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NOTICE OF PUBLIC HEARING
IN THE MATTER OF THE ACADEMY CHARTER SCHOOL

-----x

350 Front Street
Hempstead, New York

May 21, 2018
9:30 a.m.

B E F O R E:
FREDERICK PAROLA, Executive Director and
Chief Executive Officer

Denise Mantekas,
Court Reporter

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

TOWN OF HEMPSTEAD LOCAL
DEVELOPMENT CORPORATION
350 Front Street
Hempstead, New York 11530
BY: FREDERICK E. PAROLA, CEO

ALSO PRESENT:

Michael Lodato, Deputy Agency Administrator

1 MR. LODATO: Good morning. I
2 am observing that it is 9:30 in the
3 morning on the 21st of May, 2018.
4

5 We are here for a public
6 hearing regarding the Academy
7 Charter School in Uniondale. I will
8 now submit the hearing notice to the
9 stenographer to input into her
10 report.

11 "Notice is hereby given that a
12 public hearing pursuant to Section
13 147(f) of the Internal Revenue Code
14 of 1986, as amended (the "Code")
15 will be held by the Town of
16 Hempstead Local Development
17 Corporation (the "Issuer "), on the
18 21st day of May, 2018, at 9:30 a.m.,
19 local time, at 350 Front Street, Old
20 Courtroom, 2nd Floor, Hempstead, New
21 York 11550, in connection with the
22 following matters:

23 The Academy Charter School, a
24 duly organized and validly existing
25 not-for-profit New York education

1 corporation and exempt from federal
2 income taxation pursuant to Section
3 501(a) of the Code as an
4 organization that is described in
5 Section 501(c)(3) of the Code,
6 having an office at 117 North
7 Franklin Street, Hempstead, New York
8 11550 (the "School"), has applied to
9 the Issuer, to (i) issue its
10 Tax-Exempt Revenue Bonds, Series
11 2018A (The Academy Charter School
12 project), under Section 145 of the
13 Code, in an amount presently
14 estimated to be approximately
15 \$21,000,000, but not to exceed
16 \$23,000,000 (the "Series 2018A
17 Bonds"), and its Taxable Revenue
18 Bonds, Series 2018B (The Academy
19 Charter School Project), in an
20 amount presently estimated to be
21 approximately \$2,000,000, but not to
22 exceed \$3,000,000 the "Series 2018B
23 Bonds"; and, together with the
24 Series 2018A Bonds, the "Series 2018
25

Bonds").

The proceeds of the Series 2018 Bonds will be used by the School to finance and refinance the costs of the following: (A) the acquisition, construction, renovation, equipping and furnishing of an approximately 78,000 square foot one-story building for use as classrooms, administrative areas and related educational uses as a charter school serving students in grades K through 6 (the "Equipment" and "Improvements"), all located on an approximately 5.7 acres of land located at 100 Charles Lindbergh Boulevard, Uniondale, New York (the "Land"; and, together with the Equipment and Improvements, the "Facility"), (B) paying capitalized interest on the Series 2018 Bonds; (C) funding a debt service reserve, if required, for the Series 2018 Bonds, (D) funding a working capital

1
2 account, if required, for the Series
3 2018 Bonds, and (E) paying certain
4 costs of issuance of the Series 2018
5 Bonds (collectively, paragraphs (A),
6 (B), (C), (D) and (E) shall be
7 referred to as the "Project"). The
8 Project will be owned, operated
9 and/or managed by the School.

