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GATEWAY JFK ANNUAL MEETING
OFF AIRPORT. ON THE MOVE.

157-11 Rockaway Boulevard, Jamaica, New York 11434

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June 14, 2018

6:30 p.m.

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P R O C E E D I N G S

MR. LIGGIO: How is everybody? How are you guys doing? Good? I don't think we have a mic now but can everybody hear me okay? Thank you all very much for coming, I really appreciate it.

My name is Frank Liggio. I am the chair of the IBID. I am also property representative for RREEFF America REIT II. It's our first annual meeting as an official board so we are all very pleased to be here. I want to take a moment to introduce Scott, our new executive director.

(Round of applause.)

He is doing a very good job and we appreciate his efforts. He stepped into a new organization and pulled together a group of people that are all still getting to know each other and he is doing a real good job. Thank you very much.

MR. GRIMM-LYON: Thank you.

MR. LIGGIO: Sadiqa and Kim.

(Round of applause.)

Thank you very much. You guys have been

1 P R O C E E D I N G S

2 the force behind bringing us all together and
3 keeping us organized. I really appreciate
4 that. I'd like to open up with who would like
5 to start off? Scott?

6 MR. GRIMM-LYON: If we can have Kim come
7 up for a minute and introduce some of the folks
8 who are here with us this evening.

9 MS. LAWTON: Good evening. No mic, okay.
10 No Mic. I have to project.

11 (Chorus of laughter.)

12 Good evening, everyone.

13 (Good evening.)

14 Thank you for being here. This is a
15 wonderful occasion. As our chair, Frank Liggio
16 stated, this is a very monumental event. This
17 event marks our first annual meeting where the
18 businesses, commercial, owners, residents,
19 tenants, owners, as well as city officials come
20 together for one common cause, and that is to
21 improve our district. With that being said, we
22 have some special guests tonight and I am going
23 to -- first of all, I am not good with names
24 and some of this handwriting, but I am going to
25 just mention a few people and if any of you

1 P R O C E E D I N G S

2 would like to come up and say a few words, we
3 welcome it.

4 The first person I would like to introduce
5 is -- this looks like Philippa Karteron from
6 the JFK Chamber of Commerce. Would you like to
7 come up?

8 MS. KARTERON: I wasn't but --

9 (Chorus of laughter.)

10 MR. GRIMM-LYON: You can stay where you
11 are.

12 MS. KARTERON: Yeah, I will do that.

13 It's a pleasure for me to be here tonight.
14 It's an auspicious occasion for me for a couple
15 of reasons. One, having the pleasure of
16 represent the JFK Chamber of Commerce, but I am
17 also a former assistant commissioner with the
18 City of New York, and at one time the bids were
19 under my auspices. This is my community, not
20 right here, but just the local community is my
21 community.

22 So, I am home and I am doing the things I
23 like to do and I am also on the Greater Jamaica
24 Development Corporation Board. I think this is
25 going to be a wonderful relationship and I look

1 P R O C E E D I N G S

2 forward to it. Thank you so much.

3 MS. LAWTON: Thank you so much.

4 (Round of applause.)

5 MS. LAWTON: We also have Patrick Evans
6 from the Springfield Gardens Taxpayers Civic
7 Association.

8 (Round of applause.)

9 MR. EVANS: Good evening. Patrick Evans,
10 I am the president of the Springfield Gardens
11 Tax Association and I've been following the
12 IBID from the inception, and I -- initially
13 I'll say the truth, I had reservations because
14 of the new synergy and I can now having seen
15 you go through the process and grow, I realize
16 it's a win/win situation for the community. I
17 thank you guys for starting it and getting it
18 going and I wish you all the success.

19 (Round of applause.)

20 MS. LAWTON: Okay. We are going to test
21 my reading skills again. This looks like Aron
22 Kurlander.

23 MR. KURLANDER: I am Aron Kurlander with
24 the Greater Jamaica Development Corporation.
25 We are an industrial business solutions

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1
2 provider under contract of the City of New
3 York, servicing the areas of southern Queens.
4 We offer free services to all industrial
5 businesses throughout Queens and it covers the
6 entire IBID. We offer financing assistance
7 everywhere from 5 thousand to 5 million dollars
8 in financing assistance. We offer training
9 grants for businesses, help them access
10 training on one up cases or, if you want, we
11 can train your whole staff. We offer
12 navigating government service to help them
13 navigate various government programs and
14 services.

15 One instance we've done many of is loading
16 dock signage, so if you needed to clear some
17 parking in order to create a loading dock or to
18 clear some parking so your trucks can have
19 turning radius to get into docks, we can help
20 you apply for that type of service. We've done
21 it many times over. You know, things of that
22 sort. Think of anything you can think of to
23 interface with government, we can be there to
24 help you. Again, it's all free of charge.

25 We also run a nonprofit loan fund here in

P R O C E E D I N G S

1
2 southern Queens available exclusively for
3 businesses in southern Queens. Those funds go
4 up to \$300,000. So if there are local
5 businesses that are having trouble accessing
6 financing at traditional banks, RCDFI, like I
7 said is a nonprofit lender. We can make loans
8 of up to 300,000. We also have smaller
9 programs for lines of credit and merchant type
10 loans or invoice financing for smaller
11 businesses in southern Queens. Thank you very
12 much.

13 (Round of applause.)

14 MS. LAWTON: We also have, gracing our
15 presence, I am not sure I see him, but Manuel
16 Silva. There you are, I was looking for you.
17 He is from Councilman Richard's office.

18 MR. SILVA: Hello, everybody. My name is
19 Manuel Silva. This is my first meeting of the
20 Gateway JFK IBID. I think what you are doing
21 and what is happening here is wonderful and
22 unique. I come from Rockaway, we don't have
23 anything like this. We do have a merchants'
24 Association.

