

The first quarter of 2024 saw Cord Meyer Development:

- Forge new relationships in the community;
- Strengthen existing relationships;
- Kick off its 120th Anniversary celebration; and
- Garner positive press locally and in the real estate trades.

Just this past weekend, Cord Meyer participated in the annual Bayside St. Patrick's Day Parade, where over 80 groups and hundreds of people marched from Crocheron Park down Bell Boulevard. For Joe Forgione, who marched with the Bayside Business Association, it was another great opportunity to socialize with stakeholders, including area civic associations, the Bayside Historical Society, Bayside Little League, and elected officials, including Councilmember Paladino, Assemblyman Braunstein, and Borough President Richards.



To help gain exposure and support for the Bayside Historical Society, we worked with the editors at Schneps Media on an article highlighting the historical society and its long relationship with Cord Meyer. The below article appeared in the March 1, 2024, editions of the Bayside Times and Queens Courier.



THE BAY TERRACE MOVING FORWARD



Art show is the latest partnership between Cord Meyer and Bayside Historical Society

BY ETHAN MARSHALL

Cord Meyer Development Company and the Bayside Historical Society have a long history of partnering together, with the current Bayside Historical Society Winter Art Show at the Bay Terrace Shopping Center being the latest example.

This year marks the 23rd year for the show. Prior to the COVID-19 pandemic, the event was held live at the castle at Fort Totten, where the Bayside Historical Society is located. With the pandemic preventing in-person shows, the 2021 show was arranged to be online.

Cord Meyer Development had been looking for creative ways to enhance the Bay Terrace Shopping Center during the pandemic. After seeing the 2021 show online, the company offered to display the art at the shopping center for people to view in-person. The tradition has continued to this day.

"We display the art in a number of the store windows on tables, easels and the walls," Cord Meyer Vice President and Bay Terrace Project Lead Joe Forgiione explained. "It's been a great connection for us. It brings foot traffic to the area and gives the artists a chance to have their



Cord Meyer Vice President and Bay Terrace Project Lead Joe Forgiione (c.) is joined by Bayside Historical Society President Paul DiBenedetto and Bayside Historical Society Trustee Laura James at the Winter Art Show happening now through Sunday at the Bay Terrace Shopping Center.

Photos by Gabriele Holtermann

work viewed by the public."

The art on display at the shopping center has also provided added exposure for the Bayside Historical Society, according to Laura James, a trustee for the Bayside Historical Society. As a result, sales of works by the artists have increased and more artists are eager to allow their work to be displayed.

"This is a wonderful way for us to fulfill our grant mandates

view the works on display. An in-person ceremony for the art show participants only, sponsored by Cord Meyer Development and Parker Jewish Institute, will occur following the conclusion of the Winter Festival, with the artists receiving awards.

Cord Meyer Development and the Bayside Historical Society have a longstanding relationship. This year marks the 120th anniversary of Cord Meyer Development Company and the 60th anniversary of the Bayside Historical Society. In the past, members of Cord Meyer Development served as board members on the Bayside Historical Society, according to Paul DiBenedetto, its president.

"It's particularly meaningful to be able to partner with Cord Meyer, which has such strong ties in Bayside. A shopping center like the Bay Terrace brings value to Bayside. It's a place to go shopping, have dinner and more," DiBenedetto said.

"It makes it very easy for Cord Meyer to be active in the neighborhood when we have so many groups, like the Historical Society, that have all these events and resources, because we are able to partner with them and get involved," Forgiione observed. "The Historical Society is the perfect fit for us. We're a shopping center that's growing and changing constantly. We're under construction right now, but we're a company that's been around for 120 years, so the history of Queens is very important to us."

More information on the Bayside Historical Society is available by visiting www.bayside-historical.org. Check out their "Passport Concert Series" (next show Mar. 2) held at the castle at Fort Totten and learn more about educational programs like "Grandmother's Trunk" for school children.



Bayside Historical Society Trustee Laura James with a "Best of Category" oil on canvas by artist Geoffrey Atkin.

[from New York City] by making what we do available to a wider group of people, not only from the immediate area, but for anyone who shops in the Bay Terrace," James said.

The art on display is diverse, from paintings to photographs. This extends to the artists as well, with some being veteran artists while others are students at Bayside High School. The art is concentrated between Sobol and

Rosa Pizza at the Bay Terrace. Forgiione pointed out that many of the events and festivals held at the shopping center are situated in that area, allowing for attendees to view the art.

