: 2029 | Year 3: 2030 | | | | | |
| FT Executive level | 5 | 0 | 0 | 0 | 5 | \$100 | | \$12,000 | \$12,000 |
| FT Manager level | 15 | 0 | 0 | 0 | 15 | \$55 | | \$12,000 | \$12,000 |
| FT Staff level | 51 | 0 | 2 | 1 | 54 | \$40 | | \$12,000 | \$12,000 |
| Total FT Employees | 71 | 0 | 2 | 1 | 74 | \$ | \$20 | \$900,000 | \$900,000 |
| Total PT Employees | 0 | 0 | 0 | 0 | 0 | \$N/A | \$N/A | \$N/A | \$N/A |

2. Of the Total Jobs at Project Location in Column D, how many employees are/will be NYC residents? 85%

3. How many employees at the Project Location will be paid below living wage² at Project Start Date (as defined in the Policies and Instructions)?
None

4. Does the Project currently have, or anticipate having, contract or vendor employees³ at the Project Location? Yes No

² For information regarding living wage, see Additional Obligations document.

³ 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.

5. 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.). **Civic Builders: 401k matching, health, vision, dental, FSA/HAS, short-term & long-term disability insurance, life insurance, professional development expense, commuter benefit plan, legal plan, critical illness, group accident and hospital indemnity insurance. Bold Charter School: 401k matching, health, vision, dental, FSA/HAS, short-term & long-term disability insurance, travel reimbursement, reimbursement for education expenses, and paid-time off**

6. 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](#)". **Civic Builders: Employees working at least 30 hours or more per week on average in a calendar month or completing 130 hours of service per month are eligible for medical benefits. Once hired, applicant offers benefits to all full time employees. Bold Charter School: follows all state and federal human resource laws including providing health coverage.**

7. 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
 If yes, provide an explanation of your company's paid and unpaid sick time policy. If No, explain why and provide a table which outlines the number of anticipated employees and hours worked per calendar year.⁴ **Civic Builders: Employees are eligible for up to 10 sick days per year. A rollover of up to 5 sick days must be used by the end (December 31) of the following year. Accruals and rollovers will allow additional time for medical emergencies, unplanned or scheduled medical procedures, and provide additional time related to approved leaves. Bold Charter School: All FT employees receive accrued paid time off based on hours worked. At a minimum, employees have 5 days paid time off per year.**

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.

⁴Information on the Paid Sick Leave Law can be found [here](#).

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. Please see attached Rider.

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 | Willis Towers Watson Northeast, Inc. | Brookfield Place, 200 Liberty Street New York, NY 10281-1003 | Giovanni Villar | [REDACTED] | [REDACTED] | [REDACTED] | 2.0% |
| | ACS International Resources | 1330 Baltimore Pike Chadds Ford, PA 19317 | Lars Beck | [REDACTED] | [REDACTED] | [REDACTED] | 0.5% |
| Unions | N/A | N/A | N/A | N/A | N/A | N/A | |
| | N/A | N/A | N/A | N/A | N/A | N/A | |
| Banks | Dime Community Bank | 60 East 42nd Street Suite 1110 New York, NY 10017 | Betty Ann Tamberg | [REDACTED] | [REDACTED] | [REDACTED] | |
| | JP Morgan Chase | 277 Park Avenue, 36th Floor, New York, NY 10172 | En Jung Kim | [REDACTED] | [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)

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? [For Civic, Rental Income. For Bold, NYS Per Pupil Revenue, General Contributions, Federal Grants, and State 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: For Civic. Please refer to Rider for Bold salaries and wages paid.

| Salaries and Wages | Year 1: 2021 | Year 2: 2022 | Year 3: 2023 |
|--------------------|--------------|--------------|--------------|
| | \$3,450,209 | \$3,306,699 | \$3,710,792 |

5. If Applicant is a charter school (Bold Charter School as Tenant):
 - a. What share of the total student body receives free or reduced lunch? 96% 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? \$TBD. We anticipate cost savings on annual debt service because of the reduced interest rate of tax-exempt debt. 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 |
|----------------------|------------------|-----------------------|-------------------|----------------------------|
| | | | | |
| | | | | |
| | | | | |

9. Where does the Applicant intend to allocate the savings provided through Build NYC? If tax-exempt financing was not available, then the Civic rent schedule to Bold would be higher. In effect, the savings accrued from tax-exempt financing are ultimately passed on to Bold via an affordable rent schedule and facility cost savings.

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 12 day of March, 20 25 . _____

This day of , 20 . _____

Name of Applicant: Civic Bronx LLC

Name of Preparer: _____

Signatory: David Umansky

Signatory: _____

Title of Signatory: President of Civic NYC Fund, Inc. Civic Bronx LLC's managing member

Title of Signatory: _____

Signature:  _____

Signature: _____

Civic Builders BuildNYC Application
Supplemental Rider
November 20, 2024
(Revised on March 3, 2025)

F. PROJECT LOCATION DETAIL

Project Location Information:

Project Location Detail - Description of Tenant:

1. Tenant: Bold Charter School (“Bold”)
2. Square Footage of Tenant Operations: 60,000 square feet (100% of Project)
3. Tenant Occupancy Commencement Date: Anticipated July 1, 2027
Tenant Termination Date: June 30, 2072
4. Copy of Lease and Sublease: Attached, under attachment M.

