



**ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (ECIDA)
BUFFALO & ERIE COUNTY REGIONAL DEVELOPMENT CORP (RDC)
BUFFALO & ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORP (ILDC)**

Joint Finance & Audit Committee Meeting

May 15, 2017
at 12:00 PM

1. Approval of Minutes – April 19, 2017 (ECIDA, RDC, ILDC) (Action)
2. Tapestry Charter School Bond Issuance (Action)
3. IRS Form 990s – RDC & ILDC
4. New Business (Informational)
5. Adjournment



**MINUTES OF A JOINT MEETING OF THE
FINANCE & AUDIT COMMITTEES OF THE
ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (ECIDA or AGENCY)
THE BUFFALO & ERIE COUNTY REGIONAL DEVELOPMENT
CORPORATION (RDC) AND THE BUFFALO & ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION (ILDC)**

- MEETING:** April 19, 2017, at the Erie County Industrial Development Agency, 95 Perry Street, Suite 403, Buffalo, New York 14203
- PRESENT:** Penny Beckwith, James F. Doherty, Hon. Joseph H. Emminger, Hon. Glenn R. Nellis, Sister Denise Roche, and Michael Szukala
- ABSENT:** William Witzleben
- OTHERS PRESENT:** Steve Weathers, Chief Executive Officer; John Cappellino, Executive Vice President; Karen M. Fiala, Assistant Treasurer; and Robert G. Murray, Secretary
- GUESTS:** Tanya Moore, on behalf of Charter School for Applied Technologies

At 12:10 p.m., there being a quorum present, Mr. Szukala called the meeting to order.

MINUTES

The March 13, 2017 minutes of the joint meeting of the Committee were presented. Upon motion made by Mr. Nellis, and seconded by Ms. Beckwith, the March 13, 2017 minutes of the Committee were unanimously approved.

CHARTER SCHOOL FOR APPLIED TECHNOLOGIES BOND ISSUANCE.

Mr. Cappellino reviewed the Charter School for Applied Technologies ("CSAT") application to the Buffalo and Erie County Industrial Land Development Corporation ("ILDC") for the issuance of up to \$30,000,000 of the ILDC's tax-exempt bonds of which approximately \$22,000,000 would be used to refund outstanding 2005 Series A bonds, and approximately \$4,000,000 would be utilized to provide funds to construct a new 17,000 sq. ft. expansion to the high school which will house additional classrooms, administrative offices, student and staff bathrooms, an elevator to provide handicap accessibility, a fitness center and a new locker room. Mr. Cappellino also explained that the ILDC would provide estimated mortgage recording tax savings in the amount of \$40,000. It is also anticipated that the charter school would realize approximately \$3,100,000 in net present dollar savings related to the refinancing of the existing debt. Mr. Cappellino also confirmed that the bonds would not be an obligation of the ILDC or Erie County.

Mr. Cappellino then introduced Tanya Moore, the Chief Financial Officer for CSAT, who then spoke on behalf of CSAT and the importance of the anticipated financing to be provided by the ILDC.

Mr. Emminger spoke in favor of the project and queried as to the school's ability to teach the skilled trades. Ms. Moore responded that the school does offer hands on activities and skilled trades training and encourages internships with local employers for its students.

Mr. Szukala asked for a motion to approve of the project. Mr. Doherty moved and Sister Denise seconded to approve of the project. Mr. Szukala called for the vote, and the following resolution as unanimously approved:

RESOLUTION OF THE MEMBERS OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC" OR "ISSUER") FINANCE & AUDIT COMMITTEE RECOMMENDING THAT THE ILDC FINANCE CERTAIN COSTS RELATING TO, AND APPROVING THE UNDERTAKING OF A CERTAIN PROJECT DESCRIBED BELOW, AT THE REQUEST OF THE CHARTER SCHOOL FOR APPLIED TECHNOLOGIES AND THE GRANTING OF CERTAIN FINANCIAL ASSISTANCE IN CONNECTION THEREWITH, INCLUDING THE ISSUANCE OF THE ISSUER'S TAX-EXEMPT AND/OR TAXABLE REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 FOR THE PURPOSE OF UNDERTAKING THE PROJECT AND THE COSTS OF SUCH ISSUANCE

There being no further business to discuss, upon motion made by Mr. Doherty and seconded by Sister Denise, the meeting was adjourned at 12:29 p.m.

