

Redacted

**TOWN OF HEMPSTEAD
LOCAL
DEVELOPMENT
CORPORATION**

**Application for
Financial Assistance**

Applicant Name: Evergreen Charter School and
Friends of ECS, Inc.

Town of Hempstead
Local Development Corporation
350 Front Street
Hempstead, New York 11550

TOWN OF HEMPSTEAD
LOCAL DEVELOPMENT CORPORATION

APPLICATION

The information listed on this form is necessary to determine the eligibility of the project applicant. Please fill in all blanks, using "NONE" or "NOT APPLICABLE" where necessary. If an estimate is given put "EST" after the figure. Attach additional sheets if necessary. All information completed with this form will be treated confidentially to the extent permitted under applicable law. This application is ONLY for the purpose of determining whether the applicant is eligible for consideration by the Town of Hempstead Local Development Corporation

I. COMPANY DATA

A. COMPANY (applicant for assistance) Date of Application April 20, 2022

Name: Evergreen Charter School and Friends of ECS, Inc.*

Address: 605 Peninsula Boulevard, Hempstead, NY 11550

Contact: Sarah Brewster Position: Vice President, Board of Trustees of Evergreen Charter School / Director of Friends of ECS, Inc.

Phone _____

E-Mail Address

Federal Employer ID No. _____

State Department of Labor Registration No. (if applicable) _____

Type of Business/Project: Educational Institution / Support Organization –
Charter School Construction

Description of Project: (Check all that apply)

☒ New Construction ☐ Addition to existing facility
☐ Renovation to Existing Facility ☐ Acquisition of existing facility
☐ Purchase of New Machinery and Equipment

*or another single member LLC formed in addition to or in lieu of Friends of ECS, Inc.

B. BUSINESS TYPE: (circle one)

Sole Proprietorship

Limited Partnership

General Partnership

501C(3) Organization

Business Corporation

Limited Liability Corporation

Other: (please specify) Evergreen is a 501c(3). Friends of ECS, Inc. is applying for 501c(3) status.

Privately Owned Entity

Public Entity

Listed on: _____ exchange

State of Incorporation/Formation: New York State

C. Any related Company proposed to be a user of the project:

Name: Friends of ECS, Inc.
holding entity

Relationship: Supporting and real property

Name: _____ Relationship _____

D. COMPANY COUNSEL:

Name: Andrew Komaromi Firm Name: Harris Beach

Address: 333 Earle Ovington Blvd, Suite 901, Uniondale, NY 11553

Phone Number: _____

E-Mail Address: _____

E. COMPANY ACCOUNTANT:

Name: Shawn Thomas Firm Name: Thomas & Associates, CPA PC

Address: 175 Main Street, Suite 2 Babylon, NY 11702

Phone Number: _____

F. PRINCIPAL STOCKHOLDERS, MEMBERS OR PARTNERS, if any (owners of 5% or more) N/A

Name: _____ Social Security No. _____

Address: _____ % owned: _____

G. Is the Company a subsidiary of, or affiliated directly or indirectly with, any other organization? (X) yes () no If "yes", indicate relationship, name and address of the related organization (s) on a separate sheet.

Evergreen Charter School board of trustees and Friends of ECS board of directors have identical membership.

H. Complete the following information for all officers and directors of the Company: (Attach additional sheet if necessary)

Title: President, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Gil Bernardino

Home Address:

SS#

Title: VP, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Sarah Brewster

Home Address:

SS#

Title: Treasurer, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Jose Canosa

Home Address:

SS#

Title: Secretary, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Gladys Rodriquez

Home Address:

SS#

Title: Member, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Ariel Sotelo

Home Address:

SS#

Title: Member, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Nancy Iglesias-Gillen

Home Address:

Title: Member, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Yvonne Mowatt

Home Address:

SS#

Title: Member, Board of Trustees (Evergreen) / Director (Friends of ECS)

Name: Luis Ras

Home Address: .