25 In our district, this is the only place

1 P R O C E E D I N G S

2 where the two biggest stakeholders in the
3 community come together, residents and business
4 owners, and I look forward -- I am new to the
5 office, I've been here for eight months, and I
6 look forward to working with everybody in this
7 room and beyond on strengthening both sides of
8 the community. Thank you.

9 (Round of applause.)

10 MS. LAWTON: And I skipped a person, she's
11 on the board but she's here as a special guest
12 as well. Her name is Deborah Cox. You are a
13 special guest, you are a peacemaker, you worked
14 out something for us so we can be here today.

15 MS. COX: Well, I thank you and Sadiqa and
16 everyone for starting this up obviously. It's
17 been a long haul but we pulled it together and
18 I think it's going to work very well going
19 forward. Thank you to all the board members.

20 MS. LAWTON: Thank you.

21 (Round of applause.)

22 MS. LAWTON: All right, we have one
23 other -- we have two other people.

24 MR. LIGGIO: I saw Dave Hopkins com into
25 the room.

1 P R O C E E D I N G S

2 MS. LAWTON: I didn't forget David.

3 MR. LIGGIO: I just want to give a special
4 thanks to David with the EDC who really, we
5 would not all be here today without the EDC's
6 efforts and David's efforts, so thank you very
7 much.

8 (Round of applause.)

9 MS. LAWTON: Afterwards, we can't forget
10 Lamel Lindsey who is also from SBS. Lamel is a
11 very quite but strong presence. He helped us
12 get through a lot of challenges and I believe
13 without him as well as David Hopkins, we would
14 not be here, as well as the gentleman from -- I
15 always forget your name but we are always
16 hugging, tell me your name again.

17 MR. GIRON: William Giron, New York City
18 Comptroller's Office.

19 MS. LAWTON: Exactly. He has been very
20 instrumental and actually one of the most
21 consistent from the Comptroller's office -- and
22 not to get off target, but we do have to give a
23 special shout out to our Spring Jam civic
24 because, as they always say, Kim, you are the
25 mouthpiece but we still need people doing the

1 P R O C E E D I N G S

2 work. This is a ride or die, they have been
3 here through thick and thin and without the
4 organization, none of us would be here or I
5 wouldn't be here, so I want to give a shout out
6 to everybody to the right and the left.

7 (Round of applause.)

8 And then of course I call her Barbara
9 Brown, the queen of the civics, she's been
10 doing this for quite a long time and we are, as
11 Scott and our chair will eventually let you
12 know, we are starting an advisory [sic] board
13 so that will be soon coming. Thank you so
14 much.

15 Getting back to our program, we also have
16 Shurn Anderson from QBPO. She is from the
17 Mayor's office and -- I am sorry, she is from
18 the Borough President's office.

19 MS. ANDERSON: Good evening, everyone. I
20 am Shurn Anderson from Officer Borough
21 President Katz. I am delighted to be here this
22 evening and to see such a wonderful turnout.
23 This is awesome.

24 (Chorus of laughter.)

25 I represent the borough president and all

1 P R O C E E D I N G S

2 the business improvement districts across the
3 borough of Queens and this, IBID is the 13th
4 bid in the borough of Queens. We are delighted
5 to see it.

6 (Round of applause.)

7 I have seen so many friends and so many
8 familiar faces. This is wonderful. I think
9 good things are going to happen from this
10 district. The borough president is sorry that
11 she couldn't be here, but I wanted to applaud
12 on her behalf, the hard work and effort of this
13 board, you were steady in your efforts to move
14 Gateway JFK Industrial Bid from conception to
15 implementation, and low and behold, we are at
16 the first annual meeting. Image that. Thank
17 you for your commitment to this process and for
18 hiring Scott Grimm who is doing a wonderful job
19 already. Scott, thank you. The new executive
20 director will continue to walk us through
21 implementation of the beatification,
22 transportation, and marketing projects that we
23 have on the agenda going forward. Our office
24 is here to help, so please call on us.
25 Congratulations and can we have a round of

1 P R O C E E D I N G S

2 applause for the entire board and the
3 community. Thank you.

4 (Round of applause.)

5 MS. LAWTON: And also too, I also want to
6 give a special shout out to some of the
7 business owners and the commercial business
8 owners who have been coming to the meetings
9 consistently. It's great that we see a lot of
10 new faces, and we hope moving forward, all of
11 you guys on both sides will join us. Peter
12 Levine, Deborah Cox, Anthony, I always say
13 Anthony and his wife, I don't see your wife.
14 This gentleman here, your name?

15 MR. LAGANO: Joe Lagano.

16 MS. LAWTON: Joe, you guys have been a
17 force, you guys have been working with us, and
18 to be honest, without you as well, we would not
19 be here.

20 Yes, and also Jeff Sussman who is new
21 here, thank you so much for joining us and we
22 look forward to working with you. Next, we
23 have William Giron.

24 MR. GIRON: You already called me.

25 MS. LAWTON: Sorry. From the

1 P R O C E E D I N G S

2 Comptroller's Office. I introduced you but you
3 didn't get to say anything.

4 MR. GIRON: Just on behalf of New York
5 City Comptroller Scott Stringer,
6 congratulations to JFK for all the great work
7 you guys are doing here. He sends his
8 greetings and thank you to everyone, Scott, the
9 board, for the great work.

10 MS. LAWTON: And also, we have Rich,
11 Hellen -- let me just say, I do have a college
12 degree but I've been to like 20 meetings, I
13 don't even know my own name today.

14 (Chorus of laughter.)

15 Will Rich Hellenbranch from Community
16 Board 13. Did I get it right?

17 MR. HELLENBRANCH: You got it right.

18 (Round of applause.)

