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IN THE MATTER OF THE
TOWN OF HEMPSTEAD LOCAL
DEVELOPMENT CORPORATION
BOARD MEETING

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Teleconference

April 3, 2020
9:30 a.m.

B E F O R E:
FLORESTANO GIRARDI, Chairman

Dolly Fevola,
Court Reporter

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A P P E A R A N C E S :

- ROBERT BEDFORD
- CHERICE VANDERHALL
- JACK MAJKUT
- JAMES MARSH
- REVEREND MALLETT
- JOHN RYAN
- BILL WEIR
- FREDERICK PAROLA
- MICHAEL LODATO
- KEVIN WALSH
- WAYNE HAUGHTON
- BISHOP BARRINGTON GOLDSON
- DR. NICHOLAS STAPLETON
- SAL FERRARA

1
2 CHAIRMAN GIRARDI: I'd like to
3 call to order the meeting of the
4 Hempstead Local Development
5 Corporation. It's 9:36 on Friday,
6 April 3rd. We have a quorum. I
7 just want to take roll call.

8 Mr. Bedford?

9 MR. BEDFORD: Here. Present.

10 CHAIRMAN GIRARDI: Ms.
11 Vanderhall?

12 MS. VANDERHALL: Here.

13 CHAIRMAN GIRARDI: Mr. Majkut?

14 MAJKUT: Here.

15 CHAIRMAN GIRARDI: Reverend
16 Mallette?

17 REVEREND MALLETT: Here.

18 CHAIRMAN GIRARDI: Flo Girardi
19 is here. Mr. Marsh? No Mr. Marsh.

20 First item on the agenda, only
21 item on the agenda, presentation by
22 the Academy Charter School in the
23 Consideration of an Inducement
24 Resolution.

25 I just ask anybody before they

1
2 speak just say their name first and
3 make it easier for all of us
4 including the court reporter.

5 THE REPORTER: Thank you.

6 CHAIRMAN GIRARDI: We have a
7 presentation by the Charter School?

8 MR. WALSH: Yes. If I might,
9 my name is Kevin Walsh from the firm
10 Walsh, Markus McDougal & DeBellis.
11 I'm here with Laura Schaefer and
12 Matthew White who are attorneys at
13 my firm. We worked on this.

14 Also, on behalf of the Charter
15 on the line is Mr. Wayne Haughton.
16 He's the executive director at the
17 Academy. Bishop Barrington Goldson
18 who is the CEO of the Academy
19 Charter School and Dr. Nicholas
20 Stapleton who is the chief academic
21 officer. Finally, Sal Ferrara who
22 is an architect from Combined
23 Resources. He's been the architect
24 for this project and the prior
25 projects.

1
2 This is an application of the
3 Academy Charter School seeking a
4 resolution for a series of projects
5 at this academy facility in
6 Hempstead and Uniondale.

7 I'd like to start by
8 thanking -- on behalf of our school
9 thanking the Board for this meeting
10 and for your consideration of this
11 application.

12 What is going on in the world
13 and in the State is in many ways
14 overwhelming but we also know that
15 we will soon recover from this and
16 when we do we will find great
17 comfort and satisfaction in having
18 been able to do these projects
19 during this challenging time. You
20 are a big part of the success of the
21 Academy Charter School and have been
22 since the first shovel went into the
23 ground in Hempstead in 2012.

24 This project is as important as
25 any the Academy has undertaken. For

1
2 the record, I would like to just
3 make certain that there is a copy of
4 the support letter from Reverend
5 Reginald Benjamin who submitted a
6 letter in support of this
7 application. He is the head of the
8 Able Body Believer's Alliance which
9 is a construction group and a local
10 development group seeking to assist
11 in providing labor, local labor,
12 minority-based labor, on projects in
13 the area.

14 The Academy is as excited about
15 the new plans described in this
16 application which are triggered by
17 the continuing need in the community
18 for an alternate school always open
19 to new ways to improve the education
20 and success of its students. This
21 application has four components
22 related to the existing Hempstead
23 and Uniondale facilities.

24 As you already know, the LDC
25 has provided assistance to the

1
2 establishment of the Hempstead
3 facility in 2011 and in 2013 and
4 again in 2017. This year the
5 Academy in Hempstead is graduating
6 its first high school class.