SS#

I. Has or is, as applicable, the Company, or any subsidiary or affiliate of the Company, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated (including subsidiaries or affiliates)

1. Ever been adjudicated bankrupt or placed in receivership, or otherwise been or presently is the subject of any bankruptcy or similar proceeding?

2. Has the applicant or any of these individuals or immediate family members ever been convicted of any criminal offense (other than a motor vehicle violation?)
separate sheet.

3. Presently a plaintiff or defendant in any civil or criminal proceeding?
If "yes" please provide details.

J. Has the company (or any related corporate or person) been involved in or benefited by any prior industrial development financing in the Town of Hempstead, whether by this corporation, the Town of Hempstead Industrial Development Agency, the Town of Hempstead Local Development Corporation or another issuer: If so, explain in full.

Members of Evergreen's Board of Trustees, Gil Bernardino, Sarah Brewster and Ariel Sotelo are staff members of Circulo de la Hispanidad, another not for profit organization. Circulo de la Hispanidad is the borrower of bond proceeds issued by the Town of Hempstead Local Development Corporation in 2019, in an aggregate principal amount of \$14,250,000, proceeds of which financed or refinanced facilities currently leased by Evergreen Charter School from Circulo de la Hispanidad.

1. Will the proposed tax-exempt Bond Issue when combined with all other outstanding tax-exempt industrial development bond issues of the Company, or its affiliates nationwide, exceed the aggregate principal amount of \$40,000,000.

(X) yes () no If yes, how much? Approximately \$20,000,000 million.

2. What were the estimated capital expenditures of the Company (and all affiliates and subsidiaries) in the Town of Hempstead during the past three years? Approximately \$5,000,000

K. List the major bank references of the Company with name of bank, account officers, address and telephone number. (references may be contacted) Attach an additional sheet if necessary.

Name of Bank: Capital One Telephone No: _____

Address of Bank: 299 Park Avenue, 14th Floor, New York, NY 10171

Name of Officer (s) _____

L. DESCRIPTION OF COMPANY BUSINESS:

1. Describe type of business:

Evergreen Charter School is a free public school chartered by the New York State Board of Regents. Evergreen currently serves children grades K-10. Evergreen has been authorized by the State Board of Regents to grow to a k-12 by the 2024 school year. Its current enrollment is 850 students. Its projected enrollment for the 2024 school year is 1,100. Friends of ECS, Inc. is a New York not-for-profit corporation formed to,

among other things, act as a borrower of the bonds to be issued for the current project, construct the proposed school building facility and lease same to Evergreen.

2. Describe the principal products and services:

Evergreen is free public education institution serving students from kindergarten through high school. It is authorized by the New York State Education Department Board of Regents. Friends of ECS, Inc. is a real estate holding entity supporting Evergreen.

3. List principal officers and directors by name and title:

Member	Evergreen Charter School	Friends of ECS, Inc.
Gil Bernardino	President of the Board of Trustees	Director
Jose Canosa	Treasurer of the Board of Trustees	Director
Sarah Brewster	Vice President of the Board of Trustees	Director
Gladys Rodriguez	Secretary of the Board of Trustees	Director
Nancy Iglesias	Member of the Board of Trustees	Director
Yvonne Mowatt	Member of the Board of Trustees	Director
Luisa Ras	Member of the Board of Trustees	Director
Ariel Sotelo	Member of the Board of Trustees	Director

4. Describe the market (s) served:

Evergreen Charter School serves the community of Hempstead and surrounding areas. Students from the Village of Hempstead have priority in the school lottery that is held annually prior to the new school year.