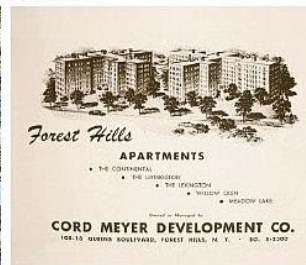
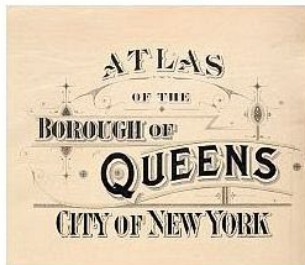
The upcoming Winter Festival, held in partnership with Dancing Dreams, is scheduled for Mar. 3 from 1-5 p.m. It coincides with the final day of this current art show, granting attendees one more opportunity to



Admiring one of the many historical photographs on loan from the Bayside Historical Society in the hallway of the second-floor professional offices in the Bay Terrace Shopping Center.

As Cord Meyer extends development and leasing activity beyond Bayside, the first quarter of 2024 saw our marketing and public relations efforts focus on introducing the Cord Meyer name to communities throughout the borough. Using the occasion of the 120th anniversary, we have emphasized the company's long history along with Cord Meyer's commitment to the neighborhoods in which it operates. The first quarter also introduced the anniversary logo and tagline, "Built on Excellence Since 1904." The below ad premiered in February and continues to appear across Queens.

Helping Queens Thrive for 120 Years



Since 1904, Cord Meyer Development has helped shape the growth of Queens. From Elmhurst, Woodside, and Forest Hills to Bayside, Bay Terrace, and beyond, the communities we developed continue to thrive and stand the test of time.

As we embark on our second 120 years of service, Cord Meyer is excited to introduce new projects that look to the borough's future. While much has changed since 1904, our commitment to Queens remains as strong today as the day we were founded.



CORD MEYER
DEVELOPMENT COMPANY

BUILT ON EXCELLENCE SINCE 1904

Forest Hills, NY | cordmeyer.com

To create a greater bond with residents and civics, we have also embarked on community-specific ad campaigns, as demonstrated in the following ad focused on Elmhurst with mention of Jackson Heights and Woodside.

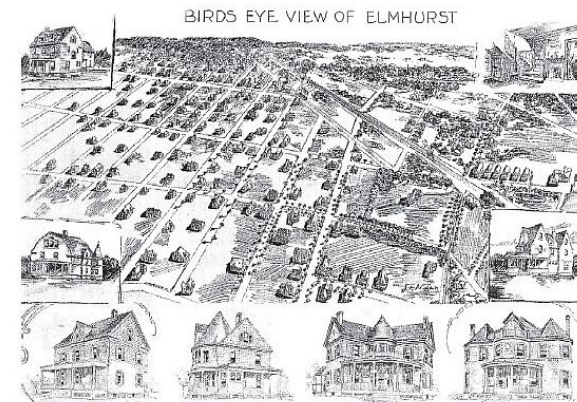
Cord Meyer celebrates deep roots in Elmhurst

As we mark our 120th Anniversary, Cord Meyer Development looks with pride at the many communities we've helped develop in Queens.

TOP 10 LOCAL FACTS ABOUT CORD MEYER ...

- 1** Acquired approximately 103 acres of land in present-day Elmhurst in 1893 before formally incorporating in 1904.
- 2** Changed the area's name from Newtown to Elmhurst in 1896 in honor of the large American elms that grew along Broadway.
- 3** Aligned the street grid in the neighborhood, renamed many of the street and avenue names, and was responsible for laying out new streets.
- 4** Installed sewers, built a pumping station to bring water to the area, and funded the extension of a trolley line to the community.
- 5** Continued to develop land in Elmhurst and the surrounding neighborhoods of Jackson Heights and Woodside over the next several decades.
- 6** Sold lots that cost \$300 in the 1890s and later sold for \$2,000 by 1907, a result of the company's far-reaching positive impact on Elmhurst.
- 7** Offered homebuyers in the neighborhood a selection of two-and-a-half-story homes designed in the Colonial Revival or Queen Ann styles.
- 8** Can still point to homes they built in the area, including several from 1912 on Elmhurst Ave. and a group of brick 1904 townhomes on Judge St.
- 9** Focused on building apartment buildings in Elmhurst during the 1920s because of rising land costs and less available open space.
- 10** Also developed commercial properties in the area starting in 1897, with one round-roof store still found at Hampton St. and 43rd Ave.

