

# AGENDA

Town of Hempstead  
Local Development Corporation  
BOARD MEETING  
AGENDA  
Nathan L. Bennett Pavilion  
One Washington Street, Hempstead, NY  
Tuesday, December 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.tohldc.org](http://www.tohldc.org). Select "Watch Meetings."

## Confirm Roll call and attendance

## New Business:

- Consideration and Adoption of an amended Bond Resolution for Evergreen Charter School
- Consideration and Adoption of 2023 LDC Meeting Schedule
- Confidential Board Member Evaluation Forms Distributed
- Consideration of a Salary Resolution for Frederick Parola
- Consideration of a Salary Resolution for Edie Longo
- Consideration and Re-Adoption of the LDC Sexual Harassment Policy
- Consideration and Adoption of the 2023 LDC Contract with Sheehan and Co. for the 2022 Audited Financials
- Consideration and Adoption of the 2023 LDC Contract with Giovatto for Website Hosting and Maintenance
- Consideration and Re-Adoption of the LDC Standard Project Procedures

- Consideration and Re-Adoption of the LDC Fund Balance Policy
- Informational Update on the joint effort between the TOH LDC and the Department of Occupational Resources, regarding Career Planning, Occupational Skills, Training Programs, Career and Computer skills workshops and other job training programs that are available to the residents of the Town of Hempstead
- Consideration and approval of the Minutes of October 25, 2022

Report of the treasurer:

- Financial Statements & Expenditure List  
October 19, 2022 –December 13, 2022

Committee Updates:

Adjournment:

Chairman Approval: 12/9/22

Contact: Michael Lodato, Corporate Administrator: [michlod@hempsteadny.gov](mailto:michlod@hempsteadny.gov), 516-489-5000 x3706

**Project Abstract**  
**Town of Hempstead Local Development Corp.**

**Evergreen Charter School**  
**LDC 031 – 4/22**

Date: April 7, 2022

Contact: Sarah Brewster

Applicant Name and Address:

Evergreen Charter School  
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 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           |
| <b>Total</b>                                    | <b>\$72,000,000</b> |

Benefit Sought: Tax Exempt Bonds up to \$75 million and taxable bonds up to \$2 million

Mortgage: approx.. \$71,500,000 x 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

Bond Counsel: Paul O'Brien

## **2023 LDC Meeting Schedule**

All Board meetings will meet on **Tuesdays at 10:00 a.m.,**  
**or Following the TOH IDA Board Meeting**  
in the **Old Courtroom, 350 Front Street, 2<sup>nd</sup> floor,**  
unless another designation is made.

January 24

February 28

March 21

April 18

May 23

June 20

July 18

August 22

September 19

October 24

November 21

December 19

Adopted: 12/20/22

Resolution: 036-2022

Ayes:

Nays:

**Confidential Evaluation of Board Performance 2022 - TOH LDC**

| <b>Criteria</b>   | <b>Agree</b> | <b>Somewhat Agree</b> | <b>Somewhat Disagree</b> | <b>Disagree</b> |
|---|--------------|-----------------------|--------------------------|-----------------|
| Board members have a shared understanding of the mission and purpose of the Authority.  |              |                       |                          |                 |
| The policies, practices and decisions of the Board are always consistent with this mission.   |              |                       |                          |                 |
| Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.  |              |                       |                          |                 |
| The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.             |              |                       |                          |                 |
| The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.   |              |                       |                          |                 |
| The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.               |              |                       |                          |                 |
| Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.                                  |              |                       |                          |                 |
| Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.                                   |              |                       |                          |                 |
| The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete. |              |                       |                          |                 |
| The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.  |              |                       |                          |                 |
| Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.  |              |                       |                          |                 |
| Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.   |              |                       |                          |                 |
| Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.             |              |                       |                          |                 |
| The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.          |              |                       |                          |                 |
| The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.               |              |                       |                          |                 |
| Board members demonstrate leadership and vision and work respectfully with each other.  |              |                       |                          |                 |

Date Completed: \_\_\_\_\_

RESOLUTION  
Town of Hempstead  
Local Development Corporation

SALARY INCREASE OF FREDERICK E. PAROLA  
CHIEF EXECUTIVE OFFICER  
OF THE TOWN OF HEMPSTEAD LDC

WHEREAS, the Town of Hempstead Local Development Corporation will continue to employ a part time Chief Executive Officer for the LDC, and

WHEREAS, Frederick E. Parola began employment January 1st, 2019 as the part-time CEO of the Hempstead LDC as an hourly employee, and

WHEREAS, Frederick E. Parola shall earn an hourly salary of \$94.11 plus reimbursable expenses, payable in arrears on alternate Fridays coinciding with payroll of full time employees annually, and

NOW, THEREFORE, BE IT

RESOLVED, effective January 1st, 2023, the Corporation increases the hourly wage of Frederick E. Parola, Chief Executive Officer and pay an hourly salary of \$94.11, plus reimbursable expenses granted by the Town of Hempstead Local Development Corporation.

Adopted: 12/20/22

(ayes)

(nays)

Resolution: 032 – 2022 LDC

Chairman: \_\_\_\_\_

RESOLUTION  
Town of Hempstead  
Local Development Corporation

SALARY INCREASE OF EDIE M. LONGO  
CHIEF FINANCIAL OFFICER  
OF THE TOWN OF HEMPSTEAD LDC

WHEREAS, the Town of Hempstead Local Development Corporation will continue to employ a part time Chief Financial Officer for the LDC, and

WHEREAS, Edie M. Longo began part-time employment effective October 1st, 2018 as the part-time CFO of the Hempstead LDC as an hourly employee, and

WHEREAS, Edie M. Longo shall earn an hourly salary of \$76.38, plus reimbursable expenses, payable in arrears on alternate Fridays coinciding with payroll of full time employees and shall not be paid in excess of \$30,000.00 annually, and

NOW, THEREFORE, BE IT

RESOLVED, effective January 1, 2023, the Corporation increases the hourly wage of: Edie M. Longo at an hourly salary of \$76.38, for an amount not to exceed \$30,000.00 annually plus reimbursable expenses granted by the Town of Hempstead Local Development Corporation.

Adopted: 12/20/22

(ayes)

(nays)

Resolution: 033- 2022 LDC

Chairman: \_\_\_\_\_

Town of Hempstead



### **Sexual Harassment Policy**

The Town of Hempstead Local Development Corporation is committed to maintaining a workplace free from sexual harassment. Sexual harassment is a form of workplace discrimination. All employees are required to work in a manner that prevents sexual harassment in the workplace. This Policy is one component of The Town of Hempstead Local Development Corporation's commitment to a discrimination-free work environment. Sexual harassment is against the law and all employees have a legal right to a workplace free from sexual harassment and employees are urged to report sexual harassment by filing a complaint internally with The Town of Hempstead Local Development Corporation. Employees can also file a complaint with a government agency or in court under federal, state or local antidiscrimination laws.

