

AGENDA

**Town of Hempstead Local Development Corporation
Board Meeting
Nathan L. Bennett Pavilion*
One Washington Street, Hempstead, NY
Tuesday, July 26, 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.tohlcdc.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:

- Adoption of an Authorizing/Bond Resolution for Evergreen Charter School
- Informational Update on the joint effort between the TOH LDC and the Department of Occupational Resources, to assist in Career Planning, Occupational Skills, Training Programs, Career and Computer skills workshops and other job training programs that may be created or available to the residents of the Town of Hempstead.
- Adoption of a Resolution to pay the Department of Labor for the Interest Assessment Surcharge (IAS) in the amount of \$54.28
- Adoption of an amended Recurring Expenses Resolution to include the Department of Labor

Reading and approval of the minutes:

- Consideration and approval of the Minutes of June 21, 2022

Report of the treasurer:

- Financial Statements & Expenditure List
June 15, 2022 – July 19, 2022

Committee Updates:

Adjournment:

Chairman Approval: 7/11/22

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 Evergreen CS, LLC
LDC 031 – 4/22

Date: April 7, 2022

Contact: Sarah Brewster

Applicant Name and Address:

Evergreen Charter School and Friends of Evergreen CS, LLC
27-33 and 39 Laurel Avenue, Hempstead
495 Peninsula Blvd, Hempstead
605 W. Peninsula Blvd, Hempstead - Friends of Evergreen CS, LLC

Project: Evergreen Charter School currently serves students in grades K-10. The school has been approved to expand to serve students K-12 for the 2023-2024 school years. Evergreen and Friends of ECS, Inc. seeks to construct an approximately 85,000 square foot, 4-story 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 an approximately 14,000 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

118 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 (Loan to acquire land) | \$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 up to \$75 million and taxable bonds up to \$2 million

Mortgage: approx.. $\$71,500,000 \times 1.05\% = \$750,750$

Section: 34 Block: 383 Lots: 61, 642

Section: 34 Block: 383 Lots: 51-52

Section: 34 Block: 383 Lots: 520 – 522

Applicant's Counsel: Andrew Komaromi

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

-----x

NOTICE OF PUBLIC HEARING
IN THE MATTER OF FRIENDS OF ECS

-----x

350 Front Street
Hempstead, New York

July 8, 2022
9:30 a.m.

B E F O R E:

MICHAEL LODATO, Corporate Administrator

Denise Mantekas,
Court Reporter

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

TOWN OF HEMPSTEAD LOCAL
DEVELOPMENT CORPORATION
Representing the LDC
350 Front Street
Hempstead, New York 11530
BY: MICHAEL LODATO, Corporate
Administrator

ALSO PRESENT:

PAUL O'BRIEN, ESQ., PHILLIPS LYTTLE

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm the
4 corporate administrator with the
5 Town of Hempstead, Local Development
6 Corp. We're here this morning for a
7 TEFRA hearing for Evergreen Charter
8 School along with Friends of ECS.

9 I will now read the Notice of
10 Public Hearing into the record. I
11 am observing it is 9:32 a.m. on
12 July 8th.

13 "NOTICE IS HEREBY GIVEN that a
14 public hearing (the "Public
15 Hearing") pursuant to Section 147(f)
16 of the Internal Revenue Code of
17 1986, as amended (the "Code"), will
18 be held by the Town of Hempstead
19 Local Development Corporation (the
20 "Issuer") on the 8th day of July,
21 2022, at 9:30 a.m., local time, at
22 350 Front Street, Old town Hall
23 Courtroom, Town of Hempstead, New
24 York, in connection with the matter
25 described below. The Public Hearing

1
2 will be held in person and via
3 toll-free telephone conference.