Dated: April 19, 2017

Robert G. Murray, Secretary

TAPESTRY CHARTER SCHOOL
Briefing Memo

ILDC Tax Exempt Bonding
2245 Kenmore Avenue

Audit & Finance: May 15, 2017
ILDC Board: May 24, 2017

Tapestry Charter School (“Tapestry”) opened its doors with 105 students in grades K-4 in 2001 and has grown to serve over 829 students residing in 13 different school districts throughout Western New York. In 2015, the Board of Regents again renewed Tapestry’s charter for a period of 5 years with authority to provide instruction to students in grades K-12 and a total maximum enrollment of 1,070 students. Tapestry is becoming one of the larger charter schools in New York State, and only one of 8 to offer a comprehensive K-12 education. Tapestry’s mission is to educate and inspire a diverse community of K-12 learners by engaging them in rigorous real-world learning experiences which prioritize intellectual, social and emotional growth.

Tapestry’s philosophy emphasizes student engagement, faculty and administrative innovation, and parent involvement. The Borrower strives to provide a challenging and rigorous educational environment that emphasizes the values of appreciation, integrity, compassion, service, quality, responsibility, perseverance and respect.

Project:

Tapestry is requesting ILDC to issue not-to-exceed \$35 million in bonds its behalf for the following purposes: (i) refinancing certain outstanding commercial loans in the aggregate principal amount of approximately \$12,200,000 (the “Existing Loans”), the proceeds of which, together with other funds of the Borrower, were used to finance the acquisition and construction of the Borrower’s existing K-12 building located at 65 Great Arrow Avenue in Buffalo, New York (the “Existing Facility”); (ii) finance the cost of demolition of an existing structure on a parcel of land located at 111 Great Arrow Drive that is owned by the Borrower and is contiguous to the Existing Facility (the “111 Great Arrow Site”) and the subsequent construction of a new, 3-story approximately 60,000 square foot building (the “111 Great Arrow Addition”) and equipping and/or furnishing the 111 Great Arrow Addition; (iii) funding a debt service reserve fund and capitalized interest for the Series 2017 Bonds; and (iv) paying certain costs related to the issuance of the Series 2017 Bonds (collectively, the “Project”).

As part of the project, Tapestry has agreed to the ILDC’s local labor and public works requirements.

Project Financing:

The requested financing is not to exceed \$35,000,000 of tax exempt and taxable bonds issued through the Buffalo and Erie County Industrial Land Development Corporation. Summarized below is a breakdown of the uses of bond proceeds:

Estimated Uses of Funds*

Refinancing Existing Loans	\$12,200,000
Acquisition and Construction of the 111 Great Arrow Addition	16,896,000
Estimated Capitalized Interest	1,600,000
Estimated Debt Service Reserve Fund	2,040,000
Estimated Misc. Project Cost Contingency	1,014,000
Estimated Cost of Issuance	1,250,000
Total Uses of Funds	<u>\$35,000,000</u>

* Subject, preliminary to change.

Estimated Mortgage Tax Savings: \$350,000.00

The final maturity of the proposed bonds is expected to not exceed July 1, 2052.

The bonds would not be an obligation of the ILDC or the County. Bonds will be offered at market price at the time of the issuance.

**BUFFALO AND ERIE COUNTY INDUSTRIAL LAND
DEVELOPMENT CORPORATION (ILDC)**

FINANCE & AUDIT COMMITTEE

RESOLUTION

A Regular Meeting of the Buffalo and Erie County Industrial Land Development Corporation's Finance & Audit Committee was convened on May 15, 2017, at 12:00 p.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE MEMBERS OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC" OR "ISSUER") FINANCE & AUDIT COMMITTEE RECOMMENDING THAT THE ILDC FINANCE CERTAIN COSTS RELATING TO, AND APPROVING THE UNDERTAKING OF A CERTAIN PROJECT DESCRIBED BELOW, AT THE REQUEST OF TAPESTRY CHARTER SCHOOL AND THE GRANTING OF CERTAIN FINANCIAL ASSISTANCE IN CONNECTION THEREWITH, INCLUDING THE ISSUANCE OF THE ISSUER'S TAX-EXEMPT AND/OR TAXABLE REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$35,000,000 FOR THE PURPOSE OF UNDERTAKING THE PROJECT AND THE COSTS OF SUCH ISSUANCE