#### **Policy:**

1. The Town of Hempstead Local Development Corporation's policy applies to all employees, applicants for employment, interns, whether paid or unpaid, contractors and persons conducting business, regardless of immigration status, with The Town of Hempstead Local Development Corporation. In the remainder of this document, the term "employees" refers to this collective group.
2. Sexual harassment will not be tolerated. Any employee or individual covered by this policy who engages in sexual harassment or retaliation will be subject to remedial and/or disciplinary action (e.g., counseling, suspension, termination).
3. Retaliation Prohibition: No person covered by this Policy shall be subject to adverse action because the employee reports an incident of sexual harassment, provides information, or otherwise assists in any investigation of a sexual harassment complaint. The Town of Hempstead Local Development Corporation will not tolerate such retaliation against anyone who, in good faith, reports or provides information about suspected sexual harassment. Any employee of The Town of Hempstead Local Development Corporation who retaliates against anyone involved in a sexual harassment investigation will be subjected to disciplinary action, up to and including termination. All employees, paid or unpaid interns, or non-employees working in the workplace who believe they have been subject to such retaliation should inform a supervisor, manager, Chairman, or Agency Counsel. All employees, paid or unpaid interns or



non-employees who believe they have been a target of such retaliation may also seek relief in other available forums, as explained below in the section on Legal Protections.

4. Sexual harassment is offensive, is a violation of our policies, is unlawful, and may subject The Town of Hempstead Local Development Corporation to liability for harm to targets of sexual harassment. Harassers may also be individually subject to liability. Employees of every level who engage in sexual harassment, including managers and supervisors who engage in sexual harassment or who allow such behavior to continue, will be penalized for such misconduct.
5. The Town of Hempstead Local Development Corporation will conduct a prompt and thorough investigation that ensures due process for all parties, whenever management receives a complaint about sexual harassment, or otherwise knows of possible sexual harassment occurring. The Town of Hempstead Local Development Corporation will keep the investigation confidential to the extent possible. Effective corrective action will be taken whenever sexual harassment is found to have occurred. All employees, including managers and supervisors, are required to cooperate with any internal investigation of sexual harassment.
6. All employees are encouraged to report any harassment or behaviors that violate this policy. The Town of Hempstead Local Development Corporation will provide all employees a complaint form for employees to report harassment and file complaints.
7. Managers and supervisors are **required** to report any complaint that they receive, or any harassment that they observe or become aware of, to Corporation Counsel of the LDC
8. This policy applies to all employees, paid or unpaid interns, and non-employees and all must follow and uphold this policy. This policy must be provided to all employees and should be posted prominently in all work locations to the extent practicable (for example, in a main office, not an offsite work location) and be provided to employees upon hiring.

### **What Is “Sexual Harassment”?**

Sexual harassment is a form of sex discrimination and is unlawful under federal, state, and (where applicable) local law. Sexual harassment includes harassment on the basis of sex, sexual orientation, self-identified or perceived sex, gender expression, gender identity and the status of being transgender.

Sexual harassment includes unwelcome conduct which is either of a sexual nature, or which is directed at an individual because of that individual's sex when:

- Such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile or offensive work environment, even if the reporting individual is not the intended target of the sexual harassment;
- Such conduct is made either explicitly or implicitly a term or condition of employment; or

- Submission to or rejection of such conduct is used as the basis for employment decisions affecting an individual's employment.

A sexually harassing hostile work environment includes, but is not limited to, words, signs, jokes, pranks, intimidation or physical violence which are of a sexual nature, or which are directed at an individual because of that individual's sex. Sexual harassment also consists of any unwanted verbal or physical advances, sexually explicit derogatory statements or sexually discriminatory remarks made by someone which are offensive or objectionable to the recipient, which cause the recipient discomfort or humiliation, which interfere with the recipient's job performance.

Sexual harassment also occurs when a person in authority tries to trade job benefits for sexual favors. This can include hiring, promotion, continued employment or any other terms, conditions or privileges of employment. This is also called "quid pro quo" harassment.

Any employee who feels harassed should report so that any violation of this policy can be corrected promptly. Any harassing conduct, even a single incident, can be addressed under this policy.

### **Examples of sexual harassment**

The following describes some of the types of acts that may be unlawful sexual harassment and that are strictly prohibited:

- Physical acts of a sexual nature, such as:
  - Touching, pinching, patting, kissing, hugging, grabbing, brushing against another employee's body or poking another employee's body;
  - Rape, sexual battery, molestation or attempts to commit these assaults.
- Unwanted sexual advances or propositions, such as:
  - Requests for sexual favors accompanied by implied or overt threats concerning the target's job performance evaluation, a promotion or other job benefits or detriments;
  - Subtle or obvious pressure for unwelcome sexual activities.
- Sexually oriented gestures, noises, remarks or jokes, or comments about a person's sexuality or sexual experience, which create a hostile work environment.
- Sex stereotyping occurs when conduct or personality traits are considered inappropriate simply because they may not conform to other people's ideas or perceptions about how individuals of a particular sex should act or look.
- Sexual or discriminatory displays or publications anywhere in the workplace, such as:
  - Displaying pictures, posters, calendars, graffiti, objects, promotional material, reading materials or other materials that are sexually demeaning or pornographic. This includes such sexual displays on workplace computers or cell phones and sharing such displays while in the workplace.
- Hostile actions taken against an individual because of that individual's sex, sexual orientation, gender identity and the status of being transgender, such as:

- Interfering with, destroying or damaging a person's workstation, tools or equipment, or otherwise interfering with the individual's ability to perform the job;
- Sabotaging an individual's work;
- Bullying, yelling, name-calling.

### **Who can be a target of sexual harassment?**

Sexual harassment can occur between any individuals, regardless of their sex or gender. New York Law protects employees, paid or unpaid interns, and non-employees, including independent contractors, and those employed by companies contracting to provide services in the workplace. Harassers can be a superior, a subordinate, a coworker or anyone in the workplace including an independent contractor, contract worker, vendor, client, customer or visitor.

### **Where can sexual harassment occur?**

Unlawful sexual harassment is not limited to the physical workplace itself. It can occur while employees are traveling for business or at employer sponsored events or parties. Calls, texts, emails, and social media usage by employees can constitute unlawful workplace harassment, even if they occur away from the workplace premises, on personal devices or during non-work hours.

## **Retaliation**

Unlawful retaliation can be any action that could discourage a worker from coming forward to make or support a sexual harassment claim. Adverse action need not be job-related or occur in the workplace to constitute unlawful retaliation (e.g., threats of physical violence outside of work hours).

Such retaliation is unlawful under federal, state, and (where applicable) local law. The New York State Human Rights Law protects any individual who has engaged in "protected activity." Protected activity occurs when a person has:

- made a complaint of sexual harassment, either internally or with any anti-discrimination agency;
- testified or assisted in a proceeding involving sexual harassment under the Human Rights Law or other anti-discrimination law;
- opposed sexual harassment by making a verbal or informal complaint to management, or by simply informing a supervisor or manager of harassment;
- reported that another employee has been sexually harassed; or
- encouraged a fellow employee to report harassment.

Even if the alleged harassment does not turn out to rise to the level of a violation of law, the individual is protected from retaliation if the person had a good faith belief that the practices were unlawful. However, the retaliation provision is not intended to protect persons making intentionally false charges of harassment.

## **Reporting Sexual Harassment**

**Preventing sexual harassment is everyone's responsibility.** The Town of Hempstead Local Development Corporation cannot prevent or remedy sexual harassment unless it knows about it. Any employee, paid or unpaid intern or non-employee who has been subjected to behavior that may constitute sexual harassment is encouraged to report such behavior to Management, CEO, Counsel or Chairman. Anyone who witnesses or becomes aware of potential instances of sexual harassment should report such behavior to a supervisor, manager, CEO, Counsel, or Chairman.

