



**CHINATOWN B.I.D.**  
BUSINESS IMPROVEMENT DISTRICT  
華埠商業改進區

**Minutes of the Chinatown District Management Association, Inc. Board Meeting  
(CDMA – aka Chinatown B.I.D.)**

**December 6, 2018**

**3:00 – 4:30 PM**

**62 Mott Street**

**New York NY 10013**

**CDMA Board Members Present:**

Nolan Cheng, Esq., Cheng, Yeung & Lee, PLLC

Stephen Cheung, D.H. Realty & Management

Anthony P. Colombini, Esq., Chu and Partners

Elaine Fan, representing NYC Comptroller Scott Stringer

Frank Gee, Gee Poy Kuo Association

Jacqueline Hsia, representing Congresswoman Nydia Velazquez

Philip Lam, Green City Realty, Inc.

Kenneth Ma, Mott Street Optical Group

Andrew Marcus, NYC Dept. of Small Business Services, representing Mayor Bill de Blasio

Rosie Mendez, representing Manhattan Borough President Gale Brewer

Gabe B. Mui, the American Legion Lt. B.R. Kimlau Memorial Post 1291

Patricia Tsai, Lin Sing Association

Sio Wai Sang, Golden Jade Jewelry

Dimas Vargas, New York Jewelers Exchange

Tony C. Wong, Wong & Co., CPA's

Frank Yee, Yee Fong Toy Association

**Chinatown Partnership:**

Wellington Chen, Lamgen Leon, Alice Liu

**NCheng Accounting Team:**

Carlos Norena, Vera Wong

**Guest:**

John K. Leo, Con Edison

The meeting was called to order at 3:08 p.m. and Mr. John K. Leo from Con Edison NY started with the Smart Meter presentation and Q&A.

After the Smart meter presentation, Gabe Mui continued the meeting by welcoming everyone, Tony Wong followed with the invocation and all board members were introduced.

Motion to approve the minutes of meeting from September 6, 2018 passed unanimously.

Wellington began with a PowerPoint presentation by informing the board of the City Council unanimously approval of the assessment increase along with 14 BIDs around the city including the Chinatown BID. He continued by informing the latest on the proposed detention center in Chinatown. He also reported about the ADA workshop that we helped coordinate with MOPD and will continue working with other agencies and organizations for more future events and the possibility of creating a legal defense fund to help small businesses among other options being explored.

Chinatown had a successful year with the increase of visitors by many indicators including by the number frequently of garbage collected and the Big Belly statistics. Many businesses have been affected by the recent cracked-down on store signs, and we have been in contact with SBS, elected officials and other BIDs to find solutions or help. We also have been helping small businesses to apply for Risk Assessments Sandy Grants and compliance tours saving thousands of dollars.

There are new update development on the Gateways to Chinatown Project as DOT already selected the finalist but required some adjustments, and will make the announcement and reaching out soon

The Nomination Committee reported on the nomination procedures and the following slate for the 2019 Annual Meeting were presented for review and discussion:

**CLASS A: PROPERTY OWNERS**

1. Mr. Kenny Chan  
*Fukien American Association*
2. Mr. Nolan Cheng  
*Cheng, Yeung & Lee, PLLC*
3. Mr. Anthony P. Colombini  
*Chu & Partners*
4. Mr. David Fu\*  
*San Kiang Charitable Association*
5. Mr. Philip Lam  
*Green City Realty, Inc.*
6. Dr. Chun Ka Luk  
*Broadway Chinatown Realty*
7. Mr. Kenneth Ma  
*Mott Street Optical*
8. Mr. Eric Ng  
*Chinese Consolidated Benevolent Association*
9. Ms. Patricia Tsai  
*Lin Sing Association*
10. Mr. Wellman Wu  
(Alternate, Mr. Hei Chan)  
*Kam Man Food, Inc.*

11. Mr. Frank Yee

*Yee Fong Toy Association*

**CLASS B: COMMERCIAL TENANTS**

1. Ms. Judy Ng\*  
*Flushing Bank*  
*(to replace Ms. Priscilla Cheung eRxCity Corporation)*
2. Mr. Sio Wai Sang  
*Golden Jade Jewelry*
3. Mr. Dimas Vargas  
*New York Jewelers Exchange*
4. Mr. Patrick Yau  
*First American International Bank*  
*(Change from Class A to Class B)*
5. John Yu  
*Kin Yu Realty*

**CLASS C: RESIDENTIAL TENANT**

1. Mr. Jimmy Cheng, *United Fujianese American Association*

\*New Proposed Board Members

Motion to pass above nomination slate passed unanimously and will be presented at the BID annual meeting in January.

The Treasurer reported that we currently have a deficit pending the assessment increase.

A list of 2019 meeting schedules/programs/events were distributed, and the Program Services Committee reported a presentation by a marketing company hired by other BIDs that will try to attract Chinese tourism from China and the potential of cashless payment was also discussed.

The Conflict of Interest form were distributed for completion and collected. Mr. Gabe Mui informed the board of his decision of not seeking re-election as chair to take a break after 5 years and encouraged interest board members to apply.

The Nomination Committee to convene a meeting before our annual meeting scheduled for January 24, 2019 to discuss officer nomination.

Motion to pass the Annual Meeting Record Date as December 31, 2018 passed unanimously.

The meeting adjourned at 4:15 P.M.