10 The proceeds of the Series 2018
11 Bonds will be loaned by the Issuer
12 to the School pursuant to the terms
13 of a Loan Agreement between the
14 Issuer and the School to pay the
15 costs of the Project. The Series
16 2018 Bonds will be a special
17 obligation of the Issuer payable
18 solely from loan payments made by
19 the School to the Issuer pursuant to
20 the Loan Agreement and certain other
21 assets of the School pledged to the
22 repayment of the Series 2018 Bonds.
23 The Series 2018 Bonds shall not be a
24 debt of the State of New York or any
25 political subdivision thereof,

1 including the Town of Hempstead, and
2 neither the State of New York nor
3 any political subdivision thereof,
4 including the Town of Hempstead,
5 shall be liable thereon.
6

7 A representative of the Issuer
8 will, at the above-stated time and
9 place, hear and accept written
10 comments from all persons with views
11 in favor of or opposed to either the
12 issuance of the Series 2018 Bonds,
13 the granting of other financial
14 assistance contemplated by the
15 Issuer or the location or nature of
16 the Project. At the hearing, all
17 persons will have the opportunity to
18 review the application for financial
19 assistance filed by the School with
20 the Issuer, and an analysis of the
21 costs and benefits of the proposed
22 Project.

23 Minutes of the hearing will be
24 made available to Hon. Laura A.
25 Gillen, Supervisor of the Town of

1
2 Hempstead. Approval of the issuance
3 of the Series 2018A Bonds by the
4 Town of Hempstead, through Hon.
5 Laura A. Gillen, is necessary in
6 order for the interest on the Series
7 2018A Bonds to be excluded from
8 gross income for federal income tax
9 purposes."

10 MR. LODATO: If anyone would
11 like to say anything, please come
12 forward. State your name clearly
13 and we will put it on the record.

14 MR. WALSH: Good morning,
15 Mr. Parola, Mr. Lodato. Kevin Walsh
16 is my name. I'm from the firm
17 Walsh, Markus, McDougal & DeBellis.

18 I'm here today with the Academy
19 Charter School on their application
20 for LDC assistance. With me today
21 is a team, a cast of thousands, as
22 they would say. I have Wayne
23 Haughton, the executive director of
24 the Academy Charter School, and some
25 of the folks that work at the

1 Academy Charter School. I have Sal
2 Ferrara if there are any questions
3 for the architect.
4

5 The Academy Charter School is a
6 tax-exempt 501(c)(3) school given a
7 charter of the State of New York
8 back in 2009. Under this charter,
9 the school operates a grade school,
10 a middle school, and soon to be a
11 high school in the Incorporated
12 Village of Hempstead.

13 The LDC is very familiar with
14 the Hempstead Charter School having
15 provided significant financial
16 assistance in funding this school in
17 the last eight years. In a few
18 moments, you will hear many people
19 speak of the success of the
20 Hempstead school. You should know,
21 however, that their success is
22 actually your success since they are
23 dependant on the assistance of you
24 and the Town of Hempstead and the
25 great valuable assistance you

1
2 provide.

3 In 2017, the Academy Charter
4 School was given the charter to
5 locate a grade school, a middle
6 school, and a high school within
7 Uniondale. That is the purpose of
8 this application.

9 Bishop Goldson, the chairman of
10 the Academy Charter School, located
11 a site at 100 Charles Lindbergh
12 Boulevard which is ideal to
13 accommodate a grade school, a middle
14 school, and a high school at one
15 location. This is the subject of
16 the hearing today.

17 The Academy Charter School is
18 requesting the LDC authorize the
19 issuance of tax-exempt bonds to
20 facilitate refurbishing the
21 one-story building located there and
22 the opening of the school which is
23 expected to be in September of this
24 year.

25 Students for the charter school

1
2 are being enrolled as they have been
3 in Hempstead School. It's a lottery
4 system with Uniondale students
5 getting priority. The lottery is
6 equally available to all Uniondale
7 students. Classes for grades K
8 through 3 have been set and there is
9 a waiting list.

10 I can speak about the success
11 of the Hempstead School, the quality
12 of the education the students are
13 receiving and the future leaders
14 being developed in Hempstead as a
15 result of the commitment of those
16 appearing before you. But the truth
17 is, I am still learning a lot about
18 the school myself. So I'd like to
19 turn this discussion over to the
20 Academy Charter School people to
21 explain better what they do and why
22 this application is so important.
23 Thank you.

