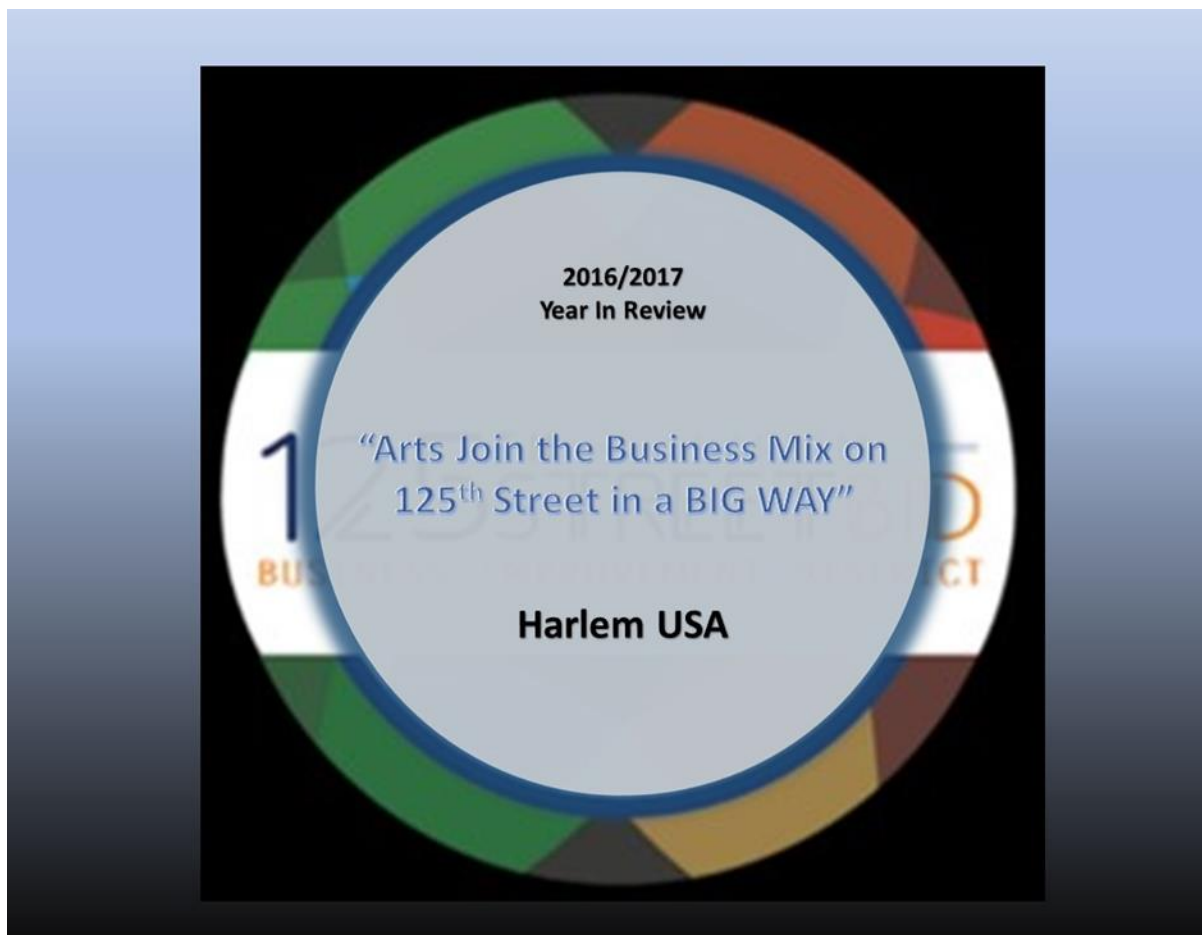


125th Street District Management Association, Inc.

24th Annual Meeting

September 19, 2017



125th Street District Management Association, Inc.

24rd Annual Meeting

Tuesday, September 19, 2017

10:30am to 1:00pm

AGENDA

10:30 – 11:30 Doors Open

- Registration, Networking, and Piped Music

11:30 BID Business Session

Mukarum Taheraly, Chairman and Barbara Askins, President & CEO

- Election of New Board Members
- Approval of the Budget
- Recognition of Board Members, Elected Officials, Community Leaders
- Harlem Healthy and Clean Campaign – **Dr. Hazel Dukes, Chair of Health and Human Services, CBD10**

11:55 Joe Tazewell, Director, NYC Regional Office, Empire State Development Corporation