Reports of sexual harassment may be made verbally or in writing. A form for submission of a written complaint is attached to this Policy, and all employees are encouraged to use this complaint form. Employees who are reporting sexual harassment on behalf of other employees should use the complaint form and note that it is on another employee's behalf.

Employees, paid or unpaid interns or non-employees who believe they have been a target of sexual harassment may also seek assistance in other available forums, as explained below in the section on Legal Protections.

## **Supervisory Responsibilities**

All supervisors and managers who receive a complaint or information about suspected sexual harassment, observe what may be sexually harassing behavior or for any reason suspect that sexual harassment is occurring, **are required** to report such suspected sexual harassment to CEO or Chairman.

In addition to being subject to discipline if they engaged in sexually harassing conduct themselves, supervisors and managers will be subject to discipline for failing to report suspected sexual harassment or otherwise knowingly allowing sexual harassment to continue.

Supervisors and managers will also be subject to discipline for engaging in any retaliation.

## **Complaint and Investigation of Sexual Harassment**

**All** complaints or information about sexual harassment will be investigated, whether that information was reported in verbal or written form. Investigations will be conducted in a timely manner, and will be confidential to the extent possible.

An investigation of any complaint, information or knowledge of suspected sexual harassment will be prompt and thorough, commenced immediately and completed as soon as possible. The investigation will be kept confidential to the extent possible. All persons involved, including complainants, witnesses and alleged harassers will be accorded due process, as outlined below, to protect their rights to a fair and impartial investigation.

Any employee may be required to cooperate as needed in an investigation of suspected sexual harassment. The Town of Hempstead Local Development Corporation will not tolerate retaliation against employees who file complaints, support another's complaint or participate in an investigation regarding a violation of this policy.

While the process may vary from case to case, investigations should be done in accordance with the following steps:

- Upon receipt of complaint, the CEO or the Chairman will conduct an immediate review of the allegations, and take any interim actions (e.g., instructing the respondent to refrain from communications with the complainant), as appropriate. If complaint is verbal, encourage the individual to complete the "Complaint Form" in writing. If he or she refuses, prepare a Complaint Form based on the verbal reporting.
- If documents, emails or phone records are relevant to the investigation, take steps to obtain and preserve them.
- Request and review all relevant documents, including all electronic communications.
- Interview all parties involved, including any relevant witnesses;
- Create a written documentation of the investigation (such as a letter, memo or email), which contains the following:
  - A list of all documents reviewed, along with a detailed summary of relevant documents;
  - A list of names of those interviewed, along with a detailed summary of their statements;
  - A timeline of events;
  - A summary of prior relevant incidents, reported or unreported; and
  - The basis for the decision and final resolution of the complaint, together with any corrective action(s).
- Keep the written documentation and associated documents in a secure and confidential location.
- Promptly notify the individual who reported and the individual(s) about whom the complaint was made of the final determination and implement any corrective actions identified in the written document.
- Inform the individual who reported of the right to file a complaint or charge externally as outlined in the next section.

## Legal Protections And External Remedies

Sexual harassment is not only prohibited by The Town of Hempstead Local Development Corporation but is also prohibited by state, federal, and, where applicable, local law.

Aside from the internal process at The Town of Hempstead Local Development Corporation, employees may also choose to pursue legal remedies with the following governmental entities. While a private attorney is not required to file a complaint with a governmental agency, you may seek the legal advice of an attorney.

In addition to those outlined below, employees in certain industries may have additional legal protections.

### State Human Rights Law (HRL)

The Human Rights Law (HRL), codified as N.Y. Executive Law, art. 15, § 290 et seq., applies to all employers in New York State with regard to sexual harassment, and protects employees, paid or unpaid interns and non-employees, regardless of immigration status. A complaint alleging violation of the Human Rights Law may be filed either with the Division of Human Rights (DHR) or in New York State Supreme Court.

Complaints with DHR may be filed any time **within one year** of the harassment. If an individual did not file at DHR, they can sue directly in state court under the HRL, **within three years** of the alleged sexual harassment. An individual may not file with DHR if they have already filed a HRL complaint in state court.

Complaining internally to The Town of Hempstead Local Development Corporation does not extend your time to file with DHR or in court. The one year or three years is counted from date of the most recent incident of harassment.

You do not need an attorney to file a complaint with DHR, and there is no cost to file with DHR.

DHR will investigate your complaint and determine whether there is probable cause to believe that sexual harassment has occurred. Probable cause cases are forwarded to a public hearing before an administrative law judge. If sexual harassment is found after a hearing, DHR has the power to award relief, which varies but may include requiring your employer to take action to stop the harassment, or redress the damage caused, including paying of monetary damages, attorney's fees and civil fines.

DHR's main office contact information is: NYS Division of Human Rights, One Fordham Plaza, Fourth Floor, Bronx, New York 10458. You may call (718) 741-8400 or visit: [www.dhr.ny.gov](http://www.dhr.ny.gov).

Contact DHR at (888) 392-3644 or visit [dhr.ny.gov/complaint](http://dhr.ny.gov/complaint) for more information about filing a complaint. The website has a complaint form that can be downloaded, filled out, notarized and mailed to DHR. The website also contains contact information for DHR's regional offices across New York State.



RESOLUTION

TOWN OF HEMPSTEAD  
LOCAL DEVELOPMENT CORPORATION

CONTRACT WITH SHEEHAN AND COMPANY  
2023

WHEREAS, the Town of Hempstead Local Development Corporation deems it necessary to have all financial information reviewed and audited by a certified public accountant and;

WHEREAS, the Corporation has selected the firm of Sheehan and Company to audit the financial records of the Corporation for the calendar year of 2022 and;

WHEREAS, Sheehan and Company will enter into a contract with the LDC to file all necessary tax documents, and to furnish the Board with audited financial statements, as well as assistance with the preparation of the Budget and State Report for 2022.

NOW, THEREFORE, BE IT

RESOLVED, the Town of Hempstead Local Development Corporation hereby retains Sheehan and Company, 165 Orinoco Drive, Brightwaters, as the auditors for the Corporation, subject to the approval of a contract as to form by Corporation Counsel, for an amount not to exceed \$11,300.00.

Adopted: 12/20/22

(ayes)

(nays)

Resolution Number: 034 2022 LDC

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Florestano Girardi  
Chairman



165 Orinoco Drive  
Brightwaters, NY 11718  
T: 631.665.7040 | F: 631.665.7014

15 South Bayles Avenue  
Port Washington, NY 11050  
T: 516.883.5510 | F: 516.767.7438  
[www.sheehancpa.com](http://www.sheehancpa.com)

November 1, 2022

To the Board of Directors and Management  
Town of Hempstead Local Development Corporation  
350 Front Street  
Hempstead, New York 11550-4037

We are pleased to confirm our understanding of the services we are to provide Town of Hempstead Local Development Corporation (the Corporation or the Organization), a component unit of the Town of Hempstead, New York, for the year ended December 31, 2022.