24 MR. LODATO: I apologize, I
25 forgot to mention my name is Mike

1
2 Lodato. I'm with the Town of
3 Hempstead Local Development
4 Corporation. I am a corporate
5 administrator and I'm accompanied by
6 Frederick Parola. He is the CEO.

7 Would anyone else like to get
8 up and speak right now?

9 MR. HAUGHTON: Good morning,
10 gentlemen.

11 MR. PAROLA: Good morning.

12 MR. LODATO: Good morning.

13 MR. HAUGHTON: It is with
14 pleasure that we come before you one
15 more time soliciting your help and
16 your assistance as we seek to expand
17 the vision of the Academy Charter
18 School.

19 At the Academy Charter School,
20 our motto is learn, lead, and serve.
21 And as you can see in attendance
22 today is some of our good children
23 and what they have been able to
24 accomplish. We want to expand this
25 vision to improve our community.

1
2 And we believe that if we can assist
3 our children to learn today, lead
4 tomorrow and serve in the future, we
5 can actually transform the lives of
6 our young people.

7 At the academy, we have had a
8 stellar record. We have had
9 outstanding support and our results
10 have been remarkable. And I just
11 wanted to say thank you for what you
12 have done for us in the past and we
13 are seeking the same to continue in
14 the future to help to expand this
15 vision to another community. And in
16 that community, we think that we can
17 have just as much impact as we have
18 had in Hempstead.

19 We have the staff to support
20 that. We have the programs that
21 have been proven. We have extended
22 days for children which help to keep
23 our children engaged in a productive
24 way while their parents are at work.
25 We have a stellar program in terms

1
2 of our robotics program, our
3 science, our stem program. Overall,
4 we have presented a holistic
5 development, a holistic academic
6 program to our community, and we
7 have been successful. Our success,
8 you can see, have, you know, pushed
9 us to the top of the performance
10 table for New York State. We are
11 the top performing charter school on
12 Long Island, and we perform in the
13 top percentile of the state of New
14 York.

15 So we want to spread this high
16 stellar performance, and we believe
17 we can do it for Nassau County, not
18 just the Village of Hempstead. So
19 we solicit your help, and we thank
20 you for what you have done in the
21 past, and we are going to thank you
22 for what you are going to do in the
23 future.

24 MR. PAROLA: It's a pleasure to
25 see you.

1
2 MR. HAUGHTON: Thank you very
3 much.

4 We have some of our students
5 here, and we would like a couple of
6 them to speak to you for them to
7 speak to their intimate relationship
8 that they have had with the academy.
9 So without further ado, I'm going to
10 present two of our students, Kimani,
11 our student president, and he will
12 call his colleague right after to
13 speak to you.

14 MR. LODATO: Thank you.

15 MR. PAROLA: Thank you.

16 KIMANI PANTHIER: Good morning.

17 MR. PAROLA: Good morning.

18 MR. LODATO: Good morning.

19 ANIYA MCDONALD: Good morning,
20 members of the Board.

21 KIMANI PANTHIER: And thank you
22 for the opportunity to speak to you
23 today.

24 ANIYA MCDONALD: My name is
25 Aniya McDonald.

1
2 KIMANI PANTHIER: And my name
3 is Kimani Panthier.

4 ANIYA MCDONALD: Every day
5 adults make speeches about our
6 generation. They talk about issues
7 like education and how we use our
8 smart phones. They talk about
9 whether we are going to use
10 driverless cars or depend on an
11 artificial intelligence or whether
12 or not we are going to continue to
13 live on Long Island because of how
14 expensive it is here.

15 KIMANI PANTHIER: Our
16 generation is a topic of a lot of
17 discussion amongst adults.

18 ANIYA MCDONALD: Well.

19 KIMANI PANTHIER: Here we are.

20 ANIYA MCDONALD:
21 Representatives of that generation.

22 KIMANI PANTHIER: We are here
23 to let you know that these
24 representatives are really just
25 focused on one thing.

