

AGENDA

**Town of Hempstead Local Development Corporation
Board Meeting
Nathan L. Bennett Pavilion*
One Washington Street, Hempstead, NY
Thursday, June 21, 2022, 9:30 AM
or following the Town of Hempstead IDA Meeting**

- *Notes: Masks are no longer mandated. The Town of Hempstead LDC continues to encourage social distancing at public meetings.

A Livestream of the meeting may also be viewed at www.tohlde.org. Select “Watch Meetings.”

The Agenda will include but not be limited to:

Confirm the presence of a Quorum
Public Comment with respect to Agenda Items

New Business:

- Presentation and Adoption of an Inducement Resolution for Evergreen Charter School
- Consideration of a Resolution with Giovatto Agency to upgrade the LDC website

Reading and approval of the minutes:

- Consideration and approval of the Minutes of May 19, 2022

Report of the treasurer:

- Financial Statements & Expenditure List
May 13, 2022 – June 14, 2022

Committee Updates:

Adjournment:

Chairman Approval: 6/9/22

Contact: Michael Lodato, Corporate Administrator: MLodato@tohmail.org, 516-489-5000 x3706

Project Abstract
Town of Hempstead Local Development Corp.

Evergreen Charter School and Friends of ECS, Inc.
LDC 031 – 4/22

Date: April 7, 2022

Contact: Sarah Brewster

Applicant Name and Address:

Evergreen Charter School and Friends of ECS, Inc.
27-33 and 39 Laurel Avenue, Hempstead
495 Peninsula Blvd, Hempstead

Project: Evergreen Charter School currently serves students in grades K-10. The school has been approved to expand and will serve students k-11 for the 2022-2023 school year, and students K-12 for the 2023-2024 school year. Evergreen and Friends of ECS, Inc. seeks to construct an approximately 85,000 square foot building on 1.41 acres with classrooms to hold approximately 750 students. The site consists of two adjoining vacant lots, .80 acres and a lot that includes a 15,000 one story commercial building on .459 acres at 495 Peninsula Blvd, which will be used as parking for the project. The new building will be used for grades 7-12.

(Currently Circulo De La Hispanidad has approximately 15mm of outstanding tax exempt bonds through the LDC, this is a related entity.)

Employment:

	Present	First	Second	Third
Full time	108	20	25	30
Part time	20	5	8	10

Creation of 35 FTE

108 Jobs Reflects all sites, not a retention figure

Construction Jobs: 250

Average Salaries:

Full Time - \$65,000

Part Time - \$18,400

Building & Machinery/Equipment	\$50,000,000
Legal Fees	\$500,000
Architect/Engineering Fees	\$2,329,740
Financial Charges	\$1,000,000
Furniture/Fixtures, risk insurance, permit fees	\$1,532,500
LISC Loan Re-Payment	\$4,130,000
Reserve	\$3,700,000
Capitalized Interest	\$6,000,000
Contingency	\$2,588,760
LDC Fee	\$219,000
Total	\$72,000,000

Benefit Sought: Tax Exempt Bonds with a taxable tail

SD 265

Section: 34 Block: 383 Lots: 61, 642

Section: 34 Block: 383 Lots: 51-52

Section: 34 Block: 383 Lots: 520 - 522

GIOVATTO

STRATEGY / CREATIVE / MEDIA

TOHLDC

New Website Proposal

Thank you for your interest in partnering with Giovatto Agency and Boomtown Internet Group, Inc. for your website project.

In order to improve our user experience and user interface to allow the target audience to easily navigate, we would welcome the opportunity to produce a new website for TOHLDC. This design will utilize the WordPress CMS framework with a modern responsive Impreza theme.

Accept and approve the proposal via signature at Acceptance below. Alternatively, you may also contact Giovatto/Boomtown Internet Group to discuss desired changes to this proposal.

Please note that after the proposal is Accepted, changes to the scope of the project can be made at any time but additional charges may apply. Submit an initial down payment of 50% of the total project fee.

Once these steps have been completed, Giovatto/Boomtown will begin the project with an introduction of all relevant parties and will begin the website project.

*Website revisions & corrections as well as additions etc... along with hosting, & maintenance will be estimated on an as-needed basis and will be billed at Time and Material Only.