The Applicant and Bold are partnering on the development of 1472 Boston Road. The Applicant is the turnkey developer for the project and is responsible for acquiring, financing, and constructing the school facility. Bold's obligation to Applicant is a long-term lease with a fixed rent schedule that also includes a buyout option. This allows schools a path to school building ownership through our affordable, cost-based purchase option.

Civic Bronx LLC contemplates a long-term lease agreement with Bold.

The Project at 1472 Boston Road, will allow Bold to move from a split campus setup to their permanent, unified home in the summer of 2027. This unification will result in administrative and operation cost-savings for the school. Furthermore, the expectation is that a new facility will strengthen Bold's student recruitment. The project location is ~1 mile away from Bold's temporary facility locations.

Bold 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.

Bold opened in Fall 2019 with grades K-1. Since then, it has added one-grade level each year and served 399 students in grades K-5 in the 2023-24 school year. NYSED Board of Regents (Bold's authorizer) in Spring 2024 approved a full, 5-year charter renewal (through June 2029) with an expansion to middle school and a chartered enrollment up to 700 students (creating 301 new seats).

| BOLD Historical and Projected Enrollment | | | | | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--|
| Actual | | | | Projected | | | | | | | | |
| Gr. | '21-'22 | '22-'23 | '23-'24 | '24-'25 | '25-'26 | '26-'27 | '27-'28 | '28-'29 | '29-'30 | '30-'31 | '31-'32 | |
| K | 59 | 75 | 82 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | |
| 1 | 62 | 63 | 77 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | |
| 2 | 60 | 60 | 61 | 64 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | |
| 3 | 57 | 63 | 60 | 62 | 60 | 80 | 80 | 80 | 80 | 80 | 80 | |
| 4 | | 64 | 61 | 62 | 60 | 60 | 80 | 80 | 80 | 80 | 80 | |
| 5 | | | 58 | 62 | 60 | 60 | 60 | 80 | 80 | 80 | 80 | |
| 6 | | | | 60 | 60 | 60 | 60 | 60 | 80 | 80 | 80 | |
| 7 | | | | | 60 | 60 | 60 | 60 | 60 | 80 | 80 | |
| 8 | | | | | | 60 | 60 | 60 | 60 | 60 | 60 | |
| 9 | | - | | | | | | | | | | |
| 10 | | - | | | | | | | | | | |
| 11 | | - | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| Total | 238 | 325 | 399 | 470 | 540 | 620 | 640 | 660 | 680 | 700 | 700 | |
| Waitlist | 84 | 54 | 82 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |

Bold serves a high-needs and diverse student population that is:

- 96% low-income,
- 22% students with disabilities,
- 32% English language learners, and
- 99% people of color.

Bold serves a higher percentage of low income, English language learners, and minority students as compared to Bold's catchment area – Bronx Community School District #8 and #12.

| School Demographics vs. Districts | | | |
|-----------------------------------|-------|-----------|------------|
| SY 2023-2024 | BOLD | NYC CSD 8 | NYC CSD 12 |
| FRL % | 95.5% | 87.0% | 93.9% |
| SPED % | 21.5% | 23.5% | 23.5% |
| ELL % | 31.8% | 15.3% | 21.5% |
| Total Minority % | 98.5% | 94.4% | 98.7% |

Bold offers a rigorous academic curriculum that aligns with New York State standards. Their focus on high academic performance has resulted in strong standardized test scores and success stories of students.

Based on the 2022-2023 New York State Testing Program (NYSTP) 3-8 Assessments for English Language Arts (ELA) assessments and math, Bold's overall proficiency rates surpass the district of location (DOL), NYC CSD 8, an additional district used for comparison, NYC CSD 12, and NYS. Bold's overall ELA proficiency of 61 percent is +14 percentage points greater than NYS and Bold's overall math proficiency of 78 percent is +24 percentage points above NYS.