1 ANIYA MCDONALD: Our education.

2 We are not here to talk about any
3 other school or to compare them to
4 our own. But we know that for us,
5 the Academy Charter School has
6 allowed us the opportunity to
7 succeed and is preparing us for
8 college. We also believe that other
9 students like us deserve a chance to
10 be in a school like ours.

11 KIMANI PANTHIER: Our parents
12 and our teachers know that without
13 an education and an understanding of
14 the world around you there is no
15 future.

16 ANIYA MCDONALD: And that is
17 what the academy has built, a school
18 that is dedicated to one purpose,
19 educating people like us and those
20 students here from the younger
21 grades.

22 KIMANI PANTHIER: The academy
23 does more than teach history,
24 science, math and English.
25

1
2 ANIYA MCDONALD: They teach
3 respect, self respect, respect for
4 others and respect for education.

5 KIMANI PANTHIER: You see this
6 in the classrooms, in the hallways.

7 ANIYA MCDONALD: And even in
8 how we talk to one another.

9 KIMANI PANTHIER: We have
10 administrators and advisors here
11 this morning who can attest to why
12 building a new school will enable
13 the academy to reach even more
14 students than just me.

15 ANIYA MCDONALD: Or me.

16 KIMANI PANTHIER: Or the rest
17 of us in this hall. We are here to
18 talk about what this organization
19 and building means to us. This
20 request by our school isn't just
21 about a building, a contract, or
22 even some paperwork on your desk.

23 ANIYA MCDONALD: It's about us.

24 KIMANI PANTHIER: On behalf of
25 students like us, we ask that you

1
2 will approve our school's request
3 that will continually enable them to
4 create world class competitive
5 scholars that will learn today, lead
6 tomorrow and serve in the future.

7 ANIYA MCDONALD: As academy
8 stars, we pledge to be there every
9 day on time.

10 KIMANI PANTHIER: We will keep
11 ourselves and others safe.

12 ANIYA MCDONALD: We will strive
13 to have a positive attitude.

14 KIMANI PANTHIER: We will
15 always try to do and be our best.

16 ANIYA MCDONALD: We will
17 respect ourselves and others.

18 KIMANI PANTHIER: We will
19 accept responsibility for our
20 actions.

21 ANIYA MCDONALD and KIMANI
22 PANTHIER: Today we will learn,
23 tomorrow we will lead and serve.
24 Thank you.

25 MR. HAUGHTON: I just want to

1
2 tell you, these two students who
3 spoke are members of our champion
4 debate team that competed at Harvard
5 a couple of months ago and they did
6 very well. So we just want to tell
7 Kimani and Aniya McDonald that we
8 are so proud of them. They are
9 products of the academy.

10 We have one more person we'd
11 like you to hear from, a parent that
12 lives in Uniondale, the prospective
13 location that we want to do our new
14 school.

15 MS. ONEIL: Good morning,
16 everyone.

17 MR. PAROLA: Good morning.

18 MR. LODATO: Good morning.

19 MS. ONEIL: My name is Sandra
20 Oneil. I am a parent of a student
21 in the Academy Charter School,
22 actually, two students. I have a
23 son in the 1st grade, and my
24 daughter is in the 9th grade.

25 I started this process early on

1
2 when the academy first opened in
3 2009 with my daughter in the 1st
4 grade. And I've grown in the school
5 since then, becoming the PTO
6 president and being a voice for the
7 parents of the academy.

8 The academy did a great job
9 educating my scholars, my students.
10 And now that we are making a move to
11 Uniondale, where I actually live, my
12 son will be one of the students who
13 is going to be enjoying that
14 Uniondale facility.

15 The academy has taught my
16 children character, has taught them
17 how to speak to each other, how to
18 be respectful of adults, and has
19 given them a great education.

20 So we just want to ask you to
21 approve what is before you today.
22 It's not just about pens and papers
23 and bricks and borders. You're
24 action is actually affecting the
25 lives of real people who will, as

1
2 they say, learn today, lead
3 tomorrow, and serve in the future.