WHEREAS, the Finance & Audit Committee (the "Committee") has reviewed the application submitted by Tapestry Charter School (the "Institution"), a New York not-for-profit education corporation having offices at 65 Great Arrow Avenue, Buffalo, New York, has applied to the Issuer to issue its tax-exempt and/or taxable Revenue Bonds (Tapestry Charter School Project), in one or more series, in the maximum aggregate amount not to exceed \$35,000,000 (the "Bonds"), the proceeds of which will be used to make a loan to the Institution to pay a portion of the costs of the acquisition, renovation, construction and equipping of a certain project (the "Project") to be undertaken on approximately six acres of land located at 65 Great Arrow Avenue, Buffalo, New York (the "65 Great Arrow Land") and approximately 7.3 acres of land at 111 Great Arrow Avenue, Buffalo, New York (the "111 Great Arrow Land"; and, together with the 65 Great Arrow Land, the "Land"), collectively, being more particularly identified as tax map number 78.78-1-2.11, consisting of: (A) refinancing one or more existing taxable loans from Northwest Savings Bank to the Institution, the proceeds of which were used by the Institution for the acquisition of the 65 Great Arrow Land and the approximately 96,000 square-foot building located thereon (the "Existing Building"), and the renovation and equipping of the Existing Building to provide approximately 45 classrooms, science labs, a gymnasium, a gross motor room, two dance studios, a full kitchen, two dining halls, two libraries, two computer labs, teacher offices and administrative offices, as well as a surface parking lot with approximately

75 parking spaces on the 65 Great Arrow Land (the "65 Great Arrow Land Improvements"); (B) refinancing an existing taxable loan owed to Anderson Equipment Company, the proceeds of which were used to purchase the 111 Great Arrow Land; (C) the acquisition, construction, renovation and equipping on the 111 Great Arrow Land of an approximately 60,000 square-foot building to provide educational space for students in grades K-5 (the "111 Great Arrow Land Improvements"; and, together with the 65 Great Arrow Land Improvements, the "Improvements"); (D) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and (E) funding a debt service reserve fund, if any, and paying capitalized interest, if any, and paying of certain costs and expenses incidental to the issuance of Bonds. The Facility will be owned and/or operated by the Institution; and

WHEREAS, the Public Authorities Accountability Act of 2005 (the "PAAA"), which was signed into law on January 13, 2006 as Chapter 766 of the Laws of 2005, was enacted by the New York State (the "State") Legislature to insure greater accountability and openness of public authorities throughout the State; and

WHEREAS, pursuant to Section 2 of the Public Authorities Law ("PAL") of the State, the provisions of the PAAA apply to certain defined "local authorities," including the ILDC; and

WHEREAS, pursuant to Section 2824(8) of the PAL, it shall be the responsibility of the members of the Finance & Audit Committee to review proposals for the issuance of debt by the ILDC and make recommendations related thereto; and

WHEREAS, Under Article IV(E) of the Committee's Charter, the "Finance & Audit Committee shall review proposals for the issuance of debt and make recommendations regarding such proposed debt issuance"; and

WHEREAS, the Committee understands that the Bonds will be special limited obligations of the ILDC payable from only the sources derived from the Institution pursuant to the documents executed and delivered in connection with the issuance of the Bonds and purchased by a qualified institutional buyer or an accredited investor (a "Purchaser"); and

WHEREAS, the Committee further understands that Purchaser has or will have investigated independently the circumstances surrounding the issuance of the Bonds and the security and sources of payment for the Bonds; and

WHEREAS, the Committee has reviewed information relating to the proposed issuance of the Bonds and recommends that the ILDC undertake the Project and proceed with the issuance thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE FINANCE & AUDIT COMMITTEE OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION AS FOLLOWS:

1. That it is in the best interest of economic development in Erie County for the ILDC to provide the financial assistance to the Institution as described herein provided (a) that the Bonds shall never be a debt of the State of New York, the County of Erie, or any political subdivision thereof, and neither the State of New York, the County of Erie, nor any political subdivision thereof shall be liable thereon, and (b) that the Bonds shall be limited obligations of the ILDC payable from only the sources derived from the Institution pursuant to the documents executed and delivered in connection with the issuance of the Bonds.