7 In 2018, you supported the
8 Uniondale facility which has already
9 established classes in grades K
10 through 3 and has plans and a vision
11 to develop the Uniondale site to
12 grow classes through the high school
13 level. However, opportunity and
14 need have come together at this time
15 and the LDC assistance is necessary
16 in order to respond to this new need
17 and this new opportunity. This
18 brings us to the four components of
19 this application, three of which are
20 related to renovations and
21 construction.

22 New York State has recently
23 granted Academy Charter School, the
24 charter, to begin educating high
25 school aged students with vocational

1
2 training as part of a career
3 technical educational facility or
4 CTEF. For students, it will combine
5 a high school diploma with the
6 curriculum infused with substantial
7 training focused on skills to
8 compliment the traditional high
9 school curriculum which is more
10 theory based. The skills learned in
11 the CTEF will focus the students on
12 actually getting employment after
13 graduation. The CTEF will provide
14 opportunities for students to earn
15 industry recognized certification
16 that will help students prepare for
17 jobs while still in school.

18 The curriculum programs will
19 grow over time at the Academy CTEF.
20 Mr. Haughton will discuss the
21 initial three courses for this
22 program in a moment, but the
23 practical approach that career,
24 technical and vocational education
25 brings to teaching will put our

1
2 students in a better position
3 whether they choose college or begin
4 working upon graduation.

5 The Academy is very excited
6 about the program and their new
7 charter which, based upon the
8 mandate from the State, must
9 commence with the 9th grade class in
10 the Uniondale facility in September
11 of this year. This is the urgency.
12 The program will start with 125
13 students and grow by that same
14 number each year for four years.
15 That is the first component.

16 The second component of this
17 request relates to the Hempstead
18 facility. In addition to building
19 the facility for the CTEF in
20 Uniondale, there is a clear and
21 present need to accommodate
22 additional students in the Hempstead
23 facility.

24 A while back a fire at a public
25 grade school in Hempstead caused

1
2 students to be displaced to various
3 schools including the Academy
4 Charter School which received a
5 number of these students.

6 There are currently five
7 kindergarten classes that the
8 Academy educates in a leased church
9 building in Hempstead. The
10 conditions and the cost to the
11 Academy are not ideal and the
12 Academy Charter School would like to
13 end this rather expensive lease at
14 this building to bring these
15 students to the Uniondale facility
16 and later to the Hempstead facility.

17 So the second component of this
18 project is the construction of a
19 three-story building with a roof
20 play area in the existing Hempstead
21 facility which will ultimately
22 accommodate this additional
23 enrollment and these additional
24 students.

25 Third bonding component of this

1
2 application would include additional
3 bonding to permit construction to
4 complete the natural growth of the
5 Uniondale facility to allow for the
6 middle school. The bonding
7 previously authorized by the LDC in
8 2018 did not include the completion
9 of the middle school; however, this
10 component of the new bonding would
11 include both the development and the
12 completion of the middle school, as
13 well as the renovations necessary
14 for the incoming 2021 and 2022 CTEF
15 classes which we would account for.

16 Finally, there is another
17 concept here. We have been
18 discussing with investors the
19 possibility of including with this
20 bonding the existing bond balances
21 in the 2011, 2013 bonds which are
22 redeemable in 2021. We would like
23 to include these in this proposed
24 inducement since it would permit us
25 to negotiate to extend these bonds

1
2 at more favorable rates for the
3 Academy.

4 The four aspects of this
5 request are essential to the
6 Academy's vision of providing for
7 its students. They combine
8 financial efficiencies in the use of
9 existing space to accommodate
10 existing needs. They respond to new
11 challenges like a new and important
12 State mandate for vocational and
13 technical training, as well as the
14 local need to educate displaced
15 students close to their homes.

16 Our forward thinking, which is
17 precisely in keeping with the
18 Academy's approach to its mission
19 which has been present since it
20 first appeared before this Board.

21 Mr. Chairman, with that, I
22 would like to answer any questions
23 you have but I would like to
24 introduce you to Mr. Haughton, the
25 executive director, to discuss where

1
2 the Academy is right now and also to
3 focus on the three courses that the
4 Academy would start with in this
5 technical program. Thank you.

