



New York City Regional Economic Development Council Meeting

Monday, July 28, 2014

John Jay College of Criminal Justice/CUNY, Manhattan

Public Forum Summary

Attendees

Regional Council Members and Representatives:

Stuart Appelbaum, President, Retail, Wholesale and Department Store Union

with rep Ademola Oyefeso

Wellington Chen, Executive Director, Chinatown Partnership Local

Development Corp.

Carol Conslato, President, Queens Chamber of Commerce

Kenneth J. Knuckles, President & CEO, Upper Manhattan Empowerment Zone

(UMEZ)

Steve Spinola, President, REBNY, with rep Mike Slattery

Steve Hindy, Brooklyn Brewery, with rep Eric Ottaway

Kathryn Wylde, President & CEO, Partnership for NYC

Elected Officials and Representatives (City):

Melva Miller, representing Hon. Melinda Katz, Queens Borough President

Kai D. Feder, representing Hon. Eric Adams, Brooklyn Borough President

Joseph Garba, representing Hon. Gale A. Brewer, Manhattan Borough President



Elected Officials and Representatives (State):

Camden Ackerman, representing Hon. Sheldon Silver, New York State Assembly – District 65

ESDC

Joseph Tazewell, ESDC

Adem Bunkeddeko, ESDC

Elizabeth Demetriou, ESDC

Renee Kim, REDC Intern

Drew Podgorski, REDC Intern

Lauren Racusin, ESDC

Jasmine Baker, ESDC

Nicole Jordan, ESDC

State Resource

Sandra Dixon, PANYNJ

Sharon Griffith, NYSERDA

Charles O'Shea, NYS DOT

Luis Calderon, NYS DOT

Gregory Watson, NYS HCR

CUNY:

Suri Duitch

Hourig Messerlian



Rene Ontal

Anthony Vargas

Priority Project Presenters:

Dana Frankel, LIC Partnership

David Ehrenberg, Brooklyn Navy Yard

Angie Kamath, Per Scholas

Kathy McShane, NYCEDC.

Patrick Hess, NYCEDC.

Katie Axt, NYCEDC

John Blaho, CUNY Hub for Innovation

Charles Hamilton, Urban League Empowerment Center

John Lee, NYC Mayor's Office

Steve Williams, The Victoria Theater Project

Public:

Kei Hayashi, BJH

Lillian Ying, NYCEDC

Max Taffe, NYCEDC

Brook Jackson, PFNYC



## I. Public Comment

Dana Frankel, LIC Partnership. Partnership president Elizabeth Lusskin spoke at the Council's June 24th forum in support of the LIC Comprehensive Plan. Frankel is appearing today to read supporting letters from the diverse sectors that would benefit from the Plan's goal of providing a blueprint to manage LIC's explosive growth in a more inclusive, balanced and effective way. From Ebony Conley-Young, LIC YMCA: "The YMCA has had a branch in LIC for almost a century ... providing over 200 jobs and services to over 8,000 people. The Comprehensive Plan will help promote growth in the lives of everyone in our community and will help guide us on our mission to promote healthier, more prosperous living"; Leslie Nilsson, Sage General Store and Bartleby and Sage, wrote: "As both a small-business owner and a resident, I can see the need for, and benefits of, this planning effort, which has never been undertaken before. We depend on LIC continuing as a strong, mixed-use community" and Elliot Park, Shine Electronics, wrote: "My business depends on excellent transportation connections, availability of appropriate space and incentives for manufacturing businesses. ... I am also a local resident and parent, and look forward to the Plan helping to improve community services and amenities."

David Ehrenberg, Brooklyn Navy Yard. While the Yard, in large part because of the Council's support, has enjoyed tremendous success over the past 10 years, and established itself as a model for sustainable urban economic development, it is now poised to generate even far more economic development impact. BNYDC is renovating Building 77, which is an 18-story, one-million-square-foot manufacturing facility to meet the strong and consistent demand for manufacturing space by existing Yard tenants and prospective tenants. Building 77, for which we're seeking regional council support, will generate an estimated 2,500 to 3,000 jobs. This one project alone represents a 40% increase in the total job count, and also represents the total number of jobs that were added at the Yard over the last ten years. The majority of the nearly \$140 million project cost has been secured, and the regional council's support would fill the last remaining funding gap.

Angie Kamath, Per Scholas. Per Scholas is a nonprofit job-training organization that has provided IT training to unemployed New Yorkers for 20 years. The Urban Development Center is a public-private partnership between Per Scholas and Doran Jones, a NYC-based IT consulting firm. Per Scholas will train software testers who will then be offered jobs at Doran Jones with opportunities for career advancement. Doran Jones will hire them to work out of the Center in the Port Morris section of the South Bronx. This is the first phase, currently under way. The second phase, which is the focus of the CFA, will expand the UDC and add space for 300 additional software testers. The purpose of the partnership is to accelerate economic growth and job creation in the IT sector in the city and especially in the economically distressed South Bronx area. Our vision is to enable the Bronx to become the city's next tech corridor.

