



**Flatbush Avenue District Management Association
Draft Annual Meeting Minutes**

Wed. Dec. 12, 2019
6:00 p.m. to 8:30 p.m.
Los Tres Chiflados
1046 Flatbush Avenue, Brooklyn NY 11226

Board Members: Voltan Bagot (Secretary), Evan Burr (Borough President's Office), Eddie Fueguel (Treasurer), Mahadya Mary (SBS), Ogbonna Obi (Capital One).

Other Attendees: See list attached.

Call to Order: The meeting was called to order at 6:36 by Mahadya Mary, seconded by Rhonda Lyons, and unanimously approved.

Introductions/Welcoming Remarks: Lauren Elvers Collins welcomed the attendees, the elected and their representatives, special guests, and introduced staff and the Board of Directors. She thanked Arsenio and Celasio of Los Tres Chiflados for hosting, Barry's Beauty Bar, Crunch Flatbush, Mawusi Fitness Training and Kings Theatre for donating raffle prizes, and all of the 2019 sponsors of the Flatbush Avenue BID. Lauren explained that the registered members would vote on the Board Members up for re-election, the minutes from last year's Annual Meeting, amendments to the bylaws, have a special presentation to the BID's former security guards, discuss some things happening on Flatbush Avenue, and open up the floor for any questions.

Voting: Lauren explained that the annual meeting is the one time during the year that registered members can vote on matters pertaining to the BID's operation. She added that, to vote on matters at this Annual Meeting, you must have submitted a registration by end of the day on Dec. 9, 2019. She encouraged the member attendees who have not filled out a registration form to do so at this meeting in order to vote at future annual meetings.

1. **Minutes:** Tashana Gayle made a motion to waive the reading of the minutes from the Dec. 12, 2018 Annual Meeting, seconded by Rhonda Lyons, and unanimously approved. Lauren asked the registered members to give a show of hands approving the minutes of the Dec. 12, 2018 Annual Meeting. Eight members raised their hands, Juan Goulbourne abstained.

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2. **Election of Board Members:** Lauren introduced the matter of electing two Board Members in the Property Owner class. Lauren explained that, to vote, BID members must be registered and can only vote in the class in which they belong. Lauren put forward the Board's recommendation of Voltan Bagot and Marcus Jankie in the Property Owner class. Lauren introduced Voltan Bagot, of Globe Electronics, as the BID's current secretary. She explained that he is the longest serving Board Member, and his interests for the BID include security, sanitation, community activities, and increasing foot traffic in the section of the BID between Church Avenue and Parkside Avenue. Lauren then introduced Marcus Jankie, of RW Real Estate Group, as the BID's Vice-Chair. She added that his interests for the BID include marketing, online presence, and finding vendors for the BID's businesses. Lauren explained that registered members were free to write in a candidate, but added that the board recommends they vote for the slates. Sneha Goud passed ballots to the registered members in the Property Owner class as Lauren noted that the BID is in need of a residential tenant to join the board, and asked that people interested see her after this portion of the meeting. Voltan Bagot and Marcus Jankie were re-elected to the board.
3. **Amendments to Bylaws:** Lauren Informed the attendees that the Board of Directors had previously reviewed and approved the attached amendments to the bylaws in accordance with Article VI of the bylaws for compliance with the latest amendments to the New York Not-For-Profit Corporation Law. She added that following such review and approval as well as change to Section 4.8(e) removing the wording allowing the NYC Comptroller to be on the BID's Audit Committee, the Board had determined to make further revisions to Section 4.7. She said that she hoped the members had a chance to review them in advance of the meeting. Lauren asked if a registered member would like to make a motion to waive reading the amendments to the bylaws. Rhonda Lyons made a motion to waive the reading of the amendments to the bylaws, seconded by Tashana Gayle, and unanimously approved. Lauren asked if a registered member would like to make a motion to approve the amendments to the bylaws. Rhonda Lyons made a motion to approve the amendments to the bylaws, seconded by Voltan Bagot. Mahadya Mary and Juan Goulbourne abstained, and all others approved.

Overview of Unaudited Financials: Lauren gave a brief summary the BID's Unaudited Financials including Revenue from the assessment, Sponsorships, Banners and Grants, Liabilities and expenses. She told the attendees that they could email her with any questions about financials.

Presentation to BID's Former Security Guards: Lauren explained that Lester and Luis had served as the BID's security guards for over two decades. She added that the neighborhood had changed a great deal, along with the rules and regulations of what security guards are able to do, and that the Board had decided to end the security guard program at the end of June. She said that longtime BID member, Voltan Bagot, would like to say a few words. Voltan Bagot spoke about the dedicated service both Lester and Luis provided to the BID, thanked them for many good years of work, and provided Lester with a gift from the BID. Lester replied that he had seen many changes in the BID, and that the BID was doing a great job. Luis was unable to attend.

Special Guests:

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1. **Mary Bishop of Congresswoman Yvette D. Clarke's Office:** Mary Bishop introduced herself to the members. She said that the Congresswoman is now in D.C. five days a week. She explained that Congresswoman Clarke's staff is available and her door at 222 Lenox Rd. is always open.
2. **Evan Burr of the Brooklyn Borough President's Office:** Evan Burr introduced himself and told the members that the Borough President's office planned to have business roundtable discussions in 2020 in order to discuss challenges around the borough. He added that Brooklyn Borough President Eric Adams is committed to supporting small businesses.

Overview of FY19 & the coming year: Lauren gave the attendees a brief overview of the BID, including an annual assessment of \$386,000. She highlighted some updates on programs and legislation impacting businesses such as signage and plastic bag laws, carting service changes, legal services and the ASTEP program. She spoke about the BID's Distinction Art Competition planned by the BID's Neighborhood 360 Fellow, Natasha Joseph, who worked with the BID through a grant from SBS. She noted monthly emails sent to BID members in order to improve the BID's monthly overnight graffiti removal. Lauren highlighted BID events with the Church Avenue BID such as the Thanksgiving luncheon co-sponsored by Stop & Shop and coordinated with Kings Theatre, Erasmus and the 70th Precinct, two free Meet Santa events, and three Sidewalk Sales. She also spoke about two joint BID Shop Flatbush ads in Caribbean Life, the annual Street Fair, and the BID's community support including scholarships for Erasmus students and the 70th Precinct Explorers. Lauren informed the attendees of future items such as changes to the BID's District Plan in order to make the way the assessment is calculated more fair to businesses. Lauren discussed a grant awarded by Councilmember Eugene of \$5,500 which allows the BID to continue its sanitation program and install security cameras on businesses and properties, a Strategic Planning grant from the City, and a sponsorship of the 2020 street fair from Con Ed.

Adjournment: Rhonda Lyons made a motion to adjourn the meeting at 7:00 p.m., seconded by Tashana Gayle, and unanimously approved.

Updates on Caton Flats Project (formerly Flatbush Caton Market): Lisa Thompson, of Urbane Development, reported that, as of Dec. 2019, they are 9 months into the 30 month mixed-use Caton Flats project and the Flatbush Caton Market is expected to move back in during Sept., 2021. She added that Caton Flats will have 255 affordable residential units on the upper 12 floors of the 14 story building. She said the Flatbush Ave. facing side of the ground floor is going to be market rate business rentals to offset the subsidized cost of the Flatbush Caton Market vendors on the Caton Ave. facing side, and that there will be sub-cellar parking, a commercial kitchen and a cosmetics lab available for freelancers.

Minutes were approved.

Date:

Name:

Signature:

Title:

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