6 CHAIRMAN GIRARDI: Thank you.

7 MR. HAUGHTON: Good morning
8 Ladies and Gentlemen, Members of the
9 Board. Good morning. I just want
10 to say first thank you again for
11 this opportunity to allow us to
12 serve our community, Hempstead and
13 Uniondale, and we just appreciate it
14 and we appreciate all that you allow
15 us to do to have impact with our
16 young people.

17 We have been given the approval
18 for this CTEF school which is career
19 and technical education. We have
20 six courses that we have been
21 approved for. The courses are
22 architecture and construction which
23 includes carpentry, plumbing and
24 electrical. Also, we have health
25 care science, which includes medical

1
2 billing, coding, lab technology and
3 medical assistance. We have
4 culinary arts, which include
5 hospitality and tourism. We have
6 information technology, computer
7 repairs and telecommunications and
8 computer networking management and
9 cyber security. We also have
10 welding and manufacturing. And we
11 also include auto body design and
12 repair known as transportation and
13 distribution logistics. These are
14 courses that we have designed for
15 this school because these are areas
16 that are high demand and these are
17 skills that we know help our young
18 people to find productive work and
19 to contribute to the society.

20 So we are going to actually be
21 starting out with three annual as we
22 expand and grow. We're starting out
23 with health care science, which I
24 said is including medical billing
25 and coding. And then also we would

1
2 be adding to that the culinary arts
3 where we hope to get the children
4 and the students into learning how
5 to cook and develop our chefs so
6 that they can learn the part and be
7 active in the food industry. And
8 finally, also installation
9 technology which you know is in
10 very, very high demand. They are
11 learning how to repair computers,
12 learning telecommunications. They
13 are learning network design,
14 computer management, cyber security.

15 These are the areas that they
16 are going to start off with. And
17 from what we have gleaned from doing
18 our research and our survey, we find
19 that this is high demand and a lot
20 of the students are demanding these
21 skills so that we can find
22 productive vocation when they leave
23 high school. Not that this is a
24 separate alternative, this is one of
25 the combined generic high school

1
2 curriculum whereby the kids have
3 these options so that when they do
4 graduate they can immediately
5 find -- have some skills that will
6 make them accepted in the workforce.

7 Currently, we have the generic
8 high school that is going and doing
9 very fine in Hempstead and I just
10 wanted to introduce Dr. Stapleton,
11 our chief academic officer. She can
12 tell you a little bit about the high
13 school, which we are currently on
14 track to graduating 95 percent of
15 our kids and she will just give you
16 a little bit more about what our
17 progress has been and where the kids
18 are in their academic pursuit.

19 DR. STAPLETON: Good morning
20 everyone. Thank you for your time.
21 Dr. Nicholas Stapleton.

22 Our current high school located
23 in Hempstead is on track to graduate
24 over 90 percent of the students in
25 our current graduating program in

1
2 June of 2020. Between 40 to 60
3 percent of those students will
4 graduate with an advanced Regents
5 diploma, plus advance placement
6 courses and college credit.

7 This particular school is what
8 they call a shock curriculum. The
9 students are prepared to take the
10 SATs and ACTs. As a matter of fact,
11 several of those students have gone
12 into top rated schools including
13 Harvard University.

14 Currently, we have 95 percent
15 of students already accepted to a
16 college. The Academy Charter School
17 continues a similar program in
18 Uniondale with additional course
19 work including CTEF classes. We
20 will begin this program with 125
21 students the first year in
22 September 2020 and over 4 years the
23 program will grow to have 600
24 students.

25 This particular program will

1
2 also include focus on college
3 placement with additional coach work
4 for the students which will allow
5 students (inaudible) focusing in
6 college. Thank you so much.

7 MR. HAUGHTON: So the focus is
8 to give the students added help so
9 that they can be independent, not
10 only independent but also that they
11 can have earning potential that
12 could help them if they need to
13 subsidize their college ambitions.
14 Our focus has always been learn,
15 lead and serve. So kids will learn
16 today, lead tomorrow and serve in
17 the future.

18 CHAIRMAN GIRARDI: Thank you.

19 MR. WALSH: Wayne, is there
20 anyone else on our team that needs
21 to --

22 MR. HAUGHTON: I was just
23 responding to the question we also
24 have on the line Bishop Barrington
25 Goldson, our CEO and founder.

1
2 BISHOP GOLDSON: Good morning
3 everyone. Bishop Barrington
4 Goldson.