M. List your three largest customers, their addresses, phone numbers, contact persons, and approximately what percentage of sales they comprise (references may be contacted):

N/A

Customer Name: _____ Phone: _____

Address: _____ Contact: _____

Percentage of sales they comprise: _____

Customer Name: _____ Phone: _____

Address: _____ Contact: _____

Percentage of sales they comprise: _____

Customer Name: _____ Phone: _____

Address: _____ Contact: _____

Percentage of sales they comprise: _____

List your three largest suppliers, their addresses, phone numbers, contact persons, the goods or services provided, and their terms of sale (references may be contacted):

N/A

Supplier: _____ Phone: _____

Address: _____ Contact: _____

Goods or services provided: _____ Terms of Sale: _____

Supplier: _____ Phone: _____

Address: _____ Contact: _____

Goods and services provided: _____ Terms of Sale: _____

Supplier: _____ Phone: _____

Address: _____ Contact: _____

Goods and services provided: _____ Terms of Sale: _____

PRESENT LOCATION

1. If you rent:

605 Peninsula Boulevard, Hempstead, NY 11550

- a. What is the present annual rent (state whether lease is a gross lease or a net lease): 1,200,000 (gross lease)
- b. When does your lease expire: 12/31/2044
- c. Who is your landlord? Circulo de la Hispanidad
- d. Is your landlord a principal or affiliate of the Company? () yes (X) no. If yes, please describe: _____

990 Holzheimer Street, Franklin Square, 11010

- a. What is the present annual rent (state whether lease is a gross lease or a net lease): \$450,000 (net lease)
- b. When does your lease expire: 06/30/2022
- c. Who is your landlord? Roman Catholic Church of St. Catherine of Sienna, Franklin Square
- d. Is your landlord a principal or affiliate of the Company? () yes (X) no. If yes, please describe: _____

120 Greenwich Street, Hempstead, NY 11550

- a. What is the present annual rent (state whether lease is a gross lease or a net lease): \$ 251,603.16 (net lease)
- b. When does your lease expire: 06/30/2022
- c. Who is your landlord? Roman Catholic Church of St. Catherine of Sienna, Franklin Square
- d. Is your landlord a principal or affiliate of the Company? () yes (X) no. If yes, please describe: _____

436 Front Street, Hempstead, NY 11550 (lease to commence 8/2022)

- a. What is the present annual rent (state whether lease is a gross lease or a net lease): \$426.216 (net lease)
- b. When does your lease expire: 06/30/2028
- c. Who is your landlord? Roman Catholic Church of St. Ladislaus, Hempstead
- d. Is your landlord a principal or affiliate of the Company? () yes (X) no. If yes, please describe: _____

28 Richardson Street Hempstead, NY 11550 (lease to commence 8/2022)

- a. What is the present annual rent (state whether lease is a gross lease or a net lease): \$96,712 (net lease)
- b. When does your lease expire: 06/30/2028

- c. Who is your landlord? Roman Catholic Church of St. Ladislaus, Hempstead,
- d. Is your landlord a principal or affiliate of the Company? () yes (X) no. If yes, please describe:_____

2. If you own:

Evergreen owns the following properties in full. There are no mortgages.

65 Sycamore, Hempstead, NY 11550
133 Linden Avenue, Hempstead, NY 11550
135 Linden Avenue, Hempstead, NY 11550

Site where construction project for bonds will be:

495 Peninsula Boulevard, Hempstead, NY 11550
27-33 Laurel Avenue, Hempstead, NY 11550
37 Laurel Avenue, Hempstead, NY 11550

3. Describe your present location (include square footage, acreage, number of buildings, number of floors, etc.):

Evergreen currently rents locations 1, 2 and 3 listed below and will move from location 3 to newly added locations 4 and 5:

1. 605 Peninsula Boulevard, Hempstead, NY 11550
Site rented consists of approximately 1.25 acres including a 35,000 square foot LEED building. It has three levels.
2. 120 Greenwich Street, Hempstead, NY 11550
Site rented consists of approximately 1.5 acres including a 25,000 square foot building. It has three levels.
3. 990 Holzheimer Street, Franklin Square, NY 11010 (lease ends 6.30.2022)
Site rented consists of approximately .80 acres including a 30,000 square foot building. It has three levels. The School is moving from this location to 436 Front Street, Hempstead, NY 11550 and 28 Richardson Place, Hempstead, NY 11550 listed below
4. 436 Front Street, Hempstead, NY 11550 (lease begins 8.2022)

Site rented consists of approximately 2 acres including a 30,000 square foot building. It has three levels

5. 28 Richardson Place, Hempstead, NY 11550 (lease begins 8.2022)

Site rented consists of approximately .068 acres including a 6,908 square foot building. It has three levels.