4 Friends of ECS, Inc., a
5 not-for-profit corporation organized
6 and existing under the laws of the
7 State of New York and an
8 organization described in Section
9 501(c)(3) of the Code, which is
10 exempt from federal income taxation
11 pursuant to Section 501(a) of the
12 Code ("Friends"), on behalf of
13 itself or a single-member limited
14 liability company organized and
15 existing under the laws of the State
16 of New York and disregarded for tax
17 purposes (the "School LLC"; the
18 School LLC and Friends being
19 referred to herein as the "Facility
20 Owner") formed on behalf of
21 Evergreen Charter School, a
22 not-for-profit education corporation
23 organized and existing under the
24 laws of the State of New York and an
25 organization described in Section

1
2 501(c)(3) of the Code, which is
3 exempt from federal income taxation
4 pursuant to Section 501(a) of the
5 Code (the "School"), has requested
6 that the Issuer issue its Education
7 Revenue Bonds (2022 Evergreen
8 Charter School Project), Series
9 2022A, as qualified 501(c)(3) bonds
10 under Section 145 of the Code, in an
11 amount presently estimated to be
12 \$71,200,000 but not to exceed
13 \$75,000,000 (the "Series 2022A
14 Bonds") and its Taxable Education
15 Revenue Bonds (2022 Evergreen
16 Charter School Project), Series
17 2022B, in an amount presently
18 estimated to be \$300,000 but not to
19 exceed \$2,000,000 (the "Series 2022B
20 Bonds"; and together with the Series
21 2022A Bonds, the "Series 2022
22 Bonds").

23 The proceeds of the Series 2022
24 Bonds will be used by the Facility
25 Owner to finance and refinance all

1
2 or a portion of the costs of the
3 following: (A) (1) the acquisition
4 of an approximately 1.25 acre parcel
5 of land located at 495 Peninsula
6 Boulevard, 27-33 Laurel Avenue and
7 37 Laurel Avenue, Village of
8 Hempstead, Town of Hempstead, Nassau
9 County, New York (the "Land"),
10 together with the existing
11 improvements thereon, (2) the
12 construction of an approximately
13 85,000 square foot, multi-level
14 building consisting of four stories
15 plus a basement and utilized roof
16 space and the renovation of an
17 existing approximately 14,000 square
18 foot warehouse structure
19 (collectively, the "Improvements"),
20 all located on the Land, and (3) the
21 acquisition of certain machinery,
22 equipment, furnishings and other
23 tangible personal property necessary
24 for completion of the Improvements
25 (the "Equipment"; and together with

1
2 the Improvements and the Land, the
3 "Facility"), which Facility will be
4 leased by the Facility Owner to the
5 School, to be used for educational
6 space for students, including
7 classrooms, gymnasium, cafeteria,
8 administrative areas, related
9 education areas and parking areas;
10 (B) paying capitalized interest on
11 the Series 2022 Bonds; (C) funding a
12 debt service reserve fund, if
13 required, for the Series 2022 Bonds;
14 (D) funding a repair and replacement
15 reserve fund, if required, for the
16 Series 2022 Bonds; and (E) paying
17 certain costs of issuance of the
18 Series 2022 Bonds (collectively, the
19 "Series 2022 Project"). The
20 Facility will initially be owned by
21 the Facility Owner and the initial
22 principal user of the Facility will
23 be the School.

24 The proceeds of the Series 2022
25 Bonds will be loaned by the Issuer

1
2 to the Facility Owner pursuant to
3 the terms of a Loan Agreement among
4 the Issuer, the Facility Owner and
5 the School (the "Loan Agreement") to
6 pay the costs of the Series 2022
7 Project. The Series 2022 bonds will
8 be special limited obligations of
9 the Issuer payable solely from loan
10 payments made by the Facility Owner
11 to the Issuer pursuant to the Loan
12 Agreement, a pledge of the lease
13 payments from the School to the
14 Facility Owner, and certain other
15 assets of the Facility Owner pledged
16 to the repayment of the Series 2022
17 bonds. THE SERIES 2022 BONDS SHALL
18 NOT BE A DEBT OF THE STATE OF NEW
19 YORK OR ANY POLITICAL SUBDIVISION
20 THEREOF, INCLUDING THE TOWN OF
21 HEMPSTEAD, AND NEITHER THE STATE OF
22 NEW YORK NOR ANY POLITICAL
23 SUBDIVISION THEREOF, INCLUDING THE
24 TOWN OF HEMPSTEAD, SHALL BE LIABLE
25 THEREON.