**Audit Scope and Objectives**

We will audit the financial statements of the Corporation, and the disclosures, which collectively comprise the basic financial statements of the Corporation as of and for the year ended December 31, 2022. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as Management's Discussion and Analysis (MD&A), to supplement the Corporation's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. As part of our engagement, we will apply certain limited procedures to the Corporation's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles (U.S. GAAP) and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an

auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, non-compliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the Corporation and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors,

fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to those inquiries.

We have identified the following significant risk of material misstatement as part of our audit planning:

- Management override of controls

Please note that the risk assessment process is fluid throughout the engagement and modifications may be made to our identification of significant risks during the audit process.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to

secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

The audit documentation for this engagement is the property of Sheehan & Company, CPA, PC (Sheehan) and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators pursuant to authority given to it by law or regulation. If requested, access to such audit documentation will be provided under the supervision of Sheehan personnel. Furthermore, upon request, we may provide copies of selected audit documentation to regulators. The regulator may intend, or decide, to distribute the copies or information contained therein to others, including other government agencies.

#### **Audit Procedures - Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other non-compliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures - Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Corporation's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Nonattest Services**

We will provide the following additional nonattest services:

- We will assist in the drafting of the financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. The responsibility for the financial statements and all representations contained therein remains with management and those charged with governance.
- We will maintain detailed depreciation schedules for the Corporation based on information provided by management, including the assignment of asset lives, salvage values and depreciation methods.
- The requirements of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases* (GASB 87) are effective for the Corporation's current fiscal year. We are available to assist management with implementation of this new standard as required by the New York State Comptroller's Office, however the responsibility for the financial statements and related implementation of GASB 87 remains with management.

These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You are responsible for all management decisions and for performing all management functions and for designating an individual possessing suitable skill, knowledge and/or experience to oversee the nonattest services we will provide. You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities. You are responsible for evaluating the adequacy and results of the above nonattest services performed and accepting responsibility for the results of such services. This includes your review and approval of all adjustments we may propose to the accounting records of the Corporation or its financial statements as a result of these services.

By signing this engagement letter, we have assumed that you are the person responsible for these nonattest matters of the Corporation from whom we shall receive all inquiries and requests. If this is not a correct assumption, please furnish us with the name of the individual with whom this work should be coordinated.

**Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material

misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and non-compliance with provisions of laws, regulations or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information.

You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with U.S. GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to any non-audit services we may provide. You will be required to acknowledge in the management representation letter our assistance with any non-audit services and that you have approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee any non-audit services we may provide by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management agrees to indemnify Sheehan for any damages, including attorney fees, caused in whole or part, by the Organization's failure to fulfill these responsibilities, including from any negligent or intentional misrepresentations made by the Organization or Management, or its affiliates, officers, directors or employees in the management representation letter, or in connection with the services provided under this engagement letter.

### **Client Promises**

The Corporation hereby promises that it will make every diligent effort to maintain proper books and records that accurately reflect its business activities that will be completely truthful with Sheehan and that Sheehan may rely upon both oral and written statements and responses to

questions. The Corporation further promises to immediately advise Sheehan if it becomes aware of any inaccuracy in its recordkeeping or dishonesty in any of its business dealings, including its statements to Sheehan. The Corporation acknowledges that the promises are the cornerstone of its relationship with Sheehan., are made to induce Sheehan to accept this audit engagement and that Sheehan would not accept this engagement without such promises.

### **Electronic Signatures and Copies**

All parties to this agreement agree that a digital signature shall be effective to prove each party's agreement to the terms of this document. An electronically transmitted signature to this agreement, if included, will be deemed an acceptable original for purposes of consummating this agreement and binding the party providing such electronic signature. Furthermore, the parties agree that the terms of this agreement may be proved through an electronic facsimile, including a scanned electronic copy in Portable Document Format (PDF) or other digital format and that no original hard-copy document need be retained to prove the terms of this agreement. This agreement may be transmitted in electronic format and shall not be denied legal effect solely because it was formed or transmitted, in whole or in part, by electronic record.

### **E-mail Communication**

Sheehan disclaims and waives, and you release Sheehan from, any and all liability for the interception or unintentional disclosure of e-mail transmissions or for the unauthorized use or failed delivery of e-mails transmitted or received by Sheehan in connection with the services we are being engaged to perform under this agreement.

### **Mediation Provision**

Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith.

### **Offers of Employment**

At any time during the course of our engagement hereunder, should management offer an employee of Sheehan a position of employment within the Corporation or any affiliated or related organizations, or enter into substantive discussions with such an employee concerning possible employment by the Organization, we request that we be notified of your intentions immediately. Professional standards require that we remain independent and any offers of employment to a current employee of Sheehan may impede that independence. As a result, additional procedures



may be required to ensure the independence and integrity of management's financial statements and that may result in additional costs.

The Corporation acknowledges that Sheehan has incurred significant costs in recruiting and training its personnel. Therefore, without the prior written consent of Sheehan, the Corporation agrees not to recruit or hire any Sheehan personnel. In the event that the Corporation hires any Sheehan employee, the Corporation agrees to pay Sheehan a fee of 35% of the employee's current base salary at Sheehan as liquidated damages to cover the cost of replacing such employee. This fee is due upon notification to Sheehan that the employee has been hired.

#### **Damages Limited to Lesser of Actual Damages or Fees Paid**

By signing this engagement letter, you agree that our liability arising from this engagement shall be limited to the lesser of any actual damages which may have been caused by our negligent acts or omissions, or the amount of the fees which you pay for our services for this engagement.

#### **Hosting Services**

Management accepts responsibility for the Corporation's own financial and non-financial information system as well as its own electronic security and back-up services for data or records. Management acknowledges that Sheehan does not take custody of or store the Corporation's data or records and that the Corporation will be provided with a copy of all such data and records at the conclusion of the engagement such that the Corporation's records are complete.

#### **Reporting**

We will issue a written report upon completion of our audit of Corporation's financial statements. Our report will be addressed to the Board of Directors of the Corporation. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue reports, or we may withdraw from this engagement.

If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that Corporation is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Engagement Administration, Fees and Other**

We understand that your employees will prepare all confirmations or schedules we request and will locate any invoices and other documents selected by us for testing.

We will provide copies of our reports to the Corporation; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Sheehan and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to regulators or their designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Sheehan personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by regulators. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party contesting the audit finding for guidance prior to destroying the audit documentation.

Kevin G. Schmutz, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Audit fieldwork

is expected to begin by early February 2023 and a draft of the financial statements is expected to be delivered approximately 4-5 weeks after the receipt of all requested information. Issued financial statements are expected to be delivered by March 31, 2023. Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

Our fee for these services will be \$10,800. This fee assumes there are no significant changes to the Corporation's internal control structure and no significant impact of any new GASB pronouncements to the Corporation, including GASB 87, the leasing standard effective for the year ended December 31, 2022. Should this occur, a new fee estimate will be discussed and arrived at before any work commences. Our invoices for these fees will be rendered as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for non-payment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

We will schedule the engagement based in part on deadlines, working conditions and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents and preparing confirmations. If your personnel are unavailable to provide the necessary assistance in a timely manner it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate. Should this occur, a new fee estimate will be discussed and arrived at before any work commences.

Our stated fees for this engagement, as set forth in this Agreement, may increase to the extent Sheehan is required to perform additional work to assist your personnel or reperform work as a result of being provided inaccurate documents or schedules.

