



NEW YORK CITY

BRONX

BROOKLYN

MANHATTAN

QUEENS

STATEN ISLAND

State of the Region:
New York City
2016 Progress Report



New York City
Regional Economic
Development Council

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Table of Contents

I. EXECUTIVE SUMMARY	1
II. PROGRESS	5
State of the Region	7
Key Regional Focus: Life Sciences Cluster	15
Status of Past Priority Projects.....	17
Status of All Projects Awarded CFA Funding	31
III. IMPLEMENTATION AGENDA.....	33
Implementation Agenda for a Regional Life Sciences Industry Cluster	35
Implementation of a Workforce Development Strategy.....	36
Update on Existing Regional Priorities.....	38
Opportunity Zone Updates	41
Additional Ongoing Initiatives	49
Proposed Priority Projects.....	57
IV. WORK GROUPS	103
V. DOWNTOWN REVITALIZATION INITIATIVE	106
Photo credits	111

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PART ONE

Executive Summary

The New York City region has been awarded \$320.2 million over five funding rounds, creating and retaining almost 30,000 jobs and leveraging \$3.4 billion in private and other public investment.

New York City is the nation's largest and most diverse urban economy. The entire state depends on the city as a critical source of economic activity, tax revenues and intellectual capital. The city looks to the state, in turn, to develop and maintain critical public infrastructure, high standards of education and workforce development, strong incentives for business investment and economic development, and a productive legal, tax, and regulatory environment.

Today, New York City's economy is strong, but it still faces a variety of fiscal and economic challenges that must be addressed to ensure the city's future. These challenges include:

- Increased competition for jobs, investment and talent from other domestic and global regions
- The provision of adequate training, job opportunities and support services for the 21 percent of the city's population that live in poverty
- Severe cost pressures that make the city increasingly unaffordable for middle class households and the businesses that employ them
- Reductions in federal funding to deal with aging infrastructure, deteriorating housing stock and the needs of a diverse population

The New York City Regional Economic Development Council (REDC) has developed a strategic plan and project priorities to help New York state make investments and policy decisions that effectively address these challenges. It aims to ensure that New York City continues to grow and prosper and that the benefits of prosperity are widely shared across its neighborhoods and diverse populations, especially where need is greatest.

Through the REDC/CFA process, the New York City region has been awarded \$320.2 million in the first five funding rounds. Funded projects will create and retain 29,551 jobs and result in more than \$3.4 billion in private and other public investment. In addition, since 2012, the REDC Executive Committee has endorsed approximately 110 Empire State Development incentive offers for projects with a projected value of over \$3.5 billion that will create and retain nearly 80,000 jobs.

In 2016, the REDC conducted extraordinary outreach to organizations, community leaders and elected officials across the five boroughs to explain the work of the REDC and the CFA funding process and to encourage a greater diversity of applications. This outreach has been particularly important for introducing small community-based organizations and small businesses to the availability of state resources. The REDC also engaged with the state-wide REDC network to develop relationships with other regions which has led to collaboration on projects and policies that benefit the entire state.

Here are a few examples of what has been accomplished in the sixth year of the Strategic Plan:

Silvercup Studios received a \$1.6 million ESD grant through Round V to expand from its home base in Queens to a location in the Port Morris section of the South Bronx. In August 2016, Silvercup opened the first film and television studio in the Bronx, the New York City borough with the highest concentration of poverty, creating 16 new jobs in the studio and an additional 400 jobs in annual production activity.

Activity in the **Brooklyn Navy Yard** is exploding with expansion of Steiner Studios and the opening of the New Lab design and prototyping facility, as well as the completion and rent-up of manufacturing buildings supported by the REDC over the past five years.

The North Shore of Staten Island is being transformed into a premiere destination for tourists and shoppers with construction underway this year on major REDC supported projects including the **Empire Outlets** and the hotel and residential/retail development known as **Lighthouse Point**.

With state support, **Long Island City, Queens**, has become a model for community engagement in planning for inclusive economic development and residential growth.

In Manhattan, a world class life sciences industry cluster is emerging thanks to the foundation laid by state and city-assisted initiatives like the **Alexandria Science Center**, the **New York Genome Center** and **Harlem Biospace**.



Brooklyn Navy Yard

For the coming year, priority projects that are recommended in this Progress Report include:

A **Brooklyn Navy Yard Transportation System** to accommodate workers and customers in what has become the city's most vibrant industrial park. With state support, a tech-enabled shuttle bus service will provide an expanded and more efficient connection between this growing employment center and the region's public transit system.

The launch of City University's **START-UP NY** partnership, comprised of Central Brooklyn's Medgar Evers College and three early stage high-tech companies that will be located at the Brooklyn Navy Yard

Consistent with the Governor's Round VI focus on workforce development, the REDC is recommending support for a home health aide training program sponsored by **Sunnyside Community Services** in the Rockaways; funding of a facility that will house the **Lower Eastside Girls Club's NextGen Nurses Program**; and training programs in food handling, commercial drivers' licenses, security, and customer services offered by **Bedford Stuyvesant Restoration Corporation**. Capital grants are recommended for the **Ghetto Film School Culture and Media Center** to help prepare South Bronx youth for jobs in the film industry; and for renovation of an historic firehouse where **Henry Street Settlement** will locate a Neighborhood Resource Center to accommodate workforce development programs for its clients. As part of its long-term commitment to the South Bronx, the **Women's Housing & Economic Development Corporation (WHEDco)** plans to develop a Bronx Music Hall, a 300-seat theater, to enhance the cultural and civic development of its community.

In Queens, the REDC supports the proposal of **Greenpoint Manufacturing and Design Center** to renovate a building designed to accommodate about 24 small and mid-sized manufacturers and the **Long Island City Partnership** will carry out a streetscape project to improve connectivity and navigation in this rapidly redeveloping neighborhood.

In partnership with New York City, the REDC supports funding of important infrastructure programs to encourage brownfields cleanup in low-income areas, enable better access to the Staten Island **NY Container Terminal (GCT New York)**, and carry out several city parks projects.

Capital grants are recommended for two established businesses that are bringing programs to New York that

promise to advance the region's innovation economy: **1776 New York**, a global accelerator that supports entrepreneurial tech startups, and **Galvanize New York**, a business that provides tech training along with co-working space.

A combination of capital and marketing support is recommended for the botanical gardens which serve as critical tourism assets in the Bronx and Brooklyn.

Funding is recommended for an advanced manufacturing assessment to be conducted by The **Industrial and Technology Assistance Corporation (ITAC)** across the five boroughs; expansion of **Hot Bread Kitchen's** culinary incubator in East Harlem; a new industrial center in Brooklyn sponsored by **Evergreen Inc.**; the redevelopment of the **Bedford Union Armory** for housing and community facilities; and upgrading the refrigeration system at the **Hunts Point Cooperative Meat Market**.

The Staten Island Chamber of Commerce Foundation and the **Staten Island Museum** are proposing important projects to complement the substantial public investment in the Island's tourism economy funded in earlier REDC rounds. The **Staten Island Economic Development Corporation** is developing an incubator to promote expanded entrepreneurial activity in the borough.

In terms of industry cluster activity, the New York City REDC is joining the Long Island REDC in prioritizing development of an inter-regional life sciences industry cluster. The city has tremendous assets in life sciences research that can be readily commercialized with coordinated support from public and private sector sources. Another inter-regional project that connects New York City and the North Country region is a planning grant for an estuary led by **Clarkson University** in cooperation with the Hudson River Trust.

Funding is proposed for **China Institute's** project to upgrade their facilities and to encourage collaboration with this well-established nonprofit group on advancing the governor's Global New York initiatives.

Further details on these and other projects are presented in the pages that follow. These projects advance the goals of the REDC and those that Governor Cuomo has set forward for inclusive economic growth throughout the state.

The REDC is proud that its work with state agencies has resulted in a transparent and accessible funding process for economic development that focuses on the creation of good, sustainable jobs and community-based initiatives that ensure local residents are prepared for those jobs.

PART TWO

Progress

**New York City produces 55 percent of statewide economic output.
The REDC looks to ensure the benefits of the region's prosperity
are felt across all five boroughs.**







State of the Region

Financial services remains the city's anchor industry, but the fastest job growth is in technology-related industries.

GENERAL ECONOMY

Today, New York City's economy is strong, with economic output at an all-time high of \$751 billion and another historic milestone of 4.2 million jobs. Financial services remains the city's anchor industry, generating 27 percent of private sector economic output and accounting for 30 percent of the city's private sector payroll. The fastest job growth is in technology-related industries, with a 53 percent increase in high-tech jobs over the last decade (figures 1–4).

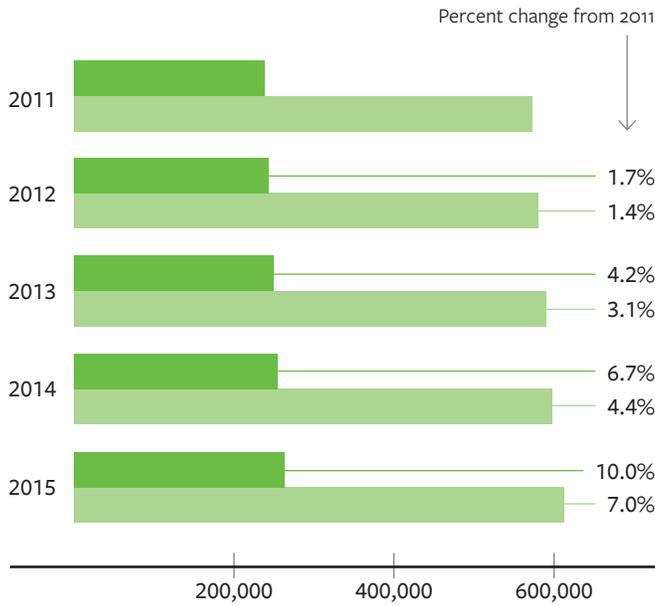
New York City has added 4,000 public sector jobs in 2015. These wages are increasing as a result of new labor contracts for city employees (figures 5–12).

Record levels of spending by visitors and exports by the city's businesses have also contributed greatly to the economy (figures 13–16).

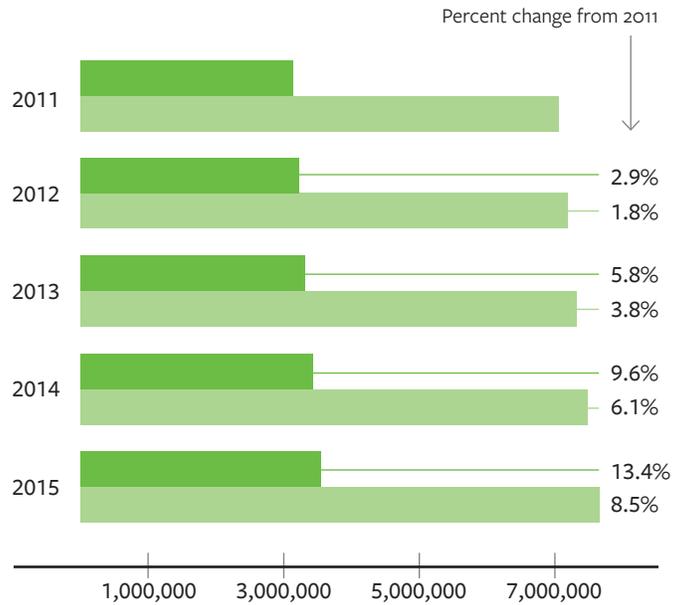
PRIVATE SECTOR

■ New York City
 ■ New York State

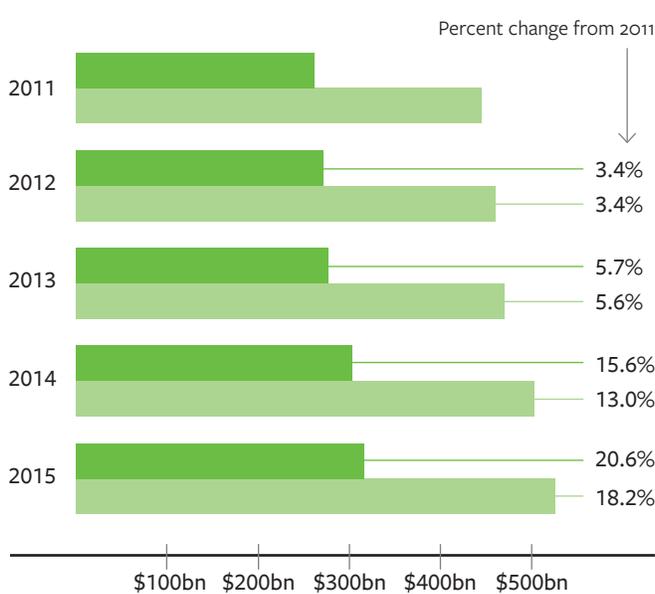
1. Number of Establishments (Private)



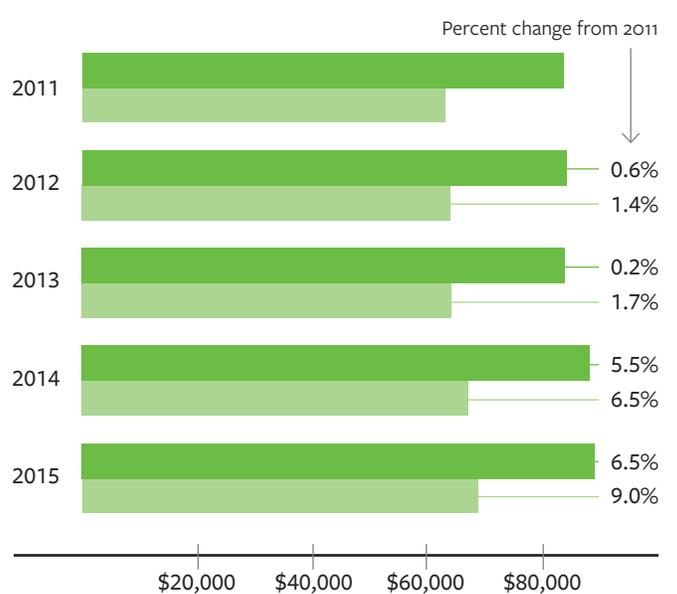
2. Average Annual Private Sector Employment



3. Total Annual Wages (Private)



4. Average Annual Wages (Private)

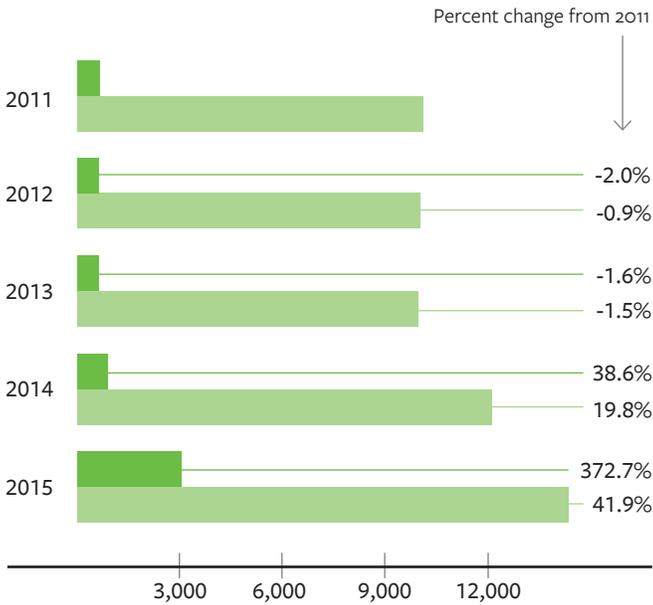


Source for figures 1-4: New York State Department of Labor, Quarterly Census of Employment and Wages

PUBLIC SECTOR

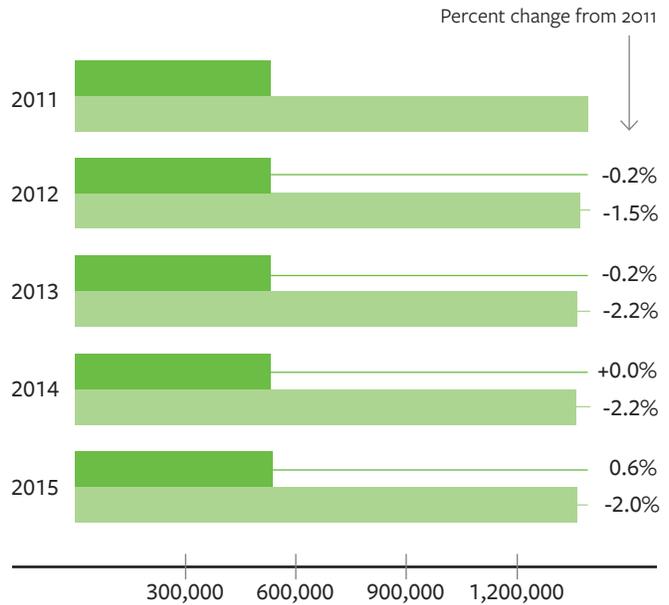
■ New York City
 ■ New York State

5. Number of Establishments (Public)

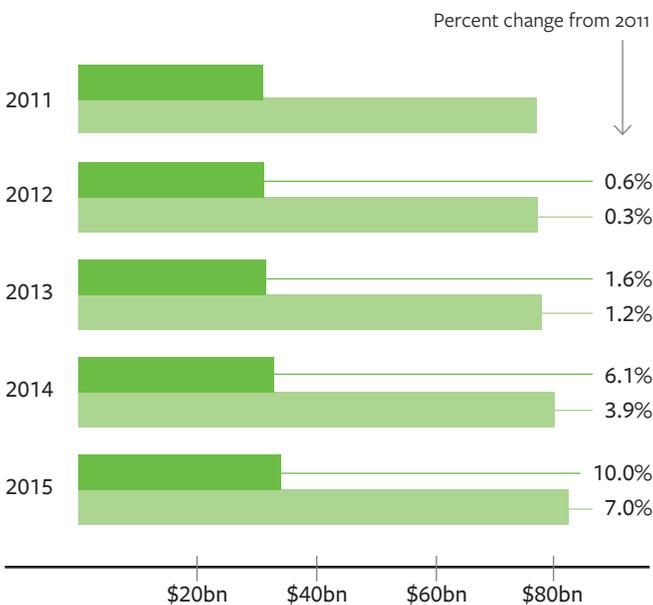


Note: The New York City government changed the way it counts establishments, which explains the increases between 2013 and 2015.

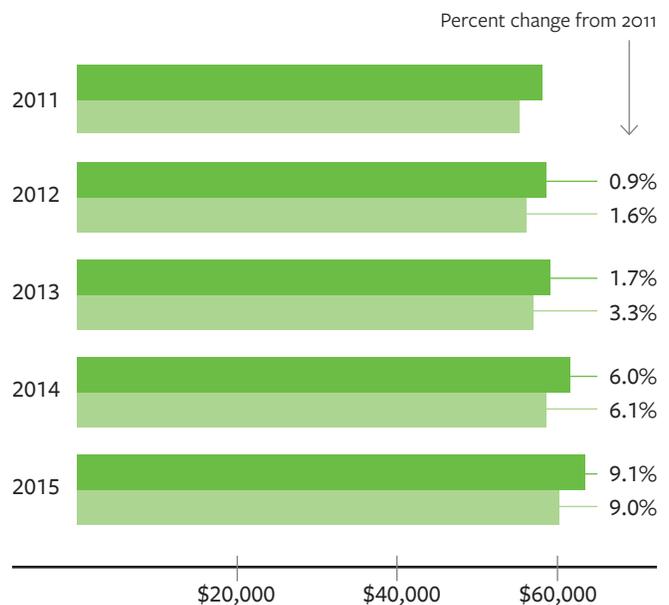
6. Average Annual Public Sector Employment



7. Total Annual Wages (Public)



8. Average Annual Wages (Public)

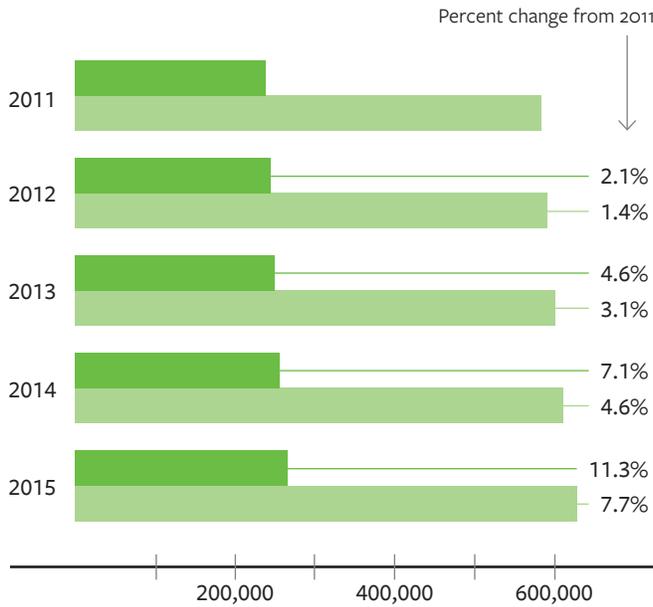


Source for figures 5–8: New York State Department of Labor, Quarterly Census of Employment and Wages

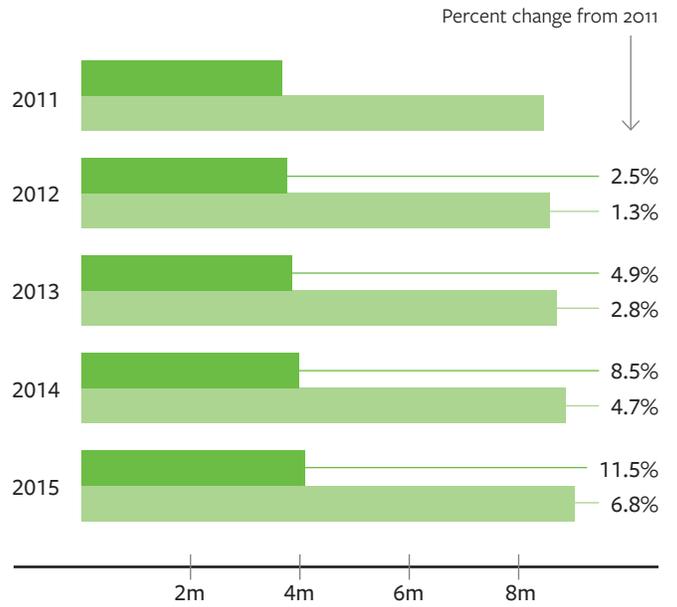
TOTAL (PUBLIC AND PRIVATE SECTORS)

