

## EMPOWER COLLEGE PREP

MARCH 2019

### CLIENT PROFILE

Empower College Prep is a public charter school located in Phoenix, Arizona, that began operating in the 2012-13 academic year with 67 students in grades 4 and 5. Empower currently enrolls approximately 660 students in grades 3-11 and operates from two campuses. The school educates a large population of primarily low-income Hispanic students seeking a better alternative to their local neighborhood public schools. The mission of Empower is to provide students with a pathway to a better life through education, and ultimately a college degree.

The 2019 Bonds are being used by Empower to construct additional facilities at its Colter Street campus, which will allow for the consolidation of all grades at this site in the Fall of 2019. Currently students in grades 3-6 are learning at a leased location a few miles away.

### TRANSACTION HIGHLIGHTS

The 2019 project will include the construction of a 13,198 square foot gym and performing arts space to build out competitive high school programs, and a 26,617 square foot addition with elementary classrooms and required administrative space. Upon completion, the school will terminate the elementary campus lease and consolidate the operations on the Colter Street campus. Bond proceeds also funded a debt service reserve, one year of capitalized interest and the costs of issuance.

The Series 2019 Bonds are nonrated and were structured with two term maturities (8-year at 5.125% and a 30-year at 6.00%) and a 7-year optional call at 103 declining to par in year 10.



**\$17,265,000**

Arizona Industrial Development Authority  
Education Facility Revenue Bonds  
Empower College Prep Project

### ZIEGLER DIFFERENCE

Ziegler worked with Empower to develop a plan of finance that would allow for the project completion during a time where the school would be adding grade levels and ultimately growing enrollment. The structure included a full year of capitalized interest as well as 18 months of interest only payments to minimize loan payments and help the school grow its reserves during the first year of operation after beginning the construction project.

The school's development plan was well thought out but encountered an unexpected snag, as the project required the approval of the Arizona Department of Transportation due to the site proximity to Interstate Highway 17. Ziegler and Empower worked to maintain investor interest during this three-month delay and ultimately the issue was fully subscribed, with two lead investors purchasing a majority of the bonds.



*"Ziegler's strategic thinking, proactive communication with all stakeholders, and patience with our Board and management team made us very grateful to partner with them for a very successful outcome for our organization."*

**Brian Holman**  
Founder and Executive Director  
Empower College Prep

This client's experience may not be representative of the experience of other clients, nor is it indicative of future performance or success.

For further information on the outstanding bonds for this issuer, please visit the Electronic Municipal Market Access system at <http://emma.msrb.org/>.

### ZIEGLER

One North Wacker Drive | Suite 2000  
Chicago, IL 60606

B.C. Ziegler and Company | Member SIPC & FINRA

### CONTACT US

800 366 8899  
[askziegler@ziegler.com](mailto:askziegler@ziegler.com)



CAPITAL :: INVESTMENTS :: ADVICE