

Job Fair Helps People With Disabilities



More than 200 people attended the Employment and Vocational Supports Fair last month at Queens College, which was designed to stimulate employment opportunities for people with developmental disabilities.

The event, coordinated by the Bernard Fineson Developmental Disabilities Services Office (BFDDSO) with assistance from Mayor Michael Bloomberg's Office for People with Disabilities and the Queens Chamber of Commerce, was deemed a success by all involved.

Numerous Queens community organizations, which support people with developmental disabilities, made information available that helped companies learn how they can hire people with skill sets consistent with their workforce needs.

Jack Friedman, Executive Vice President of the Queens Chamber of Commerce, addressed the gathering.

"There are many people ready, willing and able to work who are stigmatized as developmentally disabled," Friedman said. "The Queens Chamber recognizes that these adults can be productive members of the workforce, and the businesses that employ them can also benefit through numerous financial incentives and tax credit programs that come with these workers. Being involved with a job fair like this was not only the right thing to do, but a smart thing to do."

The BFDDSO honored employers – Home Depot, Citicorp and Red Lobster – who have demonstrated a commitment to employing people with developmental disabilities. BFDDSO distributed nomination forms to voluntary providers, which resulted in the three honorees:

Marva Kalish, Outreach Project Coordinator, Queens Chamber of Commerce; Frank Parisi, Director, New York State Office of Mental Retardation & Developmental Disabilities; Kyle Goodridge, Vice President Global Workforce Diversity, from Citigroup.

SCORE, Chamber Partner To Help Small Businesses

BY IRENE MASLOWSKI

If you are one of the hundreds of entrepreneurs located in Queens working to keep your business thriving in these difficult economic times, help is here. The Queens Chamber of Commerce and Service Core of Retired Executives (SCORE) counselors to America's small business are working together to provide support through counseling, training and other services designed to maximize the success of existing and emerging businesses in Queens.

"SCORE volunteers can offer a wealth of information to small business owners which is especially crucial today," said Alvin M. Roselin, District Director of SCORE New York City and a former marketing executive. "Many business owners are struggling as a result of the economy and SCORE counselors are available to help guide them through free-of-charge this rough period and beyond. Since many counselors are retired, they not only have many years of experience, but have survived a variety of business cycles and are able to impart a wealth of information to those entrepreneurs who may be experiencing an economic downturn for the first time."

Both SCORE and the Queens Chamber of Commerce offer a series of seminars targeted at specific issues facing small business owners today such as how to build a business plan, best ingredients for a successful website, how to use social media as a marketing tool and how to choose insurance wisely. Some are free-of-charge, others are for a small fee.

"The collaboration between the Queens Chamber of Commerce and SCORE NYC is of enormous benefit to our members," said Jack Friedman, Executive Vice President of the Queens Chamber of Commerce. "Together, the two organizations are able to offer enhanced services designed to help our members succeed and grow both in these difficult times and into the future."

SCORE offers one-on-one counseling free-of-charge through their NYC locations. In addition to providing services to small business owners, SCORE is always looking for active or newly retired qualified business owners or executives to volunteer as counselors to help a new generation of people in the business world.

For more information about starting or operating a small business, a schedule of seminars, or to volunteer as a counselor, call SCORE at 212-264-4507 or visit www.scorenyc.org.

Investing In A Solid Market:

Short Sales Are An Option

BY STANLEY KALATHARA

In a time of economic crisis, the business community needs to invest in a solid market. Real estate is one of the most secure ways to keep and see your money grow. There is a financial term called "short sales," which is becoming increasingly common as home values have dropped.

Business owners are looking to secure their investments in different ways. One option is to buy real estate using the short sales process that helps the family in stress; it relieves the mortgage debt and allows investors to buy properties under market price. Many properties, including homes and buildings in Corona and East Elmhurst, and other sectors of Queens, were approved by the banks and are waiting for qualified buyers. In recent months, this office has built a dossier of more than 150 files of short sales.

A large number of families in Corona, East Elmhurst and Jamaica are facing foreclosures, and the banks and mortgage lenders are willing to accept lower loan balances according to the economic hardship on the homeowners/debtors. Essentially, they sell back the property for the outstanding balance of the mortgage.

Any investor will make the deal of a lifetime buying known real estate now, as in less than two to three years property values will increase. Certainly, the banks are not lending money or signing any mortgages, even if the potential buyer has good credit; therefore, this is a perfect situation for a real estate investor.

Your savings can be an investment to secure your future, while at the same time rescuing the financial life of many families facing foreclosures resulting from the dramatic monthly payments change due to interest adjustments.

It takes three to four months to go through the process

of closing a short sales deal. Currently the banks demand a tremendous amount of documents, affidavits and bank and credit history before approving a short sale.

The advantage for buyers is getting a great piece of property at great discount prices, as real estate in Queens is very hot. Do not miss this opportunity to make money and return dignity to a family facing tremendous financial problems.

If you are a buyer considering buying a short sale, it would be smart to consult a real estate professional, and an attorney expert in short sales and real estate, to navigate the rough process of getting finance from banks and mortgages companies.

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