■ New York City ■ New York State

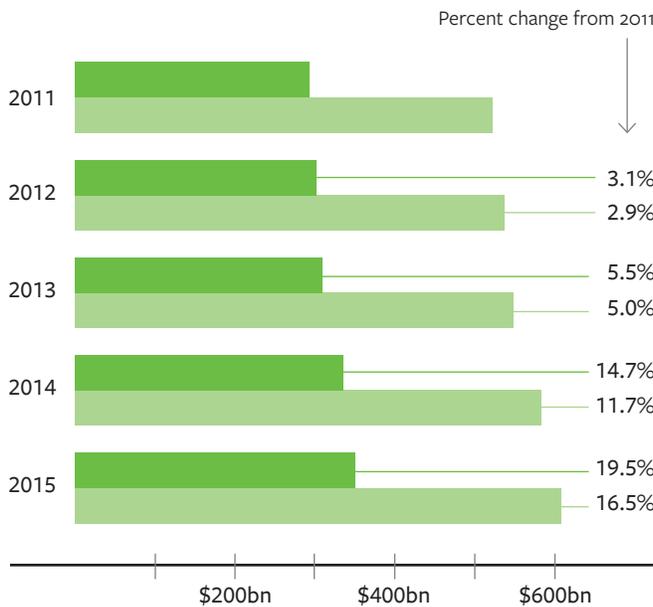
9. Number of Establishments



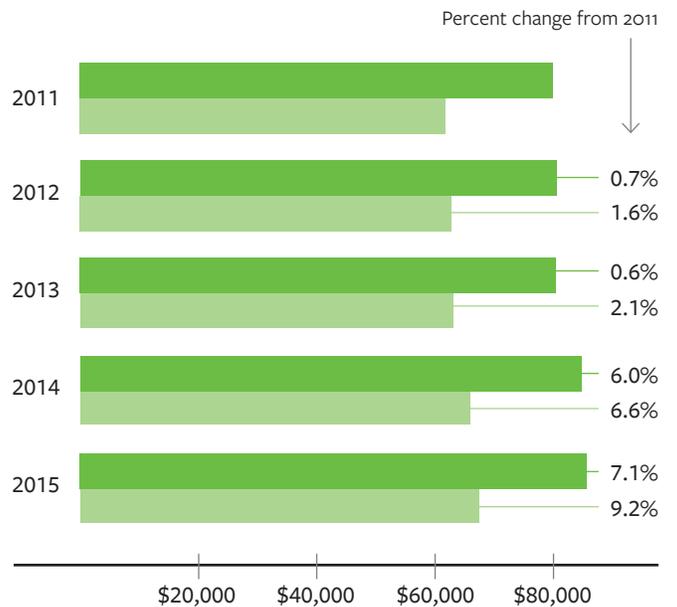
10. Average Annual Employment



11. Total Annual Wages



12. Average Annual Wages

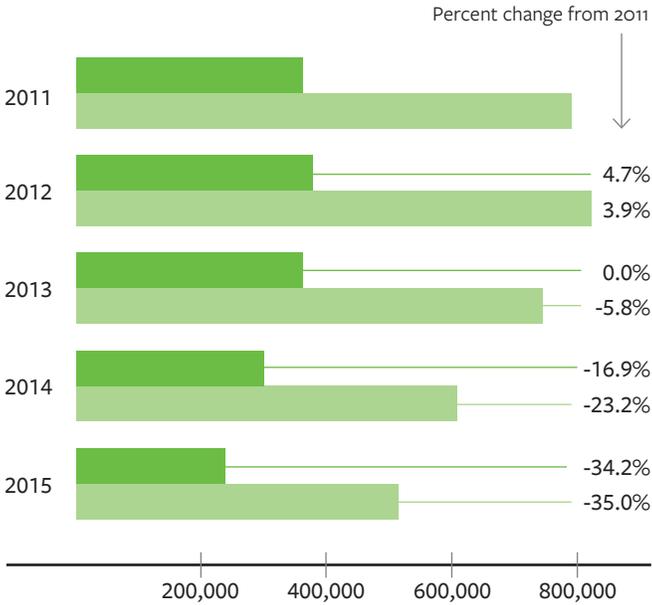


Source for figures 9–12: New York State Department of Labor, Quarterly Census of Employment and Wages

ECONOMIC ACTIVITY

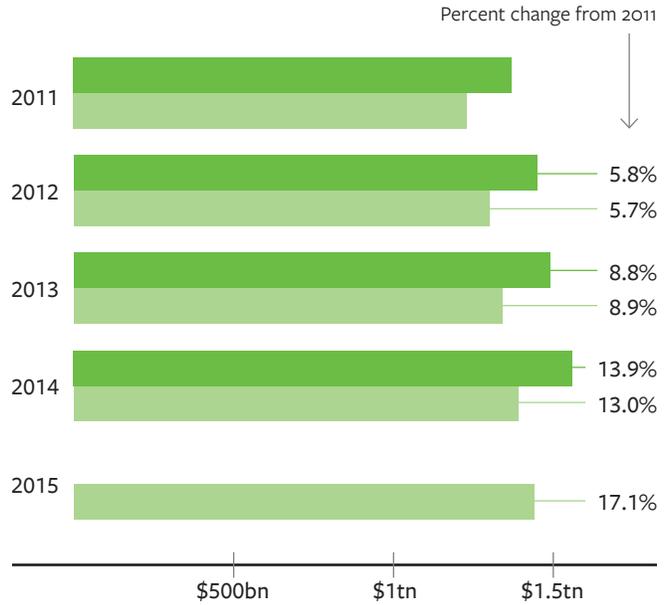
■ New York City ■ New York State

13. Number of Average Annual Unemployed



Source: New York State Department of Labor, Local Area Unemployment Statistics

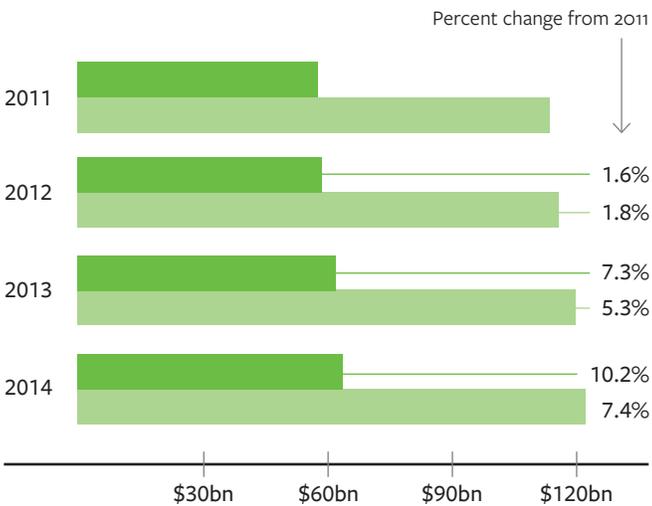
14. Gross Metropolitan Product



Source: Bureau of Economic Analysis

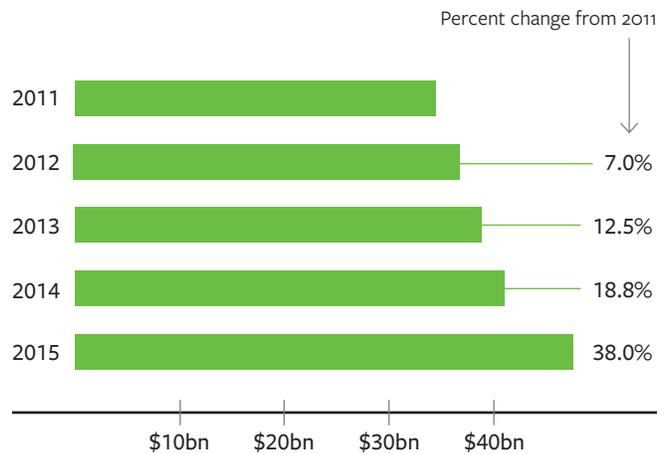
Notes: Compares New York City Metro Area and New York state; Figures are nominal (not adjusted for inflation)

15. Regional Exports



Source: Brookings Export Monitor, 2015

16. Estimated Visitor Spending



Source: NYC & Company

QUALITY OF LIFE INDICATORS

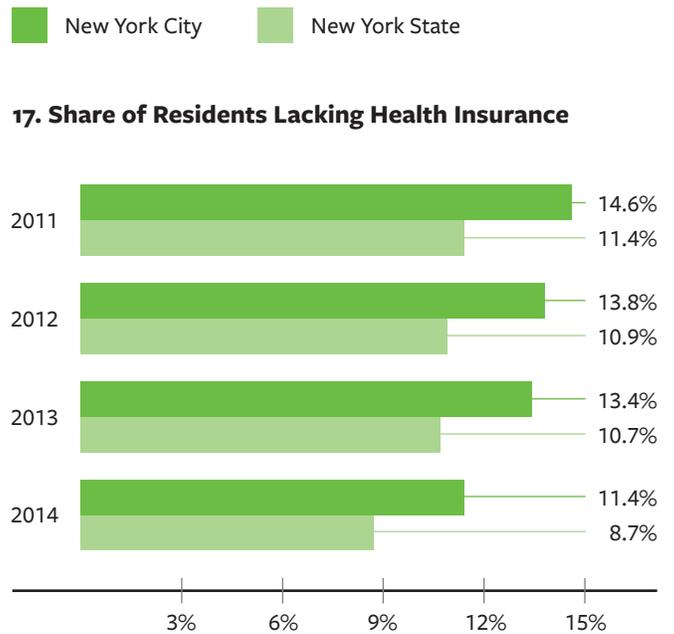
New York City produces 55 percent of statewide economic output, but it is also home to 57 percent of New Yorkers living in poverty and 57 percent of those without health insurance. Poverty rates are highest among children (figures 17, 18).

The vast majority of New York City residents work within the five boroughs. Mass transit is critical to the economic health of the region, as most of the city’s workforce relies on it for their commutes (figure 19).

New York City experiences a net loss of residents to other parts of the country, but these losses are more than offset by immigration and children born here. As a result, the city’s population is growing rapidly and is expected to pass 9 million by 2040 (figure 20).

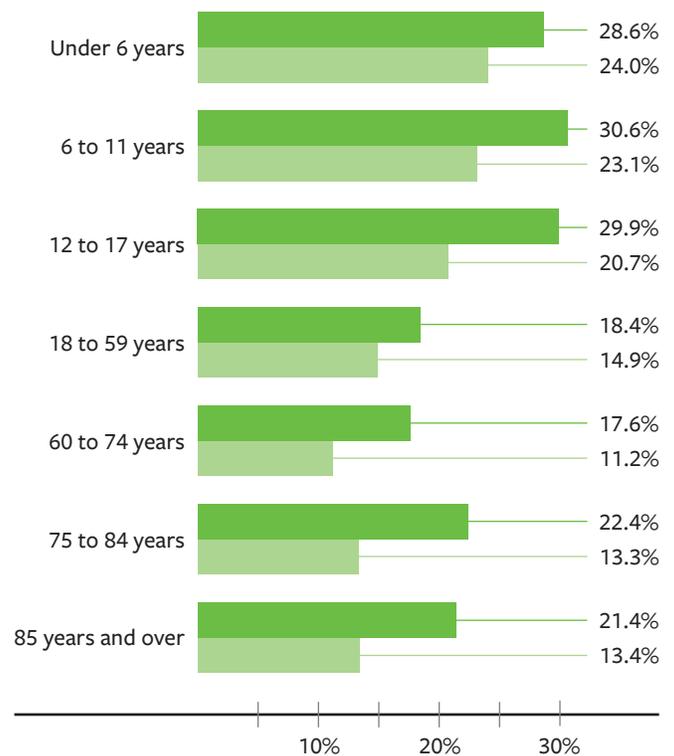
New York has become a leading hub for innovation, thanks to its concentration of business and academic talent. The city’s established industry leaders in finance, media, health, and other sectors are eager to partner with and purchase technology from startups, giving New York a competitive advantage in developing new applications of technologies for a wide range of industries. Recently, life sciences has emerged as an industry where the Metropolitan Region is poised for tremendous growth through commercialization of cutting-edge research performed at the city’s world-class medical institutions.

One challenge associated with the growth of high-skilled jobs is that many New Yorkers are not prepared to fill them. Only 35 percent of public high school graduates are deemed college or career-ready and over 150,000 New York City residents between the ages of 16 and 24 are out of work or out of school, many of them racial minorities. At the same time, New York City employers posted 120,000 job openings in June of 2016—up 167 percent from 2011—suggesting businesses are eager to hire qualified applicants (figures 21–26).



Source: U.S. Census Bureau, American Community Survey, 2014

18. Share of Residents Living in Poverty in 2014

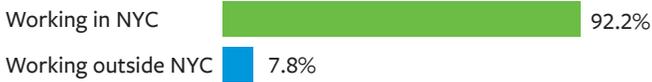


Source: U.S. Census Bureau, American Community Survey, 2014

QUALITY OF LIFE

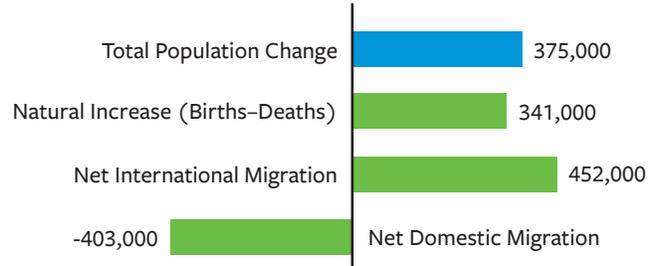
■ New York City
 ■ New York State

19. NYC Resident Commuting Patterns (2011–2014)



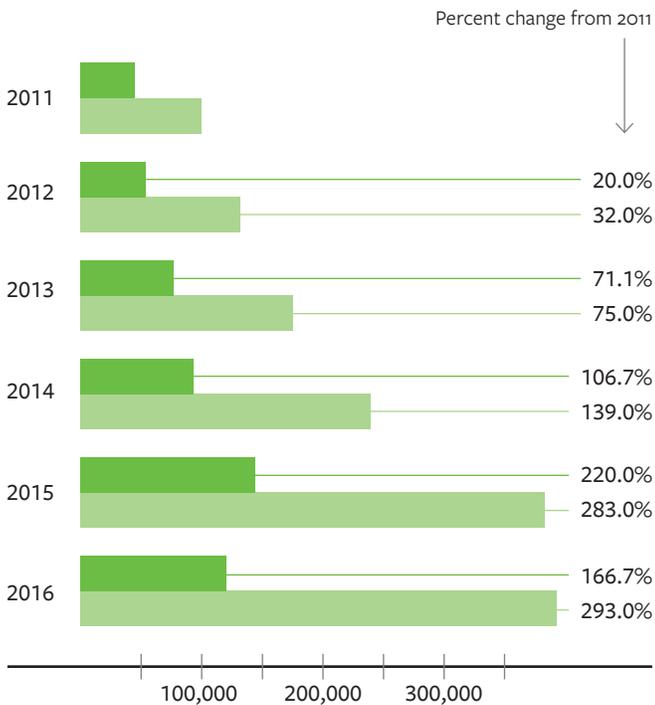
Source: U.S. Census Bureau, American Community Survey, Public Use Microdata

20. Migration and Population Change in New York City (2010–2015)



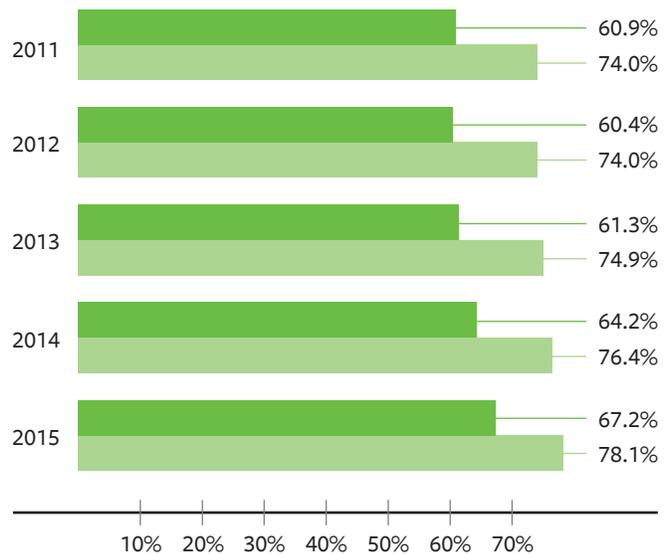
Source: NYC Department of City Planning

21. Job Postings



Source: EMSI

22. Public High School Graduation Rate

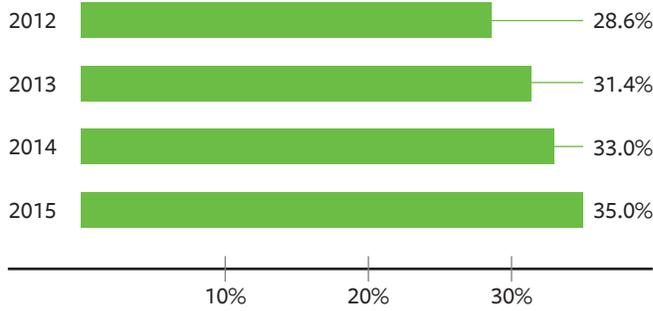


Source: NYC Department of Education; NYS Education Department

QUALITY OF LIFE

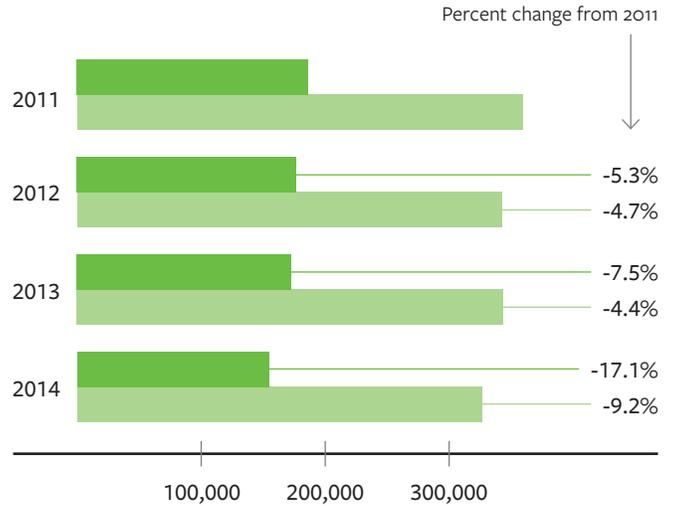
■ New York City ■ New York State

23. College Readiness



Source: NYC Department of Education

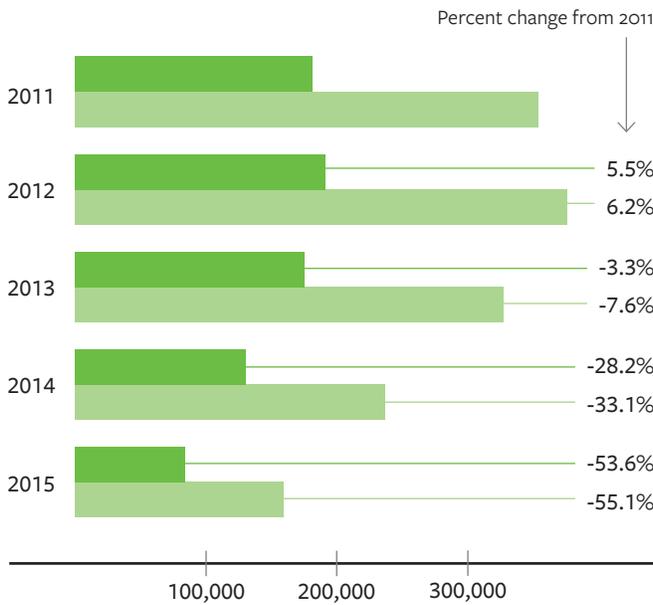
24. Disconnected Youth



Source: U.S. Census Bureau, American Community Survey, Public Use Microdata

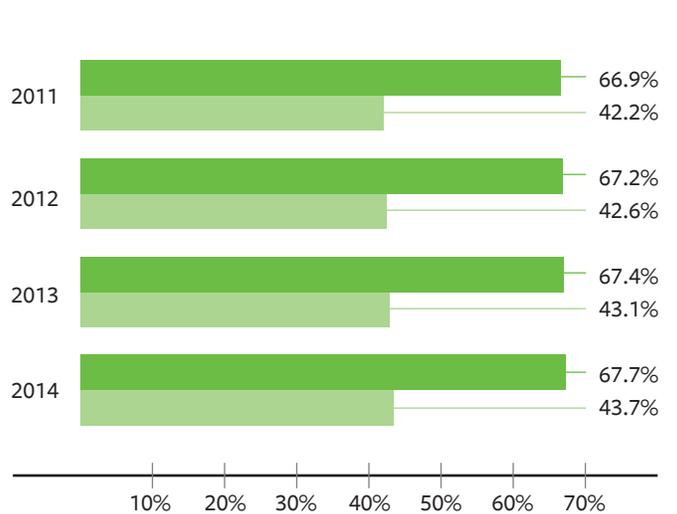
Note: Aged 16–24 and neither working nor in school

25. Long-Term Unemployed



Source: U.S. Census Bureau, Current Population Survey, Public Use Microdata
Note: Unemployed for over six months

26. Population Diversity



Source: U.S. Census Bureau, American Community Survey
Note: Percent of population that is not white non-Hispanic



KEY REGIONAL FOCUS

Life Sciences Cluster

New York City has the intellectual and institutional assets to host a robust global life sciences industry cluster, but it has been slow to develop.

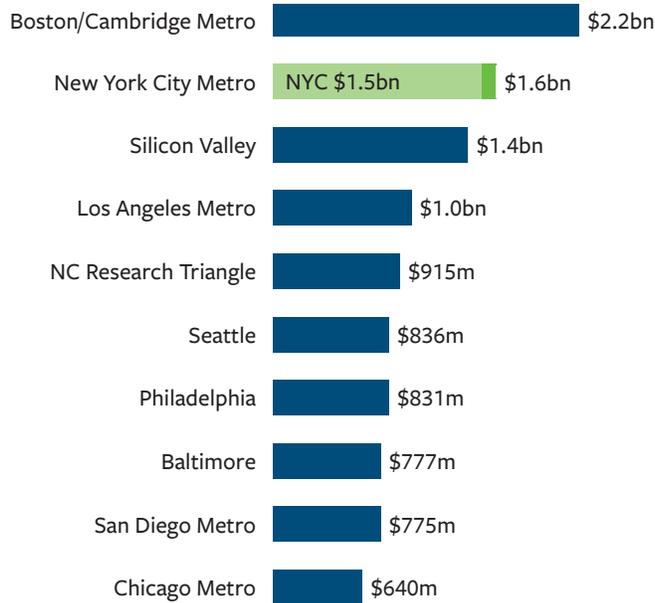
At least five of the state's economic development regions—New York City, Long Island, Mid-Hudson Valley, Buffalo and Central New York—have the capacity to collaborate in creating a world-class life sciences cluster in New York state (figure 27).

New York City metro institutions receive \$1.6 billion in National Institutes of Health (NIH) support for research and contribute heavily to research and discoveries made in the life sciences industry (figure 28).

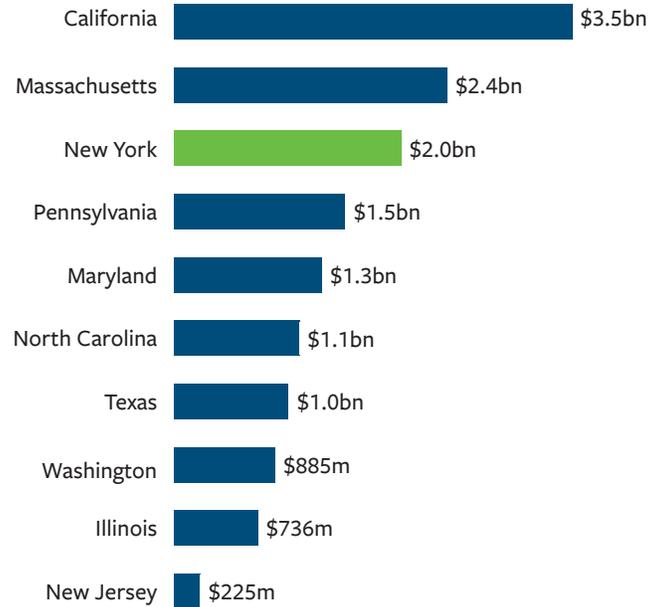
New York state ranks third in the amount of research funding given by the NIH to states, following California and Massachusetts (figure 29). Despite this, for every \$1.00 of NIH funding that Massachusetts received, its life sciences industry attracted \$1.32 of venture capital. California attracted \$1.27. By comparison, New York state's life sciences industry secured only \$0.06 of venture capital for every \$1.00 of NIH grants.

There is a huge opportunity for New York to generate new jobs and expanded economic activity in one of the world's fastest growing innovation industries.

27. NIH Support to Institutions by Geographic Cluster (Federal FY 2015)

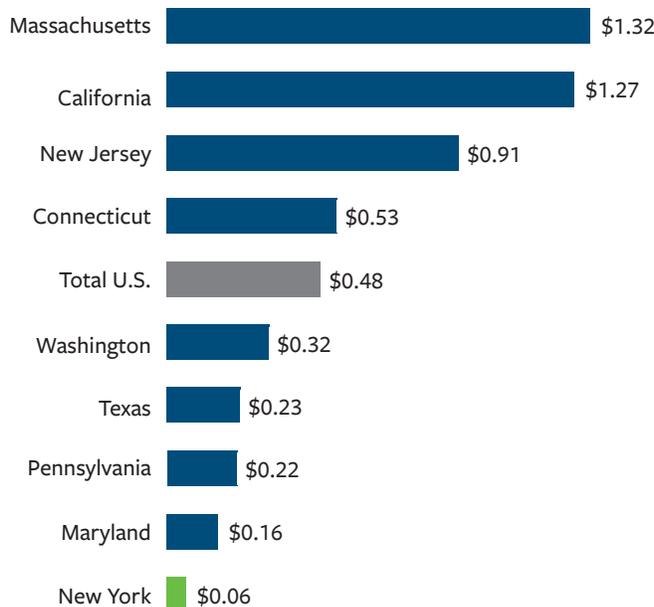


28. NIH Support to Institutions by State (Federal FY 2015)



Source for figures 27 and 28: NIH Data

29. Ratio of Private (VC) Investments to Public (NIH) Funding (Federal FY 2015)



For every \$1.00 of NIH funding, Massachusetts sees \$1.32 in venture capital funding for biotech, medical devices and equipment. By comparison, New York only sees \$0.06.