19 MR. LIGGIO: Thank you for being here.

20 MR. HELLENBRANCH: I wanted to say
21 congratulations and my congratulations to the
22 board. I did represent Community Board 13 on
23 the developmental process for what seemed like
24 a decade but it was probably two years and it's
25 great that this thing had come together and I

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2 am glad to move it forward with the new
3 executive director and staff, so I really
4 appreciate that. Mark McMillan, the district
5 manager of 13 is the formal representative now
6 on the board. He had to fly to California
7 today so I figured I would come by and say
8 hello. Thank you all and I wish you the best.

9 MS. LAWTON: Thank you so much.

10 (Round of applause.)

11 I am about to hand it back over to our
12 chair but I want to want to also acknowledge --

13 MS. KARTERON: Kim, I was just trying to
14 get you because on this side of me, you have
15 Jim Hollander and somehow he didn't get to sign
16 that sheet. Jim Hollander is the chair of
17 Amity and then on the other side I have
18 Michelle Keller who wears 20 million hats and I
19 am sure she can tell you which one she is
20 wearing now.

21 MR. HOLLANDER: I am the chair of Amity,
22 currently primary responsible for providing
23 procurement for LaGuardia. If any of you know
24 contractors that are interested, contact me and
25 I will let you know. We also run a

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1
2 construction management training program which
3 will be unveiling with the State. We have been
4 currently working under Title Three where we
5 help contractors become general contractors in
6 construction management which is the new thing
7 nowadays. I want to congratulate all the
8 effort that you put in and remember that lady
9 over there, she's a hard worker (pointing).

10 MS. LAWTON: Thank you.

11 (Round of applause.)

12 MS. KELLER: I'd just like to congratulate
13 the IBID on their first annual meeting. I sit
14 on Community Board 12 as the transportation
15 chair. I chair the Master Plan Committee on
16 the JFK round table. I am a member of the
17 Greater Jamaica Development Corp. and I believe
18 we were the community board that voted on the
19 IBID.

20 MS. LAWTON: It was 13 and a little bit of
21 12.

22 MS. KELLER: It's good to see that, you
23 know, you are on point and we look forward to
24 seeing the great things that IBID is going to
25 do.

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2 MS. LAWTON: I just wanted to acknowledge
3 Mr. Earnest Flowers from Senator Comrie's
4 office. But just in terms of a seg-way or a
5 piggy back from the community board 12, I also
6 have to give a special shout out to UNCA, UNCA
7 is the other organization that is part of this
8 bid, you know, in terms of boundaries and et
9 cetera. It's mainly the businesses but
10 Mr. Hall represents that boundary and actually
11 UNCA's Joyce Denny (phonetic) she could not be
12 here tonight and Evette Dudley was part of the
13 board, these are also significant people, and
14 again, this bid does incorporate a certain
15 boundary, but we don't live in a bubble and we
16 have to work together. You just reminded me
17 that I wanted to acknowledge them as well.

18 (Round of applause.)

19 MS. LAWTON: And so Mr. Earnest Flowers,
20 will you please stand up and grace us with a
21 few words.

22 MR. FLOWERS: On behalf of Senator Leroy
23 Comrie, I just want to offer our
24 congratulations to Gateway JFK. This is a
25 cornerstone for economic development in this

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2 area, and the State is not only watching this,
3 but the Country is watching this. We are very,
4 very proud and will support you in anyway we
5 can.

6 (Round of applause.)

7 MS. LAWTON: I keep acting like this is a
8 mic.

9 (Chorus of laughter.)

10 I am going to turn it over to Frank in a
11 minute but, Sadiqa, especially with that dress
12 she has on, I can't ignore her. Her and scot
13 put this together, the food. I want to give a
14 special shout out to the young ladies helping
15 serve the food. That food is awesome and
16 that's why I am always at your place. Trying
17 to get a freebie-no, kidding, that's a conflict
18 of interest, kidding. You know, Scott, Sediq,
19 everyone, also Miki, Miki Miles, our treasurer,
20 couldn't be here tonight. I hope I didn't
21 forget anybody, but the bottom line is we all
22 work together and this is the results of our
23 work. I hope moving forward we can agree to
24 disagree -- disagree to agree but get the work
25 done. Thank you.

1 P R O C E E D I N G S

2 (Round of applause.)

3 MR. GRIMM-LYON: Thank you very much
4 everybody, if you want to get another round of
5 food, please do that in the next couple
6 minutes. We are going to try to wrap up the
7 kitchen area in the next couple minutes so if
8 you are hungry and you want seconds, that would
9 be great to get on over there now, or firsts if
10 you snuck in late.

11 I just want to go over a thing real quick.
12 Thank you all for coming, this is an annual
13 meeting so we are supposed to do some
14 membership business, and what the rule of the
15 annual meeting here is to collect members of
16 the corporation and we are electing a permanent
17 Board of Directors, so as everyone has been
18 saying, this is the first of our annual
19 meetings. What that means is -- what that
20 means is we are legally required every single
21 year to have a meeting of our members and at
22 that meeting of the members is when we will
23 elect those who serve a two year term on our
24 Board of Directors. Now, because this is the
25 first of our meetings, we are going to be

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2 electing some members to serve two year terms
3 and other members to serve three year terms.
4 After that is done, you know, everyone will be
5 on a regular two year cycle.

6 Just to make everything clear, everyone
7 who has come in should have received one of a
8 different color sheet in front of them. The
9 color of your sheet corresponds to what we call
10 the class of your membership, so if you are a
11 commercial property owner, that's considered
12 Class A1 and you should have a blue set of
13 papers in front of you. If you are a
14 commercial tenant and you rent space within the
15 area but you do commercial business in the
16 area, then you should have a green set of
17 papers in front of you. If you are a
18 residential property owner, that's most of the
19 folks from Spring Jam, in the area, you should
20 have a yellow sheet in front of you. And if
21 you rent in the community here and you also
22 live in that Spring Jam area and are a resident
23 who rents in the area, you should have a pink
24 sheet in front of you.