1
2 It is intended that the
3 interest on the Series 2022A Bonds
4 shall be excluded from gross income
5 for federal income tax purposes
6 pursuant to Section 103(a) of the
7 Code.

8 PLEASE NOTE THE FOLLOWING
9 SPECIAL PUBLIC HEARING LOGISTICS AND
10 INSTRUCTIONS:

11 Pursuant to Revenue Procedure
12 2022-20 issued by the Internal
13 Revenue Service, a teleconference
14 hearing accessible to the residents
15 of the approving governmental unit
16 by calling a toll-free number is
17 treated as held in a location that,
18 based on the facts and
19 circumstances, is convenient for
20 residents of the approving
21 governmental unit for purposes of
22 the public hearing requirement in
23 Section 147(f) of the Code and the
24 Treasury Regulations promulgated
25 thereunder.

1
2 A representative of the issuer
3 will, at the above-stated date and
4 time, hear and accept oral comments
5 from all persons with views in favor
6 of or opposed to the issuance of the
7 Series 2022 Bonds, the granting of
8 other financial assistance
9 contemplated by the Issuer or the
10 location or nature of the Series
11 2022 Project.

12 Interested members of the
13 public are invited to participate in
14 the Public Hearing either (i) by
15 attending in person at the place set
16 forth above, or (ii) by dialing
17 888-204-5987 (Toll Free), entering
18 the following access code:
19 6006268#, and then entering the
20 following security code: 31820#.
21 In order to facilitate registration
22 of participants, it is requested
23 that members of the public who wish
24 to participate by telephone
25 conference call the above number no

1
2 later than 9:20 a.m. on the day of
3 the Public Hearing. If a member of
4 the public is having difficulty
5 accessing the telephone conference
6 call, they should contact Mike at
7 (516)812-3134 for assistance.

8 All persons will have the
9 opportunity to review the
10 application for financial assistance
11 filed by the Facility Owner with the
12 Issuer at www.tohldc.org. Persons
13 desiring to make a statement via the
14 telephone conference call should
15 give prior notice to the Issuer by
16 contacting the Issuer no later than
17 5 p.m. the day before the Public
18 Hearing. Such notice of desire to
19 make a statement during the
20 conference call, and any written
21 comments, may be submitted to the
22 Issuer at the following email
23 address: Idcmail@hempsteadny.gov.
24 Written comments will be accepted by
25 the Issuer until the closing of the

1
2 Public Hearing.

3 Minutes of the Public Hearing
4 (including copies of written
5 comments received by the Issuer as
6 aforesaid) will be made available to
7 Hon. Donald X. Clavin, Jr.,
8 Supervisor of the Town of Hempstead,
9 New York. Approval of the issuance
10 of the Series 2022A Bonds by the
11 Town of Hempstead, through Hon.
12 Donald X. Clavin, Jr., is necessary
13 in order for the interest on the
14 Series 2022A Bonds to be excluded
15 from gross income for federal income
16 tax purposes."

17 I'm also accompanied via
18 teleconference by the CEO of the
19 Local Development Corporation of the
20 Town of Hempstead, Frederick E.
21 Parola.

22 MR. PAROLA: Good morning.

23 MR. O'BRIEN: Mr. Lodato, has
24 the LDC received any written
25 comments either today or via e-mail

1
2 that was set forth in the public
3 hearing notice?

4 MR. LODATO: We have not.

5 MR. O'BRIEN: Okay.

6 MR. LODATO: If anyone on the
7 teleconference would like to make a
8 statement, please state your name
9 for the stenographer and you may do
10 so at this time.

11 Nobody has decided to come and
12 speak. We'll give it one more
13 minute.

14 We are now observing it is 9:50
15 a.m. on July 8th, Friday. I'm going
16 to close this TEFRA hearing for the
17 Evergreen Charter School, Friends of
18 ECS sine die. No one has come to
19 speak. Thank you very much.