Source: PwC Moneytree™ Report, NIH data



Cranes at the Brooklyn Navy Yard

Status of Past Priority Projects

The following is an update on priority projects included in the 2011 Strategic Plan, as amended by the subsequent Progress Reports. In total, they represent significant steps toward achieving the REDC's goals on job creation, workforce development and economic development.

Plans have been completed for redevelopment of the former Taystee Bakery Complex in West Harlem and construction will begin in 2016. TSTY Create LLC (a joint venture of affiliates of The Janus Property Company and Monadnock Construction) has acquired the vacant property to construct a first-class, mixed-use commercial building with 250,000 square feet of commercial, manufacturing, nonprofit community facility, and retail space. The **Taystee Building** (Round I project) will accommodate expansion space for locally-based enterprises and space for organizations that will bring new jobs to a redeveloping neighborhood that still has a high incidence of poverty and unemployment. The project was awarded \$10 million in ESD grant assistance in Round I of the NYS Consolidated Funding Application (CFA) that will result in a total investment of more than \$72 million and create 440 new jobs. The old structures have been demolished and all necessary NYC Department of Building (NYCDOB), Department of Transportation (NYCDOT) and Con Ed approvals have been received to allow construction to begin. The project has experienced some delay due to lack of an anchor tenant. The developers have now retained Cushman & Wakefield to pre-lease a portion of the building in order to move forward with construction.

The 215,000 square foot **Green Manufacturing Center** at the Brooklyn Navy Yard is nearly complete with two anchor tenants already in place. This Round I project will bring at least 500 new jobs to the Navy Yard and has a total project cost of \$60.4 million. New York state provided \$18 million for the renovation, including a \$1 million ESD Downstate Revitalization Fund grant, a \$5 million ESD REDC grant and a \$12 million New Market Tax Credit allocation. Tenants include Crye Precision, a designer and manufacturer of combat apparel and a recipient of \$1 million in Excelsior Jobs Tax Credits, and New Lab, a high-tech design and prototyping center.

New Lab (Round II) opened in June 2016. It is a world-class facility where entrepreneurs, designers, fabricators and researchers collaborate to create new products and new businesses. It occupies 84,000 square feet in the Green Manufacturing Center, where tenant improvements totaling \$19.85 million will bring 347 new jobs. Prior to completion of the building, “New Lab Beta” opened in March 2013 in Brooklyn Navy Yard Building 280. The company was awarded \$1.25 million in ESD grant assistance in Round II and later received an additional \$2 million.



New Lab ribbon cutting at the Brooklyn Navy Yard

New Lab has already established significant partnerships with Autodesk, EOS, 3DSystems and Ultimaker. It positions New York at the forefront of the advanced manufacturing sector.

Steiner Studios Media Campus received a \$5 million grant in Round II, and later another \$6.3 million grant, and will begin construction of its Phase III project later this year, with completion anticipated in 2018. The project also received \$1 million in Round V for its Phase IV project. Over the next 12 years, Steiner Studios will make an additional \$374 million private investment, resulting in more than 2,500 new permanent jobs and 2,600 construction jobs. Steiner Studios has requested an additional \$8.75 million in ESD Capital Grant funding for Phase IV.

To accelerate **redevelopment of the city's brownfields**, the New York City Office of Environmental Remediation (OER) has allocated more than \$5 million for 24 brownfield cleanup projects, as part of a cooperative program with the NYS Department of Environmental Conservation. The project was awarded \$500,000 in Round II. Under this program, OER and the private developer provide \$13.00 in city, federal and private matching funding for

every \$1.00 of state REDC funds. Cleanup projects are underway to accommodate construction of 641 affordable housing units; 364,881 square feet of retail and commercial space; 91,599 square feet of office and hotel space; and 61,913 square feet of community facility space. These projects are expected to result in 1,925 construction jobs and 883 full-time permanent jobs.

The **Saw Mill Creek Pilot Mitigation Bank** is a pilot project for the city's first wetland mitigation bank at Saw Mill Creek, Staten Island. This \$14.25 million project will clean up, restore and protect 68 acres of wetlands to generate "mitigation credits" which provide offsets for permitted wetland impacts. The city's economy depends greatly on the movement of goods and people by water which has led to a strong and ongoing demand for development and infrastructure projects on the waterfront requiring mitigation. The project received a \$500,000 ESD grant in Round II and a \$1 million NYS Department of State grant in Round IV. It is expected to be complete by December 2017.

A \$1.5 million grant to the **New York Genome Center** from Round II helped launch this world class clinical research facility that is backed by a consortium of the state's top medical research institutions. In January 2014, Governor Cuomo announced a \$105 million grant to establish the NYS Genomic Medicine and Big Data Center, a joint venture between the Genome Center and the Buffalo Institute for Genomics and Data Analytics. The Genome

Center has matched its \$55.75 million share of state funding with private grants. As of June 2015, the Genome Center completed the build-out of its facility and its daily production of genomics data makes it a world leader in the field. It has 160 full-time employees and expects to create up to 500 new jobs in the next few years.

As a result of \$5.75 million in CFA awards (Round III and V), an additional \$16.5 million in ESD grant assistance and \$25 million in DASNY assistance, construction is underway on BFC Partners' **Empire Outlets**. This project will create 1,306 new jobs and 1,267 construction jobs and will help transform the St. George area of Staten Island into a new center of tourism and economic activity. The project will include a 350,000 square foot retail complex, a 190-room, 130,000 square foot hotel, a 40,000 square foot banquet facility and a 1,250-space structured parking garage. It will feature expansive open corridors to the water, a sustainable green roof, and a strong resiliency system to insulate the area against rising sea levels. A groundbreaking event took place on April 16, 2015 and project completion is expected in 2017.

Lighthouse Point, a \$227.4 million mixed-use waterfront development at the base of the Staten Island Ferry, broke ground in June 2016. This project will restore historic properties and erect three new buildings that will house retail, restaurants, a hotel, and residential units. The project received a \$1.5 million grant (subsequently converted to a loan) in Round III and \$15 million in additional ESD loan funding. The project is expected to create 347 new jobs and 668 construction jobs. In Round VI, Lighthouse Point has submitted an application for \$25.5 million to offset unexpected development costs.

In collaboration with two private sector Internet Service Providers—Stealth Communications, LLC and Xchange Telecom Corp.—New York City is bringing high-speed broadband to currently underserved businesses in Industrial Business Zones in Brooklyn and Queens. The project received a \$1.6 million grant under the state's Connect NY Broadband Program in Round III. The project is currently underway.

In August 2014, construction began on renovation of **Building 77**, a 16-story industrial building in the Brooklyn Navy Yard that is being transformed into a manufacturing/tech hub. The \$185 million project, which will create 1 million square feet of industrial space, is designed to attain a LEED Silver Certification by the U.S. Green Building Council for Core and Shell construction. The project



New York Genome Center

received a \$1 million grant in Round IV of the CFA and will create 3,000 new jobs and 112 construction jobs. Rent-up is underway and completion is expected in 2017.

The JFK Airport Exports Improvement Project, part of the Governor's Global NY initiative, received a \$500,000 grant in Round IV to construct a \$94 million, 328,000 square foot, two-story cargo handling facility in the north cargo area at John F. Kennedy International Airport (JFK Airport). The project has a completion date of first quarter 2021 and will create 102 new jobs and 300 construction jobs.

Brooklyn Brewery is finalizing the site and design of a \$115 million, state-of-the-art brewery that will produce 400,000 barrels of craft beer annually for a growing global market. The project will result in 82 retained jobs and 115 new jobs. The project was awarded a \$2 million ESD grant and \$4 million in Excelsior Jobs Tax Credits in Round IV and a \$1.5 million ESD grant in Round V. Construction is anticipated to begin by the third quarter of 2017, with expected completion of Phase I in 2019.

Brooklyn Brewery is simultaneously signing a 40-year lease for a new 68,000 square foot headquarters at Building 77 in the Brooklyn Navy Yard. The company plans to set up a manufacturing facility, offices, a rooftop beer garden, and a restaurant in the building's food court at a cost of \$25 million.

Along the 125th Street corridor in Harlem, redevelopment of the historic and long-abandoned **Victoria Theater** is about to begin, involving a \$143 million, 386,000 square foot mixed-use building that will include 192 residential units, 50 percent of which will be affordable to low- and moderate-income households, along with a 208-room hotel. In April 2015 (Round IV), the project received ESD approval for a \$1.5 million ESD grant, a \$2.5 million Downstate Revitalization Fund grant and a \$5 million Metropolitan Economic Revitalization Fund loan. Led by a MWBE development team, the project will create 373 new jobs and 580 construction jobs.

A **Smart Cities Innovation Center** will be developed by New Lab at their facility in the Brooklyn Navy Yard, providing accelerator services to companies that are designing and building high-tech products that will enhance municipal services and infrastructure. This project also has the potential to spur export activity to support the Governor's Global NY program. The New York City Economic Development Corporation (NYCEDC) has



Brooklyn Brewery

committed \$3.6 million in operational funding and a \$750,000 capital grant was awarded in Round V to help finance the buildout and equipping of the \$6.46 million project. Construction of the center within Building 128 of the Brooklyn Navy Yard is scheduled to start in 2016 and be complete by January 2018, accommodating 50–75 smart cities companies and providing them with a suite of services to help commercialize their technologies.

The **NYU School of Engineering** is developing a Tech Hub business incubator and training program at Industry City in Brooklyn. The project received a \$1 million ESD grant in Round V and will open in 2017. NYU is working with Bunker Labs and the Brooklyn Chamber of Commerce to target this incubator and its entrepreneurial training facility toward military veterans.

Cambridge BioLabs, a life sciences incubator that helped establish Boston-Cambridge as a leading industry cluster, is expanding to New York. They are in negotiations for a location that will house 158 scientists and 27 companies and, over five years, establish an estimated 60 companies and create 1,000 jobs. The project received a \$2 million grant in Round V.

The New-York Historical Society (N-YHS) received a \$500,000 ESD grant and a \$500,000 Market NY grant in Round V to establish Sweat Equity, a new permanent center to showcase the history of women in the New York state labor movement and beyond. The center will be a major destination for regional, national, and international

tourism, allowing N-YHS to increase attendance by an estimated 100,000 within its first year of operation and add more than \$13 million in annual economic benefits to New York state. The \$21.6 million project, which will create 18 new jobs, is currently underway and is expected to open to the public in March 2017. They have applied for additional support in Round VI to help complete project funding.

The planned **Billion Oyster Project** aims to bring oysters and their reef habitat back to the New York Harbor, resulting in cleaner water and greater biodiversity. It received a \$250,000 ESD grant in Round V and is moving toward a 2017 start.

In conjunction with the SUNY Downstate Medical School's **START-UP NY** initiative, 16,000 square feet in the city-owned Brooklyn Army Terminal will be renovated to accommodate biotech companies and support training programs for jobs in life sciences. The \$3 million project received a \$300,000 ESD grant in Round V and expects to accommodate 100 new jobs. Construction is expected to be complete in December 2017.

Harlem Biospace opened in 2013 with support from NYCEDC and currently hosts 20 startup life sciences companies. To accommodate more and larger companies, Harlem Biospace was awarded \$1.5 million in Round V for an expansion that would create two new jobs at the incubator and 150 jobs with companies housed there. Negotiations for appropriate space are currently underway.

Silvercup Studios received a \$1.6 million ESD grant in Round V to open a new facility in the Port Morris section of the South Bronx. "Silvercup North" is transforming a vacant warehouse into the borough's first full-service film, television, and commercial production operation. The \$17.5 million project, which officially opened for business in August 2016, will result in the creation of 16 Silvercup jobs and 400 production jobs annually.

Edenworks, which received a \$128,000 Excelsior Jobs Tax Credit in Round V, is building an urban farm in Queens to supply unmet demand for local seafood and produce. Edenworks has established a partnership with Whole Foods and will train workers in cutting-edge aquaponics techniques informed by data science. The farm will provide consumers with the freshest produce possible. Edenworks anticipates the creation of nine jobs.

Boyce Technologies Inc., an advanced manufacturing and life safety communications company, was awarded



Silvercup Studios

\$1 million in ESD grant funds and up to \$1.64 million in Excelsior Jobs Tax Credits in Round V to acquire, renovate, and equip a 57,000 square foot facility in Long Island City. The \$32 million project will allow Boyce to consolidate their operations and provide additional space for new machinery, product fabrication, research development, marketing, human resources and employee amenities. Boyce will retain 58 jobs and create 41 new jobs over the next five years. They acquired and began renovations in late July and, to date, have created 13 new jobs.

The Hunts Point Cooperative Market, located in the South Bronx, sells 2.5 billion pounds of meat annually. The market was awarded \$1 million in Round V to help finance the \$6.5 million upgrade of refrigeration equipment currently underway, necessary to lower energy costs and retain 2,460 jobs. The market has applied for another grant in Round VI to replace the outdated cooling system with a new energy efficient unit.

SUMMARY OF ALL PAST PRIORITY PROJECTS BY STATE AND REGIONAL PRIORITIES

The table below shows the progress that has been made on Rounds I through V priority projects (projects receiving ESD Capital Grants), and links these projects with the core state and regional priorities.

- Project is complete
- Project is on schedule
- Project is progressing more slowly than anticipated
- Project concerns need to be resolved
- Project contract not yet executed
- Project canceled or funding declined

STATE PRIORITIES

- Regional Cluster Plan
- Global NY
- Veterans
- NY Rising Community Reconstruction
- Opportunity Agenda/ Workforce Development
- Sustainability Plan

Project Name	CFA	Status
PRIORITY PROJECTS FUNDED IN 2012 (ROUND II)		
Saw Mill Creek Pilot Wetland Mitigation Bank	16198	●
PRIORITY PROJECTS FUNDED IN 2014 (ROUND IV)		
Brooklyn Navy Yard - Building 77	40576	●
Brooklyn Brewery	42757	●
JFK Air Cargo	42816	●
Urban Development Center	40161	●
PRIORITY PROJECTS FUNDED IN 2015 (ROUND V)		
Billion Oyster Project	57289	●
Boyce Technologies	56285	●
Brooklyn Brewery	53484	●
NYU Veterans Incubator	52948	●
Per Scholas	57310	●
Smart Cities Innovation Center	55778	●

REGIONAL PRIORITIES

STRATEGY:

IMPROVE QUALITY OF LIFE

- Public Safety
- Education
- Parks and Waterfront
- Cultural Institutions
- Sanitation
- Clean Air and Water
- Diverse and Thriving Neighborhoods

Project Name	CFA	Status
PRIORITY PROJECTS FUNDED IN 2013 (ROUND III)		
Empire Outlets	27050	●
Lighthouse Point	31800	●
PRIORITY PROJECTS FUNDED IN 2014 (ROUND IV)		
New York Wheel	38960	●
PRIORITY PROJECTS FUNDED IN 2015 (ROUND V)		
Empire Outlets	53432	●
NY State Pavilion	56420	●
N-Y Historical Society	56265	●

REGIONAL PRIORITIES

STRATEGY:

CREATE A PRO-GROWTH, PRO-JOBS ENVIRONMENT

- Treating businesses like customers
- Modernizing and streamlining regulations
- Neighborhood and commercial revitalization
- Supporting Small Businesses
- Supporting Strategic Industries

Project Name	CFA	Status
PRIORITY PROJECTS FUNDED IN 2011 (ROUND I)		
Taystee Building	7465	●
PRIORITY PROJECTS FUNDED IN 2014 (ROUND IV)		
National Urban League	43518	●
Victoria Theater	38940	●
PRIORITY PROJECTS FUNDED IN 2015 (ROUND V)		
Cosmoledo	57229	●

REGIONAL PRIORITIES

STRATEGY:

INVEST IN THE FUTURE

- Transportation
- Housing
- Commercial Real Estate
- Distribution Networks
- Other Infrastructure
- Supporting Human Capital

Project Name	CFA	Status
PRIORITY PROJECTS FUNDED IN 2011 (ROUND I)		
Green Manufacturing Center	4127	
Hunts Point Produce Market	7219	
PRIORITY PROJECTS FUNDED IN 2012 (ROUND II)		
City of New York - Brownfield Cleanup Capital	18801	
Connect NYC (Broadband)	16064	
PRIORITY PROJECTS FUNDED IN 2015 (ROUND V)		
Hunts Point Cooperative Market	55438	

REGIONAL PRIORITIES

STRATEGY:

FOSTER INNOVATION AND INTER-REGIONAL COOPERATION

Real Estate:

- Incubators
- Bioscience Research Space
- Access to Early Stage Capital

Talent:

- Advanced Manufacturing
- Health IT
- FinTech
- Big Data

Project Name	CFA	Status
PRIORITY PROJECTS FUNDED IN 2011 (ROUND I)		
NYC SeedStart	8460	
PRIORITY PROJECTS FUNDED IN 2012 (ROUND II)		
Brooklyn Navy Yard Steiner Studios Media Campus	16884	
New Lab	14888	
New York Genome Center	14728	
PRIORITY PROJECTS FUNDED IN 2015 (ROUND V)		
BioBAT	54433	
Brooklyn Navy Yard Steiner Studios Media Campus	57607	
Cambridge Biolabs	57398	
Harlem Biospace	51905	
Silvercup Studios	54094	

MAPPED STATUS OF PAST PRIORITY PROJECTS

-  Project is complete
-  Project is on schedule
-  Project is progressing more slowly than anticipated
-  Project concerns need to be resolved
-  Project contract not yet executed
-  Project canceled or funding declined

Bronx

-  Hunts Point Produce Market
-  Hunts Point Cooperative Market
-  Silvercup Studios
-  Urban Development Center - Per Scholas
-  Cosmoledo LLC

Brooklyn

-  Per Scholas
-  Green Manufacturing Center - Brooklyn Navy Yards Development Corporation
-  New Lab - Macro Sea
-  Steiner Studios Media Campus - Brooklyn Navy Yard
-  Smart Cities Innovation Center - New Lab
-  Brooklyn Navy Yard - Building 77
-  NYC SeedStart
-  NYU Veterans Incubator - New York University
-  BioBAT

Manhattan

-  Harlem BioSpace
-  Victoria Theater
-  National Urban League
-  Taystee Building
-  New-York Historical Society
-  Cambridge BioLabs
-  New York Genome Center
-  Billion Oyster Project

Queens

-  Boyce Technologies Expansion Projects
-  NY State Pavilion - Office of the Queens Borough President
-  JFK Air Cargo

Staten Island

-  New York Wheel
-  Empire Outlets - St. George Outlet Development LLC
-  Lighthouse Point
-  Saw Mill Creek Pilot Wetland Mitigation Bank
-  Brooklyn Brewery

Citywide

-  New York City Brownfield Program
-  Connect NYC



SUMMARY OF ALL PAST PRIORITY PROJECTS BY STATUS

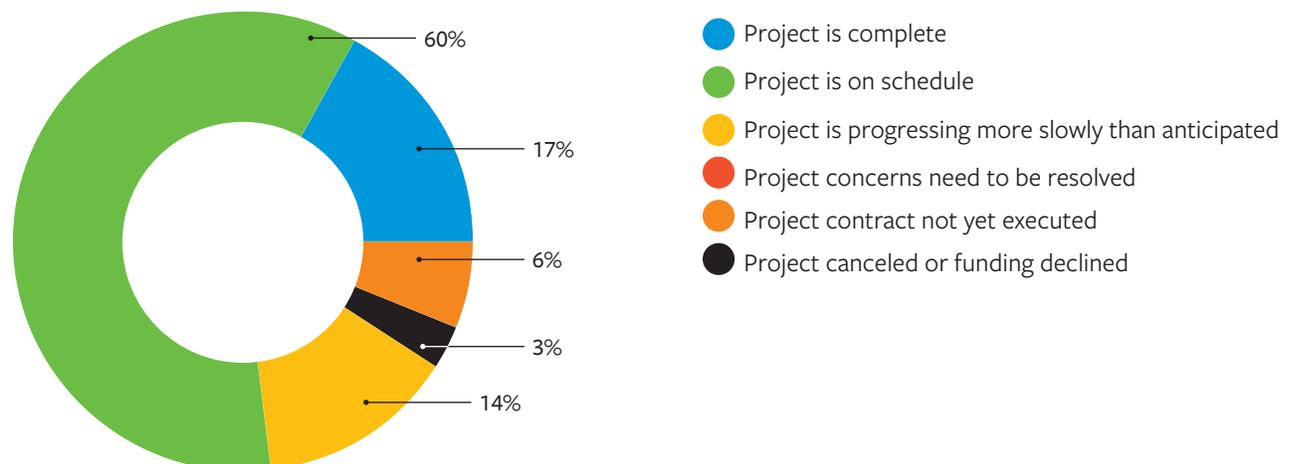
- Project is complete
- Project is on schedule
- Project is progressing more slowly than anticipated
- Project concerns need to be resolved
- Project contract not yet executed
- Project canceled or funding declined

Round	Project Name	CFA	Status
I	Green Manufacturing Center	4127	●
I	Hunts Point Produce Market	7219	●
I	NYC SeedStart	8460	●
I	Taystee Building	7465	●
II	Brooklyn Navy Yard Steiner Studios Media Campus	16884	●
II	City of New York - Brownfield Cleanup Capital	18801	●
II	Connect NYC (Broadband)	16064	●
II	New Lab	14888	●
II	New York Genome Center	14728	●
II	Saw Mill Creek Pilot Wetland Mitigation Bank	16198	●
III	Empire Outlets	27050	●
III	Lighthouse Point	31800	●
IV	Brooklyn Brewery	42757	●
IV	Brooklyn Navy Yard - Building 77	40576	●
IV	JFK Air Cargo	42816	●
IV	National Urban League	43518	●
IV	New York Wheel	38960	●
IV	Victoria Theater	38940	●
IV	Urban Development Center	40161	●
V	Billion Oyster Project	57289	●
V	BioBAT	54433	●
V	Boyce Technologies	56285	●
V	Brooklyn Brewery	53484	●
V	Brooklyn Navy Yard Steiner Studios Media Campus	57607	●
V	Cambridge Biolabs	57398	●

Round	Project Name	CFA	Status
V	Cosmoledo	57229	●
V	Empire Outlets	53432	●
V	Harlem Biospace	51905	●
V	Hunts Point Cooperative Market	55438	●
V	New-York Historical Society	56265	●
V	NY State Pavilion	56420	●
V	NYU Veterans Incubator	52948	●
V	Per Scholas	57310	●
V	Silvercup Studios	54094	●
V	Smart Cities Innovation Center	55778	●

STATUS OF PAST PRIORITY PROJECTS BY ROUND

	Round I	Round II	Round III	Round IV	Round V	Total %
●	1	3	-	-	2	17%
●	-	3	2	5	11	60%
●	2	-	-	2	1	14%
●	-	-	-	-	-	0%
●	-	-	-	-	2	6%
●	1	-	-	-	-	3%
Total	4	6	2	7	16	100%



LEVERAGE OF STATE INVESTMENT IN ALL PAST PRIORITY PROJECTS

The table below lists the ratio of the total investment in past priority projects to the state investment over Rounds I through V of the REDC.