New location for the bond project: (all three sites are contiguous)

495 Peninsula Boulevard, Hempstead, NY 11550

Site consists of .50 acres and has one 15,000 square foot warehouse on site. There are no other buildings or houses on the site.

27-33 Laurel Avenue, Hempstead, NY 11550

Site consists of .34 acres and is undeveloped.

37 Laurel Avenue, Hempstead, NY 11550

Site consists of .57 acres and is undeveloped.

A. Please describe the type of operation (manufacturing, wholesale, distribution, retail etc) and products and/or services.

Evergreen is a publicly supported charter school authorized by the New York State Board of Regents. It currently enrolls grades K-10 for the 2022-2023 school year. It has been approved to grow to K-12 for the 2024-2025 school year.

4. If you own, list the current annual taxes:

Evergreen Charter School owns the following properties:

65 Sycamore, Hempstead (has tax exemption)

135 Linden Avenue, Hempstead (has tax exemption)

27-33 Laurel, Hempstead currently has tax exemption

37 Laurel Avenue, Hempstead currently has tax exemption

133 Linden Avenue, Hempstead (has partial tax exemption)

General: _____ School: \$17,023.95 Village _____

a. Building (s): \$ _____

b. Land: \$ _____ (Are there any taxes on the land or is it exempt?) Exempt

- c. Assessed Value tax rate 493.019 Taxable value 4217
- d. Market Value \$660,000

495 Peninsula Boulevard, Hempstead (Evergreen submitted an application for tax exemption from Nassau County and the Village of Hempstead for the current year. We are waiting for approval of that application).

The current taxes are \$40,020.09
The land value is \$,4,463.70

5. Which of your present locations, if any, will be vacated upon completion of the Project?

None.

6. Which of your present locations, if any, will be sublet or sold upon completion of the Project?

None.

7. If any of the facilities of the Company will be vacated, sublet or sold upon completion of the Project, please indicate whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry. Please explain in detail.

None.

II PROPOSED PROJECT DATA

Briefly describe the proposed project, the reasons why the Project is necessary, and the effect it will have on the Company's business:

Evergreen Charter School is a free public charter school authorized by the New York State Board of Regents. It currently serves students k-10 grade. The School has been approved to expand and will serve students k-11 grade for the 2022-2023 school year and students k-12 grade for the 2023-2024 school year. Friends and Evergreen seeks financing to construct a LEED GOLD facility to accommodate its expanding grade levels. Prior to the closing of the financing, Evergreen will contribute the Project Site to Friends of ECS, Inc. Friends will act as the borrower of bond proceeds and will construct and own the new school

building and will lease the completed facility to Evergreen. The building will consist of approximately 85,000 square feet and will include classrooms and offices to accommodate approximately 750 students. When Evergreen reaches its full capacity, we anticipate that the facility will house students from 7 to 12 grade. The new building is needed in response to the school's growth and projected enrollment increase. The school currently operates out of three facilities which will be supplemented by the proposed new building. The project is essential to ensure Evergreen can continue to serve its students and the community.

A. What type of financing benefit are you seeking through the Town of Hempstead LDC: (Check one)

Tax-Exempt Bonds ☒

Taxable Bonds ☒

Small business Loan _____

Micro Loan _____

Revolving Fund Loan _____

Other ☒ Mortgage recording tax exemption

B. If the Company is unable to arrange financing for the project, what will be the impact on the Company and the Town of Hempstead? Would the Company proceed with the Project without LDC financing? (Please describe in detail):

If we are unable to arrange financing, we will have to postpone and delay the project until we do. This will negatively impact hundreds of children and families. We will continue to look for alternative funding options however we anticipate that it will be challenging therefore we hope this project is approved.

C. Describe the Company's efforts to secure assistance or financing in Hempstead (or any other area):

Evergreen Charter School has engaged Robert W. Baird & Co., and its public financing team to create a custom financial plan that will enable Evergreen to access funding via the public market and alternative sources so it can build its school facility.