2. This resolution shall take effect immediately.

Dated: May 15, 2017



Tapestry Charter School

Section I: Applicant Background Information

Applicant Information - Company Receiving Benefit

Project Name	Tapestry Charter School
Applicant Name	Tapestry Charter School
Applicant Address	65 Great Arrow Avenue
Applicant Address 2	
Applicant City	Buffalo
Applicant State	New York
Applicant Zip	14216
Phone	716-204-5883
Fax	
E-mail	klapper@tapestryschool.org
Website	https://tapestryschool.org/
Federal ID#	
NAICS Code	
Will a Real Estate Holding Company be utilized to own the Project property/facility	No
What is the name of the Real Estate Holding Company	N/A
Federal ID#	N/A
State and Year of Incorporation/Organization	N/A
List of stockholders, members, or partners of Real Estate Holding Company	N/A

Individual Completing Application

Name	Eric Klapper
Title	Executive Director
Address	65 Great Arrow Avenue
Address 2	
City	Buffalo
State	New York
Zip	14216

5/8/2017

The Erie County Industrial Development Agency (ECIDA)

Phone

716-204-5883 x1004

Fax

E-Mail

klapper@tapestryschool.org

Company Contact (if different from individual completing application)**Name****Title****Address****Address 2****City****State****Zip****Phone****Fax****E-Mail**Company Counsel**Name of Attorney**

Robert J. McLaughlin

Firm Name

Hodgson Russ LLP

Address

677 Broadway, Suite 301

Address 2**City**

Albany

State

New York

Zip

12207

Phone

(518) 433-2421

Fax**E-Mail**

rmclaughlin@hodgsonruss.com

Identify the assistance being requested of the Agency**Exemption from Sales Tax** No**Exemption from Mortgage Tax** No**Exemption from Real Property Tax** No**Tax Exempt Financing*** Yes

* (typically for not-for-profits & small qualified manufacturers)

Business Organization**Type of Business** Corporation**Type of Ownership****Year Established** 2001**State of Organization** New YorkList all stockholders, members, or partners with % of ownership greater than 20%

Please include name and % of ownership.

N/A.

Applicant Business Description**Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility**

Tapestry Charter School is an arts-integrated, K-12 Expeditionary Learning, tuition-free, public school located in the Buffalo, New York. Founded by passionate individuals who shared a commitment to choice, accountability, and excellence, Tapestry received approval from the State University of New York Board of Trustees (www.newyorkcharters.org) to open as a charter school in September 2001. In 2001, Tapestry opened with 100 K-4 students, supporting administration, faculty and staff, all sharing a common vision. The school grew one grade per year, becoming a full K-12 school in the 2009-10 school year with 515 students. 98 percent of Tapestry's first senior class graduated in June 2010. All seniors in all three of Tapestry's graduating classes have been accepted to college. By school year 2013-14, Tapestry doubled the size of its lower school, serving 450 students grades K-8; the full K-12 program now serves almost 800 students. Since 2011, the full K-12 community has shared a new, state-of-the-art, purpose-built campus at 65 Great Arrow Avenue in Buffalo, NY. Tapestry Charter School has become a name that is synonymous with student engagement, faculty and administrative innovation, and parent involvement. Tapestry provides a challenging and rigorous educational environment that emphasizes the values of appreciation, integrity, compassion, service, quality, responsibility, perseverance and respect. The success of the school programs at every level is evidenced by the popularity of the admissions lottery each year; many more applications are received than can be accommodated. To accommodate increasing demand for Tapestry's educational programs, we are requesting Financial Assistance from the Agency.

Estimated % of sales within Erie County	0
Estimated % of sales outside Erie County but within New York State	0
Estimated % of sales outside New York State but within the U.S.	0
Estimated % of sales outside the U.S.	0

(*Percentage to equal 100%)

What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation of the estimated percentage of local purchases

N/A

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Municipality or Municipalities of current operations

Buffalo, New York

Will the Proposed Project be located within a Municipality identified above?