	Total Number of CFA Priority Projects	Total Project Cost	Total Amount of ESD Capital Fund Awards	Ratio of Total Cost to Total ESD Capital Fund Awards
Round I	3	\$455,100,000	\$44,500,000	10.2
Round II	6	\$343,150,000	\$18,686,346	18.4
Round III	2	\$540,000,000	\$5,000,000	108
Round IV	7	\$1,035,800,000	\$9,550,000	108.5
Round V	16	\$271,496,003	\$13,500,000	20.1
Total	34	\$2,645,546,003	\$91,236,346	28.9

Note: In the case of the project receiving funding over multiple rounds, that project's cost is only reflected once in the total project cost. In addition, one terminated project has been excluded from the calculations.



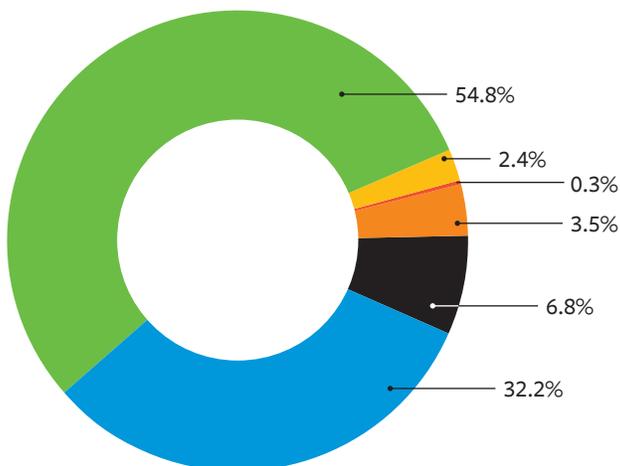
Status of All Projects Awarded CFA Funding

Implementation of projects identified in the 2011 Strategic Plan
and the subsequent Progress Reports is proceeding.

AGGREGATE STATUS OF ALL PROJECTS AWARDED CFA FUNDING

The table below summarizes the aggregate of all projects receiving CFA awards in 2011–2015. The pie chart lists the percentage of projects falling within each status category.

		2011	2012	2013	2014	2015	Total	% of projects
●	Completed	33	27	26	16	2	104	32.2%
●	On schedule	10	16	25	45	81	177	54.8%
●	Progressing more slowly than expected	2	1	1	3	1	8	2.4%
●	Project concerns need to be resolved	0	0	0	0	1	1	0.3%
●	Project contract not yet executed	0	1	1	3	6	11	3.5%
●	Project canceled or funding denied	5	5	7	4	1	22	6.8%
	Total	50	50	60	71	92	323	100%



LEVERAGE OF STATE INVESTMENT IN ALL CFA PROJECTS

	Round I	Round II	Round III	Round IV	Round V	Total
Total Projects ^{1,2}	45	47	54	71	92	309
Total Project Cost ¹	\$785,074,392	\$417,938,812	\$600,898,096	\$1,211,238,332	\$380,769,695	\$3,395,919,327
Total Amount of CFA Awards ^{1,2,3}	\$67,017,334	\$35,036,776	\$19,251,105	\$29,681,000	\$39,767,574	\$190,753,789
Ratio of Total Project Cost to CFA Awards	11.7	11.9	31.2	40.8	9.6	17.8

¹ Does not include 22 terminated or canceled CFA project awards.

² Includes eight projects which utilized \$9,796,954 in Excelsior Jobs Program tax credit funding that was awarded in Rounds I, II, III and V, but reserved for future use.

³ Does not include \$130 million in Federal Industrial Development Bond Cap assistance, which has not been applied to any specific projects in the NYC region during the five CFA rounds.

JOB CREATION IN ALL CFA PROJECTS

The table below lists the total number of permanent jobs retained and created through the CFA.

	Round I	Round II	Round III	Round IV	Round V	Total
Jobs Created	1,120	3,068	3,085	5,532	2,415	15,220
Jobs Retained	3,819	4,650	638	1,489	3,735	14,331
Total	4,939	7,718	3,723	7,021	6,150	29,551





PART THREE

Implementation Agenda

This year, the REDC will work with other regions to build a state-wide life sciences cluster. It will also continue to expand workforce development programs that prepare New Yorkers for the jobs of the future.

IMPLEMENTATION AGENDA FOR A LIFE SCIENCES INDUSTRY CLUSTER

The U.S. is the dominant player in the global life sciences industry. This industry currently generates \$316 billion (about 2 percent) of the nation's economic output, and is expected to grow considerably in the years ahead. In 2015, the U.S. industry attracted \$10 billion in venture capital investment and created 37,000 jobs. Historically, New York has been a leader in medical research and discoveries, but has trailed commercial hubs like Massachusetts and California when it comes to translating research into jobs and companies.

Today, the New York metropolitan region is attracting unprecedented interest from venture capitalists, pharmaceutical companies, real estate developers and leading life sciences entrepreneurs. A serious industry cluster is starting to develop. Nationally, jobs in this sector are rapidly growing and new startups are multiplying. A study released in June by the Partnership for New York City's investment fund estimates that New York is well-positioned to build a significant cluster that could generate 18,000 to 25,000 of new, well-paid jobs and \$2.2 billion to \$3.1 billion of additional economic activity in the next few years. For every life sciences job created, approximately 3.8 jobs across New York state are supported. The industry has an average wage of \$87,000 statewide and \$90,000 in New York City.

To realize the metropolitan region's potential will require aggressive development of wet lab facilities to accommodate startups and growing companies, an increased supply of venture capital and support from research institutions for expanded entrepreneurial activities by their faculty and students. It also will require active marketing and promotion by the state and city. State- and city-assisted initiatives like the Alexandria Center, which offers 750,000 square feet of space for life science companies, and the Genome Center represent a strong foundation for this cluster. Activity in the Long Island and Mid-Hudson Valley regions reinforces what is happening in the city and suggests that Downstate New York is well-positioned to compete with established centers like London, California, and Massachusetts, as well as emerging centers in Atlanta, Cleveland, Florida, Kentucky, Singapore, Texas and the Netherlands.

The REDC proposes to join Long Island in making the development of a life sciences cluster a key inter-regional priority in 2017. There are also concentrated areas of life

sciences in other parts of the state, such as research in nanomaterials and photonics in Rochester, and medical devices research and development in Buffalo. Today, these pockets of activity are not linked through any coordinated effort, minimizing the impact of investment. For New York to capture more of this industry, the state needs to play a central role as a catalyst for attracting private investment and entrepreneurial activity.

Rapid growth in global life sciences offers New York a huge opportunity for new jobs and economic activity.

Massachusetts' state government was singularly responsible for establishing Boston as the eastern U.S. capital of life sciences. In 2008, then Governor Deval Patrick committed \$1 billion to a 10 year initiative that has already attracted over \$2 billion in private and federal funds. Texas has issued \$3 billion in bonds to fund groundbreaking cancer research and prevention programs and services in 2007, which has been invested in development of research and services that support 4,700 direct jobs and prompted \$1.12 billion in private venture investment.

Pennsylvania established Ben Franklin Technology Partners in 1983, a state-backed seed stage capital provider for Pennsylvania's technology sectors, investing over \$175 million in more than 1,750 regional technology companies. Ben Franklin also launched university/industry partnerships that accelerate scientific discoveries to commercialization and seeded regional initiatives that strengthen the entrepreneurial community. In New Jersey, up to \$285 million in tax credits are available to life sciences companies each year.

The REDC is well-positioned to work with the state and other regional councils to establish and promote a cluster that spans the state. Building on the convening power of the statewide REDC process, the New York City REDC intends to mobilize an inter-regional effort to advance the policy and funding priorities required to support this initiative. Long Island's REDC has also recognized the importance of New York City as a partner in attracting talent and venture capital to the Downstate cluster. Similar synergies are being explored with the Mid-Hudson, Central New York and Buffalo REDCs.

IMPLEMENTATION OF A WORKFORCE DEVELOPMENT STRATEGY

The unemployment rate for New York City is 5.2 percent as of August 2016, returning to pre-recession levels. However, large segments of the population are not gainfully employed, including many young people (aged 16–24), those in public housing, the formerly incarcerated, and people with disabilities. Many unemployed New Yorkers lack the skills and the experience needed to qualify for available jobs, particularly in technology-driven sectors. The skills gap is most prevalent among young New Yorkers, aged 16–24, who lack personal networks, work-based learning opportunities and mentors.

The REDC Workforce Development Work Group, started in 2012, is implementing an opportunity agenda that connects job seekers to workforce development programs and upwardly mobile careers. Specific steps include:

- Aligning strategies of the New York City Office of Workforce Development, NYSDOL and the REDC to establish a demand-driven, integrated workforce development system.
- Building robust partnerships between employers, educators and service providers organized as industry verticals.
- Reconfiguring workforce development funding priorities to concentrate resources on the programs that offer the strongest connection to training and placement in jobs with potential for upward mobility.

The Career Pathways Report released by the city in 2014 lays out a plan for transforming workforce development through a program structured around high growth industry verticals that offer good jobs and upward mobility. The REDC intends to align its efforts with this strategy. REDC members have begun attending the city’s quarterly NYC Workforce Development Board (WDB) meetings, where employers, public agencies, labor unions and community-based organizations are helping to implement policies and programs that maximize the impact of funding available through the federal Workforce Innovation and Opportunity Act (WIOA).

The WDB recently completed the Workforce Innovation and Opportunity Act New York Regional Plan: Inventory of Sector-Based Workforce Strategies 2016, which is to be implemented on terms consistent with the New York state Combined WIOA Plan. The REDC will work with the WDB

to make sure the training programs it supports are aligned with these plans and that they respond to the changing needs of employers and industries in New York City.

Stronger partnerships between employers, the public school system and the public university system are needed to close the skills gap that leaves so many unprepared for jobs in the current economy. Students and graduates increasingly need work-based learning opportunities, mentorships and internships to prepare for successful careers. The REDC will join with city and state agencies, educators, and service providers to engage industry associations and employers in programs that offer work-based learning opportunities to students and put them on a path towards a real job.

Stronger partnerships between employers, educators and workforce development agencies are essential to ensure that all New Yorkers have opportunities for upward mobility.

The REDC places priority on funding for demand-driven, skills-oriented workforce development programs. This requires constant updating of labor market data and regular communication with employers and industry associations. It also requires that state programs, funding priorities and certifications for teachers and students reflect the changing nature of the job market. In New York City, sectors where the REDC will focus its efforts on healthcare, technology, retail, food service, industrial/manufacturing and construction. There are models in place in the city, specifically the NYC Tech Talent Pipeline and the New York Alliance for Careers in Healthcare that the REDC can support and help the city expand upon.

The REDC is working to identify and help scale programs that are most successful in preparing students and clients for available jobs in growth sectors that offer upward mobility and financial security. Funding priorities can be used to incentivize educators, service providers and employers to embrace these same objectives and to adjust to new expectations.

The REDC will work with the NYSDOL and the Mayor’s Office of Workforce Development to direct public and private resources to those educational and workforce development initiatives that achieve the best results. The REDC will also ensure that its economic development,

housing and workforce development priorities are aligned and mutually reinforcing.

In 2016, REDC Workforce Development Work Group members visited businesses in the technology and manufacturing sectors to encourage CFA applications that integrate commitments for job creation with training and workforce development opportunities for lower-income residents and hard to place populations. Some of these companies/ventures include:

- Industrial Business Zone managers throughout the five boroughs of NYC
- New Lab and Boyce Technologies (advanced manufacturing companies)
- Voodoo Manufacturing and Shapeways (3D printing companies)
- Manufacturing hubs at the Brooklyn Navy Yard and Industry City
- Brooklyn FoodWorks, the Brooklyn Fashion + Design Accelerator and NEW INC. (incubator and accelerators)

These efforts are continuing and every CFA applicant is informed that training and hiring target populations is a key criteria for funding in this region.

Specific steps for expanding and enriching the REDC Workforce Development efforts in 2017 include:

- Quarterly convening of the Workforce Development Work Group, beginning in October 2016
- Maintaining and expanding the inventory of current and potential projects that meet both economic development and workforce development objectives
- Encouraging innovative partnerships between workforce development providers and CFA applicants from business and real estate
- Building relationships with more employers in expanding industry sectors, including high-tech, 3D printing and TV & Film production to explore potential projects
- Monitoring organizations awarded CFA funding throughout the year to track progress and identify challenges early on

- Identifying additional thought leaders to join the Workforce Development Work Group

A real limitation on workforce development efforts is that public funding dedicated to this purpose through the REDC/CFA process is extremely limited and has been rather inflexible in its terms. The REDC proposes that the state establish a “bucket” of more flexible workforce development funds targeted at innovative partnership projects that provide a secure path to a job and career ladder. Multi-year workforce development grants should also be provided, as annual funding does not accommodate the type of skills and work-based learning programs that are required to meet the needs of most quality jobs and are not sufficient to leverage the long-term commitments required from employers. Dedicated, longer-term public commitments would encourage the private and philanthropic sectors to expand their commitments for funding, training and hiring.

UPDATE ON EXISTING REGIONAL PRIORITIES

Smart Cities

In Round V, the REDC proposed development of a Smart Cities Cluster in response to Governor Cuomo's call for an Economic Development Cluster Initiative. Two projects that were submitted to support such a cluster were funded and are moving forward: Boyce Technologies Inc. and the Smart Cities Innovation Center at New Lab in the Brooklyn Navy Yard. The state resources to support a major cluster initiative were not awarded in 2015. As a result, and because of new data on cluster opportunities, the REDC has shifted its focus in this round to a Life Sciences cluster, to be developed in coordination with other regions.

Implementing the Opportunity Agenda through Workforce Development

Since 2012, the REDC has encouraged initiatives to prepare both students and unemployed residents for jobs in growth sectors of the economy. The Opportunity Agenda initiatives must be "demand-driven" with buy-in from employers—including trade associations, chambers of commerce and unions—and must generate opportunities for work-based learning through apprenticeships, internships and mentoring.

To this end, the efforts of the REDC have been focused on:

- Building more robust partnerships between employers, the public school system, and the public university system to ensure that public education is relevant to the demands of the contemporary workplace and that students and graduates gain the work experience required to qualify for good jobs
- Working with the mayor's office and city agencies to establish a fully-integrated, demand-driven workforce development system that enables people to move up the career ladder
- Targeting state funding to projects and programs that lead to gainful employment and upward mobility and asking employers who receive public economic development assistance to provide training and jobs for the target population

Closing the Gap

Closing the Gap is a project within CUNY's Early College Initiative that supports employers partnering with public high schools that offer rigorous college preparation, early college coursework and workplace learning experiences, at no cost to families. Students can earn a high school diploma and 60 credits towards an associate degree in a high-growth field. The program partners a public high school, a CUNY college and at least one employer to develop and deliver a six year learning program. The 9-14 Pathways in Technology Early College High Schools that utilize this program began in 2011 and to date there are seven in New York City.

Closing the Gap received \$100,000 in Round III of the CFA. In 2015-16 the project served seven schools with employer partners in sectors such as IT, healthcare, engineering, energy utilities and advertising.

CUNY 2020 Challenge Grant

The second round of the CUNY 2020 Challenge Grant Program will provide \$55 million in capital funding for projects implementing the REDC's Strategic Plan with particular focus on economic impacts and MWBE goals. In fall 2015, the REDC Executive Committee received and evaluated 18 CUNY 2020 project applications. The winners of CUNY 2020 Round II have not yet been announced.

Keep Project Pipeline Flowing

The REDC redoubled its efforts to promote the CFA process and encourage applications from across New York City. REDC members organized over 60 meetings, tours, conference calls and public events to promote Round VI of the CFA, speaking with elected officials, civic leaders, business owners, nonprofit organizations and other stakeholders.

One of the REDC's main goals was to diversify the project pipeline and educate organizations who have not previously participated. The efforts have been successful, as the REDC received over 250 applications this year with 132 new applicants.

CFA Workshops

The REDC hosted two CFA training workshops to provide an overview of the CFA process as well as information on how to apply for funding from 20 agency programs. As a result of the REDC's outreach, there was a nearly 20 percent increase in attendees from last year.

Downtown Revitalization Outreach

The REDC conducted a transparent and wide-ranging outreach and nomination process to solicit and select applications for the Downtown Revitalization Initiative (DRI). Working with the NYCEDC, all five borough presidents participated in a DRI work group to supply up to two applications per borough. As part of their outreach, the borough presidents worked with Community Boards, local business improvement districts and local economic development organizations. Each submitted projects to NYCEDC for programmatic edits and then to the REDC for final review and scoring. Nine high-quality applications were narrowed down to one recommendation from the REDC and, in August, Jamaica, Queens was awarded the DRI grant by Governor Cuomo.

Roadshows

The REDC organized five events at which ESD staff presented CFA funding opportunities to new audiences:

- February 9: hosted by NYU Tandon Urban Future Lab, Brooklyn
- March 9: hosted by Borough President Eric Adams at Brooklyn Borough Hall, Brooklyn
- March 22: hosted by NYU Leslie E-Lab, Manhattan
- May 24: hosted by Borough President Gale Brewer at 1 Centre Street, Manhattan
- June 20: hosted by Borough President Gale Brewer at the Harlem State Office Building, Manhattan

“Priority Project” Public Forum

On June 28, the REDC hosted a priority project forum at Borough of Manhattan Community College with Lieutenant Governor Kathy Hochul. The REDC invited organizations seeking priority project designation to testify and 22 applicants presented their projects, several of which were new applicants or were in attendance solely as a result of the REDC’s outreach.

Workforce Development Info Session

As part of the Governor’s focus on workforce development, the REDC organized an information session on June 7 hosted by NYC Employment and Training Coalition (NYCETC). At the session the ESD and NYSDOL presented to approximately 40 workforce development organizations about the CFA process and NYSDOL funding.

Global NY Project Updates

The REDC continues to promote the Global NY project. Below are updates on past priority projects that were directly linked to the Global NY Export and Marketing Strategy.

Brooklyn Brewery Project

In response to global demand for craft beer, Brooklyn Brewery is expanding its production capacity for export and creating a new brew pub and showcase facility in the Brooklyn Navy Yard. Funding was allocated to support expansion in Rounds IV and V and construction is planned to begin in 2017. See p. 20 for more information.

New York Container Terminal

New York Container Terminal’s “Berth 3” expansion will create the first New York terminal to handle deep draft (50 feet) Post Panamax vessels, giving it the same depth as its competition in New Jersey. The REDC recommended this project as a priority for consideration and review by the NYS Department of Environmental Conservation. In May 2015, the ESD directors approved \$4.4 million for dredging of NYCT’s Berth 3 and a contract was signed in October 2015. The project is expected to be completed in December 2019.

Airport Exports Improvement Project

Nearly 1.4 million tons of cargo, including perishable food, electronics and pharmaceuticals, move through JFK Airport annually, supporting approximately 34,000 jobs. While JFK Airport ranks first among airports by value of imported and exported goods, air cargo volumes have been flat since the early 2000s, with cargo shipping growing at other airports such as Atlanta, Chicago and Dallas. The REDC made redevelopment of JFK International Airport Air Cargo Facility a priority in 2014.

The JFK Airport Exports Improvement Project, also supported by Long Island and Mid-Hudson REDCs, was awarded a \$500,000 grant in Round IV of the REDC Initiative. See p. 20 for more information.

Brooklyn Army Terminal (BAT)

Campus Improvements

The Brooklyn Army Terminal (BAT), a 55-acre industrial campus, houses 100 companies and 3,600 jobs. New York City has invested \$185 million and committed another \$100 million for gut renovation of 500,000 square feet within Building A that will create 1,000 new jobs. A food manufacturing hub was completed in August 2016,

providing 55,000 square feet to accommodate 10 food manufacturing companies.

BAT is also the location of the life sciences space that is being developed as part of the Governor's STARTUP-NY initiative with SUNY Downstate Medical School.

Brooklyn Navy Yard Building 77

The \$185 million renovation of Building 77 will be complete in 2017, with industrial tenants being lined up for 1 million square feet in what will be a LEED Silver Certified building. The project received a \$1 million grant in Round IV, creating 3,000 new jobs and 112 construction jobs.

Smart Cities

A Smart Cities Innovation Center is being developed by New Lab at their facility in the Brooklyn Navy Yard. This will be New York's first smart cities accelerator and it will be part of an advanced manufacturing project with the potential to spur export activity through the Governor's Global NY program. The REDC awarded \$750,000 in Round V capital grants to help finance the build-out and equipping of the \$6.46 million project.

Global NY in New York City

On May 11, ESD hosted a Global NY program at the Barclays Center in Brooklyn which over 230 business leaders from 150 different New York City companies attended alongside REDC members. ESD Senior Vice President for Global NY, Erin Cole, gave an overview on how small and medium-sized businesses and nonprofit organizations can access the new \$35 million Global NY fund to support international export efforts. Under the Governor's leadership, Global NY is making it easier for businesses across the state to find new opportunities to engage and expand in the global marketplace working in partnership with lenders. Through the program, loans of up to \$500,000 are available for companies to purchase equipment and inventory needed to deliver on export-related contracts and provide working capital. Additionally, this fund provides grants of up to \$25,000 to help companies start exporting or increase their global exports. Grants of up to \$50,000 are available to nonprofit organizations that provide export assistance and trade education to New York state companies.

Global NY Trade Missions

In 2016, ESD's Global NY Division participated in the following trade missions:

- **Hannover Messe:** On April 25–26, Global NY led a mission to the Messe in Hannover, Germany. Key industries represented included: energy and advanced transportation; research and technology; and industrial automators, industrial suppliers and digital factories.
- **China Import Expo:** On May 19–21, Global NY led a mission to Kunshan, China for the China Import Expo, the only professional trade mission in China aimed at buying imported goods from abroad. Key industries represented included: advance technology; environmental protection; metal working; and emerging industries.
- **Canada Trade Mission:** From September 7–9, Global NY led a mission to Ottawa, Canada for the Canada Trade Mission. Key industries represented will include: aerospace; defense and security; ICT; renewable energy; and medical devices.



Verrazano-Narrows Bridge

Opportunity Zone Updates

The REDC continues to focus on 15 historically distressed areas of New York City where rezoning and catalytic public investments are generating significant economic growth and job opportunities. The REDC concentrates investment in these areas to ensure an inclusive approach to community revitalization and job creation. More than 75 percent of the REDC's priority projects are located in the Opportunity Zones.

125th Street (Manhattan)

Construction is complete and leasing to commercial tenants is underway at the long-vacant Corn Exchange building adjacent to the Metro North station on 125th Street, where six floors were added to the historic base with about 31,000 square feet of new office space.

In East Harlem, La Marqueta received a \$250,000 ESD grant in Round V to renovate the building into a market for healthy food initiatives, cultural programming and educational and vocational training, as well as provide shared workspace. La Marqueta continues to house thriving food businesses such as PipSnacks, Luca and Bosco, Vanessa Patisserie and LushCandy, along with over 10,000 square feet of space for startup food businesses, the Hot Bread Kitchen incubator, a public plaza and public WiFi access.

The first phase of the East 125th Street Development is complete, providing 49 affordable housing units and 6,000 square feet of commercial space. Construction of the Proton Center, a state-of-the-art cancer treatment center, began in 2015 and is expected to be completed in 2017 with patient treatments available starting in 2018.

Harlem Biospace, awarded an ESD grant of up to \$1.5 million in REDC Round V, is negotiating for sites to accommodate the overflow of growing companies that have been incubated in its 125th Street facility.

The NYCEDC, NYCDOT, Metropolitan Transportation Authority (MTA), Community Board 11, New Harlem East Merchants Association and others have received a TIGER grant from USDOT, supplemented by funding from Council Speaker Melissa Mark-Viverito, to carry out a plaza development and pedestrian safety program.

See pp. 29 and 49 for updates on the Victoria Theatre and the CUNY Incubator Hub.

Lower Manhattan

Bank of New York Mellon committed to retain its headquarters in Lower Manhattan and leased 350,000 square feet.

Bright Power Inc. was awarded up to \$970,000 in Excelsior Jobs Tax Credits in Round V and leased an additional 10,000 square feet at 11 Hanover Square in Lower Manhattan. The project will retain 65 existing jobs and create 63 new jobs.

Construction of the two mile long East River Waterfront Esplanade is progressing with sections of the work from Old Slip to Fulton Street and from Pike Slip to Pier 35 completed. Work at Pier 35 and from Catherine Street to Pike Slip is expected to be complete in late 2017.