25 What the members will do is each class

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1
2 will vote of board members from their own
3 class. That means everyone has a two sheets in
4 front of them, one of them is a membership
5 registration form, so that allows everyone to
6 be here, to be part of our regular members, and
7 then they have a ballot in front of them. The
8 ballot has a list of folks that the Board of
9 Directors, the interim Board of Directors put
10 forward as a slate of candidates for the
11 permanent Board of Directors. So we can go one
12 by one related to this --

13 MS. CODRINGTON: I just wanted to say
14 something real quick, Scott, so sorry for
15 interrupting.

16 MR. GRIMM-LYON: Yeah.

17 MS. CODRINGTON: Thank you. I just wanted
18 to make sure because there was someone's bag
19 left in the bathroom.

20 UNIDENTIFIED SPEAKER 1: Thank you for
21 taking the bag.

22 MS. CODRINGTON: Secondly, if anyone did
23 not receive any of the forms that Scott
24 mentioned, please let me know and we can get
25 you your form to your table.

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2 MR. GRIMM-LYON: The other thing too, you
3 know, friends of the bid, friends of Gateway
4 JFK should have orange sheets in front of them.
5 If you don't live in the blue area on the map
6 or the blue area in the booklets in front of
7 you, that is a, you know -- you get to have an
8 orange form, you get to be a friend of the bid
9 and what we call a Class E member. That will
10 entitle you to get invitations to this moving
11 forward and to have other -- to be on our list
12 for everything else and have all kind of
13 information related to bid business. If you
14 don't have the forms, maybe one of the folks
15 can run around and make sure everybody is set
16 there.

17 Our Board of Directors is made up of
18 groups of people that were selected -- that
19 were found by the -- sorry, Board of Directors
20 is made up of the slates of candidates in front
21 of you were put together by the Board of
22 Directors and by myself. We found folks to
23 come through so I am going to go through class
24 by class and I am going to put forward a motion
25 and I am going to ask for a motion to accept

1 P R O C E E D I N G S

2 the slate of candidates as they stand or to
3 have additional nominations on the floor.

4 The first is A1 Commercial Property
5 Owners. So we have to serve a two-year term,
6 Deborah Cox of M. Parisi Construction; Joe
7 Lagano of Avision Young; Brian Pinnola of NAI
8 Long Island; Jeffrey Sussman of Edward J.
9 Minksoff Equities. And to serve a three-year
10 term, Anthony D'Agostino of CAD Realty; Robert
11 Leace of Avision Young; Peter Levine of Milesen
12 Corporation; and Frank Liggio of Cushman
13 Wakefield and RREEFF.

14 Is there a motion to accept the slate of
15 candidates as proposed by the Board of
16 Directors?

17 MS. KARTERON: There is a question.

18 MS. WATSON: Are they going to stand so we
19 can see who they are?

20 MR. GRIMM-LYON: Yeah, those folks who are
21 on the list, please stand if I called your
22 name. Not everyone was able to make it but
23 everyone has committed to continuing to be on
24 the Board of Directors and are happy to have
25 all of you here. Thank you guys.

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2 MS. LAWTON: Another question.

3 MR. GRIMM-LYON: Yes.

4 MS. LAWTON: Since each class has to vote
5 for their slate, can the motion come from the
6 body or must it also come from that class?

7 MR. GRIMM-LYON: It should come from that
8 class.

9 MS. LAWTON: Okay.

10 MR. GRIMM-LYON: So is there a motion to
11 accept the slate made by Jeff Sussman?

12 MR. LEVINE: Second.

13 MR. GRIMM-LYON: Seconded by Peter Levine
14 of Miles Corporation. All in favor?

15 (Chorus of ayes.)

16 MR. GRIMM-LYON: Great. Welcome to the
17 board, everyone, even though most of you are
18 serving, thank you.

19 (Round of applause.)

20 MR. GRIMM-LYON: Second order of business
21 is for the Class A2 Residential Property
22 Owners. The ballot in front of you, your
23 yellow ballots say to serve a two-year term,
24 Carolyn Ellis, Vincent Dudley, and Judith
25 White-Foster, you guys can stand. To serve a

1 P R O C E E D I N G S

2 three-year term, Veronica Hicks, Sadiqa
3 Codrington, Kim Lawton and Louise Torbert.

4 Is there a motion to accept this slate of
5 candidates as proposed by the board?

6 MS. WIGGINS: Yes.

7 MS. MEYERS: Second.

8 MR. GRIMM-LYON: All in favor?

9 (Chorus of ayes.)

10 MR. GRIMM-LYON: Thank you very much.

11 Welcome to the board.

12 For Class B Commercial Tenants, these are
13 folks who are commercial tenants in the
14 district. Reid Berch representing Airgate
15 Tenants; Diane Pennicott of UPS Freight
16 Forwarding; Elazar Grinstein of CNW The
17 Americas; Miki Miles of Borenstein Caterers;
18 and R.S. Hall of RS ConsultworX. Mr. Hall, if
19 you can stand.

20 MR. HALL: My pleasure.

21 MR. GRIMM-LYON: The other folks were
22 unable to join us this evening but Reid did
23 send a proxy to vote as well. You guys can
24 both nominate each other.

25 (Chorus of laughter.)

1 P R O C E E D I N G S

2 UNIDENTIFIED SPEAKER 2: What color is
3 that?

4 MR. GRIMM-LYON: That's a green ballot.

5 So is there a motion to forward to accept
6 the commercial tenants?

7 MR. LAGANO: As a proxy for Reid.

8 MR. GRIMM-LYON: As Reid's proxy, Joe
9 Lagano.

10 MR. HALL: Second.

11 MR. GRIMM-LYON: All in favor?

12 (Chorus of ayes.)

13 MR. GRIMM-LYON: Great.

14 (Round of applause.)

