



& coming  
soon  
2023-24

- ALTS
- AMIRA BOUTIQUE
- BIRD PEPPER
- CHICKEN COOP
- CHIP CITY COOKIES
- CRUZ DEL SUR
- D HAIR BOUTIQUE
- FLATBUSH MARKET
- LET'S GO YA! SOUVLAKI
- LITTLE MAKERS STUDIO
- MUTEKI UDON
- NERD BE COOL COFFEE & CAFE
- PURELY NATURAL MEDICAL SPA
- SOFREH CAFE
- SUGARCANE BK (REPRISED)
- WINGSTOP



#### OUR SERVICE PARTNERS

- CITY 1 MAINTENANCE
- THE HORTICULTURE SOCIETY
- PERCH ADVISORS
- POP PRINTING
- STREETPLUS

AND ALL OF OUR PROGRAMMING  
PARTNERS

## FISCAL REPORT

- FY24 ACTUALS CONFIRMED THROUGH MARCH 2024
- FY25 APPROVED BY BOARD ON 2/14/2024
- FOR PREVIOUS AUDITED FINANCIALS PLEASE CONTACT  
INFO@NORTHFLATBUSHBID.NYC

	ACTUAL (THRU 3/2024)	FY25 APPROVED
INCOME		
ASSESSMENT INCOME	150,001	200,000
GRANT INCOME	100,000	55,000
PROGRAM SERVICES	0	6,500
FUNDRAISING & SPECIAL EVENTS	3,000	5,000
PRIOR YEAR SURPLUS		17,500
CONTRIBUTIONS		
<b>TOTAL INCOME</b>	<b>\$253,001</b>	<b>\$284,000</b>
EXPENSES		
ADMINISTRATION	51,128.18	77,006
STREETSCAPE & REPAIRS	130,851.76	70,000
MARKETING, SPECIAL EVENTS, ETC	23,243.27	42,173
HOLIDAY LIGHTS	12,100	20,000
SANITATION	43,553.92	73,300
COMMUNITY OUTREACH	378.70	
<b>TOTAL EXPENSES</b>	<b>\$261,255.83</b>	<b>\$283,979.00</b>

## BOARD OF DIRECTORS

### CLASS A: PROPERTY OWNERS

PRESIDENT, MS. REGINA CAHILL  
VICE PRESIDENT, MR. MICHAEL PINTCHIK  
SECRETARY, MS. DIANE ALLISON  
TREASURER, MR. CHRIS KING

MR. ABED AWAD  
MR. JEREMY LEWIS  
MR. MATTHEW PINTCHIK  
MR. HENRY WEINSTEIN

### CLASS B: COMMERCIAL TENANTS

MR. EVAN FRANCA  
VACANCY

### CLASS C: RESIDENT

MS. ROSEY STRUB

### CLASS E: NON-VOTING

BROOKLYN COMMUNITY BOARD DISTRICT 2  
BROOKLYN COMMUNITY BOARD DISTRICT 6  
BROOKLYN COMMUNITY BOARD DISTRICT 8

### CLASS D: ELECTED OFFICIALS

NYC MAYOR, HONORABLE ERIC ADAMS  
'REPRESENTED BY MS. LESLIE VASQUEZ,  
(RENE CUENCA, ALTERNATE)  
NYC DEPARTMENT OF SMALL BUSINESS SERVICES

BOROUGH PRESIDENT, HONORABLE ANTONIO REYNOSO  
'REPRESENTED BY MR. DANIEL ABRAMSON

NYC COMPTROLLER, HONORABLE BRAD LANDER  
'REPRESENTED BY MR. RON KATZ

NYC COUNCIL MEMBER, DISTRICT 35,  
HONORABLE CRYSTAL HUDSON  
'REPRESENTED BY CASIE ADDISON

### STAFF:

JAMES D. ELLIS, EXECUTIVE DIRECTOR

THEO BOGUSZEWSKI & KAYLA JOYNER,  
EVENTS & COMMUNICATIONS

MANAGEMENT & OPERATIONS  
CONTRACTED WITH



NORTH FLATBUSH  
AVENUE



# 2023-24 ANNUAL REPORT



@NORTHFLATBUSHBK



@NFBID



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WWW.NORTHFLATBUSHBID.NYC

NORTH FLATBUSH AVENUE DISTRICT MANAGEMENT ASSOCIATION, INC.  
282 FLATBUSH AVENUE, 2ND FLOOR BROOKLYN, NY 11217  
PHONE: 718-783-1685 E-MAIL: INFO@NORTHFLATBUSHBID.NYC