We will not undertake any accounting services (including but not limited to reconciliation of accounts and preparation of requested schedules) or increase our fees as set forth in this Agreement without first discussing the same with the Corporation, and obtaining approval, which approval will be reflected through a written change order or additional engagement letter for such additional work.

The fees are based upon time required by the individuals assigned to the engagement. Individual hourly rates vary according to the degree of responsibility involved and skill required. Bills for services are due when rendered and interim billings may be submitted as work progresses. This estimate does not include additional services outside the scope of the work described above, that will be billed at our standard hourly rates. Our standard hourly rates vary according to the degree

of responsibility involved and the experience level of personnel assigned to your engagement. Our rates are currently as follows:

|                      |               |
|----------------------|---------------|
| Partners             | \$400         |
| Principals/Directors | \$315 - \$350 |
| Managers             | \$270 - \$310 |
| Supervisors          | \$195 - \$260 |
| Seniors/Semi-seniors | \$150 - \$180 |
| Staff                | \$120 - \$140 |
| Bookkeeping          | \$100 - \$160 |

If, as a result of our services to you with respect to our engagement, we are required or requested by government regulation, subpoena, or other legal process to provide information or documents to you or a third-party, or to provide our personnel as witnesses, in connection with legal or administrative proceedings in which we are not a party, we shall be entitled to compensation for our time and reimbursement for our reasonable out-of-pocket expenditures (including legal fees) in complying with such requests or demands. Nothing herein, however, is intended to relieve us of our duty to observe the confidentiality requirements of our profession.

No legal proceeding or action, regardless of form, with respect to a claim arising out of or relating to the services provided under this agreement may be brought by either of us more than one year after the date of delivery of the report(s) and/or tax returns contemplated by this engagement.

This agreement shall be governed by the law of the State of New York without regard to choice of law principles. Any action brought in connection with, arising from or relating to this Agreement, shall be brought exclusively in the federal or state courts located in New York, county of New York and the parties hereby irrevocably consent to the jurisdiction of such courts.

We reserve the right to amend any of the terms in this letter at any time as a result of any changes in laws or regulations affecting the accounting profession, which may preclude us from providing the services described in this letter on the terms we have agreed upon.

It is hereby understood and agreed that this engagement is being undertaken solely for the benefit of the Corporation and management and that no other person, organization or entity shall be authorized to enforce the terms of this engagement.

This letter comprises the complete and exclusive statement of the agreement between us, superseding all proposals oral or written and all other communications between us and may be modified only by a writing signed by our firm and the Corporation. If any provision of this letter is determined to be unenforceable, all other provisions shall remain in force.

You have requested that we provide you with a copy of our most recent external peer review report and any subsequent reports received during the contract period. Accordingly, our most recent peer review report accompanies this letter.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

*Sheehan & Company CPA, P.C.*

Sheehan & Company C.P.A., P.C.

KGS:at  
Enc.

**RESPONSE:**

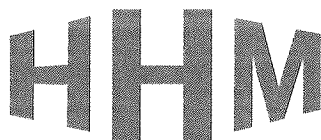
This letter correctly sets forth the understanding of the Town of Hempstead Local Development Corporation.

Board Member Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Management Signature: \_\_\_\_\_

Title: \_\_\_\_\_



CERTIFIED PUBLIC ACCOUNTANTS  
CHATTANOOGA | MEMPHIS

## Report on the Firm's System of Quality Control

November 22, 2019

To the Partners of Sheehan & Company CPA PC and the Peer Review Committee of the Pennsylvania Institute of CPAs.

We have reviewed the system of quality control for the accounting and auditing practice of Sheehan & Company CPA PC (the firm) in effect for the year ended June 30, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System review as described in the standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included an engagement performed under *Government Auditing Standards* and audits of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Sheehan & Company CPA PC in effect for the year ended June 30, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency* or *fail*. Sheehan & Company CPA PC has received a peer review rating of *pass*.

Henderson Hutcherson  
& McCullough, PLLC

1200 Market Street, Chattanooga, TN 37402 | T 423.756.7771 | F 423.265.8125

AN INDEPENDENT MEMBER OF THE BDO ALLIANCE USA

# GIOVATTO

STRATEGY / CREATIVE / MEDIA

## INVOICE

**Town of Hempstead  
Local Development Corp.  
Attn: Fred Parola**

**Invoice# 012023LDC  
Invoice date 11/7/22**

TERMS: *PAYABLE UPON RECEIPT*

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**Website Maintenance**

Website Maintenance for 2023

Includes hosting, any revisions and corrections.

\$5,000.00

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**\$5,000.00**

|                   |                   |
|-------------------|-------------------|
| <b>TOTAL DUE:</b> | <b>\$5,000.00</b> |
|-------------------|-------------------|

Remit to:

Giovatto Advertising, Inc.  
307 West Penn Street  
Long Beach, NY. 11561

# Giovatto Agency      80 Route 4 East, Paramus NJ, 07652

2023 Agency of record Terms of Agreement for the Town of Hempstead

Local Development Corporation (TOHLDC)

This agreement confirms that Giovatto advertising agency is appointed as marketing advertising and sales promotion agency of record for the Town of Hempstead Local Development Agency (TOHLDC)

The following terms will apply:

1) This agreement with the Giovatto agency shall become effective January 1, 2023, and shall continue for a minimum of one (1) year, unless terminated on at least (30) days prior by written notice given to the Town of Hempstead Local Development Agency, or by Giovatto agency.

Such notice of termination shall be sent by registered or certified mail, return receipt requested, to the principal place of business of the party to whom such notice is directed. In the event of giving such notice of cancellation, Giovatto agency shall nevertheless continue to receive the remuneration earned pursuant to this agreement during such (30) day to the date of termination of all advertising.

2) For Creative, preparation and Production, Giovatto agency will prepare a cost estimate. When TOHLDC shall evidence its approval of written estimate submitted by the Giovatto agency by signing and approving same, Giovatto agency may enter into contracts.

3) All advertising run in all media, including but not limited to newspapers, magazines, billboards, radio and television, Internet, will be placed through Giovatto agency and all media billing will be sent directly to the Giovatto agency and Giovatto agency will bill out Media costs to the Town of Hempstead IDA, at the gross rate. Media billing will be sent to the Town Of Hempstead IDA at the end of each month payment is requested within (7) days of receipt.

4) If upon TOHLDC requests, media contracts are taken out and client agency relations are severed, TOHLDC agrees to pay "short rate" on any outstanding contract obligations.

5) The Giovatto agency will perform the following services for TOHLDC in connection with the planning, preparation, and placing of advertising and marketing materials:



Giovatto Agency

80 Route 4 East, Paramus NJ, 07652

- a. Review your services and your marketing strategies.
- b. Analyze your present and potential markets and marketing objectives.
- c. Create, prepare and submit for your review and approval advertising and marketing materials.
- d. Employee on your behalf our knowledge of available media and means that can be profitably used to advertise and promote your services.
- e. Write, design, illustrate or otherwise prepare your advertisement and marketing materials, including commercials, radio or TV to be broadcast or other appropriate forms of advertising and marketing materials subject to your approval.
- f. What is the space, time or other means to be used for your advertising and handle media billing and payments endeavoring to secure the most advantageous rates available, subject to your approval?