Kathy McShane, NYCEDC. JFK is ranked first in the nation for the value of goods exported through a domestic airport facility. NYC, through the Airports Exports



Improvements project — a proposed priority project — seeks to capitalize on this strength by supporting new cargo development at the airport. A new state-of-the-art cargo facility will take the place of a currently vacant, functionally obsolete building in the north cargo area. The new building will make it easier and more efficient for shippers, air carriers and ground handlers to move cargo to and around the airport. It will also solidify JFK's position as a key cargo gateway airport, and attract new cargo to the airport, particularly cargo that will be exported. As new cargo is attracted to the airport through projects like this, our regional economy benefits in terms of job creation and growth. Air cargo shipping through JFK Airport supports approximately 34,000 jobs in the New York metro area. For every additional 1,000 tons shipped through the airport, 35 jobs are created along the supply chain. In response to a question from Wylde re RFP for private development at the facility, McShane stated that there is a current tenant in the cargo area that is seeking to expand their facility; the Project would benefit from that expansion.

Patrick Hess, NYCEDC. Campus improvements to the Brooklyn Army Terminal will have significant local and regional benefits. BAT is a 55-acre industrial campus on the Sunset Park waterfront that has been regenerated as a vital business center for New York City's industrial sector. It currently houses over one hundred companies and more than 3,600 jobs. Over the past 30 years, the city has invested a total of \$185 million, and more recently has committed \$100 million in the capital budget for the full renovation of 500,000 square feet of space in iconic Building A. The requested funds will allow the city to effect the full transformation of the campus into a strategic manufacturing hub by activating the remaining dormant space, including a 24,000-square-foot complete building, improving critical campus wide infrastructure, including upgrades to life-safety systems, and broadband connectivity, and developing the Sunset Park Industrial Workforce Center to help develop and expand workforce and business-development programs across the working waterfront. The project will help position BAT as a global New York export hub

Katie Axt, NYCEDC. The Saw Mill Creek Pilot Wetland Mitigation Bank will clean up, restore, and protect 68 acres on the west shore of Staten Island in the Saw Mill Creek marsh to provide environmental offsets for waterfront development projects in the five boroughs. It is modeled after the more efficient mitigation efforts in 28 states. They do mitigation banks, which bundle mitigation projects, restore wetlands in advance, and then are able to provide offsets to developers for future impacts. This is a critical project and part of the larger regional council's priorities regarding resiliency and transportation mobility, as well as larger economic development and affordable housing along the waterfront.

John Blaho, CUNY Hub for Innovation. The Innovation Hotspot, or CUNY Hub, will be located on West 125th Street near Adam Clayton Powell Boulevard. It will offer space at a subsidized rate, entrepreneurial training programs and access to key CUNY resources, such as equipment, facilities, legal advice, and financial contacts. It will impact economic growth through job creation, investment and revenue generation. The Hub will host between 25 and 30 high-tech startup companies that each should employ



on average three to seven employees. It will bookend 125th and Adam Clayton with Harlem Green at 125th and Amsterdam to establish a high-tech corridor on 125th Street.

Charles Hamilton, Urban League Empowerment Center: The National Urban League office tower will arise from what is currently the 125th Street garage site. It will encompass 400,000 square feet and serve as the new and corporate headquarters for the 103 year-old National Urban League, with 90 affiliates around the U.S., and will replace its current space on Wall Street when the lease expires in a couple of years. Several cities asked the National Urban League to relocate elsewhere but thanks to Mayors Bloomberg and De Blasio, and especially Governor Cuomo, this project will allow the National Urban League to remain in New York. The office tower will also house a conference and special events center space of approximately 156,000 square feet; the first space of the American Civil Rights Museum; approximately 65,000 square feet of retail space, a parking facility for 225 cars, and an additional community facility space of approximately 55,000 square feet. The National Urban League is raising between \$60 to \$90 million of equity for the project and is in the final stages of negotiating a 99-year lease.

John Lee, NYC Mayor's Office. Lee thanked the Council for recognizing the NYC Energy Efficiency Market Integration Assistance program as a priority project. Partnering with the NYC Energy Efficiency Corporation and GreenLight New York, the City of New York submitted the program, which is geared at a coordinated and holistic approach to accelerate multifamily energy efficiency retrofits to reduce housing costs, lower greenhouse gases, and create new jobs. The program has six components: The first is employing city-mandated energy audit reports to target high-need, high-impact multifamily buildings for retrofits. The second is an outreach and assistance program to guide, train and incentivize building owners through the retrofit process. Third is to undertake pilot projects in partnership with New York City carbon challenged participants who will be the first to enter the program and produce case studies of multifamily and retrofit projects. Fourth is to create a center for action, volunteer leadership programs that leverage early adopters, and influence decision makers. The fifth is to provide access to capital through the New York City Energy Efficiency Corporation, in coordination with the Housing Preservation and Development Department, Housing Development Corporation and NYSERDA. And the sixth is workforce development programs to connect building managers, operators, superintendents, and contractors and laborers to training in energy efficiency, energy-efficient operations and connect New Yorkers to green jobs.

Steve Williams, The Victoria Theater Project: Williams expressed his thanks to the Council for designating the Victoria as a priority project. To summarize his previous testimonies, the project will have five components: 210 rental apartments; a cultural arts and performance center of about 25,000 square feet; parking for about 100 cars; 25,000 square feet of retail and a 200-room hotel, Harlem's first full-service hotel. The project will generate 500 construction jobs and 376 permanent jobs. It will have a multiplier effect throughout Harlem. Hiring will be from the community and will have a 30%



MWBE goal for minority contractors.

Kenneth Knuckles adjourned the meeting.