To learn more about Cord Meyer Development Company and our commitment to Queens, visit cordmeyer.com



Promotional illustration by the Cord Meyer Company, 1896



Another example of using the 120th anniversary to tell the Cord Meyer story, the below article appeared on March 29th and emphasizes history, commitment to community, and Cord Meyer's focus on future growth.

BAYSIDE Times

Cord Meyer Development Company celebrating its 120th anniversary

BY ATHENA DAWSON

As Cord Meyer Development Company celebrates its 120th anniversary, its impact on Queens cannot be overstated. Built on decades of accomplishment, the company remains firmly focused on the future, here in Bayside and beyond.

Cord Meyer Development was officially incorporated in 1904 but its roots trace back to the Cord Meyer family in the mid-to-late 1800s. At the time, they were operating a sugar refinery and fertilizer farm and factory. While Queens was comprised mainly of farmland at the time, pockets of development were forming. Cord Meyer recognized the growth opportunity and acquired more property across Queens, including farmland in what is now Elmhurst from Lord & Taylor department store founder Samuel Lord.

Thanks to Cord Meyer Development, that neighborhood started to grow, with businesses and homes being built. Cord Meyer subdivided property into lots, aligned the street grid, funded the extension of a trolley into Elmhurst, and brought water to the area through Cord Meyer's Citizen's Water Company.

According to Cord Meyer Development Vice President and Bay Terrace Project Lead Joe Forgione, what followed is one of Cord Meyer's most celebrated accomplishments — the development of Forest Hills.

"Shortly after all these contributions in Elmhurst, Cord Meyer Development bought approximately 600 acres of land near Forest Park and renamed the area Forest Hills," explained Forgione. "In fact, they built so many single-family detached homes and garden-style homes in the northeastern section that the area became known as the 'Cord Meyer Section' of Forest Hills."

Between Elmhurst and Forest Hills, Cord Meyer Development was among the first Queens developers to participate in major land purchases, forming entire neighborhoods and selling off land for other developments. The Meyer family was also involved in helping to plan the 1939 World's Fair, while the borough continued to flourish.

It was in the 1950s that Cord Meyer expanded its building activity in Bayside, selling off for development portions of a 225-acre farm in Bayside once owned by Charles G. Meyer, the son of the company founder. Much of the residential area now known as Bay Terrace came from this property. Cord Meyer retained 23



Photos courtesy of Cord Meyer Development



Cord Meyer Development office in Forest Hills, circa 1940.

acres where, in 1960, it began construction of the Bay Terrace Shopping Center, complementing the residential area. Over the years, the shopping center grew along with Bay Terrace.

"At Cord Meyer, we place tremendous importance on the neighborhoods that surround our developments and properties," Forgione observed. "The desire to meet the needs of the community is reflected in the current improvements and changes at the Bay Terrace Shopping Center."

As long-term owners of many properties across the borough, Cord Meyer Development

is currently looking at what development rights these properties hold and reimagining how they might evolve to keep pace with growth in Queens. "As was the case throughout our history in Woodside, Jackson Heights, Bayside, Forest Hills, and more, we're focused on not just building, but building community," Forgione added.

Asked why he believes Cord Meyer Development continues to succeed as a leading developer, Forgione pointed out that even after 120 years of operation, members of the Meyer family still sit on the board and remain active in the company. He also

attributes Cord Meyer's success to a desire by everyone in the organization to adhere to the Cord Meyer Mission Statement: "To be a superior real estate company through strategic relationships while exceeding the expectations of tenants, stakeholders and shareholders."

"Those objectives are something that we stress in all aspects of our business," Forgione said. "You see it reflected in our support of the community, our tenants, and our employees. The fact that we can count so many longtime employees is testament to the values that have governed the company since its founding. You become proud of the history and the ideals of the people who worked here before you and you carry that forward each day."

Cord Meyer Development's history is rooted in efforts to improve the community. They have gone from literally laying out the streets and developing water and sewer lines to reaching out to community groups and getting involved with civic endeavors. Most recently, the company announced that it has again signed on as the Premier Sponsor of Friends of Crocheron & John Golden Park.

"Like the Crocheron family that the park is named for, Cord Meyer's roots in Queens and NYC Parks go back generations," Forgione concluded. "We are proud of that deep connection to the community as we celebrate our 120th year serving Queens."

