



Todd Shapiro
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Bob Belber
General Manager
MVP Arena
51 South Pearl St
Albany, NY 12207

cc:
Dan McCoy
Albany County Executive
Members of the Albany County Legislature

Dear Mr. Belber, County Executive McCoy, and Esteemed Members of the County Legislature,

I hope this letter finds you well. I am writing to express interest in taking over the location currently occupied by Beignet Bellies at 51 South Pearl Street, Suite 5, in Albany. We would like to propose replacing Beignet Bellies with a new dining concept: West Avenue Chicken, based in Saratoga, New York that would be operated by Toma Hospitality Group, LLC. We would like to request a five year term for the 950 square foot space and would pay \$17 per sq ft for rent plus \$2 per sq ft for common area maintenance for a total of \$19 per sq ft.

West Avenue Chicken has garnered significant acclaim, recently being awarded "Best Chicken in the Capital Region" by the Times Union. We believe its reputation for quality food would be a fantastic addition to Albany, particularly at this prime location near the MVP Arena. Our team is prepared to fulfill all obligations under Beignet Bellies' existing three-year lease agreement and bring in this exciting new venture to serve the local community and visitors alike.

While waiting for your proposal to be approved, the current tenant will be changing the menu with a concentration on BBQ chicken, pulled pork and brisket. The Beignet Bellies business will continue to operate with a new menu until the proposed new lease is approved and issued.

I have worked out an agreement with the current tenant at 51 S Pearl St., 5L, Josita Walker of Beignet Bellies, whereas I would provide funding for her to continue to operate and pay her rent until Albany County grants approval to officially take over the space with a new lease issued by the Albany County Attorney's office.

With the proven success of The War Room Tavern and the experience of its owners, combined with West Avenue Chicken's award-winning menu, we are confident this transition will enhance the culinary landscape of Albany. This project would continue the area's momentum as a destination for both locals and tourists attending events at MVP Arena and nearby attractions.

We would welcome the opportunity to meet with you to discuss this proposal in more detail and ensure it aligns with your vision for the property. We are eager to collaborate with all relevant stakeholders to ensure a seamless and successful transition.

Thank you for your time and consideration. We look forward to the possibility of bringing this new concept to Albany and working with you to make it a reality.

Regards,

A handwritten signature in black ink, appearing to read "Todd Shapiro".

Todd Shapiro
Toma Hospitality Group, LLC
c: 516-312-6573