15 And the last class here, I am not sure
16 whether we have folks available but we have a
17 Class C Residential Tenant category, and that
18 should be people -- if there are any pink
19 ballots in the area, and those are folks who
20 rent a living space within the district.
21 Unfortunately the board was not able to find
22 anyone at the time of our last board meeting to
23 put someone forward so we have left the floor
24 open to nominations by the membership.

25 MS. LAWTON: Scott?

1 P R O C E E D I N G S

2 MR. GRIMM-LYON: Yes.

3 MS. LAWTON: Point of information.

4 Although we didn't get to the bylaws yet, thank
5 you Deborah for that. As per our meeting with
6 the bylaws, we had made an amendment to state
7 if we were not able to find a residential
8 tenant, we can also substitute that with a
9 residential homeowner. In lieu of that
10 amendment, I am motioning to nominate Trudy
11 Meyers.

12 MR. GRIMM-LYON: That's -- the bylaws --
13 that was specifically related to quorum and not
14 for all matters related for the board to seek.

15 MS. LAWTON: I thought that the quorum had
16 to do with the board seat?

17 MR. GRIMM-LYON: No, that's not a -- what
18 just happened now is we will have to have an
19 empty seat on the Board of Directors for that
20 until the board decides to appoint someone as
21 the membership would elect them outright
22 afterwards.

23 MS. LAWTON: Okay.

24 MR. GRIMM-LYON: So they would have to
25 qualify to be a member of the board seat. The

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2 quorum rules were different, that was quorum
3 specifically to hold a Board of Directors
4 meeting.

5 MS. LAWTON: Thank you.

6 MR. GRIMM-LYON: Okay. So I guess seeing
7 as there are no motions on the floor for a
8 residential tenant, we can just move forward.

9 Thank you everybody for being here.

10 MS. KARTERON: You are not going to go to
11 the other ones, B and D?

12 MR. GRIMM-LYON: Those members are
13 appointed by the Board of Directors according
14 to our files. Those are nonvoting members who
15 are invited to participate in the business of
16 the Board of Directors, a few specifically
17 required for certain organizations, in our
18 bylaws and a few are, you know, requested and
19 then approved by the Board of Directors. If
20 you are interested in attending our Board of
21 Directors meetings in the future or having your
22 organization represented, please reach out to
23 me. You can contact me at the beginning --
24 everyone should have gotten one of these annual
25 meeting booklets. My information is at the

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2 beginning, you can reach out to me at
3 Info@JFK.Org or Scott@GatewayJGK.Org.

4 MS. KARTERON: The JFK Chamber has been
5 involved since the very beginning so I am
6 officially requesting participation.

7 MR. GRIMM-LYON: Okay. I will make sure
8 to put it onto the agenda at the next Board of
9 Directors meeting.

10 Great. I just want to encourage
11 everybody. I hope everybody got a copy of
12 this, this handout on the way in. It has some
13 good information about where we've been and
14 what's been going on, it also has some
15 information and the highlights for the fiscal
16 year, a list of who our interim Board of
17 Directors has been so I want to make sure to
18 thank everyone who has served and the few
19 people who served but are not continuing on. I
20 want to especially thank the folks who have
21 served in the past and that are continuing on
22 because you guys know that it is a time
23 commitment and you guys also have been great
24 guides to me in helping me find out what's
25 going on.

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2 Also, when you checked in you should have
3 gotten a few stickers next to your name badge,
4 a few round stickers. I want to encourage
5 everyone to before they leave, vote with their
6 stickers and you can divide them up as evenly
7 as you like or put all four on one that you
8 really like. So one of our proposals for the
9 upcoming year is to put up banners in the
10 district to let all the cars moving through the
11 neighborhood and all the folks coming in here
12 to work here, that the neighborhood is being
13 taken care of now, and we encourage you,
14 there's a place on the bottom to put your
15 stickers, so come up, make sure you vote, tell
16 us what your favorite designs are and you may
17 see you favorite design up in the area in the
18 next couple of months.

19 In addition, for those of you who own a
20 business in the area or have other means that
21 would like to potentially sponsor one of our
22 banners, the New York City Department of
23 Transportation does allow us to take the lower
24 10 percent of our banners and sell that a a
25 corporate logo, so as you see, there is a

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2 sponsor logo space on each of the banners
3 there. There should be information on every
4 one of your tables with information about how
5 many cars go by in the neighborhood and where
6 the banners are going to be located and of
7 course our pricing for those. If you are
8 interested in becoming a contact for one of our
9 banners, please reach out to me. My contact
10 information, again, is on that -- it's on that
11 flyer.

12 So I just want to move to the fiscal year
13 really quick.

14 UNIDENTIFIED SPEAKER 2: How long is the
15 sponsorship for?

16 MR. GRIMM-LYON: It's a one-year
17 sponsorship.

18 So thank you for coming. For those of you
19 are still a little in the air as to what a
20 business improvement district is and what
21 Gateway JFK is, I just want say that we are a
22 proactive public/private partnership. That
23 means we have a strong close relationship with
24 the City of New York. We are chartered by the
25 City of New York but, you know, we are run by

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2 the center of it all of our neighbors. We are
3 happy to have a room there. We need to let the
4 City of New York know and let everyone in other
5 business communities and other neighborhoods
6 know that we are a vital community, we are
7 here, we are not going to be ignored anymore.
8 That's why we like to say that we are off
9 airport and on the move.

10 You may have noticed that we had a
11 re-branding, Gateway JFK is now what we are
12 called, we were called the JFK Industrial Bid
13 and before I got -- before I came on board, the
14 board went through a deliberative process with
15 a branding consultant and we determined that
16 Gateway JFK was important because it really
17 helps give a sense of place and the name isn't
18 as technical and long as, you know, Greater JFK
19 Industrial Business Improvement District. Get
20 used to saying it. We want everyone to start
21 calling this neighborhood and area Gateway JFK
22 and we are going to put banners up and put
23 signs up and we are going to make sure everyone
24 is associating this space with this place.