Essex Crossing, the \$1.1 billion redevelopment of the Seward Park urban renewal area, is moving toward construction of 1,000 units of housing (50 percent affordable); 15,000 square feet of open space; a new and expanded Essex Street Market; a community center run by Grand Street Settlement; a rooftop urban farm; a 15,000 square foot museum; 250,000 square feet of office space; and a diverse mix of retail space. Seward Park will also become a hub of small business incubation, with micro-retail spaces and creative and tech co-working and incubator space. The first four buildings are expected to be complete in 2018.

In fall 2013, the Howard Hughes Corporation began construction on the \$200 million redevelopment of Pier 17 at the South Street Seaport with completion expected in 2017.

In February 2015, NYCEDC released a Request for Proposals (RFP) for a potential development at 137 Centre Street. The 45,000 square foot site has a total development potential of 125,000 square feet, which includes the 74,000 square feet of air rights owned by the nonprofit Downtown Community Television Center. NYCEDC is currently in the review process.



Lower Manhattan skyline



Coney Island

Plans are under way for the construction of the West Thames Street Pedestrian Bridge, a 230-foot bridge across West Street that will replace the current Rector Street Bridge with a pedestrian walkway linking the Financial District to Battery Park City. Funding for this \$27.5 million project will come from the Lower Manhattan Development Corporation and the Battery Park City Authority. Construction is expected to begin in late 2016 and demolition of the Rector Street Pedestrian Bridge will begin upon completion of the new bridge in 2018.

To complement all of this ongoing redevelopment work, Lower Manhattan will receive new ferry service at Grand Street expected to begin in 2018 as part of the citywide ferry service expansion.

Hudson Yards (Manhattan)

With the opening of the 7-train subway extension in 2015 and the completion of its first commercial office buildings, Hudson Yards is rapidly developing a major new community and center of employment on formerly derelict sites on the West Side of Manhattan. Ultimately it will include 26 million square feet of new office development; 20,000 units of housing, of which almost 5,000 units will be affordable units; 2 million square feet of retail; and 3 million square feet of hotel space.

Coney Island (Brooklyn)

The Alliance for Coney Island, received an \$83,019 ESD Market NY grant in Round V of the CFA, to commence a Day-Trippers Campaign to promote Coney Island as New York City's day trip destination.

The city is investing \$181 million to upgrade storm and sanitary sewers which will allow development of 4,500 units of housing, with approximately 1,000 being affordable, as well as much needed retail, services and jobs.

The West 8th Street Station Access Project encourages pedestrian safety and strengthens connections between the boardwalk, the aquarium and the station. Phase I of the project included sidewalk bump outs, new traffic signals and lane striping. Phase II saw the construction of a new pedestrian access point at West 10th Street and the Boardwalk.

This year, the 5,100 seat Ford Amphitheater at Coney Island Boardwalk opened. Restoration and reuse of the historic former Childs Restaurant building to house an indoor restaurant facility will be completed in 2017.

NYCEDC and SBS have completed the seventh annual HireNYC recruitment events for seasonal positions on Coney Island. The city screens close to 2,000 jobseekers each year for on average 800 available positions.

Downtown Brooklyn

The Barclays Center, completed in 2012, has become the anchor for a major residential "smart growth" development on the old Atlantic Yards, now known as Pacific Park. Construction of 6,300 housing units (2,250 affordable) is underway. Substantial state and city assistance, as well as acquisition of MTA property, were the catalysts for this important project.

City Point, which includes 1.6 million square feet of mixed-income housing, retail and office space, is substantially complete.

The NYU Tandon School of Engineering Incubator was designated a NYS Certified Incubator in Round III. Opened in March 2014, the incubator currently houses 15 startup companies focused on energy efficiency, climate adaptation, resiliency and other smart technologies. K-12 STEM programming has also been integrated into the incubator's curriculum.

The Downtown Brooklyn Cultural District is being developed with a 32 story mixed-use facility, including 50,000 square feet of creative and cultural space that will be shared by BAM, 651 ARTS, MoCADA and the Brooklyn Public Library. The building will include 23,000 square feet of ground level retail and 400 apartments, 20 percent of which will be designated as affordable housing. Plans also include a 10,000 square foot public plaza for outdoor programming. BRIC Arts I Media House, located in the Downtown Brooklyn Cultural District, was awarded a \$100,000 New York State Council on the Arts grant in Round II.

The Willoughby Square development will be a street-level public space that sits atop an underground parking garage. Site remediation is complete and demolition of existing structures is underway. Construction is expected to be complete in 2019.

As part of its Wireless Corridor Challenge, NYCEDC has developed four public WiFi networks across Downtown Brooklyn, Lower Manhattan, Fort Greene and the Flatiron District. These have an average of over 50,000 users per month and over 2.5 million visitors since the program launched in early 2014.

Brooklyn Navy Yard

The REDC has consistently identified Brooklyn Navy Yard projects as priorities because of the tremendous number of good jobs, growing businesses and excellent workforce development programs that this industrial park and its tenants have generated over the past decade. Thanks in

part of funding provided by the state, there are today over 300 businesses that employ approximately 7,000 people in the Navy Yard, projected to grow to nearly 16,000 in the next five years.

Through its on-site employment center, the Navy Yard places over 250 local residents in jobs annually—on average 25 percent of these residents live in public housing, 10 percent are veterans and 10 percent are formerly incarcerated individuals. The Brooklyn Navy Yard Development Corporation also connects over 200 high school and college students to paid internships at businesses within the Navy Yard every year.

See pp. 18 and 20 for additional project updates in the Brooklyn Navy Yard.

Greenpoint-Williamsburg (Brooklyn)

As part of the Greenpoint-Williamsburg Waterfront Open Space Master Plan, several parcels along the East River and Newtown Creek are being developed as city parkland, including Box Street Park and the Newtown Barge Park, to provide expanded recreation for the transitioning neighborhood. Construction is currently underway.

In summer 2017, the East River Ferry route will be integrated into the new citywide ferry Service. Vessels will be rebranded and the current East River Ferry fare will be adjusted to match the citywide ferry service fare.



Pier at WNYC Transmitter Park in Greenpoint, Brooklyn



Downtown Brooklyn



Red Hook, Brooklyn

Southwest Brooklyn

The NYU School of Engineering is partnering with Industry City developers to create a Tech Hub in Sunset Park, Brooklyn. The project will encompass workforce development programs, as well as business incubation space and prototyping facilities. NYU received a \$1 million ESD grant for the project in Round V for construction of space explicitly designed and programmed to support veterans who are seeking to re-enter the workforce or start their own companies.

Tully Environmental Inc. has been selected to develop a green manufacturing facility to improve grease handling and alleviate combined sewer overflows. Demolition and infrastructure upgrades began in 2015 and Tully began construction in 2016.

NYCEDC, in collaboration with the City Council, has invested over \$115 million and executed a Master Lease agreement in 2015 to support re-activation of the South Brooklyn Marine Terminal and expects with one or more maritime industrial tenants to be signed in the near future.

Rail infrastructure in Sunset Park is being developed to promote greater rail efficiency and activity. Rail connection to the SIMS Municipal Recycling Facility is now active, receiving regular railcar deliveries, reducing truck traffic and promoting green transportation.

New ferry service at the Red Hook, Brooklyn Army Terminal and Bay Ridge landings is expected to come online in 2017.

See p. 21 for additional project updates in Southwest Brooklyn.

Hunts Point (Bronx)

The Hunts Point Cooperative Market in the South Bronx employs approximately 2,460 people. A \$6.5 million project at the meat market will replace antiquated equipment and lower the energy costs for some 40 companies and support the retention of these jobs. The project received a \$1 million ESD grant in Round V to ensure that the market is able to remain a major source of jobs and a critical supplier of meat to the metropolitan region. Project completion is expected by May 2017.

Design and construction of \$22 million rail improvements (to be funded by a \$10 million TIGER grant, the Harlem Rail Yard Public Purpose Fund and city capital) are underway at the Hunts Point Terminal Produce Market, ensuring the market continues to be one of the largest rail users east of the Hudson River. As of 2016, track upgrades adjacent to Buildings A, B and C have been completed.

In 2014, the city signed a seven-year lease extension through June 2021 with the Hunts Point Terminal Produce Market, which occupies 105 acres and operates approximately 660,000 square feet of refrigerated warehouse space. The Terminal Produce Market and the city will also partner on repair work to the existing buildings and site to implement important facility modernizations. The facility is currently home to 46 merchants, organized as a cooperative. The upgrading of the Terminal Produce Market was an original priority of the REDC. See pp. 25 and 27 for more information.

In 2016, based on priorities developed with key stakeholders for the use of \$45 million in Community Development Block Grant Disaster Recovery (CDBG-DR) funding at Hunts Point, the City began two resiliency feasibility studies for energy resiliency and flood risk reduction, which will result in conceptual design and environmental review for a resilient energy pilot project.

In 2014, Governor Cuomo created the NYS-NYC Regional Food Hubs Task Force that issued recommendations to better link upstate farmers and producers with New York City consumers. In follow up, Governor Cuomo announced this year a \$15 million investment in a new \$20 million Greenmarket Regional Food Hub in Hunts Point that will retain 14 jobs, create 12 direct jobs and 95 indirect jobs.



Hunts Point Wharf

It will include a wholesale farmers’ market, a cold storage facility, a food-processing center and infrastructure to support local food businesses. The food hub will work with a range of small- and mid-sized farms, providing unprecedented access to New York City’s wholesale marketplace. The processing facility will also assist upstate producers target institutional and private sector procurement opportunities. In addition, the food hub will facilitate the expansion of farmers’ markets and youth markets in underserved communities.

Atlantis Management Group has been selected to remediate, construct and operate a retail alternative fuel facility in Hunts Point, reducing harmful emissions in the neighborhood and city. Construction is expected to be completed in late 2018.

In 2015 NYCEDC announced that Baldor Specialty Foods would expand into the 425,000 square foot Halleck Industrial site. Baldor Specialty Foods will privately finance the construction and it is expected to be complete in 2018. The project will bring at least 350 new jobs for Bronx residents.

Located in the historic BankNote Building in Hunts Point, the nearly 11,000 square foot BXL Business Incubator provides approximately 120 workstations—split between offices, desks and co-working space for freelancers. These are targeted at startup businesses and entrepreneurs across industries including new media, technology, biomedicine, healthcare and professional services. Tenants are able to lease space on a month-to-month basis.



Randall's Island

The incubator is operated by Business Outreach Center Network (BOC) and currently serves 46 companies with approximately 136 employees.

Hunts Point Landing is a new public open space that includes a new fishing pier, ecological restoration through tidal pools, a kayak launch and passive recreational areas.

The Randall’s Island Connector will increase access for Bronx residents to Randall’s Island. As a central piece of the South Bronx Greenway, the Randall’s Island Connector provides an important link in the growing regional bicycle network and provides local access to the nearby Port Morris residents.

South Bronx

NYCEDC, in partnership with the Department of Housing and Preservation (HPD), released a Request for Expressions of Interest (RFEI) in July for the long-term lease and redevelopment of an approximately 158,000 square foot site along the Harlem River in the South Bronx. Responses are due October 11. The plan is to attract a mixed-income affordable housing project that will incorporate a commercial /community facility program and publicly accessible open space. Redeveloping the Lower Concourse North provides opportunities to expand access to the adjoining Mill Pond Park, which was completed by NYCEDC in 2009.

Krinos Foods, a manufacturer of Greek and Mediterranean specialty food, has completed construction of an

110,000 square foot site in the Bathgate Industrial Business Zone, a long-vacant site.

As part of the city's new citywide ferry service, the landing at Soundview is expected to come online in 2018.

Long Island City (Queens)

In Round IV, a \$100,000 ESD grant was awarded to the Long Island City Partnership for preparation of a Long Island City Comprehensive Plan that includes recommendations for workforce development and infrastructure to support existing and growing businesses in LIC, and anticipated demand from the new Cornell Tech campus on Roosevelt Island.

Hunter's Point South is a mixed-use, affordable housing development situated on approximately 30 acres in Long Island City with 5,000 units of housing of which 3,000, or 60 percent, will be affordable for low and middle-income families. The Phase I and II plans are complete. At full build-out, Hunter's Point South will be the largest affordable housing development built in New York City since the early 1970s. The project is expected to create more than 4,600 jobs over full build-out and catalyze more than \$2 billion in private investment.

Additional ferry service is planned for Western Queens at Long Island City North and Hunter's Point South. It is expected to come online in 2017.



Long Island City

Jamaica/Southern Queens

On August 17, Governor Cuomo announced that Downtown Jamaica was selected as the winner of the \$10 million Downtown Revitalization Initiative in New York City.

See p. 106 for a full description of the Jamaica Downtown Revitalization Initiative project.

The Rockaways (Queens)

Reconstruction of the new Rockaway Boardwalk is underway following damage caused by Superstorm Sandy. It will be open for public access in 2016.

The \$16 million expansion of the Joseph P. Addabbo Family Health Center will increase the clinic's exam room capacity by more than 50 percent and add new medical specialty practices—relieving an area that has been federally designated as Medically Underserved. Approximately 59 new full-time jobs and 97 construction jobs will be created.

The new citywide ferry service will begin providing service the Rockaway Peninsula starting summer 2017.

Flushing/Willets Point (Queens)

Construction is underway at Flushing Commons which will transform a municipal parking lot in Downtown Flushing into a vibrant, mixed-use residential and retail development complex. The project will create



Rockaway Beach

2,600 construction jobs and 1,900 permanent jobs, as well as a new YMCA.

The first phase of development in the Special Willets Point District will begin with remediation of more than 20 acres of toxic land. The project will include hotel and retail uses and the construction of 2,500 housing units. A \$3 billion in private investment will create 7,100 permanent jobs and 12,000 construction jobs, with MWBE and local hiring goals of 25 percent. Public approvals are complete but the project is in the midst of litigation so no start date has been set.

North Shore (Staten Island)

Four new projects are in development in Downtown Staten Island (SI). Lighthouse Point, the New York Wheel, Empire Outlets and the New Stapleton Waterfront. The three projects are being supported with over \$64 million in state funding, and will provide Staten Island residents with additional retail options and better access to the waterfront. This will encourage the 2 million tourists who ride the Staten Island ferry each year to step outside the St. George Ferry Terminal and experience all that Downtown SI has to offer.

Construction is ongoing for the first phase of the New Stapleton Waterfront, a 900-unit mixed-use private development with 30,000 square feet of ground floor retail and accessory parking. Leasing has begun for the first residential phase and the city announced the opening of the first phase of open space and the completion of neighboring roadway infrastructure earlier this year. These improvements were partially funded by an Environmental Protection Fund (EPF) grant from the NYS Department of State (NYS DOS), which complemented \$130 million in city funding for public infrastructure improvements that include roadway upgrades, bicycle lanes, a continuous waterfront esplanade and the creation of a tidal wetlands cove for the benefit of the local community.

See p. 19 for additional project updates in the North Shore.

West Shore (Staten Island)

NYCEDC is working to establish the city's first mitigation banking pilot project, which seeks to restore and protect 68 acres of severely degraded wetlands at the Saw Mill Creek site on Staten Island's West Shore. In the pilot program, the restoration of Saw Mill Creek will generate "credits" of mitigation that can be used to offset permitted



Staten Island Ferry Terminal

and unavoidable impacts of future waterfront projects. The REDC has recommended state funding of a city-state wetlands mitigation bank that can expand on this model. The state awarded \$500,000 during Round II and \$1 million in Round III.

NYCEDC and the Port Authority of NY & NJ are collaborating on the redevelopment and build out of the Teleport Industrial Park, an office park located on a 100-acre campus that currently includes five commercial buildings with 700,000 square feet of office space, as well as another 40 acres of vacant land.

Redevelopment of a 65-acre site in Charleston with retail uses, a park, a new public library, a public school and senior housing received ULURP approval in 2013. A developer was selected for Retail Site A, an approximately 11-acre parcel on the site and is now home to several businesses.

Large portions of Staten Island's West Shore are within the proposed boundaries of a new Industrial Business Zone that entitles industrial and manufacturing businesses that locate there expanded services and protections.

In April 2016, it was announced that the MTA will fund a \$5 million alternative analysis study on a light rail system that would connect Staten Island to New Jersey. The project was designated as a REDC priority in Round V.

See p. 19 for additional project updates in the West Shore.

Additional Ongoing Initiatives

INNOVATION HOT SPOTS & NYS CERTIFIED BUSINESS INCUBATORS

New York City currently has seven NYS Certified Business Incubators that were designated in Rounds III and V of the REDC initiative and one Innovation Hot Spot that was designated in Round IV. They include:

Manhattan

CUNY Hub for Innovation and Entrepreneurship

The CUNY Hub, located on 125th Street in Harlem, opened in May 2015 as a result of Round IV designation. The Hub accommodates up to 30 high-tech startup companies with three to seven employees.

Icahn School of Medicine at Mount Sinai

The Mount Sinai Med-Tech incubator will provide comprehensive support for companies to develop solutions and businesses in Medical Technology. The designation was awarded in Round V.

Queens

The Entrepreneur Space

The Entrepreneur Space, operated by the Queens Economic Development Corporation, in Long Island City is an incubator for emerging food manufacturers that offers kitchen space, business counseling and technical assistance. The designation was awarded in Round V.

NYDesigns at LaGuardia Community College

NYDesigns helps resident businesses create and implement strategic plans, emphasizing collaboration and resource sharing between design and hardware clients. The designation was awarded in Round V.

Brooklyn

Brooklyn Biotech NYS Certified Business Incubator

The Brooklyn NYS Biotech Certified Incubator at SUNY Downstate Medical Center, also a START-UP NY site, was designated in Round III. START-UP NY companies accepted into the incubator to date include: CMP Scientific, IRX Therapeutics Inc., ItechUSA Inc., Americord Registry, LLC, INNOVIMMUNE, Modern Meadow Inc., Urgent Consult Inc., NoMoCan Pharmaceuticals, AzurRx BioPharma Inc., Celmatix Inc., EHR Console Inc., Histowiz Inc., EpiBone Inc.

Pratt Institute Fashion and Design NYS Certified Business Incubator

The Brooklyn Fashion + Design Accelerator will leverage the growing community of New York City designers, environmental advocates and creative technologists who come together with the shared vision of building viable, scalable and sustainable brands. The designation was awarded in Round V.

NYU-Poly NYS Certified Incubator

The NYU-Poly NYS Certified Incubator, also a START-UP NY site, focused on digital media and other tech businesses. The designation was awarded in Round III and START-UP NY Companies accepted into the incubator include Geometric Intelligence, Avanan Inc., Board Vitals Inc., Paperspace, Co. CortecNet Corp., Rabt Technologies Inc.

SUPPORTING THE DEVELOPMENT OF AFFORDABLE HOUSING

The housing market in New York City continues to be among the most expensive in the nation with an especially heavy burden on lower and middle-income households. Sixty-four percent of city residents are tenants, most in properties where rents are rising and vacancies are low. More than half of renters are “rent-burdened”—paying more than a third of their income for rent and utilities. High housing costs put pressure on employers to raise wages, making it more difficult for the city to be competitive with other popular job locations.

This year, the city enacted a Mandatory Inclusionary Housing and Zoning act that requires housing developers to set aside at least 25 percent of new units for affordable housing. The REDC has supported this effort to increase the inventory of affordable housing, as well as efforts to provide workforce development opportunities and quality construction jobs as part of the overall housing development program.

The REDC will prioritize projects that include an affordable housing component in the CFA process, specifically in the Opportunity Zones.

PROMOTING VETERANS’ PARTICIPATION IN THE WORKFORCE

The REDC Veterans’ Work Group includes representatives of 16 organizations that provide services to veterans in the region. At a June 2016 meeting and follow up sessions, the REDC determined to strengthen connections between government, veteran training and service organizations and private sector employers. Many of the region’s largest employers have committed to hiring veterans, but the system for identifying and placing qualified veterans is not robust and the need for special support services, especially housing and mental health services, are limited.

This year, in Round VI, the REDC prioritized (and ESD committed funding to) an incubator with a special focus on veteran entrepreneurs and workers, sponsored by the NYU Tandon School of Engineering and Bunker Labs.

In Round VI of the CFA, the REDC has identified 65 projects that either: 1) promote veterans’ participation

in the workforce; or 2) have project applicants with a history of hiring or assisting veterans.

NY RISING COMMUNITY RECONSTRUCTION PLAN

In Round I, \$166 million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding was awarded to projects in the 10 New York City communities that sustained substantial damage from Superstorm Sandy, including Brighton Beach, Coney Island, Manhattan Beach, and Sea Gate; Breezy Point; Broad Channel; Gerritsen Beach and Sheepshead Bay; Howard Beach; Lower Manhattan; Rockaway East; Rockaway West; Red Hook; and Staten Island. An additional \$29 million in CDBG-DR funding was awarded in Round II to Canarsie; Bergen Beach, Georgetown, Marine Park, Mill Basin, and Mill Island; Gravesend and Bensonhurst; the East Bronx Waterfront; Springfield Gardens; and Rosedale. In addition to these initial allotments, three NYC NYRCR Communities (Staten Island; Brighton Beach, Coney Island, Manhattan Beach, and Sea Gate; and Gravesend and Bensonhurst Communities) were winners of the Rising to the Top competition, bringing a potential \$7 million in additional funds to the region.

To date, 78 recovery projects with a budget of \$175 million are in the process of implementation. Several of these projects are located within the REDC’s “Opportunity Zones” of Coney Island and Lower Manhattan.

The REDC works with the Governor’s Office of Storm Recovery to coordinate REDC recommendations with the needs and projects of NYRC communities.

STATE AGENCY RESOURCE TEAM

The REDC will continue to employ the resources of the State Agency Resource Team (“SART”), to align state programs with REDC priorities, facilitate progress on projects, share expertise and best practice and disseminate information among regions.

In 2016, SART was involved with the following in the New York City region:

Downtown Revitalization Initiative

The NYS DOS staff worked closely with the REDC in facilitating the development of a process to reach out

to the community and ultimately evaluate and select a downtown area.

REDC Meetings

SART members are routinely invited to attend REDC meetings and are generally provided with a draft meeting agenda a few days prior to the meeting.

NYS Consolidated Funding Application Workshops

SART members, representing 11 state agencies participating in the Round VI CFA, attended two CFA workshops held in New York City.

Beyond the CFA workshops, the SART members provided valuable outreach to solicit stronger projects particularly in the areas of Veterans, the Opportunity Agenda and Workforce Development.

Regional Cluster, Global NY, Veterans and Workforce Development Work Groups

SART members from ESD, NYS Division of Veterans' Affairs and NYSDOL participated in the above-referenced REDC work group meetings and provided valuable information regarding agency programs and services.

IMPLEMENTATION OF STATE PRIORITIES

CUNY 2020	
Progress to Date	Future Actions and Timeline for Completion
<ul style="list-style-type: none"> ● REDC staff met with the CUNY Vice Chancellor for Facilities, Planning, Construction and Management to develop a process to engage the REDC in application development. ● The REDC Executive Committee reviewed 18 summaries of CUNY 2020 project candidates and provided input fall 2015. 	<ul style="list-style-type: none"> ● REDC input was received, but the CUNY 2020 Round II awards have yet to be announced.
Keep the Project Pipeline Flowing	
Progress to Date	Future Actions and Timeline for Completion
<ul style="list-style-type: none"> ● NYC REDC Executive Committee members and/or staff met with the following organizations and companies to ensure a strong project pipeline: <ul style="list-style-type: none"> – Industry City – NYU Urban Future Lab – Brooklyn Navy Yard – Civic Hall – Opportunities for a Better Tomorrow – NYU Leslie E-Lab – Alexandria Center – Red Hook Initiative – Columbia University Startup Lab – Brooklyn FoodWorks – FlyCleaners – Suneris – Brooklyn Historical Society – NY Tech Meetup ● REDC Executive Committee members and/or staff met with government relations professionals from higher education institutions to promote the CFA and generate applications. ● REDC Executive Committee members and/or staff met with leadership from citywide groups and business improvement districts to discuss the CFA and to encourage applications. ● The REDC hosted CFA workshops in Queens and Manhattan and attended CFA information sessions in Brooklyn and Manhattan at the request of the borough presidents. ● The REDC held a Priority Project Public Forum on June 28, 2016 at the Borough of Manhattan Community College where 22 project sponsors provided testimony. ● This REDC outreach resulted in 132 new CFA applicants in Round VI. 	<ul style="list-style-type: none"> ● The REDC will continue outreach throughout 2016–2017, with a particular focus in Q1 and Q2 2017 to encourage applications for Round VII of the CFA.