**12:00 Guest Speaker, Don Peebles, Chairman & CEO, The Peebles Corporation
Economic Opportunities**

**12:10 Guest Speaker, Scott Metzner, Founder of Janus
Manhattanville Factory District**

12:20 Arts Panel

Moderator Yasmin Cornelius, VP Community Affairs, L & M Development Partners

Panelist Jonelle Procope, President & CEO, Apollo Theater

Panelist Thelma Golden, Director and Chief Curator, The Studio Museum in Harlem

Panelist Sade Lythcott, CEO, National Black Theater

Panelist Patricia Cruz, Executive Director, Harlem Stage

**12:50 Development Expert Commentary
Scott Auster, Managing Director, Grid Properties**

1:00 Adjournment



**Minutes of 125th Street District Management Association, Inc.
June 7, 2016
Apollo Theater Foundation, 253 West 125th Street**

Location: Apollo Theater 253 West 125th Street, 3rd Floor (Soundstage), New York, NY 10027

Present: Ross Jacobs, Jonelle Procope, James Simmons, Bernard Warren, , Mukaram Taheraly, Lisa Tucker, Lauren Coakley-Vincent, Nina Saxon, Deborah Gillyard, Diane Collier, Willie Walker, Victoria Mason-Aileyt, Kenneth Knuckles, Mark Irgang, Clinton Squires, Athena Moore, Betty Aquino

Absent: Roberto Fata, Joseph Tait, Ramona Lopez, Steven Feldman, Indhira Santana, Lermond Mayes, Georgette Morgan-Thomas

Jonelle Procope gave a brief welcome to guest and called up Bernard Warren to formally open the meeting.

The meeting was called to order: at 11:25 by Chairman, Bernard Warren who welcomed guest and called everyone's attention to page 3 in the Business Packet and the nomination slate. Bernard Warren also called for a motion for the 2015 Annual Meeting Minutes. Motioned was passed by Ross Jacobs and seconded by Scott Auster. The minutes were approved unanimously. Bernard Warren highlighted the Connect – The- Dots campaign, the Harlem Happenings App, and Pedestrian Footfall Counter. Bernard Warren also acknowledged Board Members that were in attendance.

11:30 am Recognition of Board Members, Elected Officials, and Special Guest -- Barbara Askins:

Barbara Askins welcomes and thanks Congressman Charles Rangel for attending the BID's Annual Meeting and invites the Congressman to the stage for a few words.

11:31 am Congressman Charles Rangel:

Congressman Rangel thanks the audience for attending and spoke about Keith Wrights run for office. Congressman Rangel goes on to speak about the famed Apollo Theater and Thanked Barbara for keeping the lights going and hopes and dreams. He then turned his attention to keynote speaker, John Banks and spoke about stabilization around housing and the role that Harlem would have. Rangel discussed the commitment he has to Harlem and the desire to keep Harlem as the center for African American culture. Before leaving the stage Congressman Rangel thanked the audience for their continued support, thanked Barbara Askins for the restoration of the Harlem Community and her work at the 125th Street BID.

11:37 am Recognition of Board Members, Elected Officials, and Special Guest -- Barbara Askins:

Barbara Askins recognized Councilmember Mark Levine and called him to the stage for a few words.

11:38 am Councilmember Mark Levine

Councilmember Mark Levine thanked Barbara Askins for her work at the 125th Street BID and mentioned the boost of the commercial corridor and the run of the organization. The Councilmember spoke about his desire to expand the BID to West to the River and that he would like to be a partner.

Barbara Askins called out Athena Moore – Manhattan Borough President Representative on the BID Board.

11:40 am Recognition of Board Members, Elected Officials, and Special Guest -- Barbara Askins:

Barbara Askins gets back on the stage and gives a special thanks to Alexia Nazarian, Nina Saxon, Scott Auster, Jim Simmons Kenneth Knuckles, Mark Irgan, Lauren Coakley-Vincent, Lisa Tucker, Athena Moore, Victoria Mason-Ailey, David Gmach, Jonelle Procope, Betty Aquino, Bernard Warren, Ross Jacobs, Diana Deborah Gillyard, Diane Collier, Willie Worker, 1st Pass Chair Joseph Searles, 3rd Pass Chair Eugene Giscombe ,and 1st Vice Chair Phillip Morrow.

Barbara Askins thanks BID Staff: Anthony Baker, Tasemere Gathers, Darlene Gillard, Angel Moore, Pascally Toussaint, Iman Jones.

Barbara Askins also thanks the following people: Curtis Archer, Londerl Davis, Higginson, Regina Smith, Larry Scott Blackman, Marian Philips, John Kalle, Daniel Blumenstein and Stephen Franciosa.

Presentation of Fiscal Year 2017 Budget – Bernard Warren

Action Item: Voting instructions and presentation of the Budget

Bernard announced that the budget is in the package. The BID is not seeking an assessment increase for FY 2017. The assessment budget will remain the same, \$1,005,793. \$49,000 Discretionary City Council Discretionary Funding from Councilwoman Inez Dickens is included in the budget to be used to improve sanitation services.