25 For the past year in this fiscal year, we

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2 have mostly focused on organizational
3 development so we have gone through all of the
4 paperwork and done all of the things to achieve
5 our 501C3 status. The board went through a
6 hiring process to get an executive director,
7 that's me. I came on board in the middle of
8 January. And we've also focused on developing
9 bylaws, creating corporate culture, how to
10 deal with the Board of Directors that is 30
11 members large and visioning for the future. We
12 have done some real thinking about what this
13 neighborhood is going to look like.

14 Help for all of that came from two grants
15 that we received from the Lawyers Alliance.
16 They are going to give us continuing legal
17 assistance, pro bono legal assistance so we are
18 happy to qualify for that, and we also got a
19 grant for training and support from the support
20 center for non profits which has helped me
21 understand financials a little bit better and
22 also help the board and us understand the
23 bylaws which was a more technical process than
24 we had realized.

25 Mostly we are here, like I said, we are

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2 here because of the community. We are here
3 with the airport community. We are here to
4 build relationships and trust between the
5 business community and the residents in the
6 neighbor.

7 MS. LAWTON: Did you get authorization for
8 that picture. That must have been Sadiqa.

9 (Chorus of laughter.)

10 MR. GRIMM-LYON: Right now we are focusing
11 a lot on outreach and getting businesses to
12 know that we are here for them. We want to
13 make sure that the business community knows
14 that we are here and that we can help hook them
15 up with resources and let them see that we are
16 a resource for them and in the future.

17 One of the things that we have been able
18 to do for the business community, and this is
19 just getting started, but I want to make sure
20 everyone is aware of this and they are using
21 this, is we developed a tool to help improve
22 quality of life situations in this area. So
23 you know, district services were an immediate
24 problem. When I came here, we had two really
25 bad nor easters that came through the community

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2 this Spring and knocked down a lot of telephone
3 poles, caused a bunch of problems and because
4 the business owners reached out to me, I was
5 able to reach out to government officials. I
6 am here full-time to take care of things that
7 are a headache for folks that don't have the
8 time, they have to get on with business, you
9 know, they can't make three phone calls a day
10 to make sure that counsel member knows there's
11 a telephone pole down or things aren't working
12 in the area or to make sure that Con Ed is
13 taking care of -- is really taking care of
14 things. So what we've done is we've created a
15 tool so that we can solve those problems and
16 it's on our website GatewayJFK.org. The
17 solution for us is to really track and report
18 those problems. So what we want people to do
19 is to call 311 and also call us or go onto our
20 website to fill out the forms here and, you
21 know, things like flooding, damaged poles,
22 abandoned vehicles, legal dumping, we want to
23 know about it. You guys are our ears and eyes
24 on the streets. This is a big area, 215-acres.
25 I understand that -- I try to get around and

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2 you know, drive down every block once a week
3 but that doesn't mean I can necessarily see
4 when things are a problem and see what's going
5 on. We are going to depend on the partners
6 both in the residential community and in the
7 business community to help us identify
8 problems, and then we will work with our
9 partners in the government community to help us
10 solve them. So what we want do you to do is,
11 you know, look on the back of your flyers and
12 also everywhere, and that will give you
13 information on how to get involved in all this.
14 You can go on the website, there's a couple
15 spots on the website here, on the drop down
16 menu and, of course, on the main page itself,
17 you can find links to that web form to report
18 the quality of life issues. I'd really like to
19 start a running tab of them to start to track
20 our progress and make sure we are getting
21 things done for the community and getting
22 results.

23 So what's next for us? I mentioned the
24 banners before, so we are going to work on
25 developing a banner program sometime soon, and

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2 like I said, I really want to encourage
3 everyone to get up and vote for the designs
4 that they think would help make this
5 neighborhood better and best represent this
6 community of residents and workers.

7 We issued an RFP which is a request for
8 proposals for transportation study in the area.
9 In August we will be reviewing contracts from
10 the a series of planning firms and engineering
11 firms who wish to come in and take a look at
12 how we can improve the traffic conditions in
13 the area, you know, both, you know, for all
14 levels, for our pedestrians, for our people
15 driving through the neighborhood and, of course
16 so business can be operated as business needs
17 to be operated here.

18 MS. KARTERON: Scott, what is the
19 application process and what are the
20 parameters, when does it start and when does it
21 end.

22 MR. GRIMM-LYON: If you look on our
23 website it is available. The request for
24 proposals has been issued publicly and there's
25 a link right on the homepage of our website to

1 P R O C E E D I N G S

2 the request of proposals form. There's a whole
3 15 page, you know, list of requirements and
4 what wants that we want to be involved in this.
5 You can find all that there.

6 MS. BROWN: New York City DOT?

7 MR. GRIMM-LYON: Yes, hopefully we will be
8 gettings a lot of data from New York City DOT
9 because we want to be very frugal with the
10 money that we spend on a study like this. We
11 want to make sure that as much of the work
12 that's already been done by the organizations
13 that nothing is getting done twice.

14 UNIDENTIFIED SPEAKER 3: There is a study
15 on the way right now, a comprehensive study in
16 the area.

17 MR. GRIMM-LYON: Right, and DOT has done
18 some work in the area, but we felt that we want
19 something a focuses a little bit more on the
20 commercial aspects of this community and we
21 want to make sure that the questions that we
22 still have that are open from that initial
23 discussion are answered.

24 MS. CODRINGTON: I am so sorry, before we
25 go into the question/answer session, if you can

1 P R O C E E D I N G S

2 also state your name because we are recording
3 the minutes, so just let everyone know who you
4 are as you are asking questions. I don't know
5 if you are going to go into that now, if you
6 wanted to do at the question/answer.