6) The proposed annual budget is to be allocated to media insertions, creative, and production expenses.

7) Payment terms for creative and production charges will be invoice to TOHLDC on a per project basis payment is requested within (seven) days from receipt of invoice.

8) As between you and us, all advertising material prepared by the Giovatto agency and accepted and paid for by TOHLDC for use in advertising here will become TOHLDC property. It is understood that there may be limitations on the use and ownership of materials by virtue of the Rights of the third-party. We will advise you of the existence of such limitations.

**NOTE: 2023 HOSTING and MAINTENANCE = \$5,000**

If the above accordance with your understanding and agreement, kindly indicate your consent here too by signing in the place provided below on both copies enclosed here in and returning one copy to us

Giovatto agency by full: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted and agreed: Town of Hempstead Local Development Agency (TOHLDC)

By full: \_\_\_\_\_ Date: \_\_\_\_\_

11/07/22

# **Standard Project Procedures**

## TOWN OF HEMPSTEAD LOCAL DEVELOPMENT CORPORATION

1. The Town of Hempstead Local Development Corporation (the “Corporation” or “TOHLDC”), will accept applications for financial assistance from qualified applicants for commercial, industrial or not-for-profit projects which will increase or retain permanent employment by relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, or through the development or expansion of educational institution and lessening the burdens of the government in acting in the public interest through the issuance of tax-exempt or taxable bonds, or through the Corporation’s micro loan or revolving loan programs.
2. Applications for new projects, together with an Environmental Assessment Form, a feasibility study, if applicable, a detailed breakdown of project costs and a narrative description of the project, must be submitted to the Corporation no later than the first of the month, of the meeting of Corporation’s Board. Incomplete Applications will not be accepted and will not be placed on Agenda for consideration.
3. The attorney or law firm listed in the application as the applicant’s attorney in connection with the TOHLDC financing will be expected to give the usual and customary opinions of borrowers Counsel in such LDC financing including, without limitation, zoning, site plan, public approvals, opinions and SEQR compliance opinions. If such attorneys are not willing or able to give such opinion, the applicant must engage competent and experienced counsel, satisfactory to TOHLDC, to render such opinions.
4. The Town of Hempstead Local Development Corporation (TOHLDC) will charge a non-refundable Application Fee of \$3,000.00.
5. The Corporation will not move ahead of other governmental authorities until all necessary permits, variances, governmental approvals and site plans have been approved, and copies of such approvals have been submitted to the Corporation. The Corporation may induce a project prior to the Applicant receiving all necessary permits, variances, governmental approvals and site plans if the inducement resolution states that any final authorization of the project or the issuance Bonds will be subject to the Applicant having obtained all such necessary permits, variances, governmental approvals and site plans.
6. The TOHLDC will not consider an inducement resolution for a project until the TOHLDC’s Bond Counsel completes a SEQR review and the Corporation is in a position to adopt a negative declaration with respect to SEQR. The Corporation will not adopt inducement resolutions before SEQR is completed, except for (i) instances where a Lead Agency for SEQR has already been appointed and the adoption of a resolution is necessary for the Corporation to be included in a coordinated SEQR review, or (ii) when a inducement resolution is required under the Internal Revenue Code (the “Code”) for the issuance of tax-exempt bonds.
7. Prior to adopting a final authorizing resolution approving any transaction and the granting of economic benefits in connection therewith and the issuance of Bonds, the Corporation shall hold a public hearing as required by the Internal Revenue Code of 1986, as amended (the “Code”). A stenographer will record the minutes and furnish them to the TOHLDC to become part of the official record. The CEO and the Deputy Executive Director or CFO are hereby directed to publish public notices in a newspaper of general circulation in the Town of Hempstead. The CEO and/or the Deputy Executive Director/CFO are hereby authorized to pay the costs of such publication without the need of any further approvals by this Board. Public Notices of Public Hearings shall be published after the Corporation has adopted an inducement resolution for a

project; provided, however, if in order to coordinate the 7-day public notice requirement under the Code, then the Chairman or the CEO, upon consultation with Counsel to the Corporation and Bond Counsel, may publish a public notice for such transaction.

8. Yearly compliance affidavits will be required by the Corporation at the end of the calendar year. All projects will be required to provide certificates of insurance, no pending litigation certificates and annual audited financial statements at the end of the fiscal year until the project terminates. An initial compliance fee of \$3,000.00 will be required at the closing of each transaction. An annual compliance fee of \$1,500.00 will be required each year thereafter for the life of the project for applications received after February 1<sup>st</sup>, 2016. Upon the termination of the project, a \$1,000.00 termination fee will be required.
9. The Staff of the Corporation shall circulate to all Board members, with copies to Corporation Counsel and Bond Counsel, a initial Agenda, as approved by the Chairman, one week prior to the Corporation's Board meeting. The Staff shall circulate a final Agenda no later than the end of business two days before a Board meeting if necessary. Copies of all resolutions to be adopted by the Board shall be attached to the final Agenda unless they were attached to the initial Agenda. The Board in its sole discretion may, but is not required to, consider matters brought to its attention at a meeting which were not included on the Final Agenda.
10. The Agenda for Board meetings shall follow the following format:
  - I. New Business/Transaction Resolutions, Applications and Presentations
  - II. New Business
  - III. Reading of the Minutes
  - IV. Old Business
  - V. Treasurer's Report
  - VI. Committee Reports
  - VII. Executive Session
  - VIII. Unfinished Business
  - IX. Adjournment
11. Except when it is necessary for the Board to go into an Executive Session, all meetings of the Board of the Corporation shall be conducted in compliance with the New York State Open Meetings Law and shall be open to the Public.
12. No documents will be released until the Corporation is paid in full.
13. The Board in its sole discretion may waive any of these procedures as may be necessary.

Ayes

Nays

Adopted: 12/20/22

035 - 2022 LDC

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Florestano Girardi, Chairman

# **TOWN OF Hempstead Local Development Corporation**

## **POLICY ON FUND BALANCE**

It is Board's fiduciary duty is to provide a fiscally responsible financial plan that considers both the short and long-term needs of the LDC.

While the expenditures for the base operations of the LDC are stable, the revenue streams are typically dependent on the number and magnitude of projects that are approved. Even when one or more projects may be pending, the actual timing of closings is dependent upon many external factors, including the ability of the applicant to obtain financing, the current economic conditions, and relationships with the applicant's key business partners. These factors contribute to a sometimes extended period of time between the company's LDC application and closing.

### **Level of Fund Balance**

Given the possibility of a lengthy period elapsing before project fees are realized, a reasonable minimum, fund balance level would be approximately eight times the average annual expenses. The maximum target level will be fifteen times the average annual budget for the previous three years.

### **Actions to be Taken to Maintain the Fund Balance**

If the fund balance is projected to fall below the minimum targeted level by calendar year, a plan for recommended expenditure reductions and/or revenue increases shall be submitted to the Finance Committee as well as the CEO and the Chief Financial Officer. The plan to restore the minimum/maximum fund balance will be presented and adopted by the Board.

