

# Chamber Selects Top 10 Queens

**Damon Hemmerdinger  
Development Director for The Shops at Atlas Park**



**D**amon Hemmerdinger is a Principal of A&Co., LLC, a boutique real estate development consulting firm, and Development Director for The Shops at Atlas Park, a 400,000 square foot, 12-acre mixed-use development that recently opened in Glendale.

Hemmerdinger brings to his work expertise on leasing and financing, community and economic development and the structuring of multi-party relationships that facilitate transactions. He also discharges his responsibilities as Senior Vice President of Atco Properties and Management, Inc., a Manhattan-based owner-operator of real estate.

Together with his team, Hemmerdinger provides his clients with fully-integrated real estate development services. In fact, the A&Co. team is the exclusive leasing agent for Atlas Park, its design architect, its owner's representative, its community relations group and its financing representative.

In addition, Hemmerdinger has been involved in the financial and market analysis, conceptual programming and organizational arrangements proposed by A&Co. on behalf of its other clients such as Beacon Capital Partners, Fidelity Corporate Real Estate, Greater Jamaica Development Corporation, Benjamin-Beechwood, Plaza Mayor, and the State of Wisconsin.

Hemmerdinger previously served as the New London Development Corporation's (NLDC) Director of Real Estate Development for more than two years. While at NLDC, he executed predevelopment for a multi-level downtown mixed-use entertainment development, secured two federal earmarks totaling \$2.1 million, and raised \$750,000 in private funds.

Hemmerdinger graduated from the Yale Law School in June 1998. He earned his B.A., magna cum laude, from Williams College in 1993. He is a member of the bar for the states of New York and Connecticut, and is a licensed real estate broker in New York.

**Steve Chen  
Executive Vice President of Crystal Window & Door Systems**



**S**teve Chen has overall responsibility for the operations of Crystal Window & Door Systems, its curtain wall and high-end fenestration efforts and its aluminum extrusion subsidiary.

With his primary focus on sales and marketing efforts, he directs large-scale projects, from proposal and estimation

through production and delivery, through his experienced staff of professionals.

Chen also guides corporate issues such as finance, accounting, production, product research and development, strategic marketing and advertising initiatives, branch office operations, the sales administration processes and sales strategies for Crystal Extrusion Systems.

During high school and college, Chen worked each summer wherever he was needed enabling him to see many aspects of the operations directly, gaining critical first-hand experience.

Chen graduated with a degree in economics from Penn State University. Upon graduation, Steve joined First Union Asset Management as leader of a team of investment account managers.

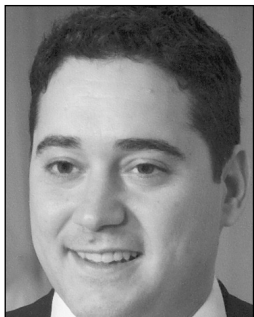
He rejoined Crystal as a project manager in 2003, gaining experience in marketing, sales, accounting, product design, aluminum extrusion and manufacturing processes, before taking his current role overseeing the entire window and door operation.

Chen is actively involved in the Northeast Window & Door Association, the American Institute of Architects (AIA) and the College Point Board of Trade. He is on the Board of Directors for Queens Theater in the Park and the Asian Advisory Board for Flushing Savings Bank.

Chen's appointment to his current role marks the leadership transition from the founding generation, his father Thomas Chen, to the next generation.

Assisted by a senior management team of seasoned industry professionals and experienced Crystal managers, Steve is well positioned to direct company operations and continue the dramatic growth common under his father's leadership.

**Stephen P. Levin  
President of Weblines Designs, Inc.**



**S**tephen P. Levin is the President and Co-Founder of Weblines Designs, Inc., a web design and development agency based in Long Island City.

Levin started Weblines while still an undergraduate at Yale University. At Yale, he served as Vice President of the Morse College Council and received a

Fellows Award at graduation. In 1997, after graduating from Yale with distinction in his major, Levin began working at Weblines full-time.