Presentation of Election Slate and Voting Instructions – Jonelle Procope

Action Item: Voting Instructions and presentation of the Nomination Slate

Discussion of Eligibility

Wille Walker – Re-election for Class E – Government and Community

Shermange Glover – New Elected for Class B – Commercial Tenant

Charles Jackson – New Elected for Class B – Commercial Tenant

Moving into FY 17 – Leading Towards the Future — Barbara Askins

Keynote Speaker — John Banks III

Bernard Warren introduced John Banks III to the podium.

John Banks gave the audience a brief overview of his biography and provided the audience with information on the Real Estate Board of New York (REBNY). The Real Estate Board of New York represents commercial and resident property. Currently, REBNY has roughly 17,000 members. John Banks III is involved with the following: tax policy, city planning, zoning, and land use. Moreover, John Banks III has been heavily involved with the legislation of 421A – a tax abatement to build housing. Below are some more details regarding 421A

- Designed to build any kind of building in New York and attempted to spur construction in the City of New York. The program is modified every 10 years.
- The Mayor wanted changes to what would be affordable. In the pass affordable was considered 80/20 compared to 75/25.
- 421A is currently has sun-set as an agreement regarding wages were not met however John Banks III has advised that he will continue to work on 421A. He is eager to develop a solution.

Additional Topics that were discussed:

- Sustainability Boot Camp. Sustainability Boot Camp was launched by the Mayor's Office. This boot camp brings building managers into operating building more efficiency.
- Air B&B. Air B&B allows property owners to rent apartments to visitors. Air B&B law precludes renters from renting their apartment. Both the Senate and Assembly are working to regulate Air B&B.
- Landmarks Timeline. Property Owners have a more sensible timeline regarding when landmarks status will be passed.

Harlem and Real Estate Development:

Harlem is a transit hub rich with history and cultural heritages such as: Taste of Seafood, Schomburg Center, The Studio Museum, National Jazz Museum, and the Apollo Theater. Also, Harlem has a diverse population and hence has a lot to offer with ongoing growth the development of Columbia University, Burlington Stores, and Whole Foods Harlem is the place to be.

Closing Remarks

Bernard Warren shared that he is excited that John took the call as the first African American to lead REBNY.

Barbara Askins stated that she is looking forward to working with John Banks more in the future.

Manhattan Borough President Gale Brewer stated that her commitment to continue working with the BID and to expand the BID's work West of Morningside.

Adjournment

Chairman Bernard Warren declared the meeting adjourned and thanked everyone for coming.

Meeting adjourned at 12:42 PM

Attendance Below:

Aquino	Betty	Carver Bank
Archer	Curtis	Harlem Community Development Bank
Auster	Scott	
Backman	Daniel	NYC Small Business Services
Badon	Antonia	
Barth	Erica	Harlem Yoga Studio
Bello	Stephanie	New York City Council
Besh	Janette	Carver Bank
Bibb	George	
Bishop	Michelle	Harlem Needle Arts
Blumenstein	Daniel	G.C
Brown	Deneane	Community Board
Brown	Carla	
Brown	Aleathia	Harlem Arts Alliance
Campbell	Corine	Artist
Campbell	Isseu Diouf	African Spot
Chiarull	Jenna	Stephen Franciosa
Christie	Jason	Halstead
Coakley-		Department of Small Business
Vincent	Lauren	Solutions
Collier	Diane	Manhattan Community Board #11
Cunningham	Daryl L.	Olive Garden
Davis	Vedelyn	Carver Federal Savings Bank

Downing	Lisa	Connections Real Estate Services
Drakeford	Holley	Giscombe Inc.
Dunn	Maritta	
Edwards	Emily	Columbus Amsterdam Bid
Fior, MSW	Margaret	The All Forney Center
Foxworth	Eugenia	Foxworth Realty
Francisca	Stephen	CPA
Gilliard	Debra	Community Board#10
Giscombe	Eugene	Giscombe Realty Group LLC
Gleaton	Stanley	CB10
Glover	Sharmange	Banana Republic
Gmach	David	Consolidated Edison
Goodridge	Franklin	Goodridge Insurance Brokerage
Greenwald	Drew	Grid Properties
Harley	Aquaria	Aloft Harlem Hotel
Higginson	Vy	Mama I want to Sing
Hill	Christa	Emblem Health
Irgang	Mark	Irgang Group
Jackson	Tisha	
Jackson	Charles	Metro PCS
Jacobs	Ross	Cogswell Realty Group LLC
Jemal	Joseph	Jem Realty
Johnson	Sandra	
Jones	Dwayne	
Jones	James	ACD Corp
Kalle	John	McRoberts
Kay	Kate	Lady Love Inc
Kinlock	Stephanie	Con Edison
Knuckles	Kenneth	Upper Manhattan Empowerment Zone
Kong	Chisu	Great Harmony Realty Corp
Levine	Mark	NYC Council
Lewis	Dominic	Essentials of Life
Lunke	Tom	HCDC
Martin	Elizabeth L.	E. L. Martin Partners LLC
Martin	Queen	Carter Magazine
Martinez	Noel	
Mason-Ailey	Victoria	Columbia University
Maynard	Winston	Goodrich Insurance Brokerage
Melendez	Fran	Olive Garden
Moore	Athena	MBPO
Morrow	Phillip	SOBRO
Nazarian	Alexia	Empire State Development
Niang	Mamadou	NextMedia
Nieves	Maria	Blink Fitness
O'Riley	Kathleen M.	New York City Police Department
Perry	Elaine G.	Perry Associates
Phillips, III	Marion	Empire State Development
Pinnock	Blondel	Carver Bank
Ramcharan	Gina	
Ridenour	Angela	The Positive Community
Roberts	Shelley	DSS Services , LLC
Roberts	Selwyn	DSS Services LLC

