



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: George Hadjiconstantinou, Economic Development Committee Chair

Date: February 26, 2026

Re: The Development of a Little Neck Northern Blvd. Business Improvement District

On February 26, 2026, the CB11 Economic Development Committee met to discuss the above-referenced subject.

Committee Members

George Hadjiconstantinou, Committee Chair

Paul DiBenedetto, Board Chair

Henry Euler, 2nd Vice Chair

Rosemarie Guidice

Jyothi Sriram

Zhengyu Kang

Melanie Harster

CB11 Staff

Joseph Marziliano, District Manager

Jane Bentivenga, Community Coordinator

Christina Coutinho, Community Associate

Mr. Hadjiconstantinou opened the meeting by stating how important a business improvement district (BID) is to the community. He stated that a BID should be contained to an area with commercial and multi-use buildings. Mr. Marziliano screenshared the Little Neck Northern Blvd. corridor. The strongest businesses start at Douglaston Parkway to Marathon Parkway. There are several vacant store fronts along the corridor. Businesses on side streets could also enter the BID.

Discussion ensued on the steps to get business owners to gain interest in developing a BID. Mr. Hadjiconstantinou stated that landlords must be included because they pay for the assessment which depends on the frontage of the building. The assessment is usually passed down to the business owner. Mr. DiBenedetto stated that in his opinion, Bell Blvd. is a destination, Northern Blvd. is a state throughway, therefore, making it difficult to establish a BID. It was suggested to reach out to the organizers of the Memorial Day Parade for a list of business owners. Mr. DiBenedetto mentioned including Il Bacco.

Mr. Hadjiconstantinou asked if anyone had contact information for the owner of Il Bacco because this establishment is the central figure of Northern Blvd. Mrs. Guidice said she would ask around. Mr. Hadjiconstantinou also stated that starting a Merchant Association first could be a start. Mr. Kang said that his office is on Northern Blvd. near Utopia Parkway, and he understands the struggle with high rents along Northern Blvd.

In conclusion, there will be a second Committee meeting with business owners to discuss the planning of a BID. Mr. Marziliano will reach out to parade organizers this week. Mr. DiBenedetto will speak to Board Member, Victor Dadras, about his thoughts and input. Mr. Hadjiconstantinou will also reach out to his contacts. Mr. Marziliano said the CB11 office could forward a letter to landlords once a list is put together.

The meeting was adjourned.