IMPLEMENTATION OF STATE PRIORITIES

Local Government Engagement	
<p>Progress to Date</p> <ul style="list-style-type: none"> • The NYCEDC and borough president staff were invited to participate in the Workforce Development and Veterans Work Groups. • The REDC engaged five borough president offices to identify Downtown Revitalization Initiative applications for each borough. • Introductory meetings were held with borough presidents and deputy borough presidents in each of the five boroughs to discuss the CFA process and generate additional applications from their constituents. • As a result of local engagement, the city and the borough presidents submitted a total of 17 CFAs in 2016. 	<p>Future Actions and Timeline for Completion</p> <ul style="list-style-type: none"> • Starting Q1 2017, the REDC will proactively engage with city agencies and local officials to develop a pipeline of projects and identify opportunities to collaborate for Round VII of the CFA.
Measure Performance	
<p>Progress to Date</p> <ul style="list-style-type: none"> • The REDC gathered data and reported on key economic outcomes, such as job creation and retention, generated by REDC funded projects in the five previous competitions. The REDC also invited several project sponsors to report on status and outcomes at regular REDC meetings. 	<p>Future Actions and Timeline for Completion</p> <ul style="list-style-type: none"> • The REDC will secure interim data on project status at the mid-year REDC meeting in Q2 2017 and continue to include reports from project sponsors at all REDC meetings. • In Q3 2017, REDC staff will review job creation and retention for funded projects and report results to the REDC while Round VII priorities are being considered.
NYS Certified Incubators/Innovation Hot Spots	
<p>Progress to Date</p> <ul style="list-style-type: none"> • The REDC encouraged past awardees of Innovation Hot Spots and NYS Certified Incubators to engage with potential applicants. The REDC received seven Innovation Hot Spot CFA applications in Round VI. NYC currently has seven NYS certified business incubators and one designated Innovation Hot Spot. 	<p>Future Actions and Timeline for Completion</p> <ul style="list-style-type: none"> • Throughout the year, REDC staff will continue to track contract and funding status at the NYS Certified Incubators and Innovation Hot Spots and report results to the REDC in Q3 2017.

IMPLEMENTATION OF STATE PRIORITIES

Regional Economic Cluster	
Progress to Date	Future Actions and Timeline for Completion
<ul style="list-style-type: none"> Because of new data on cluster opportunities, the REDC has shifted its focus in Round VI to supporting the growth of a life sciences cluster in NYC. 	<ul style="list-style-type: none"> The REDC will convene a work group meeting at the New York Genome Center to complete the plan for building an industry cluster. Participants will include priority project sponsors, incubators, government agencies, real estate developers and venture capital firms active in this sector. The meeting will take place in Q1 2017. The REDC will organize an inter-regional work group and conference with Long Island and other interested regions in Q2 2017.
Regional Global NY Plans	
Progress to Date	Future Actions and Timeline for Completion
<ul style="list-style-type: none"> Global NY Fund program was rolled out to an audience of over 200 on May 11, 2016 at the Barclays Center. Dredging for the Berth 3 expansion of the New York Container Terminal (Round I priority project) was completed this year, allowing it to accept larger container ships and to become the first New York terminal to handle deep draft (50') Post Panamax vessels. 	<ul style="list-style-type: none"> The REDC has recommended funding in Round VI for an advanced manufacturing assessment of activity across the five boroughs by ITAC. Advanced manufacturing is a growing sector in the region with large export potential. This report will be finalized by Q4 2017 and the REDC will work closely with ITAC to implement recommendations. The REDC will support ESD in promoting and marketing the Global NY Fund to companies and organizations throughout the year. The REDC will reach out to the many international business organizations with offices in NYC, who represent countries with business and trade relationships, to inform them of the Global NY Fund and look for opportunities to encourage relationships and expand export activity.

IMPLEMENTATION OF STATE PRIORITIES

Workforce Development and Opportunity Agenda

Progress to Date

- The REDC's Workforce Development Work Group met on June 15, 2016.
- A relationship has been established with the NYC Workforce Development Board (WDB) to coordinate priorities and programs.
- A sector-based approach has been adopted to match the industry priorities of the WDB and to engage with the city's employers, education institutions, and not-for-profits, to help direct state funding to job training and educational programs in high growth sectors.
- Twenty-nine workforce development applications were submitted to the CFA in 2016.
- Closing the Gap: Classrooms to Careers project has been successfully completed as proposed in the Opportunity Agenda in 2013. Accomplishments include:
 - Development of a mentor training module and facilitation of five training sessions for three employers.
 - Launch of high school group mentoring with Con Edison, National Grid and NY Presbyterian.
 - Creation of internship guidelines.
 - Post-program support for students who complete the program.

Future Actions and Timeline for Completion

- The REDC will join with NYS Regents, NYSDOL, NYSED, the NYC Mayor's Office, intermediary organizations and the private sector to convene a CTE/workforce development event in Q4 2016 which will focus on a model CTE workforce development project in the South Bronx.
- The REDC will convene the quarterly Workforce Development Work Group meetings beginning Q4 2016 to exchange ideas and provide program updates and policy recommendations.
- The REDC will begin quarterly check-ins with the WDB in order to align strategies and share resources starting Q4 2016.
- The REDC will continue to focus recommendations for state funding through Round VII CFA in 2017 on projects and initiatives that lead to gainful employment and upward mobility.
- The REDC will ensure that state funding approved for workforce development groups is secured in a timely manner.

Veterans Participation in the Workforce

Progress to Date

- The NYU Veterans Incubator, a Round V Priority Project, hosted a kickoff information session on May 31, 2016, attended by REDC staff, to update organizations about the project, promote partnerships with other organizations, and discuss entrepreneurship opportunities for veterans. Attendees included Bunker Labs, JPMorgan Chase, Goldman Sachs, Fisher Brothers, Brooklyn Chamber of Commerce and the NYC Veterans Alliance.
- In 2016, 65 CFA applicants expressed a desire to directly engage the veterans' community as part of the implementation of their projects.
- The REDC held a Veterans Work Group on June 9, 2016. The Veterans Work Group identified areas where more assistance is needed and how to better support projects that will address these gaps.

Future Actions and Timeline for Completion

- The REDC will develop a formal working relationship with Bunker Labs and NYU in order to support new businesses run by veterans in the region through quarterly meetings beginning Q1 2017.
- The REDC will focus workforce development efforts to engage veterans support groups in order to recruit candidates for new training and employment opportunities.

IMPLEMENTATION OF REGIONAL PRIORITIES

Round I - V Priority Projects	
Progress to Date	Future Actions and Timeline for Completion
<ul style="list-style-type: none">In 2016, the REDC heard presentations from the NYU Veterans Incubator and New Lab.	<ul style="list-style-type: none">The REDC will continue to track priority projects and work to reduce obstacles to their swift completion throughout the next 12 months.

Proposed Priority Projects



The following projects are submitted by the REDC for funding under the 2016 ESD Capital Competitive Grant and the ESD Excelsior Jobs Program in Round VI of the CFA. With respect to the \$25 million capital grant competition, the REDC has selected projects that address the top priorities of the state and advance the Strategic Plan.

PRIORITY PROJECT SELECTION CRITERIA

As part of its five-year Strategic Plan submitted in 2011, followed by Progress Reports in 2012, 2013, 2014 and 2015, the REDC identified several criteria for priority projects. These include:

Workforce Development and REDC Opportunity

Agenda: Priority projects should focus on training individuals for the jobs that exist in New York City today as well as skills training programs that are transferable across industries. Workforce development programs that emphasize training in careers with clear career paths, particularly to mid-wage occupations will be prioritized. Partnerships between nonprofit service providers, business and educational institutions are also encouraged, as are partnerships between service providers and projects applying for REDC capital funding.

Job creation: Only projects that directly or indirectly create, retain or prepare New Yorkers for jobs receive priority, with special consideration for the quality of jobs as measured by wage levels and benefits, permanence, and/or access to longer-term career advancement opportunities.

Relief of conditions of economic distress: New York City is home to the majority of New York state residents who live below the poverty line. Since few decent employment solutions exist for people who lack education and basic workplace skills, priority will go to projects that provide opportunities for training and skills development for economically disadvantaged communities and individuals.

Leverage investment: Projects that seek public funds must demonstrate the extent to which a state investment will leverage private investment and other public contributions, both directly to the project and indirectly through the project's multiplier effects in the city and state.

Social or economic transformation: Projects that will receive priority are: 1) most likely to provide a significant contribution to an industry cluster that is important for future growth of the city economy; and/or 2) contribute to the resurgence of an economically distressed community; and/or 3) meaningfully improve the quality of life or expand opportunities for economically disadvantaged people.

Feasibility: Priority projects for competitive funding must have conditional financing commitments, a clear time frame for implementation, and a business plan that indicates long-term economic sustainability.

Measurable impact: Project plans must include projections of what they will contribute to economic growth in terms of job creation, investment, business revenue generation, community benefits, cluster development or other indices that can be monitored and measured.

Innovation: New York City has a number of assets that position it for competitive advantage in the innovation economy. Projects that strengthen and build upon these assets (research universities, industry pioneers, early stage investors, entrepreneurial networks, and technology training facilities) will receive priority.

Partnerships with higher education institutions: Priority will go to projects that incorporate a role for higher education institutions, such as START-UP NY.

Strong business partnerships: Projects designated as "priority" by the REDC must include partnerships with private sector employers and/or investors.

Innovation economy focus: Priority will be given to projects that advance the innovation economy in such areas as smart cities, life sciences, health IT, clean energy and big data.

Increase global exports and marketing: Priority will go to projects that support Global NY, including increase of regional exports and attraction of foreign investment.

Inter-regional cooperation: Projects that incorporate initiatives with other regions of New York state will be prioritized.

Finally the REDC looked for projects that best fulfill the objectives of programs that have been prioritized by New York state including business incubation, cleaner, greener communities, veterans' participation and NY Rising.

ESD CAPITAL GRANT

Bronx

BRONX MUSIC HALL

Location: South Bronx

The Women’s Housing & Economic Development Corporation (WHEDco) seeks funds to include development of the Bronx Music Hall, a 300-seat theater, in a 303-unit affordable housing project that the group is developing. The project also includes 26,750 square feet of retail space. The music hall will establish a unique performing arts center where local and international talent will be showcased, bringing an important new amenity to the Bronx. Design completion and building permits are anticipated by end of 2016.

Total Project Cost:	\$11,387,139
Direct Jobs Created/Retained:	40 retained jobs
Indirect Jobs:	60 retail jobs
Construction Jobs:	200
Applicant:	Women’s Housing and Economic Development Corporation
CFA#:	68485
Total Funding Requested:	\$2,277,428
REDC Priority:	Downtown Revitalization, Workforce Development, Veterans, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$2,277,428
NYC Council Capital	\$2,478,000
NYC Dept of Cultural Affairs	\$893,224
Low Interest Housing Tax Credits	\$4,389,977
Private Sources of Funds	
Company Equity	\$48,510
Private	\$1,300,000
Total Sources	\$11,387,139

Use of Funds	
Construction/Renovation	\$8,968,637
FF&E	\$1,000,000
Architectural/Engineering/Soft Costs	\$1,418,502
Total Use of Funds	\$11,387,139

GHETTO FILM SCHOOL MEDIA CENTER

Location: Mott Haven

The Ghetto Film School is an educational and workforce development organization that operates a public high school and works with the film and television industry to prepare low-income and minority students for jobs in the industry. It is building a Culture and Media Center that will provide a 3,600 square foot venue for community events, educational programming, screenings and other programs that connect South Bronx residents and students with filmmakers and other professionals in an industry that is rapidly growing in New York. The anticipated project construction start is June 2017 with Phase I completion in October 2017.

Total Project Cost:	\$900,000
Direct Jobs Created/Retained:	3 new jobs/14 jobs retained
Indirect Jobs:	200
Construction Jobs:	20
Applicant:	Ghetto Film School, Inc.
CFA#:	65577
Total Funding Requested:	\$360,000
REDC Priority:	Downtown Revitalization, Workforce Development, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$180,000
ESD Market NY	\$180,000
Private Sources of Funds	
Leveraged Funds	\$72,000
Corporate Support	\$418,000
Individual Donors	\$50,000
Total Sources	\$900,000

Use of Funds	
Equipment & Supplies	\$80,000
Construction & Renovation	\$541,011
Architectural & Soft Costs	\$224,989
Furniture & Fixtures	\$54,000
Total Use of Funds	\$900,000

HUNTS POINT MARKET COOLING TOWERS REPLACEMENT

Location: Hunts Point

The Hunts Point Cooperative Market operates in outdated facilities that require upgrading for this critical food distribution center to survive. Last year, ESD supported the replacement of the market’s switchgear, the electrical unit used to power the entire facility. For the next phase of necessary infrastructure improvements, the market is seeking a state grant to assist in replacing the antiquated central cooling system with a new energy efficient unit, which will cost \$4.6 million. The new unit will have the capacity to handle growing refrigeration needs over the next 20 years and will include a remote sump pump. This is urgent, because the existing system is near failure.

Total Project Cost:	\$4,750,000
Direct Jobs Created/Retained:	2,460 retained jobs
Construction Jobs:	20
Applicant:	Hunts Point Cooperative Market, Inc.
CFA#:	66212
Total Funding Requested:	\$950,000
REDC Priority:	Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$950,000
Local Government (Pending)	\$1,600,000
Private Source of Funds	
Company Equity	\$2,200,000
Total Sources	\$4,750,000

Use of Funds	
Infrastructure/Site Work	\$455,000
Construction/Renovation	\$4,295,000
Total Use of Funds	\$4,750,000

NEW YORK BOTANICAL GARDEN CONSERVATORY RESTORATION PROJECT

Location: Fordham

The Botanical Garden Conservatory is a 100 year old structure that houses programs and exhibitions at one of the borough's most important tourist attractions. Upgrading the building's lighting system was partially funded through a state grant in 2015, but a subsequent engineering report found that the conservatory's dome will be structurally unsound within a few years. The garden has requested additional funding to accommodate a more extensive upgrading of the building. It is anticipated that the project will begin in the spring 2018 and will take approximately nine months to complete.

Total Project Cost:	\$15,250,000
Direct Jobs Created/Retained:	451 retained jobs
Applicant:	The New York Botanical Garden
CFA#:	65867
Total Funding Requested:	\$1,000,000
REDC Priority:	Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant (Current)	\$900,000
Market NY Round (Current)	\$100,000
ESD Capital Grant (Round 4)	\$250,000
Local Government	\$11,000,000
Private Source of Funds	
Private	\$3,000,000
Total Sources	\$15,250,000

Use of Funds	
Construction/Renovation	\$8,000,000
Machinery & Equipment	\$4,000,000
FF&E	\$1,250,000
Soft Costs	\$2,000,000
Total Use of Funds	\$15,250,000

ESD CAPITAL GRANT

Brooklyn

1776 NEW YORK CITY TECH ACCELERATOR

Location: Brooklyn Navy Yard

A Washington, D.C.-based tech incubator/accelerator known as 1776 has finalized a lease for 32,500 square foot in Building 77 of the Brooklyn Navy Yard. This lease is contingent upon state assistance to help finance the build-out of a facility that will provide co-working space for over 350 startups and a venue for training, mentoring and public programming. 1776 will also convene entrepreneurs, established industries, government and investors to spur economic activity and collaboration. 1776 plans to start the project in February 2017 and to complete construction and start operations in summer of 2017.

Total Project Cost:	\$6,600,000
Direct Jobs Created/Retained:	7 new jobs/1 retained job
Indirect:	1,400
Construction Jobs:	40
Applicant:	1776 Global, Inc. PBC
CFA#:	66878
Total Funding Requested:	\$1,300,000
REDC Priority:	Workforce Development, Veterans, Global NY, Opportunity Agenda, Advances Regional Priorities

Public Source of Funds	
ESD Capital Grant	\$1,300,000
Private Sources of Funds	
Landlord Contribution	\$4,000,000
Company Equity	\$660,000
Grants and Partnerships	\$640,000
Total Sources	\$6,600,000

Use of Funds	
New Construction	\$5,000,000
Furniture, Fixtures, and Equipment	\$1,000,000
Soft Costs	\$600,000
Total Use of Funds	\$6,600,000

BROOKLYN INDUSTRIAL DEVELOPMENT CENTER

Location: East Williamsburg

Evergreen, an established nonprofit local development organization, is seeking state funds to help develop the North Brooklyn Industrial Center 5 (NBIC5). The project will provide work space for small Brooklyn manufacturers in the high-growth subsectors of specialty woodworking, specialty metalworking and food production. The project will transform a 23,000 square foot building at 180 Morgan Avenue in East Williamsburg into a multi-tenant building of industrial businesses and create at least 60 jobs.

Total Project Cost:	\$14,028,973
Direct Jobs Created/Retained:	5 retained jobs
Indirect Jobs:	60
Construction Jobs:	8
Applicant:	Evergreen Inc.
CFA#:	65889
Total Funding Requested:	\$1,000,000
REDC Priority:	Downtown Revitalization, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$1,000,000
NYC Funding (NYCEDC and City Council)	\$11,270,222
Private Sources of Funds	
Cash Equity	\$1,402,897
Lending Institution	\$355,854
Total Sources	\$14,028,973

Use of Funds	
Property Acquisition	\$12,775,050
Construction/Renovations	\$1,253,923
Total Use of Funds	\$14,028,973

BROOKLYN NAVY YARD TRANSPORTATION SYSTEM

Location: Brooklyn Navy Yard

The rapidly expanding Navy Yard struggles with poor access to public transportation. To address this critical issue, the Navy Yard is seeking state funding to create a modern, reliable shuttle service system that connects to multiple public transit options to serve tens of thousands of employees and customers. The total project cost of \$4.2 million will allow the purchase of nine buses, each with 60-person capacity, six transportation shelters, a transportation software app and GPS unit, and shuttle signage and way-finding materials. The new system will reduce wait times by 66 percent and improve the reliability, introducing a new fleet that connects workers from throughout the Navy Yard with all the city's major subway lines and the LIRR. It will double the number of train lines that the Navy Yard is directly connected to and will improve the Navy Yard's competitiveness as a location for innovative job-creating tenants.

Total Project Cost:	\$4,200,000
Direct Jobs Created/Retained:	23 new jobs/7,000 retained jobs
Indirect:	9,000
Applicant:	Brooklyn Navy Yard Development Corporation
CFA#:	67113
Total Funding Requested:	\$3,700,000
REDC Priority:	Workforce Development, Veterans, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$3,700,000
Borough President	\$500,000
Total Sources	\$4,200,000

Use of Funds	
Equipment, Buses, Signage, and Fixtures	\$4,200,000
Total Use of Funds	\$4,200,000

MEDGAR EVERS START-UP NY

Location: Brooklyn Navy Yard

Medgar Evers College is the first START-UP NY site in the city. To carry out this program, the college is renting space at the Brooklyn Navy Yard, initially to accommodate Selfiepay, Tuki and Derbywire—three tech startup companies. Funding will help pay for fit-out of space for the companies. Selfiepay is a mobile payment wallet that uses facial recognition for payment verification. It will provide Brooklyn merchants access to biometric software to conduct safe transactions in the community, which prevents customers’ personal identities from being stolen. Tuki produces a tablet stand that can be used in many environments such as merchant stores, schools, banks, hotels and more. Derbywire is a content streaming biometric payment application that enables individuals to store, sell and buy digital content in real-time. Construction will start in January 2017 and will be completed in three months.

Total Project Cost:	\$4,950,000
Direct Jobs Created/Retained:	131 new jobs
Construction Jobs:	9
Applicant:	Derbywire Inc.; Tuki, Inc.; Selfiepay, Inc.
CFA#:	64877; 67549; 67427
Total Funding Requested:	\$1,500,000
REDC Priority:	Advances Regional Priorities

Public Source of Funds	
ESD Capital Grant	\$1,500,000
Private Sources of Funds	
Cash Equity	\$1,950,000
Private Funding	\$1,500,000
Total Sources	\$4,950,000

Use of Funds	
Construction/Renovation	\$1,500,000
Furniture and Fixtures	\$1,500,000
Architectural/ Engineering/Soft Costs	\$450,000
Machinery and Equipment	\$1,500,000
Total Use of Funds	\$4,950,000

REDEVELOPMENT OF BEDFORD UNION ARMORY

Location: Crown Heights

As part of the redevelopment of a large former armory for affordable and market rate housing and commercial activity, the developer is building a large community recreational facility featuring three sport courts, an indoor swimming pool and an indoor turf field in Crown Heights. The project will include an event space for 500 guests, plus approximately 25,000 square feet of offices, at least half of which will be dedicated to community not-for-profit or small business use. It is anticipated that construction will start in October 2017 with completion by the end of 2019.

Total Project Cost:	\$25,235,837
Direct Jobs Created/Retained:	120 new jobs
Construction Jobs:	81
Applicant:	Bedford Courts LLC
CFA#:	63936
Total Funding Requested:	\$5,047,167
REDC Priority:	Downtown Revitalization, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$5,047,167
New Market Tax Credits	\$4,577,796
NYC HCR	\$1,500,000
NYC Council	\$1,000,000
Brooklyn Borough President	\$4,000,000
Private Sources of Funds	
RC Capital	\$4,273,108
Equity	\$4,837,766
Total Sources	\$25,235,837

Use of Funds	
Architectural/Engineering/Soft Cost	\$4,577,796
Infrastructure	\$201,000
Construction	\$18,605,025
Equipment	\$1,852,016
Total Use of Funds	\$25,235,837

ESD CAPITAL GRANT

Manhattan

CHINA INSTITUTE FACILITY RENOVATIONS

Location: Lower Manhattan

The China Institute is a global nonprofit that supports New York-China relationships through a variety of educational and cultural programs. The China Institute is seeking funds to help finance renovation of a 52,000 square foot space at 100 Washington Street in a building it purchased in 2012. The main components of renovations include construction of new performance and exhibition spaces, and visitor amenities. Construction is scheduled to begin in April 2017 and will take approximately 12 months to complete. The project will be leveraged to support the governor's Global New York initiatives with respect to New York-China trade, tourism and investment activities.

Total Project Cost:	\$8,089,938
Direct Jobs Created/Retained:	6 new jobs/30 retained jobs
Construction Jobs:	30
Applicant:	China Institute in America, Inc.
CFA#:	63677
Total Funding Requested:	\$1,500,000
REDC Priority:	Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$1,500,000
New York Main Street Program (HCR)	\$500,000
Private Sources of Funds	
Lending Institution	\$2,000,000
Cash Equity	\$2,030,000
Private Funding	\$2,059,938
Total Sources	\$8,089,938

Use of Funds	
Construction/Renovation	\$5,378,804
Furniture and Fixtures	\$2,030,000
Architectural/Engineering/Soft Costs	\$681,134
Total Use of Funds	\$8,089,938

GALVANIZE TECH CAMPUS

Location: Lower Manhattan

Galvanize is a Colorado-based business that is applying for state funds to help finance the renovation of a 55,000 square foot space to accommodate tech training programs, workshops, co-working space for tech startups, and the presence of potential industry partners and mentors like IBM. Galvanize anticipates it will train 500 individuals annually in its full-time courses. Students enrolled in Galvanize educational programs have access to work spaces and Galvanize will also host weekly tech-focused community events, including tech meet-ups and networking events. Project planning and design is underway with an anticipated completion date of February 2017.

Total Project Cost:	\$8,400,000
Direct Jobs Created/Retained:	96 new jobs/2 retained jobs
Construction Jobs:	30
Applicant:	Galvanize Inc
CFA#:	65635
Total Funding Requested:	\$1,680,000
REDC Priority:	Workforce Development, Veterans, Opportunity Agenda, Advances Regional Priorities

Public Source of Funds	
ESD Capital Grant	\$1,680,000
Private Source of Funds	
Cash Equity	\$6,720,000
Total Sources	\$8,400,000

Use of Funds	
Construction/Renovation	\$5,600,000
Furniture and Fixtures	\$2,000,000
Architectural/ Engineering/Soft Costs	\$800,000
Total Use of Funds	\$8,400,000

HENRY STREET SETTLEMENT FIREHOUSE RENOVATION

Location: Lower East Side

In 2015, the city agreed to convey a historic firehouse to Henry Street Settlement to become the home of a new Neighborhood Resource Center (NRC). The renovated firehouse will be an ADA-compliant, multi-functional space in which to promote and deliver Henry Street’s extensive workforce development programs, which place more than 600 low-income people in jobs each year. Acquisition of the property is anticipated in the next few months after which construction will take 18–24 months. The nonprofit is seeking state assistance in funding the capital costs of renovation.

Total Project Cost:	\$5,005,537
Direct Jobs Created/Retained:	15 retained jobs
Indirect Jobs:	600
Construction Jobs:	20
Applicant:	Henry Street Settlement
CFA#:	63968
Total Funding Requested:	\$1,000,000
REDC Priority:	Downtown Revitalization, Workforce Development, Veterans, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$1,000,000
NYS Assembly	\$600,000
Private Sources of Funds	
Cash Equity	\$1
Foundations and Donors	\$3,355,536
Trust	\$50,000
Total Sources	\$5,005,537

Use of Funds	
Property Acquisition	\$1
Construction & Renovation	\$4,511,614
Soft Costs	\$388,922
Furniture & Fixtures	\$105,000
Total Use of Funds	\$5,005,537

LOWER EAST SIDE GIRLS CLUB NEXTGEN NURSES CENTER

Location: Lower East Side

This project will create a 5,000 square foot workforce development center where 50 young women a year will be trained for healthcare careers. NextGen Nurses includes clinical, hands-on and field experiences. Renovation of the site is anticipated to begin July 2017 with the launch of NextGen Nurses Program Year 1 in July 2018.

Total Project Cost:	\$4,942,000
Direct Jobs Created/Retained:	3 new jobs/24 retained jobs
Applicant:	The Lower Eastside Girls Club of NY
CFA#:	67473
Total Funding Requested:	\$325,000
REDC Priority:	Workforce Development, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds		Use of Funds	
ESD Capital Grant	\$325,000	Building Acquisition	\$3,750,000
Local Government	\$567,000	Renovation	\$85,000
Private Sources of Funds		FF&E	\$122,000
Lending Institution, La Raza	\$2,900,000	Soft Costs	\$985,000
Private	\$1,150,000	Total Use of Funds	\$4,942,000
Total Sources	\$4,942,000		

PIER 26 PLANNING

Location: Lower Manhattan

In 2014, Clarkson University was named by the Hudson River Park Trust to lead a consortium of partners to develop and operate the Hudson River Estuarium as a tourism destination and research and education center focused on the Hudson River from New York Harbor to the North Country. The location is Pier 26 in Tribeca. A partner in the project is the New York Hall of Science, one of the most innovative centers for hands-on STEM discovery/education. In addition to real-time monitoring of water quality for the River Estuary Observation Network managed by Clarkson, the estuarium will include public exhibits, K-12 programming, technology-oriented graduate programs and executive education that supports workforce development in STEM fields. A planning grant is requested to support this project, contributing to the continued development of the Hudson River Park and local waterfront revitalization.

Total Project Cost:	\$150,000
Direct Jobs Created/Retained:	799 retained jobs
Applicant:	Clarkson University
CFA#:	68339
Total Funding Requested:	\$75,000
REDC Priority:	Advances Regional Priorities

Public Source of Funds		Use of Funds	
ESD Capital Grant (Current)	\$35,000	Consultants	\$45,000
Private Source of Funds		Salary/Wages Technical	\$75,000
Private	\$115,000	Scoping and Pre-Development	\$30,000
Total Sources	\$150,000	Total Use of Funds	\$150,000

ESD CAPITAL GRANT

Queens

GREENPOINT MANUFACTURING AND DESIGN CENTER NEW FACILITY

Location: Ozone Park

The Greenpoint Manufacturing and Design Center (GMDC) is a well-established nonprofit developer of industrial space for small and mid-size local manufacturing and artisan businesses. GMDC is seeking state support for the \$36.6 million renovation of a vacant, three-story industrial building that will accommodate approximately 24 businesses and 80 new or retained jobs for workers making an average of \$51,500 per year. Tenants will include custom woodworkers, cabinet makers, artisanal trades such as set builders and display makers, homes goods manufacturers, metal workers, metal finishers and garment makers. Anticipated renovation will begin in late 2017 with completion by mid-2019.

Total Project Cost:	\$36,603,742
Direct Jobs Created/Retained:	52 retained jobs
Indirect Jobs:	42
Construction Jobs:	147
Applicant:	Greenpoint Manufacturing and Design Center
CFA#:	67736
Total Funding Requested:	\$2,155,955
REDC Priority:	Downtown Revitalization, Workforce Development, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$2,155,955
NYCEDC Industrial Developer Fund	\$9,150,033
NYCEDC Subordinate Loan	\$3,294,012
New Markets Tax Credit Equity	\$8,845,200
Rehabilitation Tax Credit Equity	\$1,115,254
Private Source of Funds	
Loan	\$12,043,288
Total Sources	\$36,603,742

Use of Funds	
Property Acquisition	\$14,600,000
Construction & Renovation	\$14,160,000
Soft Costs	\$7,843,742
Total Use of Funds	\$36,603,742

LONG ISLAND CITY WAYFINDING AND STREETScape IMPROVEMENTS

Location: Long Island City

The Long Island City Partnership proposes to design and implement wayfinding and streetscape improvements that will increase awareness and improve utilization of Long Island City’s cultural sites, parks and open space, as well as its growing employment centers, Industrial Business Zone and Business Improvement District. The plan will address how to overcome physical and structural barriers between the area’s disadvantaged populations and job opportunities. Planning will start in early 2017 with implementation and construction of improvements completed by 2019.

Total Project Cost:	\$500,000
Direct Jobs Created/Retained:	2 new jobs/11 retained jobs
Construction Jobs:	25
Applicant:	Long Island City Partnership
CFA#:	67892
Total Funding Requested:	\$100,000
REDC Priority:	Downtown Revitalization, Opportunity Agenda, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$100,000
NYCEDC/ NYCSBS/NYCDPC	\$25,000
City Council Funding	\$25,000
Private Sources of Funds	
Cash Equity	\$50,000
Private Funding	\$300,000
Total Sources	\$500,000

Use of Funds	
Construction/Renovation	\$375,000
Architectural/ Engineering/Soft Costs	\$125,000
Total Use of Funds	\$500,000

ESD CAPITAL GRANT

Staten Island

NEW YORK CONTAINER TERMINAL STREET IMPROVEMENT PROJECT

Location: Howland Hook

The Howland Hook Marine Terminal is the state’s largest gateway port for international trade and employs approximately 300 workers. On average, the terminal moves approximately 160,000 containers annually. Funding is requested by the NYCEDC to help finance the Howland Hook Access Improvement Project that will re-align the Forest Avenue intersection that leads to the terminal’s main gate, ensuring more efficient truck flow and to create a “Sealed Container Route” for containers exceeding 80,000 pounds. These improvements will make the terminal more competitive in retaining and growing international cargo share by allowing trucks to more efficiently pick up and drop off containers. As of July 2016, the design and environmental review is complete. The project is shovel-ready, with construction expected to begin fall 2017 and completed in spring 2018.

Total Project Cost:	\$12,150,000
Direct Jobs Created/Retained:	300 retained jobs
Construction Jobs:	22
Applicant:	NYC Department of Small Business Services
CFA#:	65024
Total Funding Requested:	\$2,430,000
REDC Priority:	Global NY, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$2,430,000
Port Authority of New York and New Jersey (Pending)	\$3,500,000
Local Government (Pending)	\$6,220,000
Total Sources	\$12,150,000

Use of Funds	
Infrastructure/Site Work	\$12,150,000
Total Use of Funds	\$12,150,000

STATEN ISLAND INSTITUTE MUSEUM IN ST. GEORGE

Location: St. George

The Staten Island Institute Museum, located two blocks from the Staten Island Ferry Terminal, is seeking funds to carry out necessary upgrades to accommodate increasing numbers of visitors. The century-old building needs added wheelchair accessible restroom facilities, an upgrade to the auditorium, and installation of adequate emergency lighting, a sprinkler system, and a fire alarm system. The inefficient and failing air conditioning system must also be replaced with a high efficiency “Carrier Infinity System”. The anticipated project start is July 2017 with completion in September 2018.

Total Project Cost:	\$963,552
Direct Jobs Created/Retained:	2 new jobs/16 retained jobs
Part Time Related Jobs:	23 retained
Construction Jobs:	3
Applicant:	Staten Island Institute of Arts and Sciences
CFA#:	65328
Total Funding Requested:	\$124,552
REDC Priority:	Downtown Revitalization, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$46,576
ESD Market New York	\$77,976
NYC Department of Cultural Affairs (NYC Council, Mayor’s Office, and Staten Island Borough President)	\$839,000
Total Sources	\$963,552

Use of Funds	
Construction	\$839,000
Equipment	\$124,552
Total Use of Funds	\$963,552

ESD CAPITAL GRANT

Citywide

NEW YORK CITY BROWNFIELD PROGRAM

The NYC Voluntary Cleanup Program is managed by the NYC Mayor’s Office of Environmental Remediation (“OER”) and operated under a collaborative agreement with the NYS Department of Environmental Conservation. To date, OER has approved 320 cleanup and development plans with over 140 cleanup and developments currently in construction, and 99 completed. More than half these projects are located in low income communities. OER is seeking \$2.5 million toward a \$12 million project that would provide direct grants to fund cleanup activities on approximately 10 additional mixed-use projects. These grants, to be called REDC Brownfield Cleanup and Redevelopment Grants, will provide up to \$250,000 to reimburse developers for eligible cleanup costs on mixed-use projects that include redevelopment of retail, commercial or office space. OER has a pipeline of shovel-ready projects that are eligible and delivery of REDC grants can begin immediately upon award of funding.

Total Project Cost:	\$12,500,000
Direct Jobs Created/Retained:	500 new jobs
Construction Jobs:	2,000
Applicant:	City of New York
CFA#:	66046
Total Funding Requested:	\$2,500,000
REDC Priority:	Downtown Revitalization, Sustainability Plan, Advances Regional Priorities

Public Sources of Funds	
ESD Capital Grant	\$2,500,000
NYC Brownfield Incentive Grants	\$1,000,000
HUD/US EPA	\$1,500,000
Private Source of Funds	
Private Funding	\$7,500,000
Total Sources	\$12,500,000

Use of Funds	
Architectural/ Engineering/ Soft Costs	\$3,500,000
Construction	\$9,000,000
Total Use of Funds	\$12,500,000

ESD EXCELSIOR JOBS PROGRAM

N2 SUPERGRID EXPANSION

Location: Citywide

N2 is acquiring additional space to accommodate development and sale of technology products that will reduce electrical consumption in customers' buildings, lower electric bills, improve safety and security, and enable buildings to "go green" and be LEED compliant. It plans to move administrative operations and some research into a 22,000 square foot space at 1441 Broadway in Manhattan, while searching for another 100,000 square foot space in NYC. The project will include a \$45 million investment in production machinery and equipment and building renovations over the next five years.

Total Project Cost:	\$45,426,800
Direct Jobs Created/Retained:	619 new jobs/25 retained jobs
Indirect Jobs:	267
Applicant:	N2 Global Solutions, Inc.
CFA#:	67002
Total Funding Requested:	\$4,000,000
REDC Priority:	Advances Regional Priorities

Public Source of Funds	
ESD Capital Grant	\$3,000,000
Private Sources of Funds	
Cash Equity	\$25,000,000
Private Funding	\$17,426,800
Total Sources	\$45,426,800
*ESD Excelsior Job Program	\$1,000,000

Use of Funds	
Building Acquisition	\$4,800,000
Machinery and Equipment	\$40,626,800
Total Use of Funds	\$45,426,800

SUNERIS LAB EXPANSION PROJECT

Location: Sunset Park, Brooklyn

Suneris is a biotech firm developing a gel-bandage that stops bleeding in emergency situations. Suneris hires locally, focusing on former employees of closed hospitals. Two separate lab facilities are being built and equipment purchased to conduct research and manufacturing of their products—Vetigel and Traumagel. The lab build-out will start in September 2016, with completion in May 2017.

Total Project Cost:	\$5,855,000
Direct Jobs Created/Retained:	25 new jobs/23 retained jobs
Applicant:	Cresilon Inc., formerly known as Suneris, Inc.
CFA#:	66839
Total Funding Requested:	\$250,000
REDC Priority:	Advances Regional Priorities

Private Source of Funds		Use of Funds	
Cash Equity	\$5,855,000	Renovation	\$2,780,000
Total Sources	\$5,855,000	Machinery & Equipment	\$2,000,000
*ESD Excelsior Jobs Program	*\$250,000	FF&E	\$1,000,000
		Soft Costs	\$75,000
		Total Use of Funds	\$5,855,000

URBAN FARMERS BROOKLYN ARMY TERMINAL EXPANSION PROJECT

Location: Sunset Park, Brooklyn

UrbanFarmers AG, a Swiss-based rooftop aquaponics developer and operator, expanded to the U.S. in 2016. This project will build an aquaponics and hydroponics greenhouse on approximately 21,000 square feet of rooftop space in Sunset Park, Brooklyn. Construction is anticipated to begin in spring 2017 with completion in summer 2017.

Total Project Cost:	\$5,000,000
Direct Jobs Created/Retained:	25 new jobs
Construction Jobs:	15
Applicant:	Urban Farmers USA Inc
CFA#:	67688
Total Funding Requested:	\$3,200,000
REDC Priority:	Global NY, Opportunity Agenda, Sustainability Plan, Advances Regional Priorities

Private Sources of Funds		Use of Funds	
Private	\$4,000,000	Construction/ Renovation	\$3,000,000
Loans	\$1,000,000	Equipment and Machinery	\$1,500,000
Total Sources	\$5,000,000	Soft Costs	\$500,000
*ESD Excelsior Job Program	\$3,200,000	Total Use of Funds	\$5,000,000

VOODOO MANUFACTURING - 3D PRINTING FACILITY

Location: Williamsburg, Brooklyn

Voodoo Manufacturing is expanding its Brooklyn-based 3D printing factory that currently employs 11 workers. It has worked with over 225 companies to bring never-before-possible projects to life. Customers include Autodesk, Mattel, NBC Universal, Verizon, Universal Studios and Intel, for projects ranging from marketing and promotional materials to highly-functional end-use parts. It is seeking Excelsior tax credits to help with the costs of hiring, factory expansion, product/service development and intellectual property development. Project completion is expected by the end of 2017.

Total Project Cost:	\$2,500,000
Direct Jobs Created/Retained:	27 new jobs/11 retained jobs
Indirect Jobs:	107
Construction Jobs:	4
Applicant:	Voodoo Manufacturing
CFA#:	62077
Total Funding Requested:	\$200,000
REDC Priority:	Workforce Development, Opportunity Agenda, Advances Regional Priorities

Private Sources of Funds		Use of Funds	
Angel Funding	\$1,125,000	Building Renovation	\$498,706
Seed Funding	\$875,000	Production Machinery and Equipment	\$1,043,818
Other	\$500,000	Furniture, Fixtures, and Equipment	\$458,770
Total Sources	\$2,500,000	Soft Costs	\$498,706
*ESD Excelsior Jobs Program	\$200,000	Total Use of Funds	\$2,500,000

NOTABLE PROJECT

COUNCIL ON THE ENVIRONMENT - GREENMARKET REGIONAL FOOD HUB

Location: Hunts Point, Bronx

GrowNYC has received city designation and \$15 million in state funding to develop a regional food hub on a 3.6 acre site. The project will cost approximately \$20 million to construct, and will include food processing space, cold storage and a future greenhouse. The food hub will open new pathways to profitable wholesale markets for New York state farmers and food businesses and create a one-stop shop for healthful, locally sourced foods. GrowNYC anticipates obtaining site control in late 2016 or early 2017, with construction starting shortly thereafter. The construction period is anticipated to be 14 months, with completion in the third quarter of 2018 and commencement of operations by the end of 2018.

Total Project Cost:	\$21,849,546
Direct Jobs Created/Retained:	12 new jobs/14 retained jobs
Construction Jobs:	150
Applicant:	Council on the Environment d/b/a GrowNYC
CFA#:	66662
Total Funding Requested:	\$4,000,000
REDC Priority:	Downtown Revitalization, Sustainability Plan, Advances Regional Priorities

Public Source of Funds	
ESD Capital Grant	\$4,000,000
New Markets Tax Credit Credit Equity	\$3,500,000
Industrial Development Fund	\$4,645,390
Local Public Funding	\$4,000,000
Private Sources of Funds	
Cash Equity	\$2,184,955
Tenant Investment	\$1,750,000
Other Private Sources	\$1,769,201
Total Sources	\$21,849,546

Use of Funds	
Machinery & Equipment	\$1,500,000
Construction & Renovation	\$16,145,390
Architectural & Soft Costs	\$3,204,156
Furniture & Fixtures	\$1,000,000
Total Use of Funds	\$21,849,546

OVERALL INVESTMENT RATIO FOR PROPOSED 2016 CAPITAL PRIORITY PROJECTS

CFA Project Number	Project Applicant	Project Name	Project Cost
Downtown Revitalization			
63936	Bedford Courts LLC	Redevelopment of Bedford Union Armory	\$25,235,837
65889	Evergreen Inc.	Brooklyn Industrial Development Center	\$14,028,973
67736	Greenpoint Manufacturing and Design Center	New Facility	\$36,603,742
67892	Long Island City Partnership	Wayfinding and Streetscape Improvements	\$500,000
65328	Staten Island Institute of Arts and Sciences	Staten Island Institute Museum in St. George	\$963,552
68485	Women's Housing and Economic Development Corporation	Bronx Music Hall	\$11,387,139
Workforce Development/Opportunity Agenda			
66878	1776 Global, Inc. PBC	1776 New York City Tech Accelerator	\$6,600,000
65635	Galvanize Inc	Galvanize Tech Campus	\$8,400,000
65577	Ghetto Film School, Inc.	Ghetto Film School Media Center	\$900,000
63968	Henry Street Settlement	Firehouse Renovation	\$5,005,537
67473	The Lower Eastside Girls Club of NY	NextGen Nurses Center	\$4,942,000
Global New York			
65024	NYC Department of Small Business Services	New York Container Terminal Street Improvement Project	\$12,150,000
Advances Regional Priorities			
67113	Brooklyn Navy Yard Development Corporation	Brooklyn Navy Yard Transportation System	\$4,200,000
63677	China Institute in America, Inc.	China Institute Facility Renovations	\$8,089,938
66046	City of New York	New York City Brownfield Program	\$12,500,000
68339	Clarkson University	Pier 26 Planning	\$150,000
64877, 67549, 67427	Derbywire Inc.; Tuki, Inc.; Selfiepay, Inc.	Medgar Evers START-UP NY	\$4,950,000
66212	Hunts Point Cooperative Market, Inc.	Cooling Towers Replacement	\$4,750,000
65867	The New York Botanical Garden	Conservatory Restoration	\$15,250,000
Total Cost of Capital Projects			\$176,606,718
ESD Capital Fund Investment			\$25,000,000
OVERALL INVESTMENT RATIO			7.06



MAP OF PROPOSED PRIORITY PROJECTS

Bronx ●

- A. Conservatory Restoration Project - NY Botanical Garden
- B. Aquatic Habitat Restoration - Bronx River Alliance
- C. Bronx Music Hall
- D. Ghetto Film School Media Center
- E. Council on the Environment - Greenmarket Regional Food Hub
- F. Cooling Towers Replacement - Hunts Point Cooperative Market

Brooklyn ●

- A. Construction Industry Workforce - St. Nick's Alliance
- B. 3D Printing Facility - Voodoo Manufacturing
- C. Brooklyn Industrial Development Center
- D. Medgar-Evers START-UP NY
- E. 1776 New York City Tech Accelerator
- F. Brooklyn Navy Yard Transportation System
- G. Construction of Brooklyn Bridge Plaza - Brooklyn Bridge Park
- H. Economic Solutions Center Workforce Development Program - Bedford Stuyvesant Restoration Corp.
- I. Redevelopment of Bedford Union Armory
- J. Renovation of Pitkin Avenue Buildings - Pitkin Avenue District Management Association
- K. Woodland Garden Development and Accessibility Improvement - Brooklyn Botanical Garden
- L. Suneris Lab Expansion Project
- M. Urban Farmers BAT Expansion Project
- N. New Software Training - Brooklyn Brands LLC

Manhattan ●

- A. Harlem Lane Playground Reconstruction
- B. "We Are NY" Marketing Campaign - Greater Harlem Chamber of Commerce
- C. Hot Bread Kitchen Incubates
- D. Special Populations Training Program - El Barrio
- E. New-York Historical Society - Implementation of Women's Suffrage Exhibition
- F. Pier 86 Reconstruction - Intrepid
- G. N2 SuperGrid Expansion

- H. Workforce Training - Nontraditional Employment for Women
- I. Pier 26 Planning
- J. Galvanize Tech Campus
- K. New Exhibition Launch - Tenement Museum
- L. NextGen Nurses Center
- M. Henry Street Settlement Firehouse Renovation
- N. Rehabilitation of 1930 Tugboat - South Street Seaport Museum
- O. Expansion of Veterans Photography Program - Josephine Herrick Project
- P. NYC Advanced Manufacturing Assessment Launch - ITAC
- Q. China Institute Facility Renovations

Queens ●

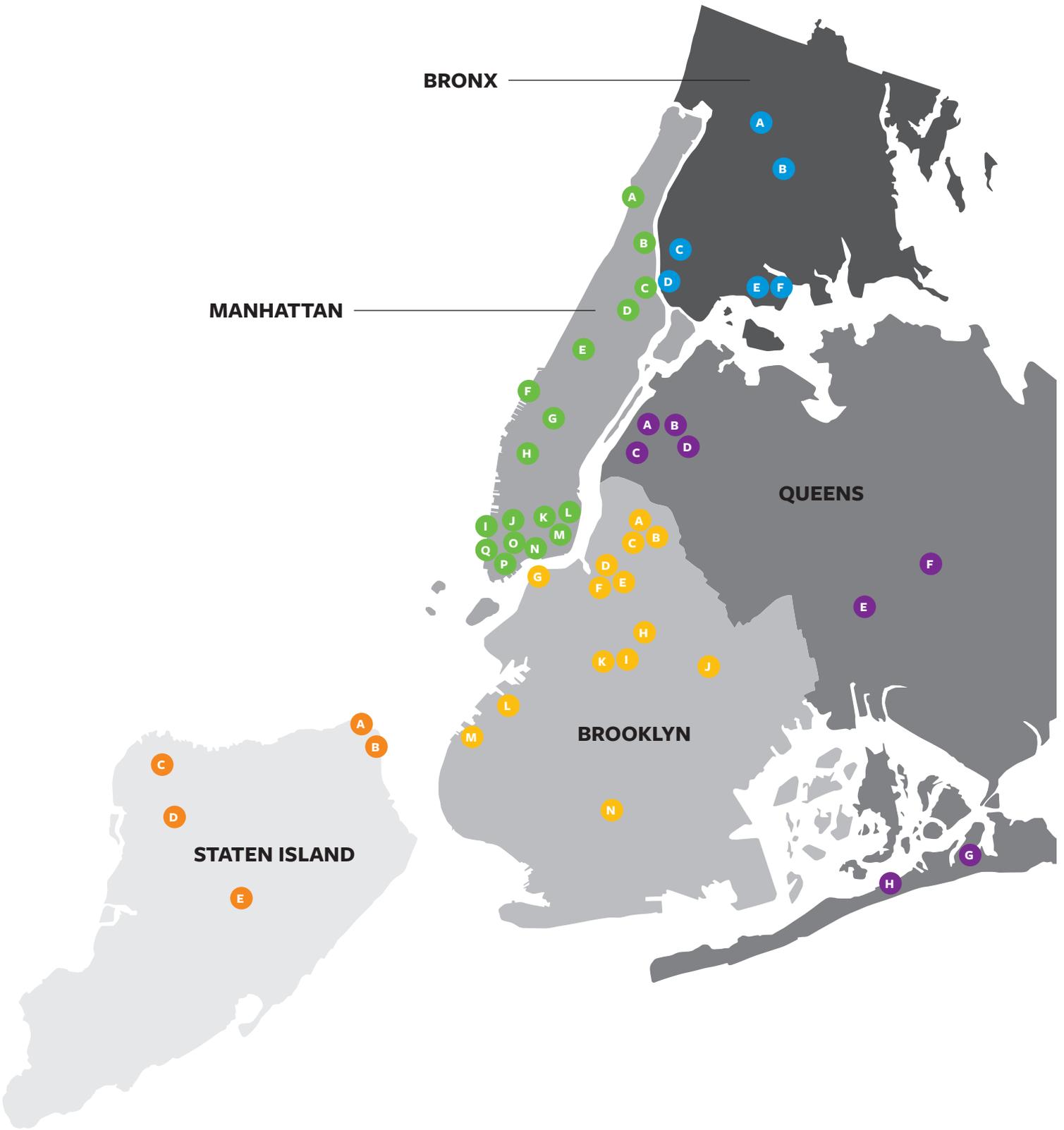
- A. Arts and Cultral Marketing Plan - Long Island City Partnership
- B. Employment Services - Fortune Society
- C. Long Island City Wayfinding and Streetscape Improvements
- D. Home Health Aide Training - Sunnyside Community Service
- E. Greenpoint Manufacturing and Design Center New Facility
- F. Members Assistance Program Inc. - Local 28 Apprenticeship Program
- G. Rockaways Works - Ocean Bay Community Development Corp.
- H. Manufacturing Expansion - Madelaine Chocolate Company