4 We're big on service. So when
5 you are here, and if you go to your
6 retirement, you're going to need
7 somebody to pay that Social Security
8 bill for you, these are the kids
9 that will be having that education
10 that will be working to help to
11 foster a better environment for all
12 of us who live in this community.

13 Again, as I said, I'm going to
14 be a recipient of that because my
15 child is going to Uniondale. And we
16 just ask that you see fit to approve
17 the request before you today and
18 have us have the opportunity to help
19 to serve our community better.

20 Thank you very much.

21 MR. LODATO: Thank you.

22 MR. WALSH: I think that's it,
23 Mr. Parola.

24 MR. PAROLA: Just let me say
25 that our Board isn't here, but this

1 transcript will be conveyed to them,
2 so it's just not words that are
3 lost. And Michael and I will quite
4 obviously speak to the Board and
5 actually vote to commend our
6 recommendation quite obviously that
7 there is no doubt that this is the
8 kind of project that we take great
9 pride in. And actually, we're
10 fortunate that you came to us to do
11 this kind of, almost the Lord's
12 work, in my opinion.

13
14 So, wonderful presentation,
15 terrific facility. We're glad
16 you're back to us. We look forward
17 to seeing you again.

18 With that, I'll turn it back to
19 Michael.

20 MR. LODATO: Would anyone else
21 like to say anything? We're just
22 going to keep it open a few minutes
23 more in case we have any other
24 people showing up.

25 MR. BENJAMIN: Good morning.

1
2 My name is Reginald Benjamin. I
3 represent ABBA Leadership Center,
4 which is a nonprofit organization in
5 the Village of Hempstead. Prior to
6 that, for three years, I was
7 associated with the downtown
8 redevelopment project s a
9 consultant.

10 Part of my role was to prepare
11 and train people to take advantage
12 of the job opportunities that was
13 supposed to come out of that.
14 Obviously, that project haven't gone
15 forward, so I was in somewhat of a
16 trap, having all of these young men
17 and women who wanted to go to work
18 and having no work and are lined up
19 with the people that is associated
20 with this project. We had over 60
21 people work in the school that they
22 have already built, and we have men
23 and women working in the school that
24 they are in the process of building
25 right now.

1
2 This particular group of
3 individual, and I'm very proud of
4 Bishop Goldson and what he is doing,
5 giving people an opportunity to get
6 an education, but at the same time
7 giving the families of these same
8 children an opportunity to have
9 meaningful employment, giving them
10 entry-level jobs, putting them to
11 work, training them.

12 The organization itself paid
13 for several OSHA training for my men
14 and women. And I have over 1200 of
15 them waiting to go to work. And
16 this is the only company, industry
17 that gave them an opportunity to go
18 to work.

19 So I'm here to advocate that
20 this is the type of thing that can
21 embetter our community educationally
22 and reduce some of the poverty that
23 seem to crowd the Village of
24 Hempstead. So I'm here to say I'm
25 in full support of this, and I know

1
2 that they are gonna do the right
3 thing in terms of giving people an
4 opportunity to go to work and get
5 the training they need to become
6 productive members of our
7 communities.

8 MR. LODATO: Thank you.

9 MR. PAROLA: Thank you. We
10 know the good work that you do in
11 the community. Thank you for your
12 support.

13 MR. LODATO: Is there anyone
14 else that would like to sign in that
15 would like to speak?

16 MR. PAROLA: I know we have a
17 lot of late new arrivees, including
18 some professionally clothed
19 youngsters that showed up during the
20 last speaker. If there is anyone
21 else that would like to be heard,
22 we'd certainly be delighted to hear
23 from you.

24 Your presence also articulates
25 the kind of support that this

1
2 institution receives which is very
3 important as well.

