

AMENDED
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
AGENDA
Tuesday, April 22, 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:

- Consideration of an Inducement Resolution for **Main Street Hempstead Apartments Amended**, 257 Main Street, Hempstead
- 3 Year Hempstead Village PILOT Reviews
- Update on Fire Marshall violations for **Harris Beach 50 Clinton** Street, Hempstead

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- Consideration of a Tenant Consent for **Valley Stream Green Acres – Seiku Group LLC dba Quickway Hibachi**, 2034 Green Acres Mall , Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres – LaserAway**, 2034 Green Acres Mall , Valley Stream
- Consideration of a Tenant Consent for **900 Stewart Avenue Holdings – Miller & Caggiano, LLP**, 900 Stewart Avenue, Garden City

NEW BUSINESS - Other:

- CEO's Report
- Discussion: Employment Shortfalls

OLD BUSINESS: None

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

- Consideration and Adoption of the Minutes of March 18, 2025

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: March 12, 2025 – April 15, 2025

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT



Direct Dial: (214) 373-5233
E-Mail: tina.barry@macerich.com

March 31, 2025

Via Email arlyeam@hempsteadny.gov

Arlyn Eames, Deputy Financial Officer
Town of Hempstead Industrial Development Agency
350 Front Street
Hempstead, New York 11550

Re: IDA Approval of Tenant Sublease
Valley Stream Green Acres LLC 2015 Facility
2034 Green Acres Road South, Valley Stream, NY 11581

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Greenberg Traurig LLP, attached please find sent directly to you a copy of the tenant sublease for your approval in accordance with Section 9.3 of the Lease Agreement dated May 1, 2015 for the above referenced location ("Valley Stream Green Acres Lease") related to the following:

- **Size of Premises:** 1,680 square feet
- **Tenant:** LaserAway, LLC, a California limited liability company d/b/a LaserAway
- **Address:** 1139 Green Acres Mall, Suite C, Valley Stream, NY, 11581
- **Estimated employees:** 2 FTE
- **Estimated average salaries:** \$63,326.00 annually

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Valley Stream Green Acres Lease as indicated in Nancy Rendos' 7/15/15 memo to you.

Please note, there is no NDA requested in connection with this Lease.

Please confirm your approval of the lease and execution of the resolution by the TOHIDA approving the lease by a reply email to me so I may proceed with execution of the tenant sublease as soon as possible. If you have any questions in the meantime, please do not hesitate to contact me at 214.373.5233.

Sincerely,

A handwritten signature in cursive script that reads "Tina Barry".

Tina Barry
Paralegal

cc: Daniel J. Baker, Esq., via email (dan.baker@gtlaw.com)
Edie Longo, edielon@hempsteadny.gov (with attachments)
Terance Walsh, Nixon Peabody, via email twalsh@nixonpeabody.com (with attachments)
Emma Feary, Nixon Peabody, via email efeary@nixonpeabody.com (with attachments)
Eric Brenner, Nixon Peabody, via email ebrenner@nixonpeabody.com (with attachments)
Nancy Rendos (via email nancy.rendos@macerich.com)
Joe Floccari (via email joe.floccari@macerich.com)