

**BUILD NYC RESOURCE CORPORATION**  
**PROJECT COST/BENEFIT ANALYSIS**  
**June 18, 2020**

**APPLICANT**

**Blue School/Blue School Real Estate LLC**  
241 Water St.  
New York, NY 10038

**PROJECT LOCATION**

156 William St.  
New York, NY 10038

**A. Project Description:**

Blue School, a New York not-for-profit education corporation (the “School”) exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), and Blue School Real Estate, LLC, a New York limited liability company (the “LLC” and, together with the School, the “Applicant”), the sole member of which is the School as borrower, are seeking approximately \$64,479,000 in tax-exempt and taxable bonds (the “Bonds”). The tax-exempt bonds are to be issued as qualified 501(c)(3) bonds for educational facilities. Proceeds from the Bonds will be used to: (a) refinance all or a portion of the Build NYC Resource Corporation Revenue Bonds (Blue School Project), Senior Series 2016A and Subordinate Series 2016B, currently outstanding in the aggregate principal amount of \$51,315,000, the proceeds of which were applied to: (1) refinance taxable debt incurred by the School and/or the LLC, which was used to fund the costs of the acquisition of two commercial condominium units encompassing 29,000 square feet of space (the “Acquired Facility”) in an 191,000 square foot building located at 156 William Street, New York, New York (the “Building”), (2) fund the renovation, furnishing and equipping of the Acquired Facility as well as 12,000 square feet of the ground floor of such Building which is leased by the LLC (the “Leased Facility”; and, together with the Acquired Facility, the “Facility”), (3) fund a debt service reserve fund and a capitalized interest fund, and (4) fund certain costs of issuance; (b) refinance all or a portion of the Build NYC Resource Corporation Senior Revenue Bonds (Blue School Project), Series 2018, currently outstanding in the aggregate principal amount of \$4,160,000 (the “Series 2018 Bonds”), the proceeds of which were applied to: (1) fund the costs of the construction, renovation and equipping of the Facility, (2) fund capital improvements to the Facility, including upgrades to fire safety systems, purchasing of additional furniture and equipment, and other capital improvements to the Facility, (3) fund the Applicant’s share of capital improvements to the Building, including façade and roof repairs, replacement of the Building’s chiller and electrical systems, elevator modernization, fire safety systems and hook-ups for water and sewer service, (4) fund a debt service reserve fund, and (5) fund certain costs of issuance; (c) finance a debt service reserve fund and capitalized interest; and (d) pay for certain costs and expenses associated with the issuance of the Bonds. The Facility is owned by the Applicant and is operated by the School as a co-educational day school serving students in pre-kindergarten through grade 8. In addition, 12,000 square feet of the Facility is leased to Hawthorne Foundation Inc., a New York not-for-profit education corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Code, to operate an educational program for students with disabilities.

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

Costs to City (Series 2016 Build NYC Bonds)*:	\$1,235,955
Costs to City (Series 2018 Build NYC Bonds)**:	\$126,911
Costs to City (Series 2020 Build NYC Refinancing):	\$999,972
<b>Total Cost to City:</b>	<b>\$2,362,838</b>

\* Reflects costs previously publicly disclosed in connection with issuance of Series 2016 Build NYC Bonds.

\*\* Reflects costs previously publicly disclosed in connection with issuance of Series 2018 Build NYC Bonds.

<b>C. Benefits to City</b> (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 30 years @ 6.25%):	
Benefits to City (Series 2016 Build NYC Bonds)*:	\$10,337,350
Benefits to City (Series 2018 Build NYC Bonds) **:	\$3,242,355
Benefits to City (Series 2020 Build NYC Refinancing)***:	\$428,563
<b>Total Benefit to City</b>	<b>\$14,008,268</b>

\* Reflects benefits previously publicly disclosed in connection with issuance of Series 2016 Build NYC Bonds.

\*\* Reflects benefits previously publicly disclosed in connection with issuance of Series 2018 Build NYC Bonds.

\*\*\* Benefits to the City stemming from the Series 2020 Build NYC Refinancing consist of a standard agency financing fee.



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="#">Blue School and Blue School Real Estate, LLC.</a>	Name of operating company (if different from Applicant):
Operating company address: <a href="#">241 Water Street, New York, NY 10038</a>	Website address: <a href="#">blueschool.org</a>
EIN #: [REDACTED]	NAICS Code: <a href="#">611110</a>
State and date of incorporation or formation: <a href="#">12/16/2008</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:	
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 <sup>1</sup>
<b>Applicant Contact Person</b>	<a href="#">Mike Jackson</a>	<a href="#">Blue School</a>	<a href="#">241 Water St, New York, NY 10038</a>	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>
<b>Attorney</b>	<a href="#">Alison Radecki</a>	<a href="#">Orrick</a>	<a href="#">51 West 52nd Street, NY, NY 10019</a>	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Accountant</b>	<a href="#">David Levin/Controller</a> <a href="#">Patrick Yu / External Lead</a> <a href="#">Auditer</a>	<a href="#">Blue School</a> <a href="#">Baker Tilly Virchow Krause, LLP</a>	<a href="#">241 Water St, NY, NY 10038</a> <a href="#">One Penn Plaza - Suite 3000, NY, NY 10119</a>	[REDACTED]	[REDACTED]	<input type="checkbox"/>
<b>Consultant/Other</b>	<a href="#">Tom Rasmussen/Alex Levin</a>	<a href="#">Citigroup</a>	<a href="#">388 Greenwich Street, Trading – 6th Floor, New York, NY 10013</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	\$
Build NYC Bond Financing	<a href="#">\$64,790,000</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.

Blue School is an educational corporation founded in 2006 that operates in the borough of Manhattan, New York. The mission of the school is to develop and share an inquiry-based approach to education that fosters creativity, promotes academic excellence, nurtures human relationships and inspires a growing passion for learning.

The school, founded by the three original members of Blue Man Group, Matt Goldman, Chris Wink, and Phil Stanton along with Renee Roller, Jen Wink, and Jennifer Stanton, offers early-childhood classes for children as young as two years old, as well as kindergarten and elementary school classes that extend through fifth grade, and Middle school classes that continue through eighth grade.

Blue School has grown and evolved dramatically since its founding as the Blue Man Group Creativity Center over 12 years ago, a playgroup initially serving 14 families in 2006 to the 300 students enrolled in PreK-8th grade today.

Blue School has had two graduating 8th grade classes to date, and has consistently ranked at the 87th percentile or better, and have exceeded the average independent school ERB standardized test results by 6-7%.

As of December 4, 2019, Blue School had approximately 100 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.

1. Refinance all or a portion of the Build NYC Resource Corporation Revenue Bonds (Blue School Project), Senior Series 2016A and Subordinate Series 2016B, currently outstanding in the aggregate principal amount of \$51,315,000.
2. Refinance all or a portion of the Build NYC Resource Corporation Senior Revenue Bonds (Blue School Project), Series 2018, currently outstanding in the aggregate principal amount of \$4,160,000 (the "Series 2018 Bonds").
3. Finance a debt service reserve fund and capitalized interest.
4. Pay for certain costs and expenses associated with the issuance of the Bonds

**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: 156 William Street, New York, NY 10038	Location # 2 of 2	
Borough/Block/Lot: Manhattan/Block 93/Lot 20	Community Board #:	Neighborhood:
Square footage of land: 20,475	Square footage of existing building: 58,219 58,219	Number of Floors: 4
How is the anticipated Project Location currently used and what percentage is currently occupied? Currently used as Blue School's middle school (4-8 grades)		
In the case of relocation, what will happen with Applicant's current facility?		<input checked="" type="checkbox"/> N/A
Does the Project Location have access to rail and/or maritime infrastructure?		
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?		
x 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. – Hawthorne Foundation School – lease previously submitted		

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): [9/1/18](#)

Does the Project involve the construction of a new building or an expansion/renovation of an existing building?  Yes  No

[The original project was a construction project. This application is for a refinancing of the existing debt.](#)

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?  Yes  No

Anticipated square footage of Facility after construction and/or renovation:

Anticipated square footage of *non-building improvements* after construction and/or renovation (e.g. parking lot construction):

Square feet of wet lab space created:                      Square feet of wet lab space preserved:

Percentage of total building size dedicated to wet lab space:

Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?<sup>2</sup>

Which of the below statements best reflects your current stage in the contractor procurement process?

- A contractor has been selected and the procurement process is complete.
- The procurement process has begun but a contractor has not been selected. Selection is anticipated by:
- The procurement process has not begun. Procurement is anticipated to begin by:
- Other:
- Not applicable

**Zoning Information**

Current zoning of Project Location: [Retail/Office](#)

Is a zoning variance or special permit required for the Project to proceed at Project Location?  Yes  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?  Yes  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?  Yes  No

Is the Project Location within the NYC Coastal Zone Boundary?  Yes  No

Intended use(s) of site (check all that apply):  Retail %  Manufacturing/Industrial %  Commercial Office [100](#) %

Residential % If Residential, what percentage of units will be affordable? % ([School](#))

**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: <a href="#">12/30/15</a>
<input checked="" 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 checked="" type="checkbox"/> Lease is for a portion of the building and/or property.	(Projected) Lease signing date: <a href="#">12/30/15</a>
<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:

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

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

## 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	\$64,790,000	100%
Source:	\$	%
Source:	\$	%
New York State Public Funds	\$	%
Other:	\$	%
<b>Total</b>	<b>\$64,790,000</b>	<b>100%</b>

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

3. Anticipated closing date between the Issuer and the Applicant

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

Uses	Total Amount	Percent of Total Financing
<b>Land and Building Acquisition</b>	\$	%
<b>Construction Hard Costs</b> (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	\$	%
<b>Construction Soft Costs</b> (i.e. pre-planning, legal, financing, design, etc.)	\$	%
<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.)	\$	%
FF&E purchased in NYC	\$	
M&E purchased in NYC	\$	
<b>Closing Fees</b> (costs associated the execution of deal, i.e debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	\$2,315,000	4%
<b>Other (describe):</b> Refinancing outstanding BNYC debt Capitalized interest and working capital	\$55,475,000 \$7,000,000	86% 10%
<b>Total</b>	<b>\$64,790,000</b>	<b>100%</b>

4a. Indicate anticipated budgeting of Hard Costs:      Electrical:    %    Carpentry:    %    Painting:    %    Plumbing:    %  
Excavation or Demolition:    %    Other:                    %

4b. Indicate anticipated budgeting of Soft Costs:      Architecture:    %    Engineering:    %    Design:    %    Other:                    %

## I. EMPLOYMENT INFORMATION

The following information will be used as part of the Agency's calculation of the benefit of the Project, and as a basis for the comparison with the employment information that the Applicant will be required to report on an annual basis for the term of the Project Agreement.

<sup>1</sup> 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.

**In addition, information included in the Estimated New-growth Employment (section 6) will be used to determine eligibility for participation in the HireNYC Program. For program information, visit [nycedc.com/hirenyc](http://nycedc.com/hirenyc). If eligible for HireNYC Program participation, NYCEDC will provide additional details.**

**For all responses below, please note that part-time (“PT”) employees work an average of between 17.5 and 35 hours per week, and full-time (“FT”) employees work 35 hours or more per week. Hourly wages should represent the pay rate and are exclusive of overtime. For any salaried employees, please divide the annual salary by 1,820 (working hours per year) to produce an hourly wage. Wage information should exclude principals.**

**1. Anticipated Facility Operations Start Date at the Project Location:**

[FACILITY OPERATIONS STARTED 9/1/2018](#)

**2. Regarding employees the Applicant employed throughout New York City as of the last pay period:**

Number of PT employees: 19

Number of FT employees: 94

**3. Regarding employment if Applicant currently occupies and operates at the Project Location**

Hourly wage of lowest compensated PT employees: \$16 per hour      Hourly wage of lowest compensated FPT employees: \$16 per hour

Number of PT employees: 4      Number of FT employees: 31

Number of PT employees who are NYC residents: n/a      Number of FY employees who are NYC residents: n/a

**4a. Regarding employees the Applicant expects to employ throughout New York City on the Facility Operations Start Date:**

Number of PT employees: 19

Number of FT employees: 94

**4b. How many of these employees are expected to be located to the Project Location on or about the Facility Operations Start Date?**

Number of PT employees: 4

Number of FT employees: 3

**5. Regarding all employees at the Project Location on the Facility Operations Start Date:**

	Industrial Jobs	Restaurant Jobs	Retail Jobs	Other Jobs	Total Jobs
Total Number of PT employees	0	0	0	4	4
Number of PT employees who are NYC residents	0	0	0	4	4
Average hourly wage	\$ per hour	\$ per hour	\$ per hour	\$24.36 per hour	\$24.36 per hour
Highest hourly wage	\$ per hour	\$ per hour	\$ per hour	\$44.75 per hour	\$44.75 per hour
Lowest hourly wage	\$ per hour	\$ per hour	\$ per hour	\$16.00 per hour	\$16.00 per hour
Average fringe benefit rate	\$ per year	\$ per year	\$ per year	\$ per year	\$ per year
Total Number of FT employees	0	0	0	29	29
Number of FT employees who are NYC residents	0	0	0	26	26
Average hourly wage	\$ per hour	\$ per hour	\$ per hour	\$47.26 per hour	\$47.26 per hour
Highest hourly wage	\$ per hour	\$ per hour	\$ per hour	\$102.80 per hour	\$102.80 per hour
Lowest hourly wage	\$ per hour	\$ per hour	\$ per hour	\$18.63 per hour	\$18.63 per hour
Average fringe benefit rate	\$ per year	\$ per year	\$ per year	\$ per year	\$ per year



6. **Estimated New-growth Employment.** Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location in each year. Note: Year 1 is the year following the Facility Operations Start Date; Year 2 is the second year following that date; Year 3 is the third, etc.

Years following Facility Operations Start Date	1	2	3	Total New Growth
Total PT employees	3	0	2	5
PT employees who are NYC residents	3	0	2	5
Industrial PT employees	0	0	0	0
Restaurant PT employees	0	0	0	0
Retail PT employees	0	0	0	0
Other PT employees	3	0	2	5
Total FT employees	2	4	3	9
FT employees who are NYC residents	2	4	3	9
Industrial FT employees	0	0	0	0
Restaurant FT employees	0	0	0	0
Retail FT employees	0	0	0	0
Other FT employees	2	4	3	9

## Wage and Benefits Information

7. **For all new employees at the Project Location (again, excluding Principals) expected to be hired during the three-year period following the Facility Operations Start Date,** please project the following:

	Industrial Jobs	Restaurant Jobs	Retail Jobs	Other Jobs	Total Jobs
Average hourly PT wage	\$ per hour	\$ per hour	\$ per hour	\$28.83 per hour	\$28.83 per hour
Lowest hourly PT wage	\$ per hour	\$ per hour	\$ per hour	\$25.41 per hour	\$25.41 per hour
Average fringe benefit PT rate	\$ per year	\$ per year	\$ per year	\$ per year	\$ per year
Average hourly FT wage	\$ per hour	\$ per hour	\$ per hour	\$37.46 per hour	\$37.46 per hour
Lowest hourly FT wage	\$ per hour	\$ per hour	\$ per hour	\$28.92 per hour	\$28.92 per hour
Average fringe benefit FT rate	\$ per year	\$ per year	\$ per year	\$ per year	\$ per year

7. Generally describe all other forms of compensation and benefits that Permanent Employees will receive. Examples: healthcare, employer-contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc. Permanent Employees will receive: Healthcare, Dental, Vision, 401K, Life Insurance, Flexible Spending Account, AD&D, LTD, discounted tuition for eligible children who attend Blue School, and professional development reimbursement. [SEE ATTACHED SHEET](#)
8. Please indicate whether the Applicant or any of its Affiliates will be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act"). If yes, please provide an overview of the applicable requirements under the Act and an explanation of how the Applicant plans to comply with such requirements. If no, please explain why. YES, for applicable employees. [SEE ATTACHED SHEET](#)
9. Is your company 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? If yes, please provide an explanation of your company's paid and unpaid sick time policy. If no, please explain why. [YES. SEE ATTACHED SHEET](#)

10. How many employees at the Project Location will be paid below living wage<sup>1</sup> at Project Start Date (as defined in the Policies and Instructions)? 0
11. Does the Project currently have, or anticipate having, contract or vendor employees<sup>2</sup> at the Project Location?  Yes  No
12. 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.

- 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.
- Has any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any of the five calendar years preceding the current calendar year?  
 Yes  No      If Yes, describe and explain current status of complaints on an attached sheet.
- 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.
- Are any of the Companies’ employees *not* permitted to work in the United States?  
 Yes  No      If Yes, provide details on an attached sheet.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

<sup>1</sup> For information regarding living wage, see Additional Obligations document.

<sup>2</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.

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							%
							%
Unions							
Banks							

## 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? **\$52,200**
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.  
 Yes     No

## O. ADDITIONAL QUESTIONS

1. What are the primary sources of revenue supporting Applicant's operations? **Tuition**
2. If the Applicant's Statement of Activities categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category: **Facilities rentals, Family Association Fees, Misc. sale of products and services, Insurance recoveries**     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:

Salaries and Wages	Year 1: 2019	Year 2: 2018	Year 3: 2017
	7,170,167	6,524,899	5,961,581

5. If Applicant is a charter school:
- a. What share of the total student body receives free or reduced lunch?     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

9. Where does the Applicant intend to allocate the savings provided through Build NYC?

# 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 3 day of June, 2020. \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name of Applicant: BLUE SCHOOL

Name of Preparer: \_\_\_\_\_

Signatory: DAVID LEVIN

Signatory: \_\_\_\_\_

Title of Signatory: CONTROLLER\_

Title of Signatory: \_\_\_\_\_

Signature: DAVID LEVIN

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

**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>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			<b>NO</b>
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.			<b>YES</b>
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			<b>NO</b>
If Yes, list agency(s) name and permit or approval:			<b>YES</b>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres			
b. <u>Total acreage to be physically disturbed?</u> _____ acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			
4. <u>Check all land uses that occur on, adjoining and near the proposed action</u>			
<input 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. <u>A permitted use under the zoning regulations?</u>	<b>NO</b>	<b>YES</b>	<b>N/A</b>
b. <u>Consistent with the adopted comprehensive plan?</u>			
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	<b>NO</b>	<b>YES</b>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	<b>NO</b>	<b>YES</b>	
_____			
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	<b>NO</b>	<b>YES</b>	
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?			
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____	<b>NO</b>	<b>YES</b>	
_____			
10. <u>Will the proposed action connect to an existing public/private water supply?</u>  If No, describe method for providing potable water: _____	<b>NO</b>	<b>YES</b>	
_____			
11. <u>Will the proposed action connect to existing wastewater utilities?</u>  If No, describe method for providing wastewater treatment: _____	<b>NO</b>	<b>YES</b>	
_____			
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	<b>NO</b>	<b>YES</b>	
b. Is the proposed action located in an archeological sensitive area?			
13. a. <u>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?</u>	<b>NO</b>	<b>YES</b>	
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: _____			
_____			
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> 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 type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. <u>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?</u>	<b>NO</b>	<b>YES</b>	
16. <u>Is the project site located in the 100 year flood plain?</u>	<b>NO</b>	<b>YES</b>	
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input 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 type="checkbox"/> YES _____	<b>NO</b>	<b>YES</b>	
_____			



18. <u>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)?</u> If Yes, explain purpose and size: _____ _____	<b>NO</b>	<b>YES</b>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	<b>NO</b>	<b>YES</b>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	<b>NO</b>	<b>YES</b>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Date: _____		
<u>Signature:</u> _____		

**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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>		
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>		
3. <u>Will the proposed action impair the character or quality of the existing community?</u>		
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>		
5. <u>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?</u>		
6. <u>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?</u>		
7. <u>Will the proposed action impact existing:</u> a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>		
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**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.

- 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.
- 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)