7 MR. GRIMM-LYON: That's very smart, yes.

8 MR. LIGGIO: Ms. Brown, I just wanted to
9 add to Scott's comment. What's important is
10 that we keep the residential component and the
11 commercial component as cohesive as possible
12 because over the last 30 years, we have not had
13 any communication whatsoever. We are trying to
14 keep tractor trailers out of your driveway and
15 what we need is to understand where and how
16 that's happening and, you know, we have a good
17 understanding of it, but we need as the
18 commercial owners, we need to be able to share
19 with the DOT what streets are imperative that
20 we have proper circulation, proper signage, and
21 visibility so that we don't have the issues
22 that we are having today with these trailers
23 being parallel parked in your driveway. I just
24 wanted to add that.

25 MR. MARTINEZ: What I listen to here

1 P R O C E E D I N G S

2 today, tractor trailers all over because the
3 guy -- because they say only five minutes and
4 they leave the tractor trailers there
5 overnight.

6 MR. LIGGIO: That's a property owner.
7 Hector Martinez. Hector, our main focus as the
8 bid, we talked about a lot of things, a lot of
9 political and bureaucratic structures that
10 we've been putting together, but our main focus
11 is to deal with the tractor trailers and how we
12 circulate them through your neighborhood.

13 MR. MARTINEZ: Thank you so much.

14 MR. LIGGIO: Ms. Brown.

15 MS. BROWN: So the transportation study is
16 going to include the residential areas that are
17 adjacent, immediately adjacent to the
18 businesses?

19 MR. LIGGIO: Well, what's important right
20 now is we do have to stay within the boundaries
21 of our bid. What is important is these tractor
22 trailers are clearly coming here from and
23 through other areas. So I think part of that
24 is going to be how that is, how, you know, how
25 we get through those neighbors and whether or

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2 not we can direct these trailers specifically
3 through certain streets that we are all
4 comfortable with and making sure if it goes the
5 wrong way, it goes the right way. That's a
6 critical component to the new DOT study that's
7 been done. We found that it's going to create
8 logjams for these trailers that will never pass
9 through certain streets.

10 MS. BROWN: I raise that question because
11 we are not just talking about the trailer
12 trucks that go through the neighborhood but the
13 ones that hang around in the neighborhood
14 overnight, during the day.

15 MR. GRIMM-LYON: Right. We will look at
16 147 and try to see if there are issues we can
17 solve there as well.

18 MR. LIGGIO: 147 or 155th Street, we have
19 to understand that the trailers are here,
20 there's not really many places for them to park
21 overnight, what we want to do is create
22 designated areas that are not going to
23 interfere with the residential neighborhoods.
24 We want to keep them away from the residential
25 neighborhoods. Now, we know Springfield

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2 Boulevard was extended, we know 147th -- I
3 always get it wrong even though I'm up and down
4 it every day, street, avenue, boulevard -- we
5 know that there's significant trailer parking
6 going on there and it is all types of trailers,
7 whether it's tractor trailers, buses, I've seen
8 lumber material. I've seen all sorts of
9 different things that don't necessarily involve
10 the airports. I think we have to lean on you
11 guys to come out and we can use some of our
12 resources to help you within certain districts
13 that are outside of our neighborhood. We are
14 here for you to do that because we know that a
15 good part of it is because it's an industrial
16 area.

17 MR. GRIMM-LYON: One more question then we
18 have to move on.

19 MR. KURLANDER: Wearing my old government
20 hat, I am interested in the funding for the
21 transportation as well as the sanitation.

22 MR. GRIMM-LYON: Sure, right now the Board
23 of Directors has put in the annual budget,
24 which is at the back of the book here, they put
25 some money aside from our bid assessment

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2 collection dollars for the transportation
3 study; however, as a government official and as
4 a director, it's also my job to look for grants
5 and other funding sources, so I am going to be
6 looking into other things. I know there is
7 study money specifically available from the
8 Regional Economic Development Councils and
9 other organizations that I will be looking into
10 to also help fund this.

11 MR. KURLANDER: Thank you.

12 MR. GRIMM-LYON: The other request for
13 proposal we put out is for maintenance. A lot
14 of you have noticed, we have a problem with
15 illegal dumping in the area and in mid July we
16 will be receiving contract proposals from a
17 series of maintenance firms to come in and do
18 monthly clean ups across the bid related to
19 illegal dumping and other types of litter and
20 debris in the community that is above and
21 beyond what the Department of Sanitation is
22 doing right now.

23 So what's next? A lot more and we are
24 looking for any participation from you and, of
25 course, it's all going to be led by the Board

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2 of Directors who we just elected. Again, great
3 group, very passionate people. Thank you
4 forgetting involved. Stay involved, you can
5 contact us, contact me, Scott@GatewayJFK.org,
6 visit our website at GatewayJFK.org to find
7 resources like those requests for the proposals
8 for the maintenance firm and transportation
9 firm and also to continue to report your
10 quality of life issues in the neighborhood that
11 we can help you solve.

12 So if there are any questions and answers,
13 we can move onto that. Any other questions?

14 MR. EVANS: Patrick Evans. With the
15 maintenance program that you spoke about
16 illegal dumping, would you consider getting
17 more surveillance equipment, even in the
18 residential areas where you can actually track
19 these overnight contractors that come in and
20 drop all that garbage. If people had more
21 surveillance in the businesses and in the
22 residences, you can see that caught somewhere
23 on somebody's camera and that can bring down
24 the illegal dumping.

25 MR. GRIMM-LYON: So we do have some money

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2 in the budget set aside for security cameras
3 and that's one of the things we are looking
4 into. Cameras was something that was talked
5 about. It would require partnerships with
6 private property owners because that's where
7 the cameras would have to be on, and then we
8 are going to have to develop some kind of a
9 contract with them specifically about us being
10 able to access the footage and everything
11 because anything that you put on the their
12 property is going to end up being their
13 property. So whether that's paid for, that may
14 have to be paid for not through our assessment
15 funding because we can't favor individual
16 property owners so we may have to seek funding
17 from our borough president's office or from
18 some other organization to pay for cameras.