In addition to Queens media, our public relations efforts have included NYC and national trade publications read by real estate brokers and the financial community. The following article covers Flagstar Bank as well as other recent lease transactions.

MARCH 26, 2024 VOLUME 36 – ISSUE 06

New York Real Estate Journal

nyrej

Cord Meyer signs Flagstar Bank, welcomes five new tenants

QUEENS, NY Cord Meyer Development has signed Flagstar Bank to its commercial property at 73-01 Northern Blvd. in Jackson Heights. The 2,700 s/f deal was brokered by Cushman & Wakefield senior director Michael Azarian and Cushman & Wakefield director James Ariola. Cord Meyer vice president leasing Matthew O’Grady managed the transaction for Cord Meyer.

“We are honored to help facilitate Flagstar Bank’s expansion in Queens and bring to the Jackson Heights community the convenience of a full-service branch offering personal, small business, commercial, and private bank lines of business,” said O’Grady. “Flagstar is a leading regional bank with strong footholds in the Northeast and Midwest. We’re excited to welcome them to our quality tenant base in Queens.”

stay on the sidelines.

From an investment standpoint, there are historical buying opportunities in the North Manhattan market at present. Properties are available at a basis as much as -50% less than peak pricing. Additionally, nearly a trillion dollars in commercial property loans are set to mature this year in NYC alone. This influx of maturing loans could potentially stimulate an increase in transaction volume as property owners consider refinancing or selling their properties.

Harris Sonnenklar is an associate at Besen Partners, Manhattan, N.Y.



Also in Jackson Heights, O’Grady recently signed the popular quick-service restaurant Chick-fil-A to a 21,025 s/f ground lease at 68-01 Northern Blvd. Chick-fil-A was represented by Inline Realty president Michael Friedman in the transaction.

Beyond Jackson Heights, O’Grady has been actively signing leases and welcoming new tenants to Cord Meyer’s Bay Terrace Shopping Center, developed more than 60 years ago from a Meyer family farm in Bayside. Recent transactions include:

- Bond Vet; 2,527 s/f; brokered

by CBRE executive vice president Casse Durand. A primary and urgent care veterinary clinic offering thorough care for pets, Bond Vet held its Bay Terrace grand opening in late February 2024;

- J. Crew Factory; 5,741 s/f; brokered by Open Realty Advisors Real Estate Consultant Nick Bruns. J. Crew Factory celebrated its opening at the Bay Terrace Shopping Center in June 2023;

- European Wax Center; 1,616 s/f; brokered by Cushman & Wakefield executive director Anthony Russo. European Wax Center opened its doors at the Bay Terrace in early 2024;

- Chipotle; 2,980 s/f; brokered by RIPCO vice president Benjamin Weiner and RIPCO Real Estate broker Joanne Argenti. The Bay Terrace Shopping Center anticipates a summer 2024 opening for the restaurant chain.

“Cord Meyer is proud to bring to Queens the financial institutions, name-brand retailers, and established restaurant chains that consistently prove in demand by today’s consumer,” said O’Grady. “We appreciate the interest and support shown by the brokerage community in helping Cord Meyer attract top-quality tenants across its diverse property portfolio.”

One of the most effective ways to tell our story and keep the Cord Meyer name out there is by publicizing sponsorships and donations. Recently, Cord Meyer announced that for the third straight year it would serve as the premier sponsor of Friends of Crocheron & John Golden Park. A press release was written and distributed followed by outreach to editors to ensure they covered the news. The results are below and in the following pages. Every print and online media outlet targeted ran the news — resulting in thousands of Queens residents and numerous elected officials reading about Cord Meyer’s good works.

Looking forward to sharing more press and community news with you in the next quarter!

Lloyd Singer
Senior Vice President



Cord Meyer, Friends of Crocheron team up

by **Sophle Krlichevsky**
Associate Editor

The Friends of Crocheron and John Golden Park are preparing to get their hands dirty again.

On Saturday, April 20, the nonprofit organization will host a cleanup at the 63-acre park from 10 a.m. to 12 p.m. The event kicks off the third year of Cord Meyer Development serving as the group’s premier sponsor.

“We are thrilled that Cord Meyer has again stepped up as our Premier Sponsor,” Jessica Burke, Friends of Crocheron and John Golden Park’s founding president, said in a statement. “While Friends of Crocheron and John Golden Park works closely with NYC Parks, we are a volunteer-run organization that depends on outside funding to accomplish our many goals. It’s been a pleasure partnering with Cord Meyer these past two years and we look forward to their participation in 2024.”


