

Minutes of the Chinatown District Management Association (CDMA – aka BID) Meeting
February 2, 2012
4:00 – 5:30 PM
The Chinese Consolidated Benevolent Association
62 Mott Street
New York NY 10013

CDMA Interim Board Members Present:

Jimmy Cheng, United Fujianese American Association
Kenneth Cheng, Fukien American Association
Nolan Cheng, Law Offices of Nolan Cheng
Peter Cheng, Chinatown Partnership Local Development Corporation
Priscilla Cheung, eRxCity Corporation
Stephen Cheung, D.H. Realty & Management
Anthony P. Colombini, Esq., Chu and Partners
Eddy Eng, Small Business Services, Mayor Michael Bloomberg's office
Frank F. Gee, Gee Poy Kuo Association
Dr. Wilson Ko, Multispecialty Physician Group
Philip Lam, Green City Realty
Meng Lao, representing Jack Eng, Chinese Consolidated Benevolent Association
Peter Lau, Confucius Pharmacy
David J. Louie, David J. Louie, Inc.
Dr. Chun Ka Luk and Bernice Luk, Broadway Chinatown Realty
Gabe B. Mui, the American Legion Lt. B.R. Kimlau Memorial Post 1291
John Pasquale, PEP Realty
Michael Salzhauer, Benjamin Partners
Sio Wai Sang, Golden Jade Jewelry
William Su, Grand Hotel
Matt D. Viggiano, Council Member Margaret S. Chin's office
Tony C. Wong, Wong & Co., CPA's
Wellman Wu, Kam Man Food, Inc.
Jimmy Yan, Manhattan Borough President Scott Stringer's office
Chih-Ping Yu, Lin Sing Association

Other Class E Representatives:

Mary Cooley, Senator Daniel Squadron's office
Karen He, Assembly Speaker, Sheldon Silver's office
John K. Leo, Community Board #3
Michael Levine, Community Board #1
Iris Quinones, Hon. Nydia Velazquez
P.O. Nicky Teo, NYPD 7th Precinct
P.O. Sue Too, NYPD Community Affairs Bureau
Antony Wong, Community Board #2
Xiao Min Zhao, Council Member Margaret S. Chin's office

Chinatown Partnership

Wellington Chen
Shu Mei Guan Chow
Lamgen Leon
Tony Wong

The meeting was called to order at 4:05 p.m.

David Louie welcomed everyone and started the meeting off with a blessing performed by Tony C. Wong.

Members of the Interim Chinatown BID Board introduced themselves, and Mr. Louie asked everyone to review the minutes from the last meeting that was already posted on the Chinatown BID's website within three days of the BID's January meeting.

Clarification was made in that the Interim Board members listed on the minutes do not represent the complete board, but just the members that were present at the last meeting.

Michael Salzhauer questioned the procedures of posting the minutes without the review and approval of the board first as it is typically done. Both Mr. Louie and Wellington explained that they already posed this question to the office of Council Member Chin, and the response was that it was the City Council's ruling. However, Council Member Chin's representative, Matt Viggiano, will ask the City Council to review whether to allow posting of the minutes within three business days after the Board's approval as the standard operating procedure.

Motion to approve the minutes of January 5, 2012 passed unanimously.

Eddy Eng reminded everyone that the BID needs to work on the Incorporation papers, the by-laws and the Executive Committee needs to sign an agreement with the Chinatown Partnership, unless the BID hire an Executive Director. He also reminded that the incorporation documents will need an organization name.

Wellington emphasized based on outreach feedbacks that the (real) final BID's name needs to be diverse and not offend or leave out anyone or sectors or industries, but we need a name for incorporation purpose for now, and there will be a DBA under the official name similar to other BIDs.

After discussions on whether to choose either a cleaner or a lengthier name, the name of "CHINATOWN DISTRICT MANAGEMENT ASSOCIATION, INC." with a 15 to 9 vote was selected over "Chinatown Business Improvement District Management Association, Inc."

The By-laws Committee has been working very hard on the by-laws and will have a preliminary draft soon.

Presented for review was the "Draft Committee Survey" based on the preliminary feedback from the previous meeting. Michael Levine asked the difference between "Program Service Committee" and "Program Development Committee". Wellington explained that the latter one is basically the same as fundraising and marketing. All these committees need to work alongside with the Chinatown Partnership as tandem.

Motion to change the "Program Development Committee" to "Fundraising and Marketing Committee" passed unanimously.

Eddy Eng agreed to Co-Chair with Frank Gee the Fundraising and Marketing Committee. Peter Cheng also announced that he would like to join and Chair the Nomination Committee.

Motion to approve all the Committees chairs as indicated in the "Draft Committee Survey" results pending their acceptance passed unanimously.

Treasurer Report

Tony Wong reported that the board needs to decide on the fiscal year and the billing date for the BID. There are two options: 1) start the billing in July 1, 2011, when Chinatown Partnership started paying the expenses for the BID; or 2) October 1, 2011 when the BID was officially approved and the Partnership extended the service to the entire BID's service area.

Eddy Eng mentioned that once the BID decided on the billing date, the property owners will receive the bill in April, and once the BID's bank account is set, the BID will receive 75% of \$1.3 million dollars (the BID's budget), and 50% of the FY 2013's Annual Budget by July 2012.

After all the considerations and discussions, the motion to approve the Chinatown District Management Association's fiscal year as July 1 to June 30; and start the DMA assessment billing on October 1, 2011, passed unanimously.

Eddy Eng also suggested using a special occasion to announce the billing to the community and in a positive way.

Acknowledgment of Chinatown Partnership

Wellington reported that the Chinatown partnership has been paying for all the BID's expenses since July of 2011 and is now in a cash flow situation. The Partnership already laid-out more than \$200,000 dollars for the BID and cannot sustain forever in this fashion.

David Louie acknowledges all the works the Partnership's board has done for the BID and suggested a donation or reimbursement to the Partnership for the expenses they had incurred once the BID receives its funding.

Motion to approve the reimbursement to the Chinatown Partnership of necessary and verifiable expenses related to the BID from July 1, 2011 until the BID receives its own funding passed unanimously.

Wellington reported that the Department of Transportation requested a letter of support from the BID for the Wayfinding project. This \$1.9 million dollars project is funded by the Lower Manhattan Development Corporation (LMDC) and the Manhattan Borough President Office. It requires some money upfront before seeking reimbursement request. .

Per BID board's request Wellington will write the letter and will circulate among the BID Interim Board Members. Motion to write a letter of support for DOT passed unanimously.

Stephen Cheung suggested having a BID monthly meeting until the BID settles down. Motion to approve a monthly meeting passed unanimously.

Peter Cheng requested the contact list of the BID Interim Board members for all members.

Motion to have the last three BID interim board members to attend future meeting to pay for the meeting's refreshment passed unanimously.

The meeting adjourned at 5:35 P.M.