5 As Mr. Haughton said and Dr.
6 Stapleton said, we are extremely
7 excited about expanding the
8 opportunities in Uniondale with this
9 high school which adds to the
10 teaching component. This not just
11 to have academically sound graduates
12 but now to have academically sound
13 graduates with a skill set that can
14 take them through life. So we ask
15 that the Board take the time to
16 consider the application and we're
17 looking forward to continue to
18 provide our community with
19 outstanding education and
20 opportunities. Thank you.

21 MR. WALSH: I think that that
22 would conclude our presentation for
23 the Board and we are ready for any
24 questions that the Board might have.

25 CHAIRMAN GIRARDI: Thank you

1
2 Mr. Walsh. Do any of the Board
3 members have any questions?

4 Mr. Walsh, could you just
5 clarify the employment figures. I'm
6 a little confused on it.

7 MR. WALSH: Okay. Matthew, I'm
8 going to ask Matt White, do you have
9 those numbers handy? I think I have
10 them. It will take me a minute to
11 pull them out, the updated numbers?

12 MR. WHITE: I do. I do. Hold
13 on one second. I have them in front
14 of me now.

15 MR. WALSH: Go over them Matt.

16 MR. WHITE: Sure. These are
17 three-year projection numbers and
18 presently there are 50 full-time
19 employees at the Uniondale facility
20 and 60 at Hempstead. There are two
21 part-timers in each location as
22 well. This time, after the next
23 year, year one, there will be at
24 least 58 employees in Uniondale, 56
25 at Hempstead and additional

1
2 part-timer in Hempstead. Second
3 year out, 88 in Uniondale and 70 in
4 Hempstead. And then, one additional
5 part-timer in Uniondale. And third
6 year out 110 in Uniondale, 76 in
7 Hempstead and two additional
8 part-time employees in Hempstead.

9 MR. WALSH: Okay.

10 CHAIRMAN GIRARDI: Thank you.

11 I wanted to make sure we had that
12 correct. Only other question I have
13 is the additional bonding that
14 you're looking for is strictly for
15 the vocational school; is that right
16 or am I wrong?

17 MR. WALSH: There are three
18 components of the bonding. It's not
19 for the vocational, all for the
20 vocational school. The initial
21 bonding to start the vocational
22 school with the first class is a \$2
23 million request to get it up and
24 running. Then there are two other
25 components of it. One is for the

1
2 Hempstead school, one is for the --
3 We're proposing.

4 CHAIRMAN GIRARDI: Just
5 additional bonding -- I don't want
6 to cut you off. I'm sorry. Just
7 for the additional bonding, you're
8 looking for only 2 million?

9 MR. WALSH: No. We're looking
10 for three components which total
11 about 30 million in bonding coupled
12 with fixtures and equipment, and
13 then we have reserves and the like
14 on top of that.

15 MR. WEIR: The total request
16 for funding including the
17 refinancing of the 2011 and 2013
18 bonds is currently estimated to be
19 68 million but not to exceed 80
20 million.

21 CHAIRMAN GIRARDI: Did you say
22 60?

23 MR. WEIR: Sixty-eight.

24 CHAIRMAN GIRARDI: I was a
25 little confused with what we had. I

1
2 didn't know if anything was
3 additional or if this was existing.
4 He answered my question.

5 Any Board members have any
6 other questions?

7 MR. BEDFORD: I have one
8 question. The expanded -- The new
9 project is that going to be on --
10 I'm not clear on this. Are these
11 facilities going to be constructed
12 on property that you're newly
13 acquiring or you already have rights
14 to?

15 MR. WALSH: All these projects
16 are or all these developments are on
17 existing facilities that already
18 exist.

19 MR. WEIR: Okay. Thank you.
20 That's my only question.

21 CHAIRMAN GIRARDI: No other
22 questions from the Board?

23 Mr. Ryan?

24 MR. RYAN: Yes.

25 CHAIRMAN GIRARDI: Do you want

1
2 to make a statement for me?

3 MR. RYAN: Yes. The Chairman
4 asked me to explain the process
5 particularly for the new Board
6 members. This is on for what is
7 called an Inducement Resolution. It
8 is the first step in a process to
9 ultimately have this project
10 completed and built. It is
11 essentially a determination by this
12 Board that the property and this
13 project does qualify as a project
14 under the law and authorizes the
15 parties, the LDC and the applicant,
16 to proceed to the next steps and to
17 secure their financing.