Yes

In which Municipality will the proposed project be located

Buffalo, New York

Address

65 Great Arrow, Buffalo, NY - Existing Site - Refinance a loan in connection with construction and renovation of educational facilities; 111 Great Arrow - A new educational facility proposed to be constructed with bond proceeds

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Retail Section of this application)

SBL Number for Property upon which proposed Project will be located

65 Great Arrow Site: 78.78-1-2.11; 111 Great Arrow Site: 07.87.80.000.1.00.6000

What are the current real estate taxes on the proposed Project Site

N/A. Tapestry is a not-for-profit corporation and not subject to real estate taxes.

Assessed value of land

N/A

Assessed value of building(s)

N/A

Are Real Property Taxes current?

No

If no please explain

N/A.

Town/City/Village of Project Site

City of Buffalo

School District of Project Site

Buffalo City School District

Does the Applicant or any related entity currently hold fee title to the Project site?

Yes

If No, indicate name of present owner of the Project Site

Does Applicant or related entity have an option/contract to purchase the Project site?

No

Describe the present use of the Proposed Project site

65 Great Arrow - Educational Facility 111 Great Arrow - Currently vacant but new educational facility will be constructed to house K-5 grades.

Please provide narrative of the proposed project and the purpose of the proposed project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

Tapestry Charter School (TCS or School) is requesting the Financial Assistance of the IDA to issue tax-exempt bonds on our behalf. Bond proceeds would be used to finance and refinance the acquisition, renovation, construction and equipping of TCS educational facilities currently located at 65 Great Arrow Avenue and a new 60,000 sq. ft. K-5 building to be located at 111 Great Arrow Avenue. The educational facilities are being used to educate students living in Buffalo, New York and serves grades K-12.

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

The Project will not be undertaken without Financial Assistance from the Agency.

Describe the reasons why the Agency's Financial Assistance is necessary and how the Financial Assistance enables the company to undertake the Project to facilitate investment, job creation and/or job retention. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

Without the Agency's Financial Assistance, TCS would not be able to secure long-term funding for its educational facilities which is being undertaken in order to expand its educational mission. TCS is unable to secure long-term funding for the proposed project from Banks or other lenders. The new facilities contemplated at 111 Great Arrow will provide additional spaces for students to undertake their learning. The expansion of our educational program will require hiring additional teachers, administrators and support personnel. Additionally, the construction of the facility will generate additional jobs and economic activity in Buffalo.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

If TCS is unable obtain Financial Assistance, it would be unable to expand educational opportunities for students in Buffalo. Additionally, there would be no economic activity generated from the construction of the new facility contemplated at 111 Great Arrow.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

N/A

Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

The land is currently zoned D-C.

Describe required zoning/land use, if different

N/A

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

N/A

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain

Phase I and Phase II environmental studies have been conducted and remedial action has already been undertaken. Environmental studies will be forwarded under separate cover.

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

Yes

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

N/A

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, please explain.

What percentage of annual operating expenses are attributed to the above referenced research and development activities?

N/A

Select Project Type for all end users at project site (you may check more than one)

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Determination contained in Section IV of the Application.

Please check any and all end uses as identified below.

Retail Sales No **Services** No

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4) (i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- No Manufacturing**
- No Acquisition of Existing Facility**
- No Housing**
- No Equipment Purchase**
- No Multi-Tenant**
- No Commercial**
- No Back Office**
- No Retail**
- No Mixed Use**
- No Facility for the Aging**
- Yes Civic Facility (not for profit)**
- Yes Other**
 - Educational services - charter school**

Project Information**Estimated costs in connection with project****Land and/or Building Acquisition**

\$ 0	square feet	acres
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New Building Construction

\$ 0	square feet
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New Building addition(s)

\$ 15,675,000	60,158 square feet
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Infrastructure Work

\$ 0

Renovation

\$ 0	square feet
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Manufacturing Equipment

\$ 0

Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 0

Soft Costs: (professional services, etc.)

\$ 0

Other Cost

\$ 1,221,000

Explain Other Costs

Athletic field

Total Cost

\$ 16,896,000

Project Refinancing; estimated amount (for refinancing of existing debt only)

\$ 12,200,000

Have any of the above costs been paid or incurred as of the date of this Application?