During the past 13 years, Levin has overseen the operation of Weblines, which encompasses a full line of online consulting services including web site design, development, hosting, maintenance, e-commerce, content management, custom web applications, flash animation and online marketing. Under his leadership, Weblines has experienced consistent year-after-year sales growth; and, to date, Weblines has worked on well over 450 projects.

Levin is also active in both the Queens business and not-for-profit communities. Weblines is a member of the Queens Chamber of Commerce and the Long Island City Business Development Corporation, and he serves on the board of the Queens Economic Development Corporation.

In addition, Weblines works either pro bono or at significantly reduced cost with many not-for-profit organizations in Queens and the greater NYC area.

Levin and his wife Erin live in Manhattan and are expecting their first child in September.

**Michael N. Rosenblut  
President and CEO of Parker Jewish Institute for Health Care & Rehabilitation**



**M**ichael N. Rosenblut is President and Chief Executive Officer of Parker Jewish Institute in New Hyde Park — one of the nation's preeminent health care and rehabilitation centers for older adults.

Rosenblut administers the Institute's highly regarded sub-acute care, short-term rehabilitation and long-term care programs, as well as prominent geriatric medical education and research centers. He is also responsible for a wide-ranging constellation of community health programs, encompassing one of the

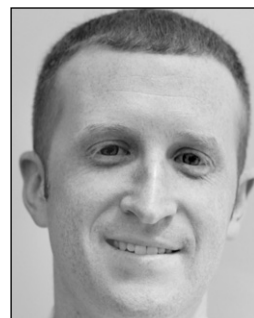
region's largest adult day health care programs, Alzheimer's day care, long-term home health care and community hospice programs.

Under his stewardship, Parker has undertaken a variety of progressive clinical, management and environmental initiatives, including new programs in wound care, pain management, palliative care and behavior modification, a new computer infrastructure, and comprehensive building renovation and modernization. A champion of the "home away from home" health care environment for older adults, he has implemented and enhanced numerous patient-centered innovations.

Previously the Executive Vice President and Chief Operating Officer, and then Acting CEO of the Institute, Rosenblut has played a crucial role in the development of culturally sensitive health care programs. He has helped to shape a marketing program firmly integrated into the region's civic, religious and community fabric, and has fueled Parker's leadership in collaborative labor-management projects and statewide advocacy for a fair health care budget.

Under Rosenblut's hands-on leadership and vigorous support, the innovative professionals of Parker Jewish Institute are preparing to mark the Institute's second century of health care service to seniors with advances in patient care, teaching and research.

**Joshua Schneps  
Co-Publisher Schneps Communications**



**J**oshua Schneps graduated from Indiana University's Kelley School of Business with a degree in Finance. After graduation, he worked as an investment banker for Banc of America Securities in the Media & Telecomm group. Gaining invaluable knowledge and a keen respect for hard

work, Joshua followed his inherited entrepreneurial spirit and joined his mother Victoria Schneps, President and CEO of Schneps Communications, in business in 2001.

Schneps Communications has grown to become the largest publisher of community newspapers, magazines and niche publications in Queens. The flagship paper, The Queens Courier, has expanded its reach covering the entire borough in six different editions.

The company's other publications now include Healthwise Magazine, which offers the most targeted marketing vehicle for health conscientious readers in its market; El Correo de Queens, the only Spanish language newspaper in the borough; Queens Business Today, the premier source of business news; The North Shore Towers Courier, a monthly publication serving this targeted community and Key to Queens, an annual tourism guide to the borough.

In addition, the company's newly re-launched website www.queenscourier.com was just recognized as the No. 1 community website in the state of New York, enabling Schneps Communications to be a daily news organization offering video, multimedia and additional content.

Another part of Schneps Communications is event marketing. These events include prominent networking and business events such as the Top Women in Business, the Health, Fitness & Wellness Expo, Miss Chiquitita and the newly announced Kings of Queens.

Joshua's role in the company focuses on sales and web development, but he directly oversees finance, distribution, strategic planning, production and editorial content.

Joshua serves on Parker Jewish Institute's Associate Board and is very active in civic and business organizations throughout the borough.