Cord Meyer Vice President Joe Forgione was just as excited about working with the group. “We’re committed to supporting nonprofits in Bayside, Bay Terrace and the surrounding communities,” he said in a



This is the third year Cord Meyer is sponsoring the Friends. PHOTO COURTESY CORD MEYER

statement. “We also have a history of supporting local parks that dates back more than 75 years. Working with Jessica and her group is a great partnership between the two main meeting places for the neighborhood.”

Those looking to take part in the cleanup should meet at the tennis court house at 215th Place and 33rd Road, and are asked to register in advance online at crocheronpark.org/reg.

T-shirts will be available on a first-come, first-served basis. 



Cord Meyer Sponsors Friends Of Crocheron & John Golden Park



Friends of Crocheron & John Golden Park Founding President Jessica Burke (c.) is joined by members of Cord Meyer Development Company at a previous Cord Meyer Park Cleanup event.

For the third year in a row, Cord Meyer Development will serve as the Premier Sponsor of Friends of Crocheron & John Golden Park, a not-for-profit organization

that works alongside New York City Parks to advocate for improvements to the 63-acre park situated at 214th Street and 35th Avenue in Bayside, Queens. The joint an-

nouncement was made by Friends of Crocheron & John Golden Park Founding President Jessica Burke and Cord Meyer Vice President and Bay Terrace Project Lead Joe Forgione.

“We are thrilled that Cord Meyer has again stepped up as our Premier Sponsor,” explained Burke. “While Friends of Crocheron & John Golden Park works closely with NYC Parks, we are a volunteer-run organization that depends on outside funding to accomplish our many goals. It’s been a pleasure partnering with Cord Meyer these past two years and we look forward to their participation in 2024, beginning with the Cord Meyer Park Cleanup on April 20.”

All are invited to participate in the Park Cleanup on Saturday, April 20.

According to Burke, the cleanup event runs from 10 AM – 12 PM and is open to everyone, with refreshments provided and free T-shirts available on a first-come basis. Participants will meet at the Tennis Court House at 215th Place and 33rd Road and are asked to register first at www.crocheronpark.org/reg.

Founded in 1904 and currently celebrating its 120th Anniversary, Cord Meyer is a developer, owner, and operator of retail, commercial, and residential properties in Queens, including its historic Bay Terrace Shopping Center, located less than one mile from Crocheron Park.

“We’re committed to supporting non-profits in Bayside, Bay Terrace, and the surrounding communities,” observed For-

gione. “We also have a history of supporting local parks that dates back more than 75 years. Working with Jessica and her group is a great partnership between the two main meeting places for the neighborhood. Historically, Crocheron Park and the Bay Terrace Shopping Center are destinations where the entire community comes together.”

Founded in 2020, Friends of Crocheron & John Golden Pond assists NYC Parks in stewardship of the parkland, which today consists of Crocheron Park and the adjoining John Golden Park. By protecting environmentally sustainable functions of the pond, woodlands, and gardens, the volunteer organization helps support pollinator populations, wildlife, and biodiversity while also creating environments that support educational endeavors. More information is available at www.crocheronpark.org.

More information on Cord Meyer Development Company is available at www.cordmeyer.com.

Stay Tuned For Primary Election Results

As we go to press, the final hours of the 2024 presidential primary election are taking place (Tuesday, April 2, until 9 pm). Stay tuned for results on Wednesday at qgazette.com, and of course in the next issue of the Queens Gazette in locations near you.

BAYSIDE Times



April 5 - April 11, 2024

YOUR NEIGHBORHOOD — YOUR NEWS*

Volume 90, Issue 14

ALSO COVERING AUBURNDALE, COLLEGE POINT, DOUGLSTON, GLEN OAKS, FLORAL PARK, LITTLE NECK AND WHITESTONE

BRING THE HOSTAGES HOME

Cord Meyer continues support for Bayside parks

BY CZARINNA ANDRES

For the third consecutive year, Cord Meyer Development has announced its commitment as the premier sponsor for the Friends of Crocheron and John Golden Park in Bayside—the non-profit organization works that alongside the NYC Parks Department to advocate for improvements to the 63-acre park in Bayside.