**The Policy, and the determination of the appropriate minimum/maximum balance amount, shall be reviewed annually.**

*Created 12/20/22*

*036-2022 LDC*

*Ayes:*

*Nays:*

*Adopted:*

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*Florestano Girardi*  
*Chairman*

## Monthly report

Kurt Rockensies <KRockensies@hempsteadworks.com>

Wed 10/19/2022 10:28 AM

To: Michael Lodato <michlod@hempsteadny.gov>

Cc: Eric Mallette <EMallette@hempsteadworks.com>

Good morning Mike,

Please see monthly report below:

### Opportunities Long Island

7 Town of Hempstead residents that started a training program on January 31<sup>st</sup> 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. Currently working two jobs so unavailable for tutoring , but Career counselor is reaching out to assist .
- East Meadow resident successfully completed training, is 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, now employed by Local 25 Electricians as of September 12, 2022. He is making \$16.95 /HR with vacation, annuity, insurance, and pension.
- Hempstead 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.
- Valley Stream resident successfully completed training, went on interviews, now employed by Union SMART Local 28 Sheet metal , gets \$18.32/HR with vacation, annuity, insurance, and pension.
- West Hempstead resident successfully completed training, is employed in the Steamfitters – Local 638 as of August 1, 2022. He is working 40 hours a week, \$22.00/HR with vacation, annuity, insurance, and pension.

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.

**Opportunities Long Island total cost as of 9/30/2022: \$42,000.00**

### Site Safety training

- Valley Stream resident took training to qualify for “On the Job training” at Best American Welding, Inc. , he is still completing his Welding classes at BOCES.
- Safety training cost was \$300.00

**Site Safety training total cost as of 9/30/2022: \$300.00**

**Commercial Driver Training, Inc.**

We have enrolled two residents into Commercial Driver Training, Inc. They are from the following towns and their status of training:

- Hempstead resident attend “Career training 1 – tractor trailer” course that is 304 hours of training. The total cost of training is \$8,300 which includes exam and licensing voucher. They were enrolled as of May 9, 2022, and training completed as of August 25, 2022, passed Road Test on August 29, 2022, and receiving job leads from the school.
- Valley Stream resident attended “ CDL B Career Course (Full & Part time)” course that is 136 hours of training. The total cost of training is \$5,805 which include exam and licensing voucher. They were enrolled as of June 6, 2022, and completed training as of September 22, 2022 and passed Road test on October 11, 2022 and receiving job leads from the school.

**Commercial Driver Training, Inc. total cost as of 9/30/2022: \$14,105.00**

**Total amount spent on training: \$56,405.00**

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

## Michael Lodato

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**From:** Kurt Rockensies <KRockensies@hempsteadworks.com>  
**Sent:** Tuesday, December 6, 2022 1:23 PM  
**To:** Michael Lodato  
**Cc:** Eric Mallette  
**Subject:** September 2022 Report

Good afternoon Mike,

Please see monthly report below:

### Opportunities Long Island

7 Town of Hempstead residents that started a training program on January 31<sup>st</sup> 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. Currently working two jobs.
- East Meadow resident successfully completed training, is 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, now employed by Local 25 Electricians as of September 12, 2022. He is making \$16.95 /HR with vacation, annuity, insurance, and pension.
- Hempstead 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.
- Valley Stream resident successfully completed training, went on interviews, now employed by Union SMART Local 28 Sheet metal , gets \$18.32/HR with vacation, annuity, insurance, and pension.
- West Hempstead resident successfully completed training, is employed in the Steamfitters – Local 638 as of August 1, 2022. He is working 40 hours a week, \$22.00/HR with vacation, annuity, insurance, and pension.

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.

**Opportunities Long Island total cost as of 9/30/2022: \$42,000.00**

**Site Safety training**

- Valley Stream resident took training to qualify for "On the Job training" at **Best American Welding, Inc.** , he is still completing his Welding classes at BOCES.
- Safety training cost was \$300.00

**Site Safety training total cost as of 9/30/2022: \$300.00**

**Commercial Driver Training, Inc.**

We have enrolled two residents into Commercial Driver Training, Inc. They are from the following towns and their status of training:

- Hempstead resident attend "Career training 1 – tractor trailer" course that is 304 hours of training. The total cost of training is \$8,300 which includes exam and licensing voucher. They were enrolled as of May 9, 2022, and training completed as of August 25, 2022, passed Road Test on August 29, 2022, and receiving job leads from the school.
- Valley Stream resident attended " CDL B Career Course (Full & Part time)" course that is 136 hours of training. The total cost of training is \$5,805 which include exam and licensing voucher. They were enrolled as of June 6, 2022, and completed training as of September 22, 2022 and passed Road test on October 11, 2022 and receiving job leads from the school.

**Commercial Driver Training, Inc. total cost as of 9/30/2022: \$14,105.00**

**Total amount spent on training: \$56,405.00**

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



## August 2022 Report

Kurt Rockensies <KRockensies@hempsteadworks.com>

Thu 8/18/2022 3:11 PM

To: Michael Lodato <michlod@hempsteadny.gov>

Cc: Eric Mallette <EMallette@hempsteadworks.com>; Yvonne Morrissey <YMorrissey@hempsteadworks.com>

Good afternoon Mike,

Please see monthly report below:

### Opportunities Long Island

7 Town of Hempstead residents that started a training program on January 31<sup>st</sup> 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 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, 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.
- 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, is employed in the Steamfitters – Local 638 as of August 1, 2022. He is working 40 hours a week, \$22.00/HR with vacation, annuity, insurance, and pension.

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.

### Commercial Driver Training, Inc.

We have enrolled two residents into Commercial Driver Training, Inc. They are from the following towns and their status of training:

- Hempstead resident is attending “Career training 1 – tractor trailer” course that is 304 hours of training. The total cost of training is \$8,300 which includes exam and licensing voucher. They were enrolled as of 5/9/2022 and training ends 10/15/2022.

- Valley Stream resident is attending “CDL B Career Course (Full & Part time)” course that is 136 hours of training. The total cost of training is \$5,805 which include exam and licensing voucher. They were enrolled as of 6/6/2022 and training ends 11/15/2022.