No

If Yes, describe particulars:Sources of Funds for Project Costs:**Equity (excluding equity that is attributed to grants/tax credits):**

\$

Bank Financing:

\$ 0

Tax Exempt Bond Issuance (if applicable):

\$ 34,345,000

Taxable Bond Issuance (if applicable):

\$ 655,000

Public Sources (Include sum total of all state and federal grants and tax credits):

0

\$[^]**Identify each state and federal grant/credit:****Total Sources of Funds for Project Costs:**

\$35,000,000

Has a financing preapproval letter or loan commitment letter been obtained?

No

Mortgage Recording Tax Exemption Benefit:**Estimated Mortgage Amount (Sum total of all financing – construction and bridge).*****Amount of mortgage, if any, that would be subject to mortgage recording tax.**

\$ 35,000,000

Lender Name, if Known

N/A

Estimated Mortgage Recording Tax Exemption Benefit (% of estimated mortgage amount stated above):

\$350,000

Construction Cost Breakdown:**Total Cost of Construction**

\$ 15,675,000

(sum of 2,3,4,5, and/or 7 in Question K, above)

Cost for materials

\$ 9,000,000

% sourced in Erie County

100%

% sourced in State

100% (including Erie County)

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit

\$ 0

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):

\$ 0

Real Property Tax Benefit:**Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit:**

N/A

For proposed facility please include # of sq ft for each of the uses outlined below

		Cost	% of Total Cost
Manufacturing/Processing	square feet	\$ 0	0
Warehouse	square feet	\$ 0	0
Research & Development	square feet	\$ 0	0
Commercial	square feet	\$ 0	0
Retail	square feet	\$ 0	0
Office	square feet	\$ 0	0

Specify Other

60,158 square feet \$ 16,896,000 50

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

<BLANK>

Provide estimate of additional construction cost as a result of LEED certification you are seeking

Will project result in significant utility infrastructure cost or uses

Yes

What is your project timetable (Provide dates)

Start date : acquisition of equipment or construction of facilities

7/1/2017

End date : Estimated completion date of project

8/1/2018

Project occupancy : estimated starting date of operations

8/1/2018

Have construction contracts been signed?

No

Have site plans been submitted to the appropriate planning department for approval?

Yes

Has the Project received site plan approval from the appropriate planning department?

No

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be CREATED upon TWO years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PT jobs to be created upon TWO Years after Project Completion **
Full time	126	126	20	20
Part time	28	28	1	1
Total	154	154	21	

** The Labor Market Area includes the Counties of Erie, Niagara, Genesee, Cattaraugus, Wyoming and Chautauqua. For the purposes of this question, please estimate the number of FTE and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

***By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average Salary	Average Fringe Benefits
Management	\$ 68,310	\$ 20,493
Professional	\$ 49,154	\$ 14,746
Administrative	\$ 38,910	\$ 8,560
Production	\$ 32,552	\$ 7,161
Independent Contractor	\$ 0	\$ 0
Other	\$ 43,942	\$ 13,183

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address	65 Great Arrow (Existing Building)	111 Great Arrow (New Build)** (within 2 years of bond project date. Additional jobs to be added in years 3 and 4 until the school reaches capacity of 1,020 in 2020-21	
Full time	124	20	0
Part time	30	1	0
Total	154	21	0

Will any of the facilities described above be closed or subject to reduced activity?

No

Payroll Information

Annual Payroll at Proposed Project Site

\$ 0

Estimated average annual salary of jobs to be retained

\$ 46,574

Estimated average annual salary of jobs to be created

\$ 46,574

Estimated salary range of jobs to be created

From

\$ 32,553

To \$ 68,310

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated

What competitive factors led you to inquire about sites outside of New York State?

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

No

If yes, please indicate the Agency and nature of inquiry below

Do you anticipate applying for any other assistance for this project?

No

If yes, what type of assistance (Historic Tax Credits, 485(a), Grants, Utility Loans, Energy Assistance, Workforce Training)

Section III: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

<BLANK>

For Single Use Facility

Occupant Name

Address

Contact Person

Phone

Fax

E-Mail

Federal ID #

SIC/NAICS Code

Multi-Tenant Facility

Please explain what market conditions support the construction of this multi-tenant facility

Have any tenant leases been entered into for this project?

<BLANK>

If yes, please fill out a tenant form in section VII, for each tenant.

