

**Build NYC Resource Corporation
Finance Committee Discussion**

The Finance Committee convened on September 25, 2025, to discuss the following project(s):

- 2758 Kingsbridge FOCCS, LLC
- ECS 801 Bartholdi, LLC
- The West Side Montessori School

Finance Committee Members: Francesco Brindisi, Ellen Baer, and Richard Eaddy

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

Start: 11:02 AM

End: 11:34 AM

2758 Kingsbridge FOCCS, LLC:

2758 Kingsbridge FOCCS, LLC (the “Borrower”) is a New York limited liability company, the sole member of which is Friends of Classical Charter Schools, Inc. (“FCCS”), 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”). FCCS is a support organization for Classical Charter Schools (“CCS”), a New York not-for-profit education corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Code, which operates a network of public charter schools located in the South Bronx, including South Bronx Classical Charter School V (“School”), a New York not-for-profit education corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Code. The Borrower is seeking approximately \$41,600,000 in tax-exempt and/or taxable bonds (the “Bonds”). The tax-exempt bonds will be issued as part of a plan of finance for qualified 501(c)(3) bonds under Section 145 of the Code. Proceeds of the Bonds will be used to: (i) finance leasehold improvements, including the construction, furnishing, and equipping of a 44,097 square foot, five-story building (the “Building”) located on an approximately 13,010 square foot parcel of land located at 2758 Kingsbridge Terrace, Bronx, New York (“Land” together with the Building the “Facility”); (ii) fund capitalized interest; (iii) fund capitalized rent payments (iv) fund one or more debt service reserve funds; and (v) pay certain costs related to the issuance of the Bonds ((i-v) collectively, the “Project”). The Borrower will ground lease the Facility from a third-party owner and sublease the Facility to the School, which will operate the Facility as a public charter school serving approximately 350 students from kindergarten through Grade 5.

Ms. Baer asked if the Project had received approval from the Bronx Borough President. Mr. Parella stated that the Project has received support from the community but not from the Borough President specifically. Ms. Baer asked where the project is located. Mr. Parella stated that the Project is located in the Bronx near Riverdale. Ms. Baer confirmed that the concentration of the School’s facilities is in South Bronx.

Ms. Marcus requested the School’s performance metrics. Mr. Parella stated that test results are strong when compared to public schools in the area and provided examples. Ms. Baer asked for high school graduation rates. Mr. Parella stated that he would follow up with more information at a later date.

Mr. Brindisi asked what is causing lower enrollment at one of the School’s facilities. Mr. Parella stated that the lower enrollment is due to competitive proximity. Mr. Parella confirmed that the School’s network as a whole is performing well.

With no additional questions, the Committee recommended the Project to seek authorization at the September 29th Board meeting.

ECS 801 Bartholdi, LLC:

ECS 801 Bartholdi, LLC (“Borrower”) is a New York limited liability company, the sole member of which is Friends of Equality Charter School, Inc. (“FECS”), 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”). FECS is a support organization for Equality Charter School (“School”), a New York not-for-profit education corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Code, which operates a public charter school currently serving grades Kindergarten through Grades 2 and Grades 6 through Grade 12 across three campuses in the Bronx. The Borrower is seeking approximately \$62,435,000 in tax-exempt and/or taxable bonds (the “Bonds”). The tax-exempt bonds will be issued as part of a plan of finance for qualified 501(c)(3) bonds under Section 145 of the Code. Proceeds of the Bonds will be used to: (i) finance the acquisition of an existing four-story building currently undergoing renovations by a third-party owner to serve as a permanent facility for the School’s elementary and high school programs, totaling approximately 63,898 square feet (“Building”) and located on an approximately 28,805 square foot parcel of land at 801 Bartholdi Street, Bronx, New York (“Land”; together with the Building, the “Facility”); (ii) reimburse and/or finance the costs of the renovation, site improvement, furnishing, and equipping of the Facility; (iii) fund one or more debt service reserve funds; and (iv) pay certain costs related to the issuance of the Bonds ((i-iv) collectively, the “Project”). The Borrower will lease the Land underlying the Building from the third-party owner, and sublease the Land, and lease the Building, to the School. The School will relocate its elementary and high school facilities to the Facility and operate the Facility as a public charter school serving students from Grades Kindergarten through Grade 5 and Grades 9 through 12.

Mr. Brindisi asked for clarification on the School’s negative income during Fiscal Year 2025. Mr. Parella stated that this is due to the opening of a new elementary school and provided examples of cost increases. Mr. Brindisi asked what the timeline is for the new school’s opening. Mr. Parella stated it would open during the 2026 to 2027 school year.

Mr. Brindisi asked why the developer is providing \$1.3 million in credit. Mr. Parella stated that the Borrower negotiated this amount to support the build-out of the facility. Mr. Brindisi asked for clarification on the improved financial position projected for 2025 to 2026. Mr. Parella stated that the improvement is due to better enrollment and extra income from additional grade levels. Mr. Schumer added that facility expenses will decrease.

Ms. Baer asked if Build NYC policy has debt-coverage ratio requirements. Ms. Marcus confirmed that Build NYC policy does not. Ms. Marcus & Ms. Baer engaged in further discussion on debt-service ratio minimums.

Mr. Parella provided information on the School’s performance metrics.

With no additional questions, the Committee recommended the Project seek authorization at the September 29th Board meeting.

The West Side Montessori School:

The West Side Montessori School (the “School” or the “Borrower”) is 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 School is an independent early childhood school that currently provides Montessori programming for children ages 2 through 6 years. Proceeds of the Bonds will be used to: (i) finance the costs of acquisition of an existing condominium unit consisting of portions of the cellar, first floor, and second floor located at 212 West 95th Street, New York, NY (the “Facility”); (ii) reimburse or finance the costs of the renovation, site improvement, furnishing, and equipping of the Facility; (iii) fund a debt service reserve fund(s); and (iv) pay for certain costs related to the issuance of the Bonds (i-iv) collectively, the “Project”). The Borrower will own the Facility and operate two early childhood programs, serving a total of 104 children aged 3 months to up to 3 years old.

Mr. Brindisi confirmed that the School will be starting operations this fall. Mr. Brindisi confirmed that the School is private.

Mr. Brindisi asked how Build NYC’s private school policy applies to six months to two-year-olds. Ms. Arcasoy stated that the age range is outside of the scope of the policy. Mr. Brindisi, Mr. Schumer, Ms. Arcasoy, and Ms. Marcus engaged in further discussion of Build NYC’s previous private school transactions.

Mr. Brindisi asked what tuition is at the School. Ms. Arcasoy stated that it varies by program but ranges between approximately \$48,000 to \$52,000. Mr. Brindisi asked if they offer financial assistance. Ms. Arcasoy confirmed they do.

With no additional questions, the Committee recommended the Project seek authorization at the September 29th Board meeting.



Noah Schumer
Deputy Executive Director, Build NYC