20 (Time noted: 9:50 a.m.)

21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATION

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

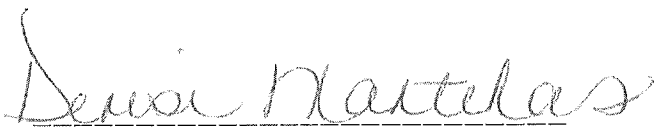
THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

THAT the within transcript is a true record
of the testimony given by said witness.

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 14th day of July,
2022.



DENISE MANTEKAS

July 2022 report

Kurt Rockensies -

Mon 7/18/2022 11:03 AM

To: Michael Lodato

Cc: Eric Mallette

Good morning Mike,

Please see monthly report below:

7 Town of Hempstead residents that started a training program on January 31st called Opportunities Long Island and now have completed. They are from the following towns and their status of employment:

- Uniondale resident successfully completed training, went on interviews but did not pass the sheet metal test and is saying he is not interested in anything else. Sheet Metal is taking applications again this month and he plans to reapply.
- East Meadow resident successfully completed training, is currently employed with Iron Workers Local 580 as of June 23, 2022. He is working 40 hours a week, \$20/HR with vacation, annuity, insurance, and pension.
- Elmont resident successfully completed the training, is employed in the Sheet Metal Worker Union Local 28 as of April 25, 2022. He is working 40 hours a week, \$18.32/HR with vacation, annuity, insurance, and pension.
- Baldwin resident successfully completed training, went on interviews, waiting for Local 25 Electricians.
- Hempstead resident successfully completed the training, now gainfully employed in the Sheet Metal Worker Union Local 28 as of April 25, 2022. He is working 40 hours a week, \$18.32/HR with vacation, annuity, insurance, and pension.
- Valley Stream resident successfully completed training, went on interviews, was placed with Local 580. He even attended preplacement classes but then missed his appointment with the union to pay dues and go out to work. He passed the test for Local 28 – Sheet Metal so he plans to work there.
- West Hempstead resident successfully completed training, had good interview with Local 628 – Steamfitters. They are looking to connect him with work but if that doesn't work out, he will also go to sheet metal. He previously deferred his start with sheet metal in hopes to land the steamfitters.

Opportunities Long Island is an intensive 240-hour training program (8 weeks) which includes OSHA 30, Blueprint Reading, and much more to help prepare residents for a career in the building and construction trades of the Nassau-Suffolk Building Trades.

The tuition for this program is \$6,000 a resident.

We are looking to place residents in new training programs and should have more in training for next report.

If you have any questions, please let me know.

Best,

Kurt Rockensies

Deputy Commissioner DOOR

Town of Hempstead

50 Clinton Street Suite 400

Hempstead NY, 11550

All [dropdown] [back] From: Rockensies, Kurt [dropdown] [search] [close] Meet N... Michael Lodato [dropdown]

[New message] [Delete] [Archive] [Junk] [Move to] [Categorize] [Snooze] [up] [down]

- > Favorites
- > Folders
 - [Inbox]
 - [Drafts]
 - [Sent Items]
 - [Deleted Items]
 - [Junk Email]
 - [Archive]
 - > [Archived]
 - [Conversation History]
 - [Notes]
 - New folder
- > In-Place Archive -Michae...
- > Groups
 - New group
 - Discover groups

< Good Morning

[reply icon] Kurt Rockensies <[email]> Fri 5/27/2022 2:06 PM To: Michael Lodato; Mallette, Eric

Good afternoon Mike,

I am sorry for the delay in submitting the report.

Please see monthly report below:

7 Town of Hempstead residents that started a training program on January 31st called Opportunities Long Island and now have completed. They are from the following towns and their status of employment:

- Uniondale resident successfully completed training, now interviewing with Unions.
- East Meadow resident successfully completed training, now interviewing with Unions.
- Elmont resident successfully completed the training, now gainfully employed in the Sheet Metal Worker Union Local 28 as of April 25, 2022.
- Baldwin resident successfully completed training, now interviewing with Unions.
- Hempstead resident successfully completed the training, now gainfully employed in the Sheet Metal Worker Union Local 28 as of April 25, 2022.
- Valley Stream resident successfully completed training, now interviewing with Unions.
- West Hempstead resident successfully completed training, now interviewing with Unions.