D. Type of Project: Check category which best describes the project:

() Industrial/Assembly

() Manufacturing

() Research

() Warehousing

() Commercial

(X) Not for Profit

() Small Business

() Recreational

() Other, please specify

E. Project Components: Does the Project consist of (check all appropriate categories):

1. Construction of a new building (X) yes () no
Sq.Ft. 85,000
2. Renovations of an existing building (X) yes () no

Address of existing building and total square footage: Slight modifications to 15,000 square foot warehouse to modify for parking facilities.

5. Construction of an addition to an Existing building () yes (X) no
4. Acquisition of an existing building () yes (X) no
5. Installation of machinery and/or Equipment (X) yes () no

We will install equipment and machinery necessary for operating a school facility including kitchen equipment, cleaning machinery, and equipment needed to facilitate instruction and operation of the school facility.

What is the current zoning? Current Zoning is residential and commercial. As a public school facility, the entity is not subject to traditional zoning.

If the Company is to acquire an existing facility, attach a photograph and indicate if it is in operation, about to be abandoned or abandoned. If in operation, describe present products or use.

N/A

List costs or orders made by the Company for the Project, at the date of this application, on a separate sheet.

N/A

F. Describe the proposed location (s) of the Project (including square footage, number of floors, address, number of building (s), etc.) If new construction is involved or expansion of an existing plant, attach proposed floor plan.

Evergreen's proposed facility consists of an 85,000 square foot multi-level structure consisting of four stories plus a basement and utilized roof space. The basement that traverses grade-street level on Evans Avenue and is subterranean on Laurel Avenue will include a gymnasium, classrooms for music instruction, kitchen storage and mechanicals as well as lockers, bathrooms and offices. The

first floor will include a cafeteria, kitchen, a running track that is connected to the gym space, offices and bathrooms. The second floor includes ten classrooms, outdoor space, offices and restrooms. The third floor includes ten classrooms, offices and restrooms. The fourth floor includes nine classrooms, as well as offices and restrooms. The building includes outdoor space on the fourth floor as well as outdoor space on the utilized roof. Lastly, the existing 15,000 sf warehouse located on the parcel known as 495 Peninsula Boulevard will be used for parking. Other than said existing warehouse, that parcel consists of undeveloped land. The total acreage of the site is approximately 1.41 acres and consists of the lots identified below.

SD: 265

Section: 34 Block: 383 Lots: 61, 642
Section: 34 Block: 383 Lots: 51-52
Section: 34 Block: 383 Lots: 520-522

Is the Property Located in a Village: (X) yes () no
If yes, Village of Hempstead

G. List the present owner of the Project site and the owner's name, address and phone number (if presently owned by the Company or any stockholder or affiliate, indicate date of purchase, reason for the purchase, amount and holder of any existing mortgage, and current use of the site):

Evergreen Charter School is the owner of the property, to be contributed to Friends of ECS, Inc.

H. Does the Project site presently have existing occupant(s)? () yes (X) no
If yes, list all leases, the amount of space occupied by each and the date of termination of such leases on a separate sheet.

I. Is there a relationship, legally or by virtue of common control between the Company (or any affiliate stockholder), and either the owner or any user of the Project site? (x) yes () no If yes, please provide details on a separate sheet.

Evergreen will contribute the Project site to Friends of ECS, Inc. and Friends of ECS, Inc. will lease the facility to Evergreen. The Board of Trustees of Evergreen and the Directors of Friends of ECS, Inc. have identical membership (see answer to L3).

J. Does the Company have an option to purchase the project site or has a contract of sale been executed for such purchase or has a lease been executed by the Company or any affiliate or stockholder for the Project site? (If so, attach a copy of such option, contract or lease) () yes () no N/A – already purchased

K. Has the Company placed any purchase orders or entered into any other agreements or contracts with respect to the proposed Project property and costs? If so, attach copies. (X) yes () no

We have contracted with our architect, engineer and related entities for the planning and development of our school facility.

L. Indicate the present use of the Project site:

The site only includes a 15,000 square foot warehouse that will be used as parking. There are no other buildings or houses on the site. The site also includes undeveloped land.

M. Is the Company planning to use the entire proposed Project? (X) yes () no
If not, indicate on a separate sheet the percentage which the company will initially occupy and use and identify all other tenants and users of the Project and the proposed use and percentage of occupancy by each such tenant and user.

N. Will ownership of the Project be taken in the name of the Company or a related real estate holding company? If so, identify.

Ownership will be transferred to related entity called Friends of ECS, Inc.

O. List Principal items or categories of equipment to be acquired as part of the Project, if applicable. Will all of the equipment be new equipment?

Equipment we anticipate acquiring include kitchen equipment to operate a school cafeteria including stoves, refrigerators, warmers, dishwashing equipment and related items. We also anticipate purchasing cleaning equipment such as floor washers. Other equipment and items will include furniture, computers and related equipment to operate a school facility.

P. Has construction work at the Project begun? If yes, complete the following:

Site clearance	yes	no	% complete
Foundation	yes	no	% complete
Footings	yes	no	% complete
Steel	yes	no	% complete
Masonry	yes	no	% complete
<u>Other: (describe)</u>			

List any state, local or federal consent or approval (ie: site plan approval, special use permits, environmental permits, certificates of need) that will be necessary in connection with the project:

Evergreen has submitted site plans and is awaiting approval.

Has the Company obtained all necessary:

Site Plan Approval	yes	no	status: <u>Submitted, waiting approval</u>
Building Permits	yes	no	status: <u>Waiting for site approval</u>
Zoning Approvals	yes	no	status: <u>N/A. public school</u>
Other: (please specify)	<u></u>		

**Note: If the above approvals have been obtained, please furnish the Corporation with the application numbers and copies of said approvals.*

Q. Will any portion of the project be utilized for the making of retail sales to customers who personally visit the Project premises? No

1. Are you or any of your affiliates or subsidiaries a registered vendor under Article 28 of the New York State Tax Law: No
2. Do you or any of your affiliates or subsidiaries engage in the retail sale of tangible personal property? No
3. What percentage of your annual gross revenues is derived from the retail sale of tangible personal property? N/A
4. Do your customers personally visit your premises to purchase or acquire such tangible personal property? No
5. What percentage of the Project premises will be utilized in connection with the sale of tangible personal property? N/A
6. Do you or any of your affiliates or subsidiaries sell or perform a service for individuals, businesses, governmental entities or any other person or entity? We provide educational instruction
7. What percentage of your annual gross revenues is derived from the sale or performance of services for customers? N/A
8. Do your customers personally visit your premises to purchase or receive such services? No
9. What percentage of the Project premises will be utilized in connection with the sale or performance of such services? N/A

R. Project Maintenance Costs:

1. What are the real estate taxes on the project land and building(s). (if the current rate is not available, give assessed value for each and so state)

495 Peninsula Boulevard, Hempstead is estimated at:

General Tax \$4,463.70
Village: 40,020.09

Land: \$ _____ Building: \$ _____

Evergreen has submitted an application for real property tax exemption. We are waiting for approval for this application.

2. What is the estimated useful life of the:

Building(s): 50 – 60 years Equipment: new equipment

3. Is the proposed project site served by: (circle all that apply)

Transportation: Rail Truck Air Water
Utilities: Sewer Water Gas Electric Power

S. Company Employment:

List the Company's present employment and payroll. If the Company is now in existence within the Town of Hempstead, provide an estimate of such employment and payroll at the proposed Project site presently and at the end of year one, year two and year three following Project completion:

<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
<u>All sites</u>	<u>Proposed site</u>	<u>Proposed site</u>	<u>Proposed site</u>

School Jobs:

Full – Time	<u>108*</u>	<u>20</u>	25	30
Part – Time	<u>20*</u>	<u>5</u>	8	10
Payroll	<u>\$7,516,250*</u>	<u>\$1,392,000</u>	<u>\$1,772,220</u>	<u>\$2,134,000</u>

*The present site includes job identified for a previous LDC bond project in affiliation with Circulo de la Hispanidad completed in 2019.