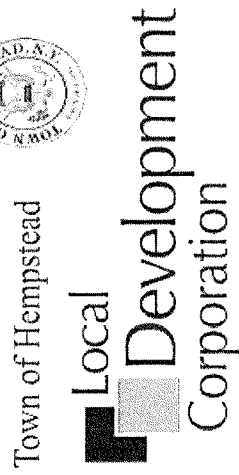
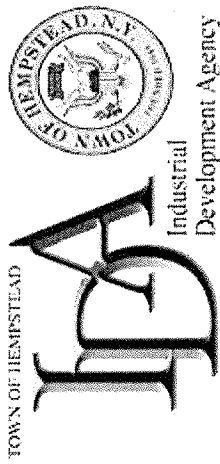
TOTAL WEBSITE PROJECT COST: \$10,000 (\$5,000 Paid) Balance Due \$5,000

Fred Parola

Executive Director
Town of Hempstead
Local Development Corporation
PHONE (516) 414-6581
FAX (516) 489-3179

Steven Ehrlich

Steven Ehrlich
307 West Penn St Long Beach NY 11561
VP Business Development
Giovatto Advertising
Phone: 201-226-9700
Mobile: 516-857-8640



Ideas that spark action.

Website Proposal

GIOVATTO¹

INTRODUCTION

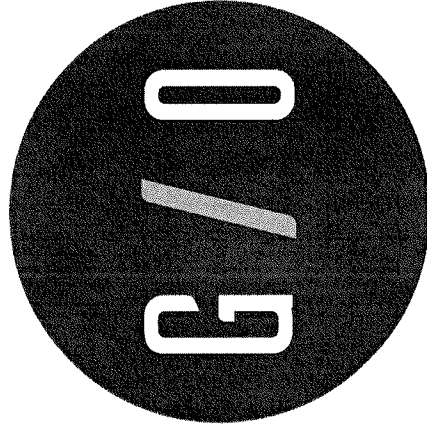
Thank you for your interest in partnering with Giovatto Agency and Boomtown Internet Group, Inc. for your website project. We are an innovative Website Design, Digital Marketing, and Advertising company with over 30 years of experience developing and implementing digital solutions for professional businesses nationwide.

At Giovatto/Boomtown we hold one goal above all others: 100% client satisfaction. Our team of developers, copywriters, and graphic designers uphold the highest standards for project planning and execution, and we're dedicated to building the perfect website for your company on time and on budget.

In this proposal, you'll find what we feel is the optimal solution for your website development needs, along with the associated delivery timeline, costs, and project terms. Thank you for the opportunity to earn your business!

