



**Minutes of the Chinatown District Management Association, Inc. Board Meeting  
(CDMA – aka Chinatown B.I.D.)  
December 19, 2024  
3:30 – 5:00 PM  
In-Person  
Hop Lee Restaurant  
16 Mott Street, NYC**

**CDMA Board Members Present:**

Stephen Cheung, D.H. Realty & Management  
Tony Chui, Chinese Consolidated Benevolent Association  
Anthony P. Colombini, Esq., Chu and Partners  
Edward J. and Ammy Cuccia, Edward J. Cuccia, P.C.  
Fannie Ip, representing NYS Assembly Member Grace Lee  
Shuyi Li, representing NYS Senator Brian Kavanagh  
CK Luk, Broadway Chinatown Realty  
Andrew Marcus, NYC Dept. of Small Business Services, representing Mayor Eric Adams  
Gabe Mui, American Legion Lt. B.R. Kim Lau Memorial Post 1291  
Judy Ng, Flushing Bank  
John Pasquale, PEP Real Estate  
William H. Su, Grand Hotel  
Yiyi Wang, representing Manhattan Borough President Mark Levine  
Tony Wong, Tony C. Wong & Co. CPA's  
Frank Yee, Yee Fong Toy Association  
John Kin Yu, Kin Yu Realty Corp.  
Lei Zhu, representing NYC Comptroller Brad Lander

**Chinatown Partnership:**

Wellington Chen, Lamgen Leon, Britney Chan and Weng Cheng Chong

**NCheng Accounting:**

Vera Wong (via phone)

The meeting was called to order at 3:45 P.M. and welcomed by Frank Yee, Tony C. Wong followed with the invocation.

Motion to approve the September 19, 2024 minutes of meeting passed unanimously.

Wellington began with the announcement of the new NYPD 5<sup>th</sup> Precinct Commanding Officer Captain Craig Nilsen and they thanked the BID for the security cameras that provided some video footages and was able to catch an intruder, the District Attorney Office also requested video footage for a case.

He continued with the PowerPoint presentation of previous months' programs and events, the Federal Government cut the interest rate and showed strong economy and low unemployment, NYS Comptroller

indicate a strong economy; the congestion pricing will start in a few weeks and the DRI Light-up Chinatown project is on-hold waiting for the State's respond. Upcoming event will be the Annual Toys-for-tots this coming Saturday and the May AAPI Uptown Parade and both are looking for sponsorship; Unveiling of the Pop-up Book in January; Lunar New Year Envelopes Promotion; Update on Commercial Waste Zone (CWZ) and DSNY containerization and the Big Bellies; shortage of M/WBE certified businesses.

NCheng followed with the financial report via phone and reported a deficit of \$133k as planned as part of a strategic spend-down of reserves. However overall, the financial performance is on target.

A fundraising issue was discussed and to set-up a Gala Fundraising Committee to plan and to reach-out to community residents, businesses and banks for supports.

The Nominating Chair followed and reported that all due for renewed board members agreed to continue serving the board and presented the 2025 Nomination Slate as follow:

**CLASS A: PROPERTY OWNERS**

1. Mr. Hei Chan  
*Kam Man Food, Inc.*
2. Mr. Kenny Chan  
*Fukien American Association*
3. Mr. Nolan Cheng  
*Cheng, Yeung & Lee, PLLC*
4. Mr. Tony Chuy  
*Chinese Consolidated Benevolent Association*
5. Mr. David Fu  
*San Kiang Charitable Association*
6. Mr. Kenneth Leung  
*Lin Sing Association*
7. Dr. Chun Ka Luk  
*Broadway Chinatown Realty*
8. Mr. Kenneth Ma  
*Mott Street Optical*

9. Mr. James T. Tang  
*Hwa Yuan Szechuan*
10. Mr. Frank Yee  
*Yee Fong Toy Association*

**CLASS B: COMMERCIAL TENANTS**

1. Ms. Judy Ng  
*Flushing Bank*
2. Mr. Sio Wai Sang  
*Golden Jade Jewelry*
3. Ms. Stella Shiu  
*Industrial and Commercial Bank of China (USA)*  
*N.A.*

**CLASS C: RESIDENTIAL TENANT**

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

Motion to approve the above 2025 Nomination Slate passed unanimously.

Due to the election results and the new administration to control the border and immigration and to start targeting undocumented immigrants, Mr. Cuccia suggested not to open the door unless they show a warrant and remain silent when immigration and ICE officers show-up at your door. MBPO's representative announced the Community Board members application is open for people who are interested in applying.

The annual Conflict of Interest Policy and Disclosure Statement was distributed for the members to complete and return to the office.

The meeting adjourned at 5:08 P.M.