

**AMENDED
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
AGENDA
Tuesday, March 18, 2025, 9:00 AM**

- A livestream of the meeting may also be viewed at www.tohida.org . Select "Watch Meetings"

The Agenda will include but not be limited to:

AGENDA:

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

VILLAGE BUSINESS:

Village of Freeport: None

Village of Hempstead:

- Discussion regarding possible Termination of Benefits for **Harris Beach 50 Clinton** (formerly Alphamore LLC assigned to court-appointed receiver Keith Corbett, Harris Beach Murtha PLLC) 50 Clinton Street, Hempstead, for non-compliance

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- Consideration of an Inducement Resolution for **SDL Bellmore LLC**, 1373 Bellmore Road, North Bellmore
- Consideration of a Tenant Consent for **Valley Stream Green Acres**, 2034 Green Acres Mall – **Porta Bella 259 Fordham LLC**
- Consideration of a Tenant Consent for **Valley Stream Green Acres**, 2034 Green Acres Mall – **Asma's Threading Place Inc.**
- Consideration of a Tenant Consent for **Valley Stream Green Acres**, 2034 Green Acres Mall – GCI Restaurant Group dba **China Experience**
- Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – **Shake Shack New York LLC**
- Consideration of a Tenant Consent for **Equity One Northeast/Regency Centers - Trader Joe's**, 900 Old Country Road, Westbury
- Consideration of a Tenant Consent for **Equity One Northeast/Regency Centers – Golden Hour Nails**, 900 Old Country Road, Westbury
- Discussion regarding Surrender of IDA Private Bond Allocation to Nassau County Local Economic Assistance Corporation (NCLEAC) to assist in financing for The Gardens at Buffalo LLC, 80 Albany Avenue Freeport

NEW BUSINESS - Other:

- CEO's Report

- Compliance Review 2024 and Synopsis of 2024 Annual Compliance Data
- Appointment of Compliance/Contracting Officer
- Consideration and Adoption of the 2024 Annual Financial Report
- Consideration and Adoption of the 2024 Audited Financial Statements
- Consideration and Adoption of the Mission Statement and Measurement Report
- Consideration and Adoption of the Property Disposition Policy
- Consideration and Adoption of the Operations and Accomplishments 2024
- Consideration and Adoption of the Procurement and Purchasing Guidelines
- Consideration and Adoption of the Board Self Evaluation Policy and Procedures
- Consideration and Adoption of the Code of Ethics
- Consideration and Adoption of the Investment Policy and Guidelines
- Consideration and Adoption of the Assessment of Effectiveness of Internal Controls

OLD BUSINESS:

- Summary of Board Member Self-Evaluations (tabled from February)

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- Consideration and Adoption of the Minutes of February 25, 2025

REPORT OF THE TREASURER:

- Consideration of a Fund Balance Transfer for Post Retirement Health Insurance
- Financial Statements and Expenditure List: February 19, 2025 – March 11, 2025

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT

Chairman Approval: 3/6/25

Amended: 3/12/25



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MEMO

To: Edie M. Longo
Deputy Executive Director and Chief
Financial Officer

From: Shanna Athas
Leasing Agent – Regency Centers

CC: Jack deVilliers – Managing Director –
Regency Centers
Stefanie Giordano Executive
Assistant and Office Manager–
Regency Centers

Date: January 31, 2025

Subject: Proposed New Lease
900 Old County Road

Below please find information regarding the above-referenced sub-tenant:

Tenant – Golden Hour Nail & Head Spa

Approximate Sq. Ft. – 3,859 sf

Use of Space – Tenant will use the Premises for the operation of a nail salon offering high-end manicures and pedicures, facials, head spa, and massages and for no other purpose.

Term of Lease – Ten (10) Year Primary Term with One (1) Five (5) Year Option

Estimated Employees – 20 employees

Estimated Payroll – Technician - \$16.00 per hour plus tips

Please let me know if you require any additional information.

Warm Regards,

Shanna Athas
Leasing Agent

203-863-8259

[Shanna Athas@regencycenters.com](mailto:Shanna_Athas@regencycenters.com)

Regency Centers

CC: Jack deVilliers – Managing Director – Regency Centers

Stefanie Giordano – Executive Assistant and Office Manager – Regency Centers