School Jobs:

Average Estimated salary of jobs to be created: \$65,000 FT and \$18,400 PT
Average Estimated salary of jobs to be retained: \$65,000 Ft and \$18,400 PT
Number of Jobs current site: N/A
Number of Jobs currently at the project site: N/A
Number of Jobs to be retained at the project site: 108 FT and 20 PT * This includes jobs identified for a previous LDC bond project in affiliation with Circulo de a Hispanidad completed in 2019.

Construction Jobs:

Construction jobs are estimated at 250 jobs for year I and year 2 with average salary of \$60,000 or approximately \$15,000,000 per year.

III FINANCIAL SECTION

- A. Please attach a copy of the annual reviewed or audited statements of the Company for the last three fiscal years and of any other entity proposed to be a guarantor of the Bonds.

See attached.

- B. If there has been a decline in sales over the three year period, please explain: N/A
- C. If there has been a drop in net income over the three year period, please explain: N/A
- D. Does the Company have any debt? If so, provide details on a separate sheet.

Yes. See attached.

IV. PROJECT COSTS AND FINANCING

- A. List the costs necessary for the acquisition, construction/renovation and/or equipping of the Project (the project costs should not include working capital needs, moving expenses or stock in trade):

<u>Description</u>	<u>Amount</u>
Land <u>55,000</u> sq. ft.	<u>Owned</u>
Site Work _____ sq. ft.	_____
Building(s) <u>85,000</u> sq. ft.	<u>\$50,000,000</u>
Machinery and Equipment (do not include furniture costs)	Included in the above _____
Installation	Included in the above _____
Legal Fees (do not include your own counsel)	<u>\$ 500,000</u>
Architectural/Engineering Fees & Related	<u>\$ 2,329,740</u>
Financial Charges (please specify)	
And other costs of issuance	<u>1,000,000</u>
Other (specify)	
Furniture and fixtures, risk insurance, permit fees, land development fees	<u>\$ 1,532,500</u>
LISC Loan repayment	<u>\$ 4,130,000¹</u>
Reserve	<u>\$ 3,700,000</u>
Capitalized Interest	<u>\$ 6,000,000</u>
Contingency	<u>\$ 2,588,760</u>
Subtotal	<u>\$71,781,000</u>
Town of Hempstead LDC Fee (see fee schedule	<u>\$ 219,000</u>

Total Project Cost **\$72,000,000**

B. What is the amount of funds requested for financing through the Town of Hempstead LDC?

\$ 72,000,000. We anticipate that these funds will cover the entire cost of the project. If additional funds are needed, Evergreen will cover these costs with its own funds.

C. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? (x) yes () LISC loan for project site.

D. Will any of the funds to be borrowed through the LDC be used to repay or refinance an existing mortgage or outstanding loan? Give details.

Yes, we will use approximately \$4,130,000¹ to pay down a loan obtained through LISC. This loan was used to purchase the property at 495 Peninsula Boulevard.

¹ Expected to be fully drawn for qualifying costs.

E. What portion, if any, of the cost of the Project is to be financed from funds of the Company (other than from the proposed bond issue?) Give details.
Evergreen will use some of its funds to purchase furniture and some finishes. We will also use some funds to cover legal fees if needed and architectural related fees.

F. Has the Company made any arrangements for the marketing or the purchase of the bonds? If so, indicate with whom (attach any commitment letter or term sheets. (X) yes () no

We are working with Robert W. Baird & Co. At this time we do not have a commitment letter or term sheet as we are just beginning the process.

G. Has the company contacted any other governmental agency in reference to the Project? (X) yes () no If yes, please indicate the agency and nature of the inquiry:

Yes, we reached out the New York State Education Department for guidance with the building process.