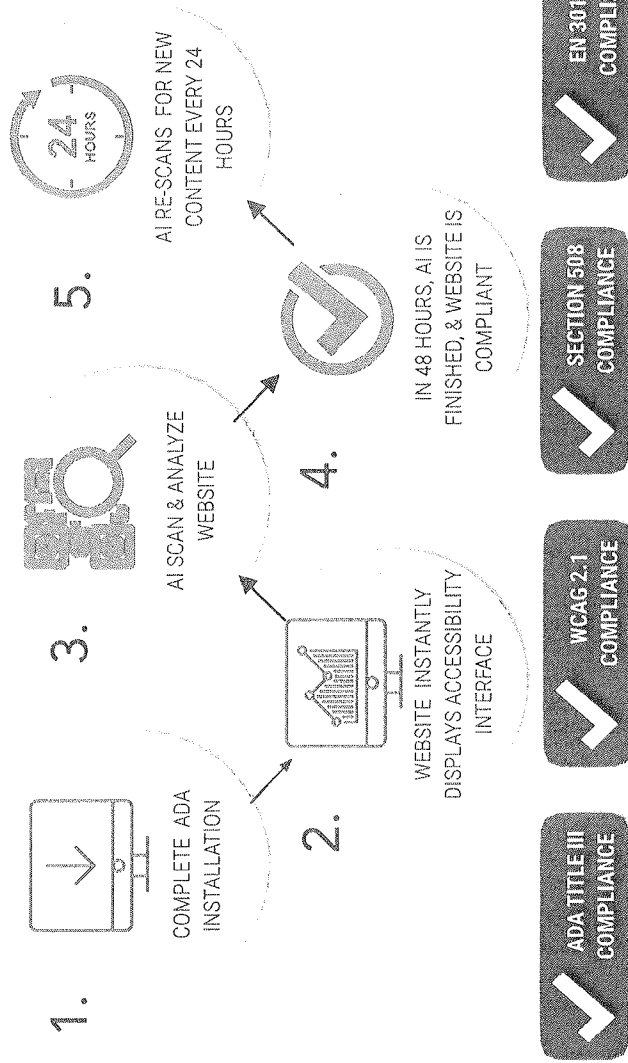
PROJECT SUMMARY

CONFIDENTIAL



ADA COMPLIANCE - WEB ACCESSIBILITY

Giovatto offers the first and only automatic, AI Powered (machine learning) web accessibility solution that complies with worldwide legislation and keep websites compliant 24/7.



MOTOR & MOBILITY



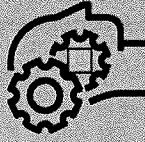
EPILEPSY



AGING



BLINDNESS



COGNITIVE DISORDERS

VISION IMPAIRMENT

PROJECT SUMMARY

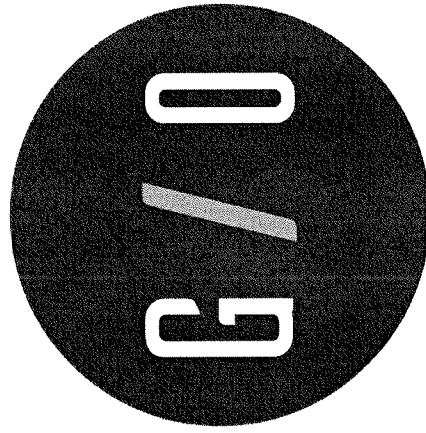
This project consists of Giovatto/Boomtown designing and developing a new professional website for both TOHIDA & TOHLDC. This website(s) will be developed using the WordPress content management system (CMS). One-third of all websites on the Internet are built using WordPress. It is a highly scalable and customizable platform which Giovatto/Boomtown will continue to align with the requirements of this project.

You will be able to do the following once your website is launched:

- Easily add and update the page content, blog posts, and images
- Administer website menus, header, and footer
- Integrate with analytics software to track page and website performance

PROJECT SPECIFICS

PROPRIETARY & CONFIDENTIAL



HOSTING

- New WordPress Managed hosting at WP Engine .
- No change is necessary. TOHIDA & TOHLDC are already hosted at WP Engine.
- No change is necessary to domain registration. Domain TOHIDA & TOHLDC are currently registered at GoDaddy with DNS delegated to Cloudare. Both are unaffected by website redevelopment.
- Recommend registering new domain name at existing GoDaddy registrar. • Recommend registering a new domain (TBD) at GoDaddy. Giovatto/Boomtwn will register this domain for you.
- Move domain registration away from Wix, to new registrar GoDaddy.
- Move DNS to Cloudare rewall (FREE) which will offer increased performance and security.

EMAIL

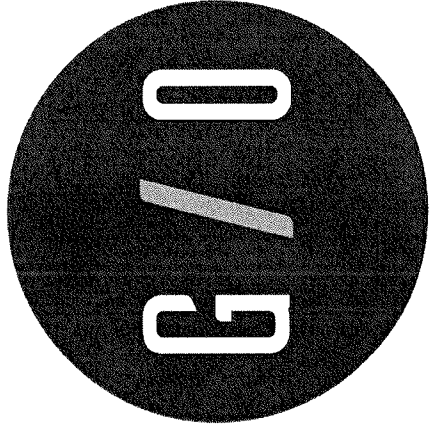
- No change is necessary. Email to remain w/ current provider Google Apps and is unaffected by redevelopment.
- Recommend keeping Yahoo email address or creating company email addresses through GoDaddy as WP Engine rightfully does not serve email.
- Recommend migrating company email to MS Oce 365 through Intermedia (as WP Engine rightfully does not serve email).
- Email migration to Intermedia is a separate project and is NOT part of this proposal. Giovatto/Boomtown will address it as a separate project entirely.