Construction Information:

Proposed Work:

The proposed project at 1472 Boston Road consists of an approximately 60,000 square foot, five-story, new elementary and middle school (grades K-8) building. The project will accommodate a student population of approximately 700 students. Schematic drawings are attached. The current schematic floor plan is as follows:

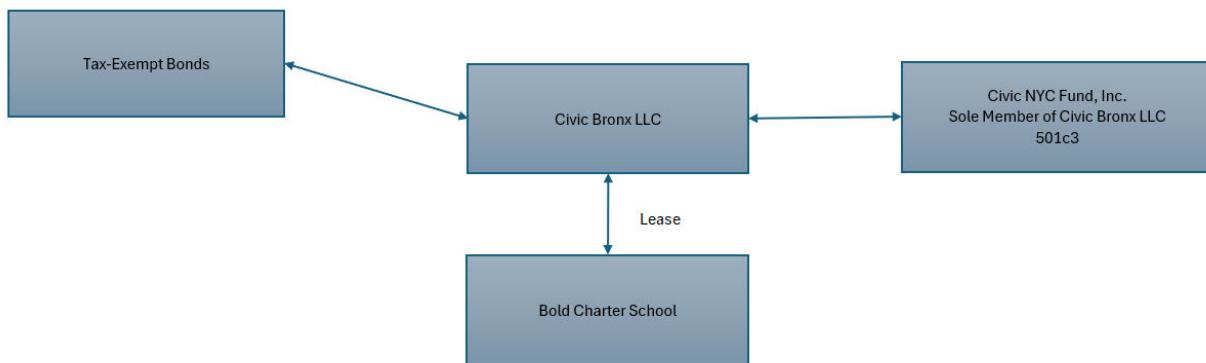
- Level 1: The main entrance hall, gymnasium, warming kitchen, common area, flexible science/makers space, teacher offices
- Level 2: Kindergarten through 2nd grade classrooms. The Kindergarten classrooms have toilet rooms.
- Level 3: 3rd through 5th grade classrooms
- Level 4: 6th through 8th grade classrooms
- Level 5: Teacher offices, MS science rooms, and rooftop play space

General Construction will include:

- Construction of a new educational facility of approximately 60,000 square feet. All work will meet regulatory building and fire code requirements.
- Installation of all building mechanical, electrical, plumbing (MEP) and fire alarm systems as required by final plans, specifications, and applicable codes and laws.
- All utility connections and site drainage as required by final plans and specifications and building codes.

G. ANTICIPATED OWNERSHIP

Org Chart of the Applicant and Bold Entities



- Civic Bronx LLC ([REDACTED]) will be the fee-simple owner of 1472 Boston Road.
- The sole member of Civic Bronx LLC will either be Civic Builders, Inc. ([REDACTED]) or Civic NYC Fund, Inc. ([REDACTED]).
 - Both Civic Builders, Inc. and Civic NYC Fund, Inc. share the same board of directors. Both entities are 501(c)3 organizations.

- Currently, the sole member of Civic Bronx LLC is Civic Builders, Inc. but an Assignment of Membership Interest to Civic NYC Fund, Inc. is anticipated to meet the tax opinion requirements of the New Markets Tax Credit Investor.
- Civic Bronx LLC will execute a lease with Bold Charter School ([REDACTED]).

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, Civic Builders and/or its affiliates are recipients of New Markets Tax Credits from New York City Neighborhood Capital Corporation (NYCNCC). NYCNCC is a related entity to New York City Economic Development Corporation. In prior charter school projects completed by Civic Builders, NYCNCC provided \$15,000,000 and \$7,000,000 of New Markets Tax Credits, respectively.

O. ADDITIONAL QUESTIONS

4. Share employee salaries and wages paid in the last three fiscal years: For Bold Charter School.

| Salaries and Wages | Year 1: 2021 | Year 2: 2022 | Year 3: 2023 |
|--------------------|--------------|--------------|--------------|
| | \$1,417,000 | \$2,308,867 | \$4,140,004 |

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.

| | | | |
|--|--------------------|-------------------------------------|-------------------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: Bold Charter School Facility | | | |
| Project Location (describe, and attach a location map): 1472 Boston Road, Bronx NY (Block 2964, Lot 42) | | | |
| Brief Description of Proposed Action: | | | |
| Name of Applicant or Sponsor: Civic Builders, Inc. / Civic NYC Fund, Inc. / Civic Bronx LLC | | | |
| Address: 180 Varick Street, Suite 1414 | | | |
| City/PO: New York | State: New York | Zip Code: 10014 | |
| 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 | YES |
| | | <input checked="" type="checkbox"/> | <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: NYC Department of Buildings, NYC Department of Transportation, NYC Department of Environmental Protection, Parks Department | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | _____ 0.33 acres | |
| b. Total acreage to be physically disturbed? | | _____ 0.33 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 0.33 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? | <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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <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: NYC's Local Law 97 which requires this project to meet new energy efficiency and greenhouse gas emissions limits as of 2024. | 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? 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? 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"/> | |
| | <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 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 All water from roof gutters and roof drains will be diverted to storm water retention tanks on the parcel. Eventually, water will be released from the water retention tanks into the municipal stormwater system. _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 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: _____ <small>Per the NYS Department of Environmental Conservation, there are registered petroleum bulk storage facilities within 2,000 feet of the property. Civic commissioned a Phase I ESA that concluded no recognized environment concerns.</small> | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Civic Builders, Inc.</u> | Date: <u>09/18/2024</u> | |
| 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 type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input 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 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 type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input 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 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. |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT