



One Liberty Plaza  
New York, NY 10006  
T: 212 619 5000  
**edc.nyc**

BY MESSENGER

August 25, 2025

The Honorable Adrienne Adams  
Speaker  
New York City Council  
City Hall  
New York, NY 10007

Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the Build New York City Resource Corporation project (the "Project") described below:

1. **Project Description:** 261 Walton Facility LLC is a New York limited liability company and a disregarded entity for federal income tax purposes (the "Borrower") 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 (the "Code"). 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
2. **Project location:** 261 Walton Avenue, Bronx, New York 10451.
3. **Description of the Project:** Proceeds of the Bonds will be used to finance or refinance a portion of the costs of: (i) the acquisition by the Borrower of a 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 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.

The Honorable Adrienne Adams  
Page 2

4. **Estimated Project budget:** \$221,039,500
5. **Explanation of how City assistance, funding or benefits will be used:** The Borrowers will receive the following financial assistance in order to complete the Project: (i) tax-exempt and taxable bond financing in an amount not to exceed \$221,039,500 (ii) and exemption from City and State mortgage recording taxes.

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,



Emily Marcus  
Executive Director  
Build NYC Resource Corporation



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The Honorable Adrienne Adams  
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Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the Build New York City Resource Corporation project (the "Project") described below:

1. **Project Description:** 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.
2. **Project locations:** 2758 Kingsbridge Terrace, Bronx, New York 10463
3. **Description of the Project:** 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 located on a 13,010 square foot parcel of land located at 2758 Kingsbridge Terrace, Bronx, New York ("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.

The Honorable Adrienne Adams  
Page 2

4. **Estimated Project budget:** \$45,760,000
5. **Explanation of how City assistance, funding or benefits will be used:** The Borrowers will receive the following financial assistance in order to complete the Project: (i) tax-exempt and taxable bond financing in an amount not to exceed \$45,760,000 (ii) and exemption from City and State mortgage recording taxes.

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Emily Marcus".

Emily Marcus  
Executive Director  
Build NYC Resource Corporation



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The Honorable Adrienne Adams  
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New York, NY 10007

Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the Build New York City Resource Corporation project (the "Project") described below:

1. **Project Description:** 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 in the Bronx currently serving grades Kindergarten through Grades 2 and Grades 6 through Grade 12.
2. **Project locations:** 801 Bartholdi Street, Bronx, New York 10467
3. **Description of the Project:** 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 and located on a 28,805 parcel of land at 801 Bartholdi Street, Bronx, New York ("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 Facility from the third-party owner, and sublease the land, and lease the Facility, to the School. The School will operate the Facility as a public

The Honorable Adrienne Adams  
Page 2

charter school expanding its enrollment to serve to serve up to 875 students from Kindergarten through Grade 5 and Grades 9 through 12.

4. **Estimated Project budget:** \$68,678,500
5. **Explanation of how City assistance, funding or benefits will be used:** The Borrowers will receive the following financial assistance in order to complete the Project: (i) tax-exempt and taxable bond financing in an amount not to exceed \$68,678,500 (ii) and exemption from City and State mortgage recording taxes.

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,



Emily Marcus  
Executive Director  
Build NYC Resource Corporation



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Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the Build New York City Resource Corporation project (the "Project") described below:

1. **Project Description:** 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.
2. **Project location:** 212 West 95th Street, New York, NY 10025 .
3. **Description of the Project:** 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 3 years old.
4. **Estimated Project budget:** \$20,130,000
5. **Explanation of how City assistance, funding or benefits will be used:** The Borrowers will receive the following financial assistance in order to complete the Project: (i) tax-exempt and taxable bond financing in an amount not to exceed \$17,600,000 (ii) and exemption from City and State mortgage recording taxes.



The Honorable Adrienne Adams  
Page 2

Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Emily Marcus". The signature is written in a cursive, flowing style.

Emily Marcus  
Executive Director  
Build NYC Resource Corporation