WEBSITE DESIGN

- Giovatto/Boomtown will maintain the same front-end design and sitemap found on both TOHIDA & TOHLCDC websites • Giovatto/Boomtown design team will produce a new website design utilizing WordPress CMS framework with modern responsive Impreza theme.
- New website design and framework are 100% mobile-friendly. The new website will automatically adapt to the screen size of all modern devices such as desktops, tablets, laptops, and mobile phones.
- Because the theme is being redeveloped in the Impreza framework (from the existing Cherry framework), all content types (Pages, Posts, Services, News, etc.) may be administered differently in the new WordPress Dashboard.

DEVELOPMENT PROCESS

ADMINISTRATIVE / OPERATIONAL / TECHNICAL



DEVELOPMENT PROCESS

Our development process was created to ensure every project is delivered on-time and on budget. Once your website project kicks off, here's what to expect:

Initial Setup

- Creation of a development environment where all proposed functionality can be tested and approved.

Content Writing

- Research and write keyword-optimized content relevant to your audience.

Design

- Design of website user experience and user interface to allow the target audience to easily navigate and use the website to achieve their needs.

DEVELOPMENT PROCESS



Product Catalog Population

- Populate the ecommerce product catalog with pricing, descriptions, photos, and more per *Project Specifics* above.

Client Edits and Approval

- Implement your change requests, test the website, and receive final approval before the website is launched.
- 2 rounds of revisions

Website Launch

- Your domain name www.TOHIDA.com & www.TOHLD.com is pointed to the new website and after a short propagation time, your new website is visible worldwide.

DEVELOPMENT PROCESS

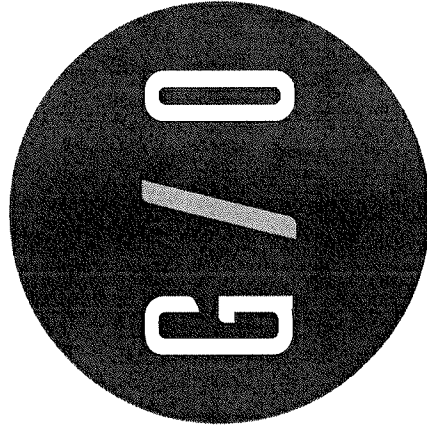


Website Training

- Upon completion of your website project, a Giovatto/Boomtown programmer will schedule and conduct a 1-hour online screen-share training session. The focus of this training will be to teach you how to manage your website content in WordPress.

TIMELINE

PROPRIETARY & CONFIDENTIAL



TIMELINE

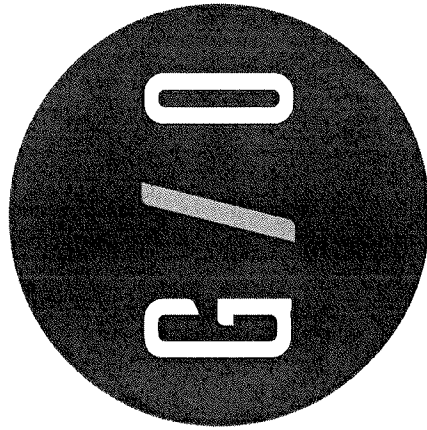


Stage	Timeline
Initial Setup	up to 1 Week
Content Writing	up to 3 Weeks
Design	up to 2 Weeks
Development	up to 6 Weeks
Product Catalog Population	up to 1 Week
Client Edits & Approval	up to 2 Weeks

Disclaimer: Timelines above are estimates based on our experience with similar website development projects. While we strive to accurately estimate project timelines in every proposal, we reserve the right to move delivery dates in response to unforeseen delays or changes to project requirements.

PROJECT COST

CONFIDENTIAL



PROJECT COST

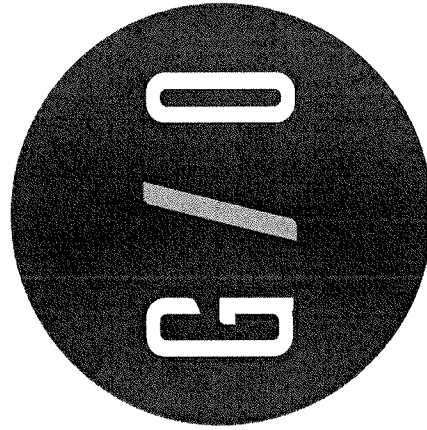
CONFIDENTIAL

Client	Total	Paid Giovatto	Balance
TOHIDA	\$15,000	\$5,000	\$10,000
TOHLDC	\$10,000	\$5,000	\$5,000
TOTAL			\$15,000

*Website revisions & corrections as well as additions etc... along with hosting, & maintenance will be estimated on an as needed basis and will be billed at- Time and Material Only.