THE NORTH FLATBUSH AVENUE DISTRICT  
MANAGEMENT ASSOCIATION IS A 501C3  
NON PROFIT ORGANIZATION ESTABLISHED  
IN 1986 TO IMPROVE THE QUALITY OF  
LIFE AND OVERSEE ECONOMIC  
DEVELOPMENT IN OUR PARK SLOPE/  
PROSPECT HEIGHTS NEIGHBORHOODS.



DISTRICT ENHANCEMENTS:

After years of community input, fundraising, and infrastructure upgrades, the 8th Avenue Triangle (Gaynor Plaza) has been completed. We pledge to continue supporting the Avenue with beautification and supplemental services to make the experience for everyone more enjoyable.



A MESSAGE FROM THE PRESIDENT, REGINA CAHILL

In 1973, concerned residents, merchants and property owners joined forces to improve the ambience (sic) of Flatbush Avenue between Grand Army Plaza and Atlantic Avenue. This once thriving commercial district had become diminished by the allure of the suburbs and the downturn in the economy. Many stores were vacant or in poor repair; never mind bereft of engaging storefront design, while pedestrians were fearful as they emerged from the bleak subway stations that dot the District. These concerned citizens, who vowed to stay along with the newcomers, were the single flame that ignited the last fifty-one years of improvements.

In 1974 the Triangle Parks Commission lobbied for streetscape improvements that planted trees and transformed the open roadbed at the intersections at Avenues 5,6,7 and 8 into raised Triangular Parks. At the time, Brooklyn Union Gas was converting Brownstone Brooklyn from oil to gas, so they donated replica gaslights for each of the parks. After the 1977 Blackout, NYC began a robust commercial revitalization program which launched several Local Development Corporations and thus the North Flatbush Avenue Betterment Committee was born. Under the Betterment Committee monies were provided for additional streetscape designs, tree planting, façade improvements and technical support to businesses and property owners. After ten years of operations, in 1986 the Betterment Committee was succeeded by the North Flatbush Avenue Business Improvement District (NFABID).