18 The next step in the process is
19 a public hearing at which the public
20 can come and comment on the
21 application and any issues raised
22 there will be vetted and resolved.

23 From there, it goes to what is
24 called an authorizing resolution,
25 which is the final step in the LDC

1
2 process, and that is a determination
3 that the project is authorized to
4 close. The transaction is
5 completed, the bonds would be issued
6 and the project will be built.

7 I'm sure that's a very
8 simplistic explanation and Bill Weir
9 can probably fill in a lot of gaps.

10 MR. WEIR: This is Bill Weir.
11 Let me just say two things to
12 follow-up as to John Ryan's
13 excellent recitation there.

14 The first is under the tax law
15 we have to hold a public hearing.
16 Currently, the way the Regulations
17 for the public hearings are drafted,
18 electronic public hearings are not
19 allowed. The U.S. Treasury
20 Department and the IRS are trying to
21 come up with temporary emergency
22 rules to allow us to hold online or
23 electronic public hearings just like
24 we're holding this meeting, so the
25 Public Notice that we've drafted is

1
2 anticipating that we'll be able to
3 hold that electronically just like
4 this meeting is being held
5 electronically.

6 The other approval that is
7 required, either the LDC or the IEH
8 taxes and bonds, is that the Town
9 Supervisor must also approve as --
10 on the tax code he is known as the
11 applicable elected representative --
12 the Town Supervisor must approve the
13 issuance of the bonds before we
14 issue them. Typically, he does that
15 after the LDC holds and approves its
16 final authorizing resolution then
17 staff brings it up through the
18 proper channels for his approval.
19 So that will happen before we issue
20 the bonds.

21 CHAIRMAN GIRARDI: Thank you.
22 Staff have any other questions?

23 MR. PAROLA: I just want to say
24 on behalf of the staff that this is
25 what the LDC is all about. The

1
2 opportunities provided by the
3 Academy Charter School are, in my
4 mind, splendidly presented and so
5 from this standpoint we recommend
6 this proposal to the Board.

7 CHAIRMAN GIRARDI: Thank you,
8 Mr. Parola. Does the Board have any
9 other questions? Does anybody want
10 to make a motion? I'll make the
11 motion.

12 REVEREND MALLETTE: Seconds.

13 CHAIRMAN GIRARDI: Thank you
14 Reverend. We'll take a vote. Flo
15 Girardi is an Aye.

16 Mr. Bedford?

17 MR. BEDFORD: Aye.

18 CHAIRMAN GIRARDI: Ms.
19 Vanderhall?

20 MS. VANDERHALL: Aye.

21 CHAIRMAN GIRARDI: Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Reverend
24 Mallette?

25 REVEREND MALLETTE: Aye.

1
2 CHAIRMAN GIRARDI: I'm an Aye
3 and I don't think Mr. Marsh ever
4 signed on.

5 MR. MARSH: No, I'm on.

6 CHAIRMAN GIRARDI: Oh, you're
7 on. Okay.

8 MR. MARSH: Yes. I was here
9 for most of the meeting. I also
10 vote yes.

11 CHAIRMAN GIRARDI: It's
12 unanimous. We have six Ayes. The
13 motion is passed. Thank you.

14 MR. WALSH: Thank you,
15 gentlemen, on behalf of the Academy
16 and the students of Hempstead and
17 Uniondale. Thank you.

18 CHAIRMAN GIRARDI: Thank you.
19 I'd like to make a motion to adjourn
20 today's meeting. I'll make the
21 motion. Do I have a second?

22 MS. VANDERHALL: Second.

23 CHAIRMAN GIRARDI: We'll have a
24 vote. Mr. Bedford?

25 MR. BEDFORD: Aye.

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CHAIRMAN GIRARDI: Ms.
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Reverend
Mallette.

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: I'm an Aye
as well. Meeting is adjourned.
Thank you everybody.

(Time noted: 10:05 a.m.)

CERTIFICATION

I, DOLLY FEVOLA, a Notary Public in
and for the State of New York, do hereby certify:

THAT the within transcript is a true record
of my stenographic notes.

I further certify that I am not related,
either by blood or marriage, to any of the parties
to this action; and

THAT I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 17th day of April, 2020.

Dolly Fevola

DOLLY FEVOLA

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