NEXT STEPS

PROPRIETARY & CONFIDENTIAL



NEXT STEPS

To proceed with this project, TOHIDA & TOHLDC is required take the following steps:

- Accept and approve the proposal via electronic signature at Acceptance below. Alternatively, you may also contact Giovatto/Boomtown Internet Group to discuss desired changes to this proposal.
- Please note that after the proposal is Accepted, changes to the scope of the project can be made at any time but additional charges may apply.
- Submit an initial down payment of 50% of the total project fee.
- Once these steps have been completed, Giovatto/Boomtown will begin the project with an introduction of all relevant parties and will begin the website project.

THANK YOU!

STEVEN EHRlich

OFFICE 201.226.9700

MOBILE 516.857.8640

EMAIL sehrlich@giovatto.com

ideas that spark action.

GIOVATTO²⁰

Board Members
Florestano Girardi
Thomas Grech
Dr. Eric C. Mallette
Jack Majkut
Robert Bedford
Jerry Kornbluth, Ph.D
Jill Mollitor

Frederick E. Parola
Chief Executive Officer

Town of Hempstead



Local
Development
Corporation

350 FRONT STREET HEMPSTEAD, NY 11550-4037
(516) 489-5000 EXT. 4200 • (516) 489-3179

Minutes

Town of Hempstead
Local Development Corporation Meeting
Nathan L.H. Bennett Pavilion
One Washington Street
Hempstead, New York 11550

Agenda

Thursday, May 19, 2022

9:30 AM (or after the conclusion of the IDA Meeting)

Agenda: Presentation by Steven Ehrlich, Giovatto Agency for Consideration of a Resolution to upgrade the LDC website, Adoption of an amended 2022 LDC Board Meeting Schedule, Re-Adoption of the Code of Conduct/Whistle Blower Policy, Adoption of amended LDC By-Laws, Re-Adoption of the Travel Policy, Re-Adoption of the Fee Schedule, Consideration and approval of the minutes of April 21, 2022, Financial Statements and Expenditures List: April 15, 2022 – May 12, 2022

Those in Attendance: Florestano Girardi, Chairman
Thomas Grech, Vice Chairman
Eric Mallette, Treasurer
Jerry Kornbluth, Member
Jill Mollitor, Member

Excused: Jack Majkut, Secretary
Robert Bedford, Member
Laura Tomeo, Deputy Corporate Administrator
William Weir, Esq., Bond Counsel
Laura Tomeo, Deputy Corporate Administrator

Also in Attendance: Frederick E. Parola, CEO
Edie Longo, CFO

Arlyn Eames, Deputy CFO
Michael Lodato, Corporate Administrator
John E. Ryan, Esq., Corporation Counsel
Terance Walsh, Esq., Bond Counsel
Paul O'Brien, Esq., Bond Counsel

The Chairman confirmed a Quorum. The Meeting was called to order at 9:47 AM

Presentation by Steven Ehrlich, Giovatto Agency to upgrade the LDC website: Steven Ehrlich from Giovatto Agency handed out materials regarding website upgrades for the LDC at the IDA Meeting prior. Eric Mallette made a motion to have the Advertising Committee review the materials and table this item until the June Meeting. This motion was seconded by Florestano Girardi. Motion Carried.

Adoption of an Amended 2022 LDC Board Meeting Schedule: Florestano Girardi made a motion to adopt an Amended 2022 LDC Board Meeting Schedule to change dates that do not conflict with other meeting schedules. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Re-Adoption of the LDC Code of Conduct/Whistle Blower Policy: Eric Mallette made a motion to re-adopt the LDC Code of Conduct/Whistle Blower Policy as approved by the Audit Committee. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Adoption of the amended LDC By-Laws: Eric Mallette made a motion to adopt the amended LDC By-Laws as approved by the Governance Committee. The amendments pertained to the Staff duties. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Re-Adoption of the LDC Travel Policy: Eric Mallette made a motion to re-adopt the LDC Travel Policy as approved by the Governance Committee. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Re-Adoption of the LDC Fee Schedule: Eric Mallette made a motion to re-adopt the LDC Fee Schedule as approved by the Governance Committee. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Minutes of the April 21, 2022 Meeting: A motion was made by Florestano Gerardi to waive the reading of the minutes and adopt the minutes of the April 21, 2022 meeting as presented. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Financial Statements & Expenditure Report: The board was furnished with a copy of the Financial Statements and Expenditure List for April 15, 2022 – May 12, 2022.

