

**Build NYC Resource Corporation
Finance Committee Meeting**

The Finance Committee convened on November 13, 2025, to discuss the following project(s):

- 261 Walton Facility LLC

Finance Committee Members: Ellen Baer, Richard Eaddy, and Randy Peers

Build NYC and NYCEDC Staff Members: Brinda Ganguly, Emily Marcus, Noah Schumer, Michael Parella, Weston Rich, Sophie King, Leyla Arcasoy, Tami Ajibade

Start: 1:38 PM

End: 1:50 PM

261 Walton Facility LLC:

261 Walton Facility LLC, as borrower ("Borrower"), a New York limited liability company and a disregarded entity for federal income tax purposes, whose sole member is Zeta Charter Schools, Inc. ("Zeta CMO"), a Delaware not-for-profit corporation exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Code"), is seeking approximately \$200,945,000 in tax-exempt and/or taxable bonds (the "Bonds"). Zeta CMO provides academic, business, and management services to Zeta Charter Schools – New York City ("Zeta NYC"), a New York not-for-profit education corporation exempt from federal taxation pursuant to Section 501(c) (3) of the Code, which operates public charter schools. The tax-exempt bonds will be issued as part of a plan of finance of qualified 501(c)(3) bonds under Section 145 of the Code. Proceeds of the Bonds will be used to finance or refinance a portion of the costs of: (i) the acquisition by the Borrower of an approximately 25,182 square foot parcel of land located at 261 Walton Avenue, Bronx, New York (the "Land"); (ii) the construction, furnishing, and equipping of a new approximately 143,000 square foot facility on the Land (the "Facility"); (iii) capitalized interest on the Bonds; (iv) one or more debt service reserve funds; and (v) certain costs related to the issuance of the Bonds ((i-v) collectively, the "Project"). The Facility will be owned by the Borrower and leased to Zeta NYC, which will operate the Facility as a public charter school serving approximately 1,080 students anticipated to be in Grades 9 to 12. Prior to the Facility being fully enrolled with students in Grades 9 to 12, approximately 450 middle school students from Zeta Charter School – Bronx Mount Eden in Grades 6-8 may temporarily occupy the Facility.

Mr. Peers asked for an update on another Bonds series previously issued on behalf of the School. Mr. Rich provided additional details on the status of that project.

Ms. Baer asked if the Project would be located in an existing building, to which Mr. Rich confirmed that the Project consisted of new construction on a vacant piece of land. Mr. Rich also commented on the zoning of the land.

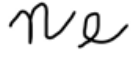
Ms. Baer asked if the Bronx Borough President has weighed in on the Project. Ms. Marcus explained that she has been in conversation with the Borough President and reminded the Committee members that Corporation staff worked closely in partnership with the Borough President to establish Build NYC's Charter Schools Policy a year prior. Ms. Marcus added that the Borough President is generally supportive of Zeta.

Mr. Peers asked about the saturation of charter schools nearby. Mr. Rich explained that the Project Facility is a High School which will draw from the student population of already existing Zeta charter schools in Tremont Park and South Bronx. He added that the Facility is meant to support the existing Zeta network in the area.

Ms. Baer asked if Zeta offers pre-kindergarten education. Mr. Rich stated that Zeta is the largest pre-kindergarten provider for charter schools in New York City.

Ms. Ganguly asked if the Bonds were rated. Mr. Rich stated that the Bonds are anticipated to be rated BB+ from S&P. He added that Zeta's first bond issuance was also rated BB+ and that Zeta also received a borrower rating of BB+ from S&P.

With no additional questions, the Committee recommended the Project to seek authorization at the November 18th Board meeting.



Noah Schumer
Deputy Executive Director, Build NYC