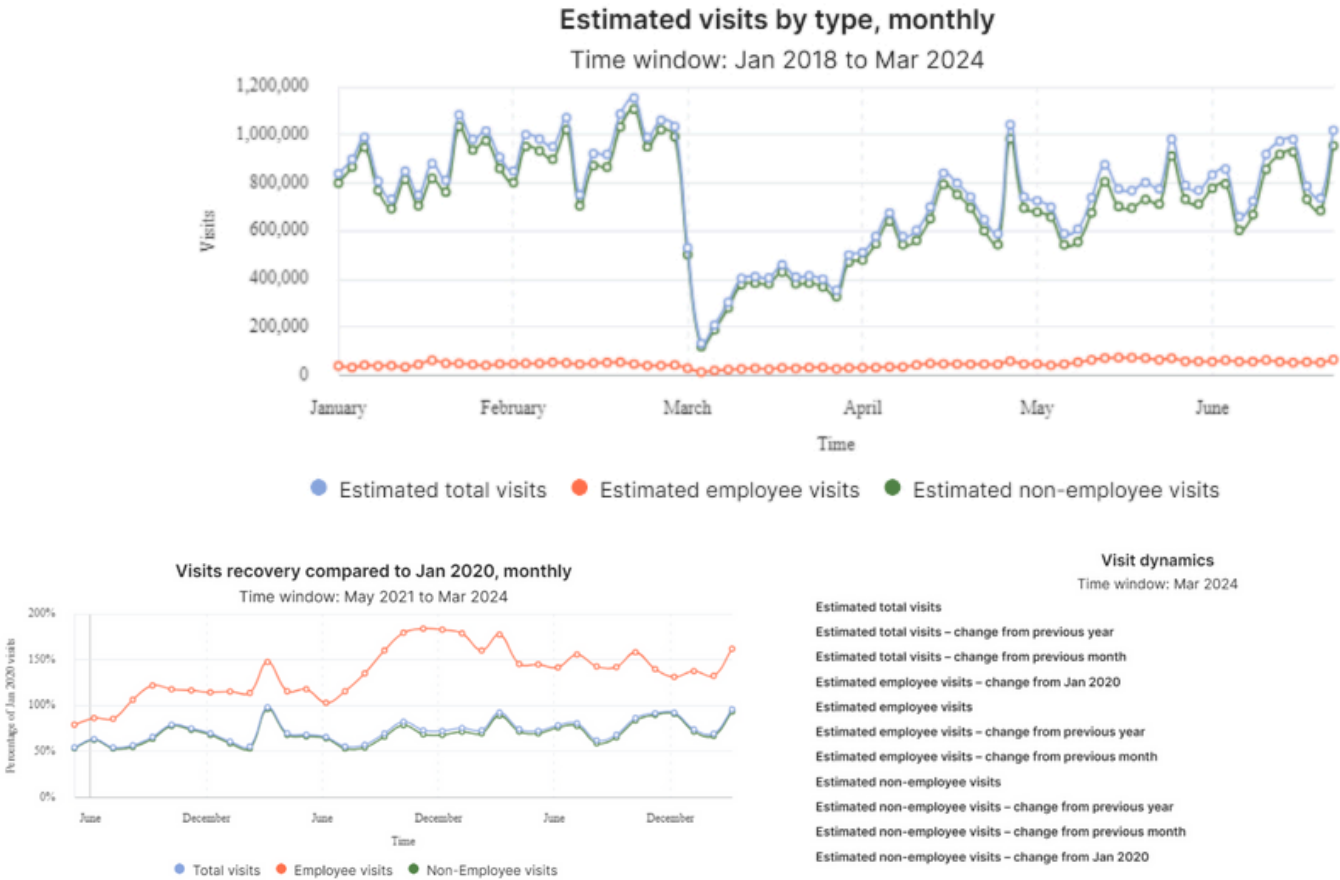
I am happy to report that the NFABID has continued the long history of enhancing the pedestrian experience on Flatbush Avenue by completing the expansion of the Triangle Parks, each enhanced with new flora and benches. During this fifty-one-year process of enhancing the pedestrian experience, underground utilities were upgraded as well as enhanced safety features that included bumped-out sidewalk crossings and oversized planters. As the NFBID moves into the next phase of supporting residents, businesses, and property owners we look to build on our rich history of “community”. Please join us in preserving our efforts and creating new ones by visiting. Thank you for all who visit North Flatbush Avenue.

-Regina

And enjoy these archived stories from the New York Times



VISITS TO FLATBUSH AVENUE:



EXECUTIVE DIRECTOR'S NOTE:

Changing seasons bring excitement and promise for our neighbors and businesses. Our Avenue continues to attract nearly 1 million visits a year which is closely reaching 2020 comparables. Our connection to Park Slope and Prospect Heights blends communities and links us further. Connecting our visitors to Brooklyn's best institutions of culture and recreation--BAM, Prospect Park, Brooklyn Public Library, Barclays--where they can find amazing choices to dine, drink and enjoy their days.

New businesses are filling our available storefronts, the Spring daffodils fill our triangle green spaces, and the Singing Tree-Angles filled our cold, dark nights of December and January with glimmers and shimmers of the sounds of Flatbush Avenue.

A significant 2023-24 grant funding season allowed us to try new things like public art, and grow our commitment to bringing more greenery and flowers to our planters and triangles. And we will continue to seek resources to make sure our investments work harder and stronger.

I look forward to amplifying our successes, attracting more visits, and connecting us futher to our community of businesses and neighbors. Our communications have grown along with our social media, and I am thrilled with the b2b *WhatsApp* group that builds relationships and shares important and helpful information. I hope to continue connecting and supporting our businesses with increased focus on bringing business support resources for our existing merchants-new and old. Afterall, we are nothing without our members. Our successes are rooted in your commitments to being here. Let us continue to appreciate our neighbors and visitors with welcoming faces, superior service, and beautiful spaces.

In Service,

-James Ellis

And enjoy the Singing Tree-Angle commissioned music-“Canopy” by Karl Larson