Tenant Name	Current Address (city, state, zip)	# of sq ft and % of total to be occupied at new projet site	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.
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Section IV: Tenant Information

Section V: Environmental Questionnaire

General Background Information

Address of Premises 65 Great Arrow Avenue, Buffalo, NY; 101/111 Great Arrow Avenue, Buffalo, NY.

Name and Address of Owner of Premises Tapestry Charter School

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

Commercial property located in commercial district of the City of Buffalo.

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

65 Great Arrow Avenue, Buffalo, NY - multi use facility operating a Charter School; 101/111 Great Arrow Avenue, Buffalo, NY - new 3-story 60,000 sq ft building.

Describe all known former uses of the Premises

Anderson Equipment

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

No

If yes, describe and attach any incident reports and the results of any investigations

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

No

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Are any of the air emission sources permitted?

No

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

No

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

No

If yes, relate all the circumstances

Do the Premises have any asbestos containing materials?

No

If yes, please identify the materials

Section VI: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefitting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does this project involve relocation or consolidation of a project occupant from another municipality or abandonment of an existing facility?

Within New York State No

Within Erie County No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

No

What factors have lead the project occupant to consider remaining or locating in Erie County?

N/A

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

N/A

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

N/A

Section VII: Adaptive Reuse Projects

Are you applying for tax incentives under the Adaptive Reuse Program?	No
What is the age of the structure (in years)?	0
Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended)	<BLANK>
If vacant, number of years vacant.	0
If underutilized, number of years underutilized.	0
Describe the use of the building during the time it has been underutilized:	
Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class)	No
If yes, please provide dollar amount of income being generated, if any	\$
Does the site have historical significance?	No
Are you applying for either State/Federal Historical Tax Credit Programs?	Yes
If yes, provide estimated value of tax credits	\$
Briefly summarize the financial obstacles to development that this project faces without ECIDA or other public assistance. Please provide the ECIDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)	
Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide ECIDA with documentation of this support in the form of signed letters from these entities	
Please indicate other factors that you would like ECIDA to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in a distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments	

Section VIII: Senior Citizen Rental Housing Projects

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Has the project received written support from the city, town or village government in which it is located?

<BLANK>

Describe the location of the project as it relates to the project's proximity to the town / village / city center or to a recognized hamlet.

Is the project consistent with the applicable municipal master plan?

<BLANK>

If yes, please provide a narrative identifying the master plan (by name) and describing how the project aligns with the plan details

Does the project advance efforts to create a walkable neighborhood and community in proximity to important local amenities and services?

<BLANK>

If yes, please provide a narrative describing the walkable nature of the project including access seniors would have to specific neighborhood amenities.

Has a market study shown that there is a significant unmet need in the local community or specific neighborhood where seniors are unable to find appropriate housing opportunities?

<BLANK>

Is the project located in an area (defined as a 1 – 5 mile radius of the project site) where there are significant local resident populations that are at or below the median income level?

<BLANK>

If yes, please describe how you made this determination based upon census tract and other relevant third party data.

Does the project provide amenities that are attractive to seniors and differentiates the project from standard market rate housing?

<BLANK>

If yes, please describe these amenities (examples may include: community rooms, social / recreational activity areas, senior-oriented fixtures and safety amenities, security systems, call systems, on site medical services)

Are there impediments that hinder the ability to conventionally finance this project and /or negatively impact the project's return on investment?

<BLANK>

If yes, please briefly summarize the financial obstacles to development that this project faces without IDA or other public assistance. Please provide the IDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)

Will the project target (and maintain during the incentive period) a minimum 50% occupancy rate of senior citizens whose income is at or below 60-80% of the median income for Erie County?

<BLANK>

If yes, please describe provide a narrative citing key facts that substantiate this finding.

Section IX: Retail Determination

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site? No

If yes, complete the Retail Questionnaire Supplement below.

What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 0 %

If the answer to this is **less than 33%** do not complete the remainder of the page and proceed to the next section (Section V: Inter-Municipal Move Determination).

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

Will the project be operated by a not-for-profit corporation? <BLANK>

Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie, Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located? <BLANK>

If yes, please provide a third party market analysis or other documentation supporting your response.

Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services? <BLANK>

If yes, please provide a market analysis supporting your response.

Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York? <BLANK>

If yes, explain

Is the project located in a Highly Distressed Area? <BLANK>