H. Has the company contacted any financing institutions or other industrial development agencies, local development corporations or State Authorities in New York State or elsewhere, for financial assistance in reference to the Project or one of a similar nature? () yes (X) no If yes, please indicate below the institution and/or agency and the present status of the inquiry.

V. PROJECT COMPLETION SCHEDULE

A. What is the proposed date for commencement of construction or acquisition of the project: Construction to begin on or about 8/15/2022

B. Give an accurate estimate of the time schedule to complete the Project and when the first use of the project is expected to occur.

Construction will begin on or about 8/15/2022. We expect to finish construction by June 2024 and move in by August 2024.

C. At what time or times and in what amount or amounts is it estimated that funds will be required?

We anticipate that we will need funds by 8.1.2022.

Pending Litigation

Is the Company in any litigation which would have a material adverse effect on the Company's financial condition? (if yes, furnish details on a separate sheet)

Bankruptcy or Receivership

Has the Company or any of the management of the Company or its affiliates, or any other concerns with which such management has been connected, ever been involved in bankruptcy, creditor's rights or receivership proceedings or sought protection from creditors? (If yes, furnish details on a separate sheet)

Charge and Conviction Record

Has the management or any of these individuals or immediate family members, or principal stockholders of the Company ever been charged with or convicted of any felony, or misdemeanor, other than minor traffic offenses, or been in the management of or stockholders in any firm or corporation convicted of a felony? (If yes, furnish details on a separate sheet)

Violations and Citations

Has the Company or any of the management of the Company or its affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? (If yes, furnish details on a separate sheet)

Applicant represents and warrants that to Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be other wise associated with such persons or entities.

NOTE: Please be advised that the New York Public authorities Accountability Act (the "PAA") imposes certain reporting requirements on LDC's and recipients of LDC financial assistance. This PAAA requires LDC's to transmit financial statements within 90 days following the end of the TOHLDC's Fiscal year (December 31), prepared by an independent, certified public accountant, to the New York State Comptroller and the Authority Budget Office, the Commissioner of the New York State Department of Economic Development and the governing body of the municipality for whose benefit the Corporation was created (Town of Hempstead).

Please sign below indicating that you have read and understood the above.

Print Name: Gil Bernardino

Sarah Brewster

Signature: _____

Date: April 20, 2022

VI. CERTIFICATION

It is hereby represented and certified by the undersigned that the information listed on this application, and attachments to the best of my knowledge and belief, contains no information or data that is false or incorrect, and that they are truly descriptive of the Applicant and the Project which is intended for the requested financing. The undersigned understands that intentional misstatements or misleading information contained herein could be cause for rescission of approval and benefits.

This applicant acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the Town of Hempstead Local Development Corporation acting in connection with the attendant negotiations and ultimately the necessary issue of bonds or other financial assistance whether or not ever carried to successful conclusion. If for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects the application or if the applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, applicant shall pay to the Corporation, its agents, or assignees all actual costs in connection with the application, up to that date and time, including fees and disbursements of bond /transaction counsel for the Corporation, fees and disbursements of general counsel for the Corporation and fees and disbursements for trustee counsel. Upon successful conclusion and sale of the bond issue, or the conclusion of granting of other financial assistance, the applicant shall pay all appropriate fees and disbursements.

Signature: _____

Type or Print Name: Gil Bernardino

Sarah Brewster

Title: President, Board of Trustees

VP Board of Trustees

Date: April 20, 2022

April 20, 2022

I, hereby acknowledge receipt of, and agree to comply with the Fee Schedule from the Town of Hempstead Local Development Corporation and the requirements of the above Certification:

Signature: _____

Date: April 20, 2022

TOWN OF HEMPSTEAD
LOCAL DEVELOPMENT CORPORATION
350 FRONT STREET, ROOM 234A
HEMPSTEAD, NEW YORK 11550

Attachment:

Existing Debt:

LISC
\$4,130,000*.

Some funds were used to purchase 495 Peninsula Boulevard. Additional funds cover soft construction costs including architect and engineering costs. We will use proceeds of bond to pay off loan.

*Expected to be fully drawn for qualifying costs prior to the closing of the bond financing.