With all business concluded Florestano Girardi made a motion to close the meeting. This motion was seconded by Thomas Grech. All were in favor. Motion carried. The meeting was closed at 9:49 am.

Florestano Girardi
Chairman
June 21, 2022

9:01 AM

06/14/22

Accrual Basis

Town of Hempstead Local Development Corporation

Account QuickReport

As of June 14, 2022

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 · Cash							6,918.76
200-33 · Bank of America Checking -6632							6,918.76
Check	5/20/2022	Electr...	Paychex	Payroll Fee 5 ...	2100-01 · PAY...	-56.90	6,861.86
Check	5/20/2022	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,293.20	5,568.66
Check	5/20/2022	5193	Edie Longo	LDC Part Tim...	-SPLIT-	-541.54	5,027.12
Check	5/20/2022	5194	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,838.10	3,189.02
Transfer	6/1/2022			Funds Transfer	200-34 · Bank o...	15,000.00	18,189.02
Check	6/3/2022	5196	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,322.44	16,866.58
Check	6/3/2022	5195	Edie Longo	LDC Part Tim...	-SPLIT-	-641.49	16,225.09
Check	6/3/2022	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-992.25	15,232.84
Check	6/3/2022	Electr...	Paychex	Payroll Fee 6/...	2100-01 · PAY...	-59.71	15,173.13
Total 200-33 · Bank of America Checking -6632						8,254.37	15,173.13
Total 200 · Cash						8,254.37	15,173.13
TOTAL						8,254.37	15,173.13

9:02 AM

06/14/22

Accrual Basis

Town of Hempstead Local Development Corporation
Account QuickReport
As of June 14, 2022

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 · Cash							2,022,736.38
200-34 · Bank of America Savings -3706							2,022,736.38
Check	5/16/2022		electro...		522-09 · Bank ...	-47.24	2,022,689.14
Transfer	6/1/2022			Funds Transfer	200-33 · Bank o...	-15,000.00	2,007,689.14
Total 200-34 · Bank of America Savings -3706						-15,047.24	2,007,689.14
Total 200 · Cash						-15,047.24	2,007,689.14
TOTAL						-15,047.24	2,007,689.14

Town of Hempstead Local Development Corporation
Balance Sheet
 As of June 14, 2022

	Jun 14, 22
ASSETS	
Current Assets	
Checking/Savings	
200 · Cash	
200-33 · Bank of America Checking -6632	15,173.13
200-34 · Bank of America Savings -3706	2,007,689.14
Total 200 · Cash	2,022,862.27
Total Checking/Savings	2,022,862.27
Other Current Assets	
440-01 · Due From Other Gov'ts	-0.03
470-01 · Other receivable	8,000.00
Total Other Current Assets	7,999.97
Total Current Assets	2,030,862.24
Fixed Assets	
400-01 · Furniture and Fixtures	
400-02 · Accumulated Depreciation	-2,471.70
400-01 · Furniture and Fixtures - Other	2,471.70
Total 400-01 · Furniture and Fixtures	0.00
400-05 · Computer Equipment	
400-04 · Accumulated Dep. - Computer	-1,895.99
400-05 · Computer Equipment - Other	1,895.99
Total 400-05 · Computer Equipment	0.00
Total Fixed Assets	0.00
TOTAL ASSETS	2,030,862.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
602-00 · Payroll Liabilities	90.68
Total Other Current Liabilities	90.68
Total Current Liabilities	90.68
Total Liabilities	90.68
Equity	
909-00 · Fund Balance	2,065,149.95
Net Income	-34,378.39
Total Equity	2,030,771.56
TOTAL LIABILITIES & EQUITY	2,030,862.24