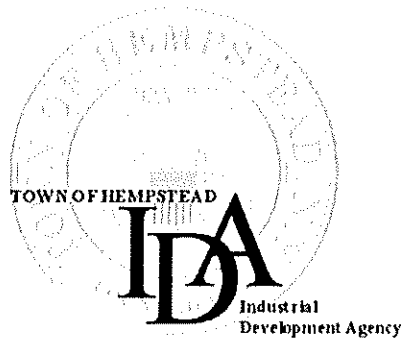


Frederick E. Parola
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037
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**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
June 17, 2025, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead**

Agenda: Village Business: Village of Freeport: None, Village of Hempstead: Update by Keith Corbett on Fire Marshall violations for Harris Beach 50 Clinton Street, Hempstead, **New Business:** – Consideration of a Tenant Consent for Valley Stream Green Acres – TCB Green Acres LLC GC Mall Café LLC dba Paris Baguette, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Tony's Tacos, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Sephora, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream – N.T Nail & Spa Inc. dba Victoria Nails & Spa Inc., 2034 Green Acres Mall, Valley Stream, **Other - CEO's Report, Old Business: None, Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of May 20, 2025, **Report of the Treasurer:** Financial Statements and Expenditure List: May 14, 2025 – June 10, 2025, **Committee Updates, Executive Session, Adjournment**

Those in attendance:

Tom Grech, Acting Chairman
Eric C. Mallette, Treasurer
Jerry Kornbluth, Board Member
Robert Bedford, Board Member
Jill Mollitor, Board Member

Also in attendance:

Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator
Paul O'Brien, Phillips Lytle LLP
Barry Carrigan, Nixon Peabody
John E. Ryan, Agency Counsel
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Village of Hempstead:

Tanya Carter, Village of Hempstead Member

Excused:

Jack Majkut, Secretary
Guy Savia, Board Member
William Miller, Village of Hempstead Member

The meeting was called to order at 9:01 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public. There was no public comment.

Village of Freeport: No New Business

Village of Hempstead:

Update on Fire Marshall violations for Harris Beach 50 Clinton Street, Hempstead: Edie Longo addressed the board on any updates we have on Harris Beach. Edie Longo has emailed Kieth Corbett she has not received a response to date. We have not received any correspondence from Harris Beach on the Fire Marshall violations. The Board requested he appear at the July meeting or face consideration of being terminated.

New Business:

Consideration of a Tenant Consent for Valley Stream Green Acres – GC Mall Café LLC dba Paris Baguette, 2034 Green Acres Mall – Rev. Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres –GC Mall Café LLC dba Paris Baguette, Green Acres LLC, a New York limited liability company dba Paris Baguette. The tenant will occupy approximately 2,513 square feet of space and create approximately (28) jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Tony's Tacos G.A.M LLC: Jerry Kornbluth made a motion to approve a Tenant Consent for Valley Stream Green Acres – Tony's Tacos G.A.M LLC., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 3,085 square feet of space and create approximately (15) full-time jobs. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Sephora USA, Inc.: Robert Bedford made a motion to approve a Tenant Consent for Valley Stream Green Acres – Sephora USA, Inc, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 5,284 square feet of space and create approximately (13) full-time jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – N.T. Nail Spa Inc.: Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres – N.T. Nail Spa Inc, a New York corporation, dba Victoria Nails & Spa, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 4,977 square feet of space and create approximately (19) full-time jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

New Business -Other:

CEO Report: Fred Parola provided the Board with a copy of the CEO Report.

Old Business:

Reading and Approval of Minutes of Previous Meeting(s):

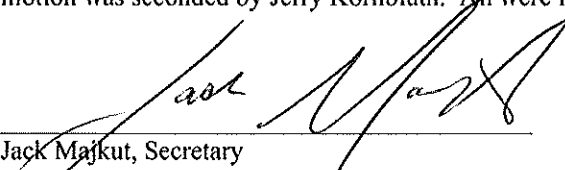
Minutes of May 20, 2025, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of May 20, 2025. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for May 14, 2025 – June 10, 2025.

Committee Updates: There were no updates.

Executive Session: There was no executive session

Adjournment: With all business concluded. Robert Bedford made a motion to adjourn the meeting at 9:13 a.m.. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.


Jack Majkut, Secretary
June 15, 2025