



**Minutes of the Chinatown District Management Association, Inc. Board Meeting  
(CDMA – aka Chinatown B.I.D.)  
December 16, 2021  
4:00 – 5:30 PM  
Wyndham Garden Chinatown Conference Room  
93 Bowery, 17/Floor**

**CDMA Board Members Present Via Zoom:**

Katrina Asante, representing NYC Comptroller Scott M. Stringer  
Ian Chan, representing District 1 Council Member Margaret S. Chin  
Andrew Chang, representing Manhattan Borough President Gale Brewer  
Nolan Cheng, Esq., Cheng, Yeung & Lee, PLLC  
Stephen Cheung, D.H. Realty & Management  
Anthony P. Colombini, Esq., Chu and Partners  
David Fu, San Kiang Charitable Association  
Lingxia Ye Kneller, representing NY Congressional District 12, Congresswoman Nydia M. Velazquez  
Emily Leng, representing NYS Senate District 26, Senator Brian Kavanagh  
Dr. CK Luk and Bernice Luk, Broadway Chinatown Realty  
Andrew Marcus, NYC Dept. of Small Business Services, representing Mayor Bill de Blasio  
Gabe Mui, American Legion Lt. B.R. Kim Lau Memorial Post 1291  
Judy Ng, Flushing Bank  
John Pasquale, PEP Real Estate  
Antony Wong, representing Community Board #2  
Tony C. Wong, Wong & Co., CPA's  
Frank Yee, Yee Fong Toy Association

**Chinatown Partnership:**

Wellington Chen, Lamgen Leon, Chelsea Yamada

**Guest:**

Deborah Buyer

The meeting was called to order and welcomed at 4:11 P.M. by Frank Yee, Tony C. Wong followed with the invocation.

Motion to approve the September 2, 2021 minutes of meeting passed unanimously with the correction of the typo "long-term".

Wellington started the meeting and the American with Disability Act (ADA) Task Force continued with the ADA presentation. After several meetings with the ADA Communities and interviewed of several lawyers, the ADA Task Force recommended the experienced ADA lawyer Jason Mischel for future referral services on ADA legal issues.

Motion to approve the referral services of Jason Mischel as the ADA legal consultant passed unanimously.

The conversion of the hotel located at 91 East Broadway into a homeless shelter was discussed at length, and some board members asked the BID for support, and if possible to donate \$3,000 to the non-profit Concerned Citizens of East Broadway for the legal defense fund against this proposed homeless shelter location. This non-profit organization is not against the shelter, but is demanding a fair share and they are strongly against this specific location. Also discussed was the rumor of another potential homeless shelter in our current operation center at 49 Madison Street as our lease will expire in late June 2022. It was suggested to discuss this issue with the current and newly elected officials and the Department of Homeless Services.

Motion to support the relocation of the potential homeless shelter from 91 East Broadway to a different location and if legally allowed for the BID to donate \$3,000 to Concerned Citizens of East Broadway legal defense fund passed with three abstentions.

The Nomination Committee reported that Frank Gee due to his schedules resigned from the board and also the passing of Wellman Wu this past year. The Committee received two new board applications one from a well-known lawyer to the community Edward Cuccia and another from a CPA Max Ng.

**CLASS A: PROPERTY OWNERS**

Mr. Stephen Cheung – D.H. Realty & Management

Mr. Anthony Colombini – Chu & Partners

Mr. Edward J. Cuccia\* – Edward J. Cuccia, P.C.

Mr. Gabe B. Mui – The Chinese American Veterans Memorial Building Committee

Mr. Max Ng\* - HGCPA, Corp.

Mr. John J. Pasquale – PEP Real Estate

Mr. Michael C. Salzhauer – Benjamin Partners

Mr. William H. Su – Grand Hotel

Mr. Dimas Vargas – New York Jewelers Exchange

Mr. Tony C. Wong – Wong & Co. CPA's

Mr. John K. Yu – Kin Yu Realty

Hei Chan (previously alternate) – Kam Man

Supermarket [one-year term to replace Wellman

Motion to approve the above nomination slate passed unanimously.

The Governance Committee continued with the introduction of a non-profit lawyer Deborah Buyer, she has been reviewing our By-laws and other policies. The Committee already had several Governance Committee meetings with her and she recommended some updated to conform with the Non-Profit Revitalization Act.

Motion to approve the amended By-Laws and updated policies passed unanimously.

The Finance Committee reported that there is nothing unusual, and as of end of October we have \$51,000 surplus and a reasonable amount of cash reserve in the bank.

William Skody the independent auditor recently met with the Audit Committee and presented draft of the FYE21 Audited Financial Statement and the Management Letter.

Motion to ratify the FYE21 Audited Financial Statement and Management Letter passed unanimously.

Andrew Marcus continued and informed the board of the SBS Avenue NYC \$100,000 grant awarded to the Chinatown DMA to conduct a Commercial District Needs Assessment survey and encouraged all board members, property owners, businesses owners and consumers to participate and to complete the survey.

Wellington reported the \$20 million NYS DRI grant was awarded to the Chinatown and surrounding community, SBS Doyers/Pell Streets Open Street \$28,000 grant and the DYCD \$10,000 supplemental Clean Street grant to the BID, a HPD grant to the Chinatown Partnership for the Community Land Trust that will help property owners with tax shelter and need supports from all board members

He followed with thanks and appreciations to all outgoing elected officials and their representatives for their contributions to the BID.

The next Chinatown DMA Annual Meeting is scheduled for January 27, 2022 via Zoom due to Omicron.

Motion to approve the annual meeting record date as December 31, 2021 passed unanimously.

The meeting adjourned at 5:45 P.M.