Jessica Burke, the Founding President of Friends of Crocheron and John Golden Park, alongside Joe Forgiione, Vice President of Cord Meyer and lead on the Bay Terrace Project, both shared their excitement for the continued collaboration. Burke highlighted the vital role that Cord Meyer plays in supporting the organization's efforts to maintain and improve the 63-acre green space located at the intersection of 214th Street and 35th Avenue.

Founded in 2020, Friends of Crocheron and John Golden Park has been pivotal in advocating for the

Continued on page 16

Cord Meyer

continued from p. 1

park's ecological health and accessibility. The organization emphasizes the importance of sustainable practices to support pollinators, wildlife, and biodiversity, alongside fostering educational opportunities for the community.

“Our partnership with Cord Meyer has been instrumental over the past two years, and we are excited to kick off 2024 with their support for the upcoming Cord Meyer Park Cleanup event,” Burke remarked.

The Cord Meyer spring park cleanup is scheduled for Saturday, April 20 from 10 a.m. to 12 p.m. The cleanup invites community members to join in a collective effort to beautify the park. Participants are encouraged to register online and will be welcomed with refreshments and free T-shirts, available while supplies last.

Cord Meyer Development, celebrating its 120th anniversary, has been a longstanding pillar in the Queens community, renowned for its comprehensive portfolio of retail, commercial, and residential properties. The Bay Terrace Shopping Center, a Cord Meyer cornerstone less than a mile from Crocheron Park, is emblematic of the developer's commitment to fostering community spaces that unite local



Friends of Crocheron and John Golden Park Founding President Jessica Burke (center) is joined by members of Cord Meyer Development Company at a previous Cord Meyer Park Cleanup event.

Photo courtesy of Cord Meyer Development

residents.

Forgione reflected on the significance of supporting local green spaces and nonprofits, stating, “Our history of engagement with local parks and communities extends over 75 years. This partnership not only benefits the parks but also strengthens the bonds within our neighborhood, making places like Crocheron Park and the Bay Terrace Shopping Center central gathering spots for all.”

For more information about the park, upcoming events, and how to get involved, please visit crocheronpark.org.

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Photo by Iryna Shkurhan

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2024

WINNERS HAVE BEEN ANNOUNCED!

SEE IF YOUR FAVORITES WON BY HEADING TO BESTOF.QNS.COM

To keep up to date on the contest and see winners follow @bestoftheboro & #bestoftheboro #bestofqns



SCAN ME

CORD MEYER DEVELOPMENT TO AGAIN SERVE AS PREMIER SPONSOR OF FRIENDS OF CROCHERON & JOHN GOLDEN PARK

For the third year in a row, Cord Meyer Development will serve as the Premier Sponsor of Friends of Crocheron & John Golden Park, a not-for-profit organization that works alongside New York City Parks to advocate for improvements to the 63-acre park situated at 214th Street and 35th Avenue in Bayside, Queens. The joint announcement was made by Friends of Crocheron & John Golden Park Founding President Jessica Burke and Cord Meyer Vice President and Bay Terrace Project Lead Joe Forgione.

“We are thrilled that Cord Meyer has again stepped up as our Premier Sponsor,” explained Burke. “While Friends of Crocheron & John Golden Park works closely with NYC Parks, we are a volunteer-run organization that depends on outside funding to accomplish our many goals.

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Neighbor News

Cord Meyer to Again Sponsor Friends of Crocheron Park.

All are invited to participate in the Cord Meyer Park Cleanup on Saturday, April 20.

 Katie May, Neighbor

Posted Fri, Apr 5, 2024 at 9:30 am ET | Updated Fri, Apr 5, 2024 at 10:29 am ET



Friends of Crocheron & John Golden Park Founding President Jessica Burke (center) is joined by members of Cord Meyer Development Company at a previous Cord Meyer Park Cleanup event.



News

Cord Meyer continues support for Bayside parks as premier sponsor for Friends of Crocheron and John Golden Park

By Czarinna Andres Posted on April 1, 2024



Friends of Crocheron and John Golden Park Founding President Jessica Burke (center) is joined by members of Cord Meyer Development Company at a previous Cord Meyer Park Cleanup event. Photo courtesy of Cord Meyer Development

For the third consecutive year, Cord Meyer Development has announced its commitment as the premier sponsor for the **Friends of Crocheron and John Golden Park** in Bayside— the nonprofit organization that works alongside the NYC Parks Department to advocate for improvements to the 63-acre park in Bayside...

And, finally, The Future's So Bright...

Enjoying the April 8th solar eclipse.