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

9:30 AM

12/13/22

Accrual Basis

**Town of Hempstead Local Development Corporation**  
**Account QuickReport**  
**As of December 13, 2022**

| Type   | Date       | Num       | Name                | Memo             | Split             | Amount          |
|--|------------|-----------|---------------------|------------------|-------------------|-----------------|
| <b>200 · Cash</b>                              |            |           |                     |                  |                   |                 |
| <b>200-33 · Bank of America Checking -6632</b> |            |           |                     |                  |                   |                 |
| Check  | 10/21/2022 | Electr... | Paychex             | Payroll Fee 1... | 2100-01 · PAY...  | -59.71          |
| Check  | 10/21/2022 | Electr... | Bank of America     | Payroll Taxes... | -SPLIT-           | -1,206.03       |
| Check  | 10/21/2022 | 5215      | Edie Longo          | LDC Part Tim...  | -SPLIT-           | -454.91         |
| Check  | 10/21/2022 | 5216      | Frederick E. Parola | LDC Part Tim...  | -SPLIT-           | -1,793.90       |
| Check  | 11/4/2022  | Electr... | Paychex             | Payroll Fee 1... | 2100-01 · PAY...  | -59.71          |
| Check  | 11/4/2022  | Electr... | Bank of America     | Payroll Taxes... | -SPLIT-           | -1,286.06       |
| Check  | 11/4/2022  | 5218      | Frederick E. Parola | LDC Part Tim...  | -SPLIT-           | -1,897.04       |
| Check  | 11/4/2022  | 5217      | Edie Longo          | LDC Part Tim...  | -SPLIT-           | -483.80         |
| Check  | 11/18/2022 | Electr... | Paychex             | Payroll Fee 1... | 2100-01 · PAY...  | -87.01          |
| Check  | 11/18/2022 | 5220      | Frederick E. Parola | LDC Part Tim...  | -SPLIT-           | -1,779.18       |
| Check  | 11/18/2022 | 5219      | Edie Longo          | Payroll 11/6/... | -SPLIT-           | -367.78         |
| Check  | 11/18/2022 | Electr... | Bank of America     | Payroll Taxes... | -SPLIT-           | -1,163.56       |
| Transfer                                       | 12/1/2022  |           |                     | Funds Transfer   | 200-34 · Bank ... | 20,000.00       |
| Check  | 12/2/2022  | 5221      | Edie Longo          | LDC Part Tim...  | -SPLIT-           | -411.33         |
| Check  | 12/2/2022  | 5222      | Frederick E. Parola | LDC Part Tim...  | -SPLIT-           | -1,749.70       |
| Check  | 12/2/2022  | Electr... | Paychex             | Payroll Fee1...  | 2100-01 · PAY...  | -87.01          |
| Check  | 12/2/2022  | Electr... | Bank of America     | Payroll Taxes... | -SPLIT-           | -1,160.17       |
| Total 200-33 · Bank of America Checking -6632  |            |           |                     |                  |                   | 5,953.10        |
| Total 200 · Cash                               |            |           |                     |                  |                   | 5,953.10        |
| <b>TOTAL</b>                                   |            |           |                     |                  |                   | <b>5,953.10</b> |

9:30 AM  
12/13/22  
Accrual Basis

Town of Hempstead Local Development Corporation  
**Account QuickReport**  
As of December 13, 2022

| <u>Balance</u>          |
|-------------------------|
| 18,183.61               |
| 18,183.61               |
| 18,123.90               |
| 16,917.87               |
| 16,462.96               |
| 14,669.06               |
| 14,609.35               |
| 13,323.29               |
| 11,426.25               |
| 10,942.45               |
| 10,855.44               |
| 9,076.26                |
| 8,708.48                |
| 7,544.92                |
| 27,544.92               |
| 27,133.59               |
| 25,383.89               |
| 25,296.88               |
| 24,136.71               |
| <u>24,136.71</u>        |
| <u>24,136.71</u>        |
| <b><u>24,136.71</u></b> |

9:30 AM  
 12/13/22  
 Accrual Basis

**Town of Hempstead Local Development Corporation**  
**Account QuickReport**  
 As of December 13, 2022

| Type  | Date      | Num | Name | Memo           | Split              | Amount            |
|---|-----------|-----|------|----------------|--------------------|-------------------|
| <b>200 · Cash</b>                             |           |     |      |                |                    |                   |
| <b>200-34 · Bank of America Savings -3706</b> |           |     |      |                |                    |                   |
| Deposit                                       | 11/7/2022 |     |      | Interest       | 2401-01 · Inter... | 1,353.85          |
| Transfer                                      | 12/1/2022 |     |      | Funds Transfer | 200-33 · Bank ...  | -20,000.00        |
| Total 200-34 · Bank of America Savings -3706  |           |     |      |                |                    | -18,646.15        |
| Total 200 · Cash                              |           |     |      |                |                    | -18,646.15        |
| <b>TOTAL</b>                                  |           |     |      |                |                    | <b>-18,646.15</b> |

9:30 AM  
12/13/22  
Accrual Basis

Town of Hempstead Local Development Corporation  
**Account QuickReport**  
As of December 13, 2022

| <b>Balance</b>      |
|---------------------|
| 1,955,030.76        |
| 1,955,030.76        |
| 1,956,384.61        |
| 1,936,384.61        |
| 1,936,384.61        |
| 1,936,384.61        |
| <b>1,936,384.61</b> |

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

October 25, 2022

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

Agenda: Consideration and Appointment of the Procurement Officer, Consideration and Adoption of the Conflict of Interest Policy, Consideration and Adoption of the Audit Committee Charter, Consideration and Adoption of the Finance/Investment Committee Charter, Consideration and Adoption of the Governance Committee Charter, Consideration and approval of the Minutes of September 20, 2022, Adoption of the Budget for 2023, Adoption of the Four Year Financial Plan, Financial Statements and Expenditure List: September 14, 2022 – October 18, 2022

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

Excused: Jack Majkut, Secretary

Also in Attendance: Frederick E. Parola, CEO  
Edie Longo, CFO  
Arlyn Eames, Deputy CFO  
Michael Lodato, Corporate Administrator  
Laura Tomeo, Deputy Corporate Administrator  
Paul O' Brien, Esq., – Transaction Counsel  
John E. Ryan, Esq., Corporation Counsel  
William Weir, Esq., Transaction Counsel

The Chairman confirmed a Quorum. The Meeting was called to order at 10:23 AM

Adoption of a resolution appointing the Procurement Officer: Florestano Girardi made a motion to adopt a resolution appointing Frederick Parola as the Procurement Officer for the LDC, this was seconded by Thomas Grech. All were in favor, motion carried.

Adoption of the Conflict-of-Interest Policy: Eric Mallette made a motion to adopt the Conflict of Interest Policy. This was seconded by Florestano Girardi. All were in favor, motion carried.

Consideration and Adoption of the Audit Committee Charter: Florestano Girardi made a motion to adopt the Audit Committee Charter as approved by the Audit Committee. This was seconded by Eric Mallette. All were in favor, motion carried.

Consideration and Adoption of the Finance Committee Charter: Thomas Grech made a motion to adopt the Finance Committee Charter, as approved by the Finance/Investment Committee. This was seconded by Florestano Girardi. All were in favor, motion carried.

Consideration and Adoption of the Governance Committee Charter: Thomas Grech made a motion to adopt the Governance Committee Charter, as approved by the Governance Committee. This was seconded by Florestano Girardi. All were in favor, motion carried.

Minutes of September 20, 2022: The board was furnished with a copy of the September 20, 2022 Board Meeting Minutes. Florestano Girardi made a motion to waive the reading of the minutes and adopt the minutes as presented for the September 20, 2022 meeting. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Adoption of Budget for 2023: The Board was furnished with a 2023 Budget. The Board did not have any questions and there were no comments during the public comment period. Florestano Girardi made a motion to approve the 2023 Budget. This was seconded by Eric Mallette. All were in favor, motion carried.

Adoption of the 4-Year Financial Plan: The Board was furnished with the 4-Year Financial Plan. The Board did not have any questions. Eric Mallette made a motion to approve the 4-Year Financial Plan. This was seconded by Florestano Girardi. All were in favor, motion carried.

Treasurer's Report: The board was furnished with the Financial Statements and Expenditure List for September 14, 2022 –October 18, 2022. Eric Mallette advised the board all finances were in order.

With all business concluded, Florestano Girardi made a motion to close the meeting. This was seconded by Thomas Grech. All were in favor. Motion carried. The meeting was closed at 10:28 am.

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Florestano Girardi  
Chairman  
November 16, 2022