



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
MS. CHASITY HUYNH

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 VELAZQUEZ,
(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 MR. ANDREW WRIGHT

A MESSAGE FROM THE PRESIDENT, REGINA CAHILL

Forty years ago, the newly formed Board of the North Flatbush Avenue BID was awaiting final approval from the New York City Board of Estimate to begin operation. As the saying goes; the rest is history! As the organization has matured, we have continued to liaise with our representatives from City and State agencies as well as community groups aligned with our mission: To make the North Flatbush Avenue District a destination for work, play and home.

It is easy to forget from whence we came with storefront vacancies, dicey crosswalks, a few new trees and an impression by the community that Flatbush Avenue was wild! Let's outline some of our work over the last forty years: daily sidewalk and curb sweeping, regular graffiti removal, mature relationships leading to positive advocacy for the District that has led to additional funding sources beyond our base budget, seasonal programming of community events that highlight our business members, and the completion of traffic calming crosswalk bump outs, not to mention the upgrades of the Triangle Parks that brought benches and additional planting along the Avenue.

Please join me in celebrating our first 40 years and I look forward to continued success!

Sincerely,

-Regina Cahill

EXECUTIVE DIRECTOR'S NOTE

As we reflect on another transformative year for the North Flatbush Avenue Business Improvement District, I am filled with pride at what our community has accomplished together. Since our founding in 1986, we have remained steadfast in our mission to enhance the quality of life and foster a better place to live, work, and visit for our slice of Park Slope and Prospect Heights.

The past twelve months have presented opportunities and challenges that have strengthened our resolve and deepened our commitment to the residents, business owners, and stakeholders who call this district home. Through coordinated initiatives and collaborative partnerships, we have continued building upon nearly four decades of stewardship.

Our efforts have yielded significant results this year. We have successfully supported local businesses with targeted programs, facilitated connections between entrepreneurs and resources, and advocated for fair policies. The corridor continues to thrive with new businesses opening while established ones continue to grow.

Infrastructure improvements have remained a cornerstone of our work—as shown via the Triangle Parks evolution. Through partnerships with city agencies and community organizations, we continue to vet projects that enhance pedestrian safety, improve streetscapes, and create welcoming public spaces. These investments beautify our district and contribute to the economic vitality that connects Brooklyn communities.

Looking ahead, 2026 marks our 40th year of service. We continue to listen to our members, identify areas of concern and celebration, and discuss initiatives like waste containerization and a dedicated bus lane on Flatbush Avenue. The challenges of development, shared spaces, affordability, and community cohesion require innovative solutions and sustained commitment. We are prepared to meet these challenges head-on, drawing upon our extensive experience and strong relationships built over 39 years.

Our success would not be possible without the dedicated support of our board members, community partners, service partners, local businesses, property owners and residents who share our vision. Their involvement creates the foundation upon which all our achievements rest.

As we move forward, the BID remains committed to being a catalyst for positive change and a champion for the continued prosperity of our parts of Park Slope and Prospect Heights. We are enthusiastically planning programs and streetscape investments to celebrate 40 years and look forward to sharing details in the coming months.

Thank you for your continued trust and partnership as we write the next chapter of our community's story together.

In Service, -

-James Ellis



FUN AROUND NORTH FLATBUSH AVENUE:



Celebrating the NY Liberty, WNBA Champions, with Ellie.

The Pacific Bears Garden has been an amazing partner since NFBID operations began. Earth Day 2025



The Singing Tree-Angles (public art installation) accompanies local composer and pianist, Karl Larson, at the Sixth Avenue Triangle

VISITS TO NORTH FLATBUSH AVENUE:

Visit dynamics

Time window: Mar 2025

Estimated total visits	979,383
Estimated total visits – change from previous year	-3.1%
Estimated total visits – change from previous month	40.1%
Estimated employee visits – change from Jan 2020	64.5%
Estimated employee visits	65,152
Estimated employee visits – change from previous year	10.7%
Estimated employee visits – change from previous month	8.3%
Estimated non-employee visits	914,231
Estimated non-employee visits – change from previous year	-4%
Estimated non-employee visits – change from previous month	43.1%
Estimated non-employee visits – change from Jan 2020	-10.5%

These foot traffic estimates are based on mobile device data. The estimates are provided by Placer, a location insights company. Placer uses proprietary techniques to estimate the likely foot traffic in a given area based on the anonymized mobile device data. Placer categorizes certain visits as employee visits, based on repeat visits during weekdays. The data is updated every month.

Estimated visits by type, monthly

Time window: Jan 2018 to Mar 2025





& coming
soon
2024-25

- CHICKEN COOP
- CORE POWER YOGA
- EVERBEAN
- FLAVOR TASTE MARKET
- FLOW DAY SPA
- HALAL MUNCHIES
- PAWS GROCER
- POSEIDON (COMING SOON)
- POULETTE
- PURE GREEN
- SWEETGREEN (COMING SOON)
- TACOS DEL BARRIO
- THE FLOWER POT
- THE TREEHOUSE DISPENSARY

OUR SERVICE PARTNERS

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

AND ALL OF OUR
PROGRAMMING PARTNERS



2025 ANNUAL MEETING SUPPORT BY:



BROOKLYN
SOLARWORKS

FISCAL REPORT

- FY25 ACTUALS CONFIRMED THROUGH APRIL 2025
- FY26 APPROVED BY BOARD ON 3/21/2025
- FOR PREVIOUS AUDITED FINANCIALS PLEASE CONTACT INFO@NORTHFLATBUSHBID.NYC

	ACTUAL (THRU 4/2025)	FY25 APPROVED
INCOME		
ASSESSMENT INCOME	166,670	250,000
GRANT INCOME	80,464.20	75,000
PROGRAM SERVICES	0	2,500
FUNDRAISING & SPECIAL EVENTS	1,700	5,000
PRIOR YEAR SURPLUS		17,500
CONTRIBUTIONS		
TOTAL INCOME	\$248,834.20	\$350,000
EXPENSES		
ADMINISTRATION	70,748.59	93,815
STREETSCAPE & REPAIRS	64,814.50	104,750
MARKETING, SPECIAL EVENTS, ETC	26,619.26	49,275
HOLIDAY LIGHTS	7,600	18,000
SANITATION	59,500	82,500
CONTINGENCY		1,500
TOTAL EXPENSES	\$229,282.35	\$349,990

STAFF:

JAMES D. ELLIS, EXECUTIVE DIRECTOR

KAYLA JOYNER, EVENTS &
COMMUNICATIONS

MANAGEMENT & OPERATIONS
CONTRACTED WITH



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.

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NORTH FLATBUSH AVENUE DISTRICT MANAGEMENT ASSOCIATION, INC.

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