4 JASMINE COLE: My name is
5 Jasmine Cole.

6 MR. PAROLA: Good morning. How
7 are you?

8 JASMINE COLE: Hi.

9 MR. PAROLA: Take a deep breath
10 and speak to that nice lady.

11 JASMINE COLE: My name is
12 Jasmine Cole and I'm going to say
13 what I enjoy about being an academy
14 scholar.

15 Being an academy scholar comes
16 with many happy memories and huge
17 benefits in our school. We are able
18 to express our ideas without
19 judgment. We also have very
20 experienced teachers who guide and
21 motivate us through thick and thin.
22 These features make my learning
23 experiences extremely joyous.

24 What I enjoy the most about
25 being a scholar at the Academy

1 Charter School is teamwork,
2 cooperation, creativity, and most of
3 all, the respect we show each other.
4 In the academy, the activities we do
5 consist of a tremendous amount of
6 work. I enjoy teamwork because
7 bonding with your peers to
8 accomplish our goal is amazing and
9 can teach you life lessons. I enjoy
10 the creativity at the academy
11 because our school provides many
12 programs to enhance how we perceive
13 the world. This means activities
14 like art, music and writing. In
15 these activities, we do what we
16 believe and learn other people's
17 philosophies to benefit all of our
18 life skills in the academy. We also
19 have a huge no bullying policy.
20 This means that everyone is expected
21 to show gratitude and respect even
22 if they don't approve of others
23 actions.

24
25 The Academy Charter School

1
2 goals are to promote peace and
3 positivity and to eliminate all
4 negative thoughts and actions. I
5 enjoy this because everyone is equal
6 no matter what their differences may
7 be. I believe that every individual
8 should come to our school if they
9 want to be successful.

10 The advice I would give other
11 scholars is to take the initiative,
12 work hard, and study as much as you
13 can. Always take your learning a
14 step further to grow your full
15 potential. Thank you for your time.

16 MR. PAROLA: Thank you.

17 MR. LODATO: Would anyone else
18 like to be heard?

19 MR. PAROLA: That was terrific.
20 If we just heard from her, that
21 would have been enough.

22 Would anyone else like to be
23 heard?

24 MR. STAPLETON: Good morning.

25 MR. PAROLA: Good morning. How

1
2 are you?

3 MR. STAPLETON: Pretty good.

4 MR. PAROLA: Terrific.

5 MR. STAPLETON: My name is
6 Nicholas Stapleton. I'm the Chief
7 Academic Officer for Academy Charter
8 School.

9 Over the years, it gave me
10 great joy to see the kind of
11 progress that we made on our
12 students at our Academy Charter
13 School in Hempstead. Our students
14 are thriving.

15 In a comparison, and you look
16 at the local geography in the local
17 school districts, our students are
18 fast outpacing or performing the
19 students, not only the Hempstead and
20 Uniondale, but a similar comparison
21 to students in Garden City.

22 Over the past two years, we've
23 been listening to our parents and
24 other parents from the Uniondale
25 community, "Why can't you create

1 something similar in Uniondale as
2 you do in Hempstead?" So I said,
3 "Why?" And their response deal with
4 a choice in terms of where to send
5 their kids to create quality
6 educational services.
7

8 So by replicating our practices
9 here at Hempstead to Uniondale --
10 which includes a strong focus on our
11 rich curriculum, including
12 technology - and lately, everyone
13 I've heard about on stem, students
14 being in robotics, students prefer
15 that opportunity.

16 In addition, our students have
17 the luxury of having two adults in
18 every classroom. That means greater
19 focus on student learning. They
20 have a longer school day which means
21 greater focus on student learning.
22 And most of all, we preparing them
23 to be world class scholars with a
24 deep, rich curriculum focused on
25 character development.

1
2 So in terms of replication, we
3 are quite positive and we are quite
4 assured we can create also great
5 school in Uniondale. Thank you for
6 the opportunity.

7 MR. PAROLA: Thank you.

8 Would anyone else like to be
9 heard?

10 MR. LODATO: If no one else
11 would like to be heard, we are going
12 to close this public hearing at 9:50
13 sine die.

14 (Time noted: 9:50 a.m.)
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CERTIFICATION

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 21st day of May, 2018.

DENISE MANTEKAS

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