Opportunities Long Island is an intensive 240-hour training program (8 weeks) which includes OSHA 30, Blueprint Reading, and much more to help prepare residents for a career in the building and construction trades of the Nassau-Suffolk Building Trades.

The tuition for this program is \$6,000 a resident.

If you have any questions, please let me know.

Best,
Kurt Rockensies
Deputy Commissioner DOOR
Town of Hempstead
50 Clinton Street Suite 400
Hempstead NY, 11550
(516) 485-5000 Ext. 1154

< Reply [reply all icon] Reply all [forward icon] Forward

From: Michael Lodato <mlodato@tohmail.org>
Sent: Friday, May 27, 2022 9:08 AM
To: Eric Mallette
Subject: Good Morning

Good Morning,

Just reaching out for the monthly reports.

Thanks,

Mike

Michael Lodato

Good Morning [Dept of Labor] [No subject]

All [dropdown] [back] From: Rockensies, Kurt [close]

[close] [close] Meet Nk Michael Lodato [close]

[New message] [Delete] [Archive] [Junk] [Move to] [Categorize] [up] [down]

- > Favorites
- > Folders
 - [Inbox]
 - [Drafts]
 - [Sent Items]
 - [Deleted Items]
 - [Junk Email]
 - [Archive]
 - > Archived
 - [Conversation History]
 - [Notes]
 - New folder
- > In-Place Archive -Michae...
- > Groups
 - New group
 - Discover groups

[back] Hi Kurt

[envelope] Kurt Rockensies <KRockensies@hempsteadworks.com>
 Mon 4/25/2022 4:03 PM
 To: Michael Lodato
 Cc: Eric Mallette <

[thumbs up] [reply] [reply all] [forward] [more]

Good afternoon Mike,

I am so sorry for the delay in getting back to you. I was out of the office all last week and following up with emails all day.

Please see monthly report below:

We currently have 7 Town of Hempstead residents that started a training program on January 31st called Opportunities Long Island. They are from the following towns:

- Uniondale
- East Meadow
- Elmont
- Baldwin
- Hempstead
- Valley Stream
- West Hempstead

Opportunities Long Island is an intensive 240-hour training program (8 weeks) which includes OSHA 30, Blueprint Reading, and much more to help prepare residents for a career in the building and construction trades of the Nassau-Suffolk Building Trades.

The tuition for this program is \$6,000 a resident.

If you have any questions, please let me know.

Best,
 Kurt Rockensies
 Deputy Commissioner DOOR
 Town of Hempstead
 50 Clinton Street Suite 400
 Hempstead NY, 11550
 (516) 485-5000 Ext. 1154

[reply] [reply all] [forward]

From: Michael Lodato <mlodato@tohmail.org>
Sent: Monday, April 18, 2022 11:31 AM
To: Kurt Rockensies
Subject: Hi Kurt

Just reaching out for the monthly report. Thanks buddy =)

Michael Lodato
 Deputy Executive Director
 Town of Hempstead
 Industrial Development Agency &
 Local Development Corporation
 (516) 414-6581 Phone
 (516) 489-3179 Fax

Hi Kurt

[edit] Dept of Labor

[close]

[edit] (No subject)

[close]

RESOLUTION

TOWN OF HEMPSTEAD
LOCAL DEVELOPMENT CORPORATION

Department of Labor
The Interest Assessment Surcharge

WHEREAS, the Town of Hempstead Local Development Corporation is obligated to carry Unemployment Insurance for all Staff; and

WHEREAS by notice dated 7/15/22, the LDC was notified by the Department of Labor of an Interest Assessment Surcharge (IAS) as a result of a temporary charge to businesses to ensure the State has sufficient funds in their accounts for unemployment payments;

WHEREAS, the surcharge is due within 30 days of the letter dated 7/15/22 in the amount of \$54.28 payable by the LDC.