19 MR. LIGGIO: If I don't mind adding, video
20 taping private and public properties is a very
21 touchy subject. I think what's going to be
22 important is we are going to have additional
23 companies help come in and clean up, okay?
24 Look, the city hasn't been able to do it. We
25 know there's big problems in the Idlewild area.

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2 We understand all the areas that this dumping
3 is going on. It is costing the private owners
4 of the commercial property owners, the dumping
5 that's happening there, it's costing us a lot
6 of money. It's not something we are going to
7 ever be able to truly stop but notify and have
8 a place to report this, understand where it is,
9 and we are going to help clean it up.

10 MS. BROWN: Barbara Brown, Eastern Queens
11 Alliance. Is there a list of all of the
12 different businesses that are within Gateway?
13 I ask that because when we see certain trucks
14 parked in the neighborhood, it would be helpful
15 if we can identify, are they within or are they
16 outside of the area?

17 MR. GRIMM-LYON: So we haven't done a
18 comprehensive survey yet of all of the
19 businesses. We do have some partnerships with
20 some of the landlords in the area. We have
21 been in talks with Greater Jamaica Development
22 Corporation who is doing the survey of the area
23 to do data collections specifically related to
24 that.

25 MR. LIGGIO: If it's getting to -- if you

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2 are snapping a picture of a struck, I think
3 it's important that we have a proper
4 communication channels that go through the
5 right way so that nobody is being, you know,
6 it's a bureaucratic process so we have to be
7 very careful on who and how we target that. I
8 think that if you notify us, we are going to be
9 working very closely with the NYPD on
10 monitoring this. I think if we use that tool,
11 and Scott, correct me if I am wrong, there's a
12 new community enforcement program?

13 MR. GRIMM-LYON: Right.

14 MR. LIGGIO: So we are going to be
15 reaching out to them to help notify certain
16 people and deal with these things. It's not
17 appropriate for one individual or maybe a
18 group. We have to set the guidelines on how
19 that process is going to work. I agree with
20 you, it's not going to be as simple as picking
21 up the phone and calling "XYZ Trucking Company"
22 and saying, "do me a favor, keep your truck out
23 of there."

24 MS. BROWN: I am not talking about going
25 through the trucking company but going through

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2 Gateway because within the area, we see certain
3 trucks, certain companies that are
4 contractually parked on 147th Avenue, it would
5 be helpful to us to be able to say these
6 offenders, are they a part of your district and
7 how can we work with that.

8 MR. GRIMM-LYON: Right there, that's the
9 kind of thing you can use quality of life app
10 for. Let us know what's going on. I can
11 cross-reference to see where they are located,
12 see if they so business in the district. A lot
13 of the trucking companies, you know, they are
14 called into the district from offices in the
15 district so it can get a little complicated.
16 Hopefully we can make everything work.

17 MR. LIGGIO: We are here to help.

18 MR. GRIMM-LYON: Communication is the best
19 step.

20 MR. LIGGIO: We want to be correct in
21 doing it. Communicate and be that voice for
22 you. We want to be correct in that. We get
23 it.

24 MR. GRIMM-LYON: Great. Are there any
25 other questions? This side of the room is a

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2 lot quieter than the other side.

3 MS. LAWTON: Scott?

4 MR. GRIMM-LYON: Yes.

5 MS. LAWTON: Not a question but I am just
6 looking through the information and it had said
7 the special shout out to Barbara Cohen and we
8 can't forget Barbara. Barbara is not here but
9 prior to you -- and you're amazing -- but
10 Barbara Cohen was like our mother, okay, she
11 got us through this process and a lot of people
12 don't know prior to getting here today, it took
13 almost three years of me, Frank, Carolyn,
14 Ellis, some other people that were the so
15 called steering committee. Going to city
16 counsel hearing, going to EDC, Pat and Barbara
17 just really shaped this whole thing and I don't
18 think that we can close without giving her the
19 respect and honor that she deserves so I just
20 wanted to say that if we can just give a round
21 of applause.

22 (Round of applause.)

23 MR. HELLENBRANCH: Rich Hellenbranch, Land
24 use Chair Community Board 13. City planning
25 right now has a text amendment that's going

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2 through, I think over the course of the summer,
3 that would set aside M1-1 Districts so that a
4 special permit would be required for hotels.
5 They exempted the area, as it's written, they
6 exempted the area in your space along Kennedy
7 Airport. Community Board 13 voted on it with
8 the exception of agreeing to that. We did not
9 want anymore hotels to be built in that A1-1
10 area and we hope that you would second that.

11 MR. LIGGIO: We certainly would.

12 (Round of applause.)

13 MR. GRIMM-LYON: So we will make sure at
14 the next Board of Directors meeting we will put
15 that on the agenda and get an official vote to
16 second that and we will let you know.

17 MR. HELLENBRANCH: Thank you.

18 MR. GRIMM-LYON: If that's the case, If
19 anyone would like to make a motion to adjourn
20 the meeting and get onto socializing and
21 finishing up dinner.

22 MS. LAWTON: I make a motion to adjourn.

23 MS. HICKS: I second.

24 MR. GRIMM-LYON: All in favor?

25 (Chorus of ayes.)

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MR. GRIMM-LYON: Thank you very much,
everybody.

(Time noted 7:44 p.m.)

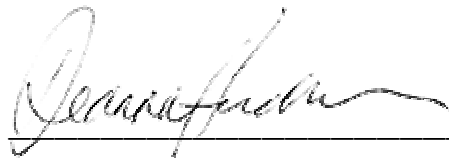
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C E R T I F I C A T E

I, DEANNA HUDSON, a shorthand reporter and Notary Public within and for the State of New York, do hereby certify:

That the within statement is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.



DEANNA HUDSON

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