Robinson	Betty	Ecumenical Community Development Organization
Robinson III	Samuel C.	Citizens Care Day Care Center 3
Russell	Thelma	H&R BLOCK
Saxon	Nina	City Comptroller
Scott		
Blackmon	Larry	Fresh Direct
Searles	Joseph	Grid Properties
Sheares	Raymond	Forever Harlem
Simmons	James	Ares Management
Smith	Regina	HBA
Smith	Michael	NYS Assembly
Squires	Clinton	Cohens Fashion Optical
Stafford	Yvonne	
Stevens	Todd	Douglas Elliman Real Estate
Stevenson	Pat	Harlem News Group
Swain	Sybil	Halstead Properties LLC
Taheraly	Mukaram	Mustari Hardware
Thomas	Saundra	ABC7
Torres	Vinny	Community Board#11
Tucker	Lisa	17 west 125th Street
Tucker	Lisa	Halstead Properties
Turner	Edward	NYC Environmental Protection
Walker	Jessica	
Walker	Willie	NYS Office of General Services
Warren	Bernard	Webb and Brooker inc / Real Estate
Wattley	Charles	WBG property Advisors
White	Jamar	Buffalo Boss
Williams	Hubert	Artist
Williams	Marc	The Positive Community
Wilson	Valerie	ValincPR
Wong	Tiana	Columbus Amsterdam BID

125th Street District Management Association, Inc.
Election Slate
September 19, 2017

The following slate is being presented by the 125th Street District Management Association, Inc. for membership on the Board of Directors for the 125th Street Business Improvement District.

Voting Instructions: 4 voting boxes are throughout the room. Ballots are at the registration table. You must vote yes or no for the nominations and the budget.

Eligibility

- You must own property, own a business, or reside on 125th Street between Morningside and Fifth Avenue to be eligible to vote.
- If you are on the side streets within these boundaries and your building fronts 125th Street, you are eligible to vote.
- You must have registered your membership with the BID to be eligible to vote.

2017 Nomination Slate

Re-elect – 3 year term beginning July 1, 2017
Class A Property Owner – Ross Jacobs, Cogswell Realty
Class A Property Owner – Eugene and Roberta Fata, Fata Organization

Elect New Members – 3 year term beginning July 1, 2017
Class A Property Owner – Leah Abraham, Settiani
Class B Commercial Tenant – Olive Garden, Daryl Cunningham
Class B Commercial Tenant – Blinkfitness, Maria Nieves
Class B Commercial Tenant – T Mobile, Ann Taylor

**125TH Street BID
Budget for 2017 Fiscal Year
July 1, 2016 through June 30,2017**

		Proposed Budget FY 2018
Income	Special Assessment	1,005,793
	Bank Interest	150
	Other Contributions/Fundraising	100,000
	Holiday Lights	50,000
	Grant - City Council Discretionary Funds	85,000
Total Income		1,240,943
 Program Expenses		
	Sanitation and Street Maintenance	252,000
	Public Safety	204,000
	Marketing/Promotion	25,000
	Holiday Lighting	60,000
Total Program Expenses		541,000
 General and Administrative Expenses		
	Consultants & Professional Fees	10,000
	Salaries	267,188
	Fringe Benefits	43,674
	Insurance and Taxes	26,000
	Office Expenses	246,552
	Other General and Administrative Expenses	81,511
Total General and Administrative		674,925
 Total Expenses		1,215,925
	Net Operating Surplus	25,018

FY 2017 – 2018 Budget Notes

INCOME

1. The BID is not seeking an assessment increase this year. The assessment budget amount will remain the same (\$1,005,793)
2. \$85,000 Discretionary City Council Discretionary Funding from Councilwoman Inez Dickens is included in the budget to be used to improve sanitation services.

Expenses

- Allowance for 3% increase in cost of living expenses
- Allowance for increase in minimum wages

Voting Instructions

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NOTES