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Hempstead Local Development Corporation hereby approves the payment to the Department of Labor, PO Box 4301, Binghamton, New York 13902, in an amount not to exceed \$54.28 for (IAS) for 2022.

Adopted: July 26, 2022

(eyes)

(nays)

Resolution Number: 025 – 2022 LDC

Florestano Girardi, Chairman

WE ARE YOUR DOL



In early 2020, New York's unemployment trust fund balance stood at nearly \$2.7 billion. When the pandemic hit, the state responded to an unprecedented number of unemployment insurance claims and the balance quickly turned into a multi-billion-dollar deficit owed to the federal government.

The federal loan process requires the State of New York to pay accrued interest to the federal government by September 30th of each year beginning in 2022.

The Interest Assessment Surcharge (IAS), enacted by the New York State Legislature, assesses a temporary charge to businesses to ensure the state has sufficient funds to pay the interest owed. While the IAS rate will vary for from year to year, the current rate is .23%. Your 2022 IAS rate notice is enclosed.

Recognizing the challenge this may present for businesses, the New York State Department of Labor (NYS DOL) is taking steps to reduce the impact of the IAS, including:

- A 22% reduction in the average employer contribution rate from 2021 to 2022; and
- A 13% reduction in the outstanding federal loan balance from January 2022 to June 2022.

As the federal loan and interest repayment process continues to evolve, the NYSDOL is here to support you with a multitude of no-cost programs and services to help you meet your goals, no matter what you're facing.

Visit dol.ny.gov/services-businesses for more information on:

- Recruiting your workforce with our free job boards and career fairs
- Retaining your skilled, knowledgeable workforce during a downturn
- Hiring incentives and tax credits
- Managing your UI account online and enrolling in SIDES
- Consultation services on human resources, health and safety, and more

Your Regional Business Services Representative is a great resource for connecting you with the right resources. To contact your local representative, visit: dol.ny.gov/contact-business-services.

Thank you.

TOWN OF HEMPSTEAD
Local Development Corporation
RESOLUTION
Approval of Recurring Expenses

WHEREAS, The Town of Hempstead Local Development Corporation incurs repeated expenses from vendors, personnel and board members for items such as periodicals, copier toner, printer cartridges, computer upgrades and reimbursable expenses, including cellular telephone services, mileage, meals, tolls, parking, and;

WHEREAS, the following expenses shall be paid immediately upon receipt of an invoice & completed claim form:

Staples, for the ordering and delivery of office supplies, PO BOX 78004
Phoenix, AZ 85062-8004

QuickBooks, PO Box 24789, Denver, Colorado for the purchase of bookkeeping program support and tax table updates.

United States Internal Revenue Service for any amount withheld from the gross salary checks as "federal withholding tax" from the gross salaries of the employees of the Corporation and any such other amount as the Chief Executive Officer certifies is properly payable.

New York State Department of Taxation and Finance for any amount withheld from the gross salary checks as "State Withholding Tax" from gross salaries of the employees of the Corporation and any such other amount as the Chief Executive Officer certifies is properly payable.

Department of Labor, PO Box 4301, Binghamton, New York for any amount not withheld from the Corporation as "Unemployment Insurance" and any such other amount as the Chief Executive Officer certifies is properly payable.

Newsday, P.O. Box 3002 Boston, Ma. 02241-3002. 70 Community Ave, Plainfield, CT. for the publishing of Public Hearing notices pertaining to potential projects.

Federal Express, United Parcel Service and United States Postal Service or any like company for payment of bills for deliveries made on the Corporation's behalf.

Town of Hempstead or any of its department for payment of employee health benefits, when accompanied by a bill, postage expenses when billed on an appropriate voucher or claim for by the Town; printing expenses, when properly billed by the department providing the service; and rent, pursuant to any lease agreement which has been authorized by resolution.

WHEREAS, expenses, in an amount not to exceed \$2,000.00, incurred by the Corporation's board members and staff, in good standing, shall be reimbursable, upon submission of an original or photocopied receipt, issued contemporaneously by a vendor, as well as a signed Voucher form outlining the reason for the expense; and

WHEREAS, at a rate set by the Corporation, in an amount not to exceed \$600.00, each board member in good standing, when accompanied by a claim form and Automobile Expense Report indicating the date of each trip, the point of departure and return and the business purpose of the trip, shall be reimbursed for mileage based on a schedule set by the Federal Government upon the submission of the appropriate documentation; and

WHEREAS, business meals, in an amount not to exceed \$1,000.00, when accompanied by a signed voucher form, indicating date, time, location, names and affiliation of those participating in the meal and business purpose of the meal, shall be reimbursed to Corporation staff and board members in good standing. Any claim submitted for this purpose shall have attached an original or copy of a charge slip containing the signature of the Corporation employee seeking reimbursement and shall list the total price of the meal including any gratuity paid.

WHEREAS, cellular telephonic service, in an amount not to exceed \$200.00, shall be reimbursed to Corporation staff and board members in good standing when accompanied by a voucher form and original or copy of original invoice from company indicating date and time of call, reason of call, length of call and amount paid for call.

NOW, THEREFORE, BE IT

RESOLVED, the Town of Hempstead Local Development Corporation hereby adopts this resolution outlining the payment of recurring and reimbursable expenses.

Adopted: July 26, 2022

(ayes)

(nays)

Resolution Number: 024 – 2022 LDC

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

Tuesday, June 21, 2022
9:30 AM (or after the conclusion of the IDA Meeting)

Agenda: Presentation and Adoption of an Inducement Resolution for Evergreen Charter School, Consideration of a Resolution with Giovatto Agency to upgrade the LDC Website, Consideration and approval of the Minutes of May 19, 2022, Financial Statements and Expenditures List: May 13, 2022 – June 14, 2022.

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

Excused: Jack Majkut, Secretary
William Weir, Esq., Bond Counsel

Also in Attendance: Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy CFO
Michael Lodato, Corporate Administrator

Laura Tomeo, Deputy Corporate Administrator
John E. Ryan, Esq., Corporation Counsel
Paul O'Brien, Esq., Bond Counsel

The Chairman confirmed a Quorum. The Meeting was called to order at 9:20 AM

Presentation and Adoption of an Inducement Resolution for Evergreen Charter School: Andrew Komaromi from Harris Beach made a presentation on behalf of the Evergreen Charter School, outlining the project. Evergreen and Friends of ECS, Inc. seeks to construct an approximately 85,000 square foot, 4-story building, on 1.41 acres which will expand to serve students k -12 beginning with the 23-24 school year. Florestano Girardi made a motion to adopt an Inducement Resolution for Evergreen Charter School for tax exempt bond financing in an amount not to exceed \$75,000,000 and taxable financing in an amount not to exceed \$2,000,000. This motion was seconded by Thomas Grech. All were in favor. Motion Carried.

Consideration of a Resolution with Giovatto Agency to upgrade the LDC Website: Florestano Girardi made a motion to adopt a resolution to upgrade the LDC website with Giovatto Agency for an amount not to exceed \$5,000.00. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Minutes of the May 19, 2022 Meeting: A motion was made by Florestano Girardi to waive the reading of the minutes and adopt the minutes of the May 19, 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 May 13, 2022 – June 14, 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 9:45 am.

Florestano Girardi
Chairman
July 26, 2022

10:38 AM

07/19/22

Accrual Basis

Town of Hempstead Local Development Corporation
Account QuickReport
 As of July 19, 2022

| Type | Date | Num | Name | Memo | Split | Amount | Balance |
|---|-----------|-----------|-------------------------|-------------------|--------------------|------------------|------------------|
| 200 · Cash | | | | | | | 15,173.13 |
| 200-33 · Bank of America Checking -6632 | | | | | | | 15,173.13 |
| Check | 6/17/2022 | Electr... | Paychex | Payroll Fee 7/... | 2100-01 · PAY... | -59.71 | 15,113.42 |
| Check | 6/17/2022 | Electr... | Bank of America | Payroll Taxes ... | -SPLIT- | -1,291.44 | 13,821.98 |
| Check | 6/17/2022 | 5198 | Frederick E. Parola | LDC Part Tim... | -SPLIT- | -1,779.17 | 12,042.81 |
| Check | 6/17/2022 | 5197 | Edie Longo | LDC Part Tim... | -SPLIT- | -627.30 | 11,415.51 |
| Check | 7/1/2022 | 5199 | Edie Longo | LDC Part Tim... | -SPLIT- | -440.40 | 10,975.11 |
| Check | 7/1/2022 | 5200 | Frederick E. Parola | LDC Part Tim... | -SPLIT- | -1,838.11 | 9,137.00 |
| Check | 7/1/2022 | Electr... | Paychex | Payroll Fee 7/... | 2100-01 · PAY... | -59.71 | 9,077.29 |
| Check | 7/1/2022 | Electr... | Bank of America | Payroll Taxes ... | -SPLIT- | -1,250.33 | 7,826.96 |
| Check | 7/5/2022 | 1489 | Laura Tomeo | LDC Part time ... | 522-15 · Profes... | -103.05 | 7,723.91 |
| Check | 7/5/2022 | 1490 | Arlyn Eames | LDC Part time ... | 522-15 · Profes... | -48.75 | 7,675.16 |
| Check | 7/5/2022 | 1491 | Michael Lodato | LDC Part time ... | 522-15 · Profes... | -1,796.70 | 5,878.46 |
| Transfer | 7/5/2022 | | | Funds Transfer | 200-34 · Bank o... | 10,000.00 | 15,878.46 |
| Check | 7/15/2022 | 5201 | Edie Longo | LDC Part Tim... | -SPLIT- | -287.76 | 15,590.70 |
| Check | 7/15/2022 | 5202 | Frederick E. Parola | LDC Part Tim... | -SPLIT- | -1,690.77 | 13,899.93 |
| Check | 7/15/2022 | Electr... | Paychex | Payroll Fee 7/... | 2100-01 · PAY... | -74.71 | 13,825.22 |
| Check | 7/15/2022 | Electr... | Bank of America | Payroll Taxes ... | -SPLIT- | -1,098.72 | 12,726.50 |
| Transfer | 7/18/2022 | | | Funds Transfer | 200-34 · Bank o... | 10,000.00 | 22,726.50 |
| Check | 7/18/2022 | 1492 | TOH Industrial Devel... | Rent, Postage... | -SPLIT- | -9,450.57 | 13,275.93 |
| Total 200-33 · Bank of America Checking -6632 | | | | | | -1,897.20 | 13,275.93 |
| Total 200 · Cash | | | | | | -1,897.20 | 13,275.93 |
| TOTAL | | | | | | -1,897.20 | 13,275.93 |

10:38 AM

07/19/22

Accrual Basis

Town of Hempstead Local Development Corporation
Account QuickReport
 As of July 19, 2022

| Type | Date | Num | Name | Memo | Split | Amount | Balance |
|--|-----------|-----|------|----------------|--------------------|-------------------|---------------------|
| 200 · Cash | | | | | | | 2,007,689.14 |
| 200-34 · Bank of America Savings -3706 | | | | | | | 2,007,689.14 |
| Check | 6/15/2022 | | | Service Charge | 522-09 · Bank ... | -30.53 | 2,007,658.61 |
| Transfer | 7/5/2022 | | | Funds Transfer | 200-33 · Bank o... | -10,000.00 | 1,997,658.61 |
| Transfer | 7/18/2022 | | | Funds Transfer | 200-33 · Bank o... | -10,000.00 | 1,987,658.61 |
| Total 200-34 · Bank of America Savings -3706 | | | | | | -20,030.53 | 1,987,658.61 |
| Total 200 · Cash | | | | | | -20,030.53 | 1,987,658.61 |
| TOTAL | | | | | | -20,030.53 | 1,987,658.61 |