Staten Island ●

- A. Staten Island Institute Museum in St. George
- B. Tourism Proposal - Staten Island Chamber of Commerce
- C. New York Container Terminal Street Improvement Project
- D. Staten Island Economic Development Incubator
- E. Greenbelt Urban Stream Restoration - NYC Parks

Citywide

New York City Brownfield Program



CROSSWALK SHOWING RELATION OF PROPOSED PRIORITY PROJECTS TO STATE PRIORITIES

CFA #	Project Name	Project Applicant	County	
Capital Grant Funds (ESD)				
66878	1776 New York City Tech Accelerator	1776 Global, Inc. PBC	Kings	
68485	Bronx Music Hall	Women’s Housing and Economic Development Corporation	Bronx	
65889	Brooklyn Industrial Development Center	Evergreen Inc.	Kings	
67113	Brooklyn Navy Yard Transportation System	Brooklyn Navy Yard Development Corporation	Kings	
63677	China Institute Facility Renovations	China Institute in America, Inc.	New York	
65867	Conservatory Restoration Project	The New York Botanical Garden	Bronx	
66212	Cooling Towers Replacement	Hunts Point Cooperative Market, Inc.	Bronx	
66662	Council On The Environment - Greenmarket Regional Food Hub	Council on the Environment d/b/a GrowNYC	Bronx	
65635	Galvanize Tech Campus	Galvanize Inc	New York	
65577	Ghetto Film School Media Center	Ghetto Film School, Inc.	Bronx	
67736	Greenpoint Manufacturing and Design Center New Facility	Greenpoint Manufacturing and Design Center	Queens	
63968	Henry Street Settlement Firehouse Renovation	Henry Street Settlement	New York	
67892	Long Island City Wayfinding and Streetscape Improvements	Long Island City Partnership	Queens	
64877; 67549; 67427	Medgar Evers START-UP NY	Derbywire Inc.; Selfiepay, Inc.; Tuki, Inc.	Kings	
66046	New York City Brownfield Program	City of New York	All	
65024	New York Container Terminal Street Improvement Project	NYC Department of Small Business Services	Richmond	
67473	NextGen Nurses Center	The Lower Eastside Girls Club of NY	New York	
68339	Pier 26 Planning	Clarkson University	New York	
63936	Redevelopment Of Bedford Union Armory	Bedford Courts LLC	Kings	
65328	Staten Island Institute Museum in St. George	Staten Island Institute of Arts and Sciences	Richmond	

	Advances Regional Priorities	Downtown Revitalization	Global NY	Opportunity Agenda	Regional Cluster Plan	Sustainability Plan	Veterans	Workforce Development
	x		x	x			x	x
	x	x		x			x	x
	x	x		x				
	x			x			x	x
	x							
	x							
	x					x		
	x			x			x	x
	x	x		x				x
	x	x		x				x
	x	x		x				
	x							
	x	x				x		
	x		x					
	x			x				x
	x							
	x	x						
	x	x						

CROSSWALK SHOWING RELATION OF PROPOSED PRIORITY PROJECTS TO STATE PRIORITIES

CFA #	Project Name	Project Applicant	County	
Excelsior Jobs Program (ESD)				
67002	N2 Supergrid Expansion	N2 Global Solutions, Inc.	New York	
66839	Suneris Lab Expansion Project	Cresilon Inc., formerly known as Suneris, Inc.	Kings	
67688	Urban Farmers Brooklyn Army Terminal Expansion Project	Urban Farmers USA Inc	Kings	
62077	Voodoo Manufacturing - 3D Printing Facility	Voodoo Manufacturing	Kings	
Business Incubator/ Innovation Hotspot (ESD)				
68243	Hot Bread Kitchen Incubates	Hot Bread Kitchen	New York	
65648	Staten Island Economic Development Incubator	Staten Island Economic Development Corp.	Richmond	
Market NY (ESD)				
65867	Conservatory Restoration	NY Botanical Garden	Bronx	
63582	New Exhibition Launch	Tenement Museum	New York	
66538	Tourism Proposal	Staten Island Chamber of Commerce	Richmond	
65416	"We Are NY" Marketing Campaign	Greater Harlem Chamber of Commerce	New York	
66378	Woodland Garden Development and Accessibility Improvement	Brooklyn Botanical Garden	Kings	
Strategic Planning and Feasibility Studies (ESD)				
66078	NYC Advanced Manufacturing Assessment Launch	ITAC	New York	
Arts, Culture, and Heritage (NYSCA)				
67596	Arts and Cultural Marketing Plan	Long Island City Partnership	Queens	
64903	Expansion of Veterans Photography Program	Josephine Herrick Project	New York	
67700	Implementation of Women's Suffrage Exhibition	New-York Historical Society	New York	
NY Main Street (HCR)				
64303	Renovation of Pitkin Avenue Buildings	Pitkin Avenue District Management Association	Kings	

	Advances Regional Priorities	Downtown Revitalization	Global NY	Opportunity Agenda	Regional Cluster Plan	Sustainability Plan	Veterans	Workforce Development
	x							
	x				x			
	x		x	x		x		
	x			x				x
	x	x		X				X
	x							x
	x							
	x							
	x							
	x							
	x							
	x							
	x							
	x							
	x	x						
	x						x	
	x							
	x	x						

CROSSWALK SHOWING RELATION OF PROPOSED PRIORITY PROJECTS TO STATE PRIORITIES

CFA #	Project Name	Project Applicant	County	
Unemployed Worker Training Program (DOL)				
68115	Construction Industry Workforce Training	St. Nick’s Alliance	Kings	
66884	Economic Solutions Center Workforce Development Program	Bedford Stuyvesant Restoration Corp.	Kings	
67285	Local 28 Apprenticeship Program	Members Assistance Program Inc.	Queens	
67482	Rockaways Works	Ocean Bay Community Development Corp.	Queens	
68227	Workforce Training	Nontraditional Employment for Women	New York	
Special Populations Training Program (DOL)				
64928	Employment Services	Fortune Society	Queens	
64386	Home Health Aide Training	Sunnyside Community Services	Queens	
68048	Special Populations Training Program	El Barrio	New York	
Existing Employee Training Program (DOL)				
68176	Manufacturing Expansion	Madelaine Chocolate Company	Queens	
67721	New Software Training	Brooklyn Brands LLC	Kings	
Water Quality Improvement (DEC)				
67743	Aquatic Habitat Restoration	Bronx River Alliance Inc.	Bronx	
67513	Greenbelt Urban Stream Restoration Project	NYC Department of Parks and Recreation	Richmond	
Environmental Protection Fund: Parks, Preservation, Heritage (OPRHP)				
65356	Construction of Brooklyn Bridge Plaza	Brooklyn Bridge Park	Kings	
67543	Pier 86 Reconstruction	Intrepid	New York	
Climate Smart Communities Grant (DEC)				
67513	Greenbelt Urban Stream Restoration Project	NYC Department of Parks and Recreation	Richmond	
Waterfront Revitalization Program (DOS)				
65014	Harlem Lane Playground Reconstruction	NYC Department of Parks and Recreation	New York	
Canalways Grants Program (CC)				
68433	Rehabilitation of 1930 Tugboat	South Street Seaport Museum	New York	

	Advances Regional Priorities	Downtown Revitalization	Global NY	Opportunity Agenda	Regional Cluster Plan	Sustainability Plan	Veterans	Workforce Development
	X			X				X
	X			X				X
	X	X		X				X
	X			X				X
	X			X				X
	X			X				X
	X			X				X
	X			X				X
	X			X				
	X			X				X
	X					X		
	X					X		
	X							
	X					X		
	X					X		
	X	X				X		

OTHER NOTABLE PROJECTS

Additionally, in accordance with the requirements of the statewide CFA project endorsement standards, the following is a list of projects given a 15 as part of the REDC scoring process. Projects are listed by project name, project sponsor and borough.

Bronx

22X (LeAp)

Bronx Arts Career Development Fellowship (Women's Housing and Economic Development Corporation.)

Cookspace Energy Upgrades II (Women's Housing and Economic Development Corporation)

Cowan's Canal Dredging Project (Peckham Industries Inc.)

Gould Memorial Library Dome Restoration (Bronx Community College)

Hunts Point CNG Station (X3CNG Corporation.)

IT Network Support and Health Information Security Programs (Bronx Community College – CUNY)

Sector-based IT Training (Per Scholas)

Workforce Development (HOPE)

York Studios Bronx Project (ThinkForward Financial Group)

Brooklyn

Brooklyn Historical Society DUMBO (Brooklyn Historical Society)



Manhattan Bridge in DUMBO, Brooklyn

Certified NYS Business Incubator (Downstate Technology Center Inc.)

Creating Wellness in Central Brooklyn (Emerald Cities Collaborative)

Futureworks NYC (NYCEDC)

Mermaid Avenue Revitalization Project (Alliance for Coney Island Inc.)

NYU eSTEAM Commons (New York University)

Steiner Studios Master Plan Phase IV (Steiner NYC)

Manhattan

97 Orchard Street Preservation Project (Lower East Side Tenement Museum)

Capital Projects (National Museum of the American Indian)

China Institute–Market New York (China Institute in America)

China Institute–New York Main Street (China Institute in America)

Digital Strategy (New York Shakespeare Festival dba The Public Theater)

Hudson River Greenway Comfort Station - Green Outlook (New York City Department of Parks & Recreation)

NEW INC Art Design Technology Incubator (New Museum of Contemporary Art)

New York City Expansion (Refinery29 Inc.)

Producing Director Role Expansion (Creative Minds NYC Inc.)

Skylight and Mechanical Equipment Replacement Project (The Metropolitan Museum of Art)

Tenement Museum Facilities Expansion (Lower East Side Tenement Museum)

Town Hall (Town Hall Foundation)

Victoria Theater Cultural Arts Space and Apollo Theater Restoration (Apollo Theater)

Workforce Development Executive Director (The Harlem Chamber Players Inc.)

Your Story Our Story Artist in Residence (Lower East Side Tenement Museum)

Queens

Affordable Artist Housing (Flux Factory)

DEP Project-Jamaica Bay
(New York City Department of Environmental Protection)

Flushing Creek Strategic Plan
(New York City Department of City Planning)

Idlewild
(New York City Department of Parks & Recreation)

Long Island City Arts Advocacy and Marketing
(Long Island City Cultural Alliance)

Pervious Pavement Roadway Pilot
(New York City Department of Transportation)

Visual Arts Curatorial Fellowship
(Jamaica Center for Arts and Learning)

Staten Island

Creek Landing Scoping Program - Freshkills Park
(New York City Department of Parks & Recreation)

Cubit Power One Inc. (Cycle7)

Lighthouse Point Phase 2 (Triangle Equities)

Staten Island Greenbelt Local Watershed Planning Project
(New York City Department of Parks & Recreation)

Staten Island Mall (GGP Staten Island Mall LLC)

Working Waterfront Project Implementation
(Council on the Arts and Humanities for Staten Island)

Multi-Borough

NYU Incubator Network Designation
(New York University)

Upgrade Training for Personal Care Aides
(Selfhelp Community Services Inc.)



Photographers and bird watchers on the shore of Jamaica Bay

Work Groups

The following work groups have been actively engaged in many of the governor's and REDC's initiatives and priorities during the past year.

Veterans Affairs

The following organizations were added to the REDC's Veterans Work Group to strengthen its veteran workforce development strategy and promote the CFA: JP Morgan Chase & Co, ITAC, Prosper, Josephine Herrick Project, NYC Helmets to Hardhats, Bunker Labs/NYU, OGS, CFCs VA NY Harbor Healthcare System, NYU, Veterans Count and the Brooklyn Chamber of Commerce.

The work group strategy included finding new opportunities for bringing veterans into the workforce and reflect the state's priorities in developing more of them. An effort to expand the industry areas available to service members is necessary to provide as many pathways forward as possible. Activities that were identified as taking priority include:

- Connecting with veterans groups year-round to develop stronger pipelines for identifying critical skills and placing them in high-need industries
- Certifying more businesses to meet job targets set out by state agencies for disabled veterans
- Developing strategies to meet the needs of entrepreneurial student veterans
- Expanding microloans to small businesses in order to encourage more veteran hiring
- Advancing partnerships between colleges and universities, businesses and veterans groups to facilitate more jobs across multiple sectors

Workforce Development

The REDC's Workforce Development Group discussed strategies to advance workforce development programs in the region and better connect workers to potential opportunities. Organizations involved in the strategy planning included Per Scholas, Center for Employment Opportunities, Hostos Community College, Citizen's Crime Commission, Bronx Community College, Coalition for Queens, NADAP, Inc., Staten Island Chamber of Commerce and the Workforce Development Institute.

The group focused its discussion on the development of the workforce development strategy discussed in detail on p. 36.

Smart Cities Work Group

During the REDC Smart Cities Work Group, the discussion focused on ways the public and private sectors could work together to advance a successful smart cities cluster in New York City. Some of the ideas that were considered included:

- Reducing obstacles for businesses selling smart cities applications to local government and scaling of these opportunities
- Ways in which the public and private sectors could collaborate to promote smart cities technologies and applications, such as quantifying the social and economic impacts to encourage civic support and government investment
- Strategies for New York City to brand itself as a global smart cities hub by highlighting successful projects
- Continuing to engage members of the group throughout the year and helping to implement city and state smart cities strategies

WORK GROUP MEMBERS

Veterans Work Group

Meeting Date: June 9, 2016

Participants

Chris Byrne, JP Morgan Chase & Co.

Michelle d'Amico, JP Morgan Chase & Co.

Alinda Franks, ITAC

Andrew Hoan, Brooklyn Chamber of Commerce

Joseph Hunt, Veterans Count NYC/
LI Chapter

Bradley Katz, Fisher Brothers

Ann Kayman, NY Grants

Sayar Lonial, NYU

Caitlin Lucchino, PFNYC

Maxine Mathis, NYSDOL

Maureen McNeil, Josephine Herrick
Project

Dan McSweeney, Prosper

Chris Shaw, Bunker Labs/NYU

Jorlui Sillau, CFCS VA NY Harbor
Healthcare System

Anne Trenkle, NYC Helmets to
Hardhats

Kenneth Williams, OGS

ESD Staff

Lauren Racusin

Alexia Nazarian

Joseph Tazewell

Brian Teubner

Workforce Development Work Group

Meeting Date: June 15, 2016

Participants

Jim Allen, Economic and Business
Development Consultant

Eddy Bayardelle, Bronx Community
College

Katie Beck, Coalition for Queens

Karen Bulthuis, Per Scholas

Jessica Centeno, Center for
Employment Opportunities

Evelyn Fernandez-Ketcham, Hostos
Community College

Lisa Futterman, Workforce
Development Institute

Ryan Gleason, Staten Island Chamber
of Commerce

Clarence Jackson, Citizen's Crime
Commission

Bradley Katz, Fisher Brothers

Meryl Kordower, NADAP

Caitlin Lucchino, PFNYC

Molly Maguire, NYSDOL

Chris Neale, NYC Mayor's Office of
Workforce Development

Julia Olivia, Bronx Community
College

Merrill Pond, PFNYC

Ashley Putnam, NYC Mayor's Office

Kelly Richardson, Per Scholas

Sara Schlossberg, NYC SBS

Aaron Shiffman, Brooklyn Workforce
Innovations

ESD Staff

Alexia Nazarian

Lauren Racusin

Joseph Tazewell

Smart Cities Work Group

Meeting Date: July 25, 2016

Participants

Jim Cronin, N2 Global Solutions

Sander Dolder, NYCEDC

David Gilford, Intersection

Jason Goode, NYCEDC

Charles Imohiosen, Infor

Brook Jackson, PFNYC

Isabelle Ji, Accenture

David Katz, N2 Global Solutions

Bradley Katz, Fisher Brothers

Jennifer Kohl, Accenture

Sayar Lonial, NYU Tandon School of
Engineering

Lindsey Paige McCloy, Mayor's Office
of Tech and Innovation

Jeff Merritt, Mayor's Office of Tech
and Innovation

Jennifer Pautz, NYU

Merrill Pond, PFNYC

Tom Powell, Boyce Tech

Jason Whittet, GE

Kinda Younes, ITAC

ESD Staff

Alexia Nazarian

Joseph Tazewell

Brian Teubner

ENGAGEMENT EFFORTS WITH COMMUNITY STAKEHOLDERS

The REDC prioritized engagement and outreach with elected officials and local economic leaders in Round VI starting its 2016 outreach ahead of the Round V awards. Some examples of outreach included:

- Introductory meetings with borough presidents and deputy borough presidents to discuss the CFA process and generate additional applications from their constituents
- Three events with borough presidents—one in Brooklyn and two in Manhattan—to pitch the CFA directly to their constituents
- Meetings with leadership from the Brooklyn Navy Yard and Industry City, two leading economic engines in New York City and home to previous recipients of CFA funding
- A roundtable lunch with Lieutenant Governor Kathy Hochul, Senator Michael Gianaris and Assemblywoman Catherine Nolan hosted by the Long Island City Partnership and local business leaders
- A meeting with leadership from city wide and neighborhood level organizations to discuss the CFA and to encourage applications
- Meetings with government relations professionals from private higher education institutions in New York City to generate interest
- Attending a New York Tech Meetup, a nonprofit organization and the largest meetup group in the world, which represents professionals from across the New York technology community, with ESD President & CEO Howard Zemsky
- Tours of several university-affiliated incubator and accelerator programs and an event to pitch the CFA directly to several dozen burgeoning businesses
- A panel discussion with Co-Chair Winston Fisher and Capital Region Co-Chair Dr. Robert Jones on the importance of workforce development funding organized by the Center for an Urban Future. Lieutenant Governor Kathy Hochul also provided opening remarks



Jamaica Station

PART FIVE

Downtown Revitalization Initiative

Jamaica is primed for real growth and revitalization
for the first time since its heyday more than 50 years ago.

Downtown Jamaica is a critical transportation hub in New York City with direct access to the Long Island Rail Road, the city subway and the AirTrain to JFK Airport. This long-dormant community is currently experiencing a wave of public and private investments in infrastructure, affordable housing and the hospitality, retail and industrial sectors. The REDC proposed Jamaica for the governor’s Downtown Revitalization Initiative (“DRI”) with the belief that the \$10 million state investment will provide the catalyst for this community to realize its potential as a thriving economic hub.

PROCESS FOR SELECTION

The REDC members, the five borough presidents, and the NYCEDC led a major outreach to identify and designate the community proposed for the city’s DRI recipient.

In May, ESD’s New York City Regional Office reached out to 82 local development corporations, business improvement districts, community groups, educational institutions, nonprofit organizations and other stakeholders in the region to make them aware notify of the competition.

Following this outreach, the REDC asked each borough president to vet proposals and submit no more than two DRI applications, which would be the formal applicant on behalf of the city of New York. Nine DRI applications were received:

- Bronx: South Bronx
- Brooklyn: South Williamsburg and Sheepshead Bay
- Manhattan: East 125th Street and South Street Seaport District
- Queens: Long Island City and Downtown Jamaica
- Staten Island: Downtown Staten Island/St. George District and Downtown Staten Island/St. George/New Brighton/Stapleton

After review by the NYCEDC for technical problems, the co-chairs of the REDC’s DRI committee, Ken Knuckles and Kinda Younes, reviewed the nine applications using the following DRI criteria: 1) boundaries of the downtown neighborhood; 2) size; 3) past and future investment potential; 4) job growth; 5) attractiveness of downtown; 6) policies to enhance quality of life; and 7) local support.

The DRI committee co-chairs then presented their recommendations to the REDC Executive Committee, and there

was unanimous agreement to nominate Jamaica, Queens as the New York City DRI area.

JAMAICA, QUEENS

As one of Queens’ four commercial hubs, there are a number of attractive sites with significant development potential in Downtown Jamaica. Furthermore, policies and initiatives are already in place to improve livability throughout the downtown. Downtown Jamaica is the current focus of the Jamaica Now Action Plan developed by the Queens Borough President and the New York City Mayor’s Office. In spite of these revitalization efforts significant needs still exist:

- The need for a comprehensive strategy to create a more inclusive economically, socially, educationally and cultural community.
- Better programmatic and physical connections to public amenities, employment/ entrepreneurial opportunities, and social services for populations who have historically been underserved.
- The need to maximize community assets to become an affordable, livable and sustainable community for residents, workers and visitors.
- Programmatic support for local MWBE/DBE enterprises in obtaining both public and private sector contracts in downtown Jamaica to create employment opportunities for local residents.

Boundaries and Size

The Downtown Jamaica neighborhood, as identified for the purpose of the DRI application, encompasses the neighborhoods in and around the heart of the downtown including, Jamaica Estates, Hollis, St. Albans, Addisleigh Park and South Jamaica. Corresponding zip codes include 11432, 11433, 11435 and portions of 11412, 11423, 11366 and 11367. The Downtown Jamaica neighborhood is characterized by a vibrant mixture of residential, commercial, retail and light industrial enterprises. It is bounded by Union Turnpike on the north, Linden Boulevard on the south, Van Wyck Expressway on the west and 188th Street on the east.

According to the most recent population figures from American Community Survey, the Downtown Jamaica population in 2014 was 154,845 which is a continued growth of inhabitants from 127,323 in 1990 (U.S. Census).

Available development sites in Downtown Jamaica with high-density zoning already in place will be able to accommodate thousands of middle-class families. Downtown Jamaica is one of the few affordable neighborhoods left in New York City where there is available land and a rezoning has taken place. In addition, the downtown is easily accessed for the 776,172 residents of Southeast Queens which is home to more than 500 businesses and provides employment for more than 60,000 people. This ethnically diverse population (52 percent African American) contains over 19,000 households with incomes between \$50,000 and \$75,000.

As a regional transit hub, approximately 434,625 commuters pass through Downtown Jamaica on a daily basis. There are over 10,000 individuals working within a half mile of the intersection of Jamaica Avenue and Parsons Boulevard. REDC resources would be used to create a comprehensive plan that would turn Downtown Jamaica into a destination for residents, commuters, workers and visitors rather than the pass-through point that it is largely today.

Public and Private Investment

As a result of significant investment from the public sector, Jamaica is poised to undertake substantial job growth and significant community revitalization. Significant public investments took place in Jamaica between the 1970s and 2003. Since then, public investments in downtown Jamaica that supports this DRI designation include:

- \$1.9 billion AirTrain
- \$350 million Jamaica rail terminal
- \$50 million publicly-funded Station Plaza
- \$20 million publicly-funded Atlantic Avenue Extension
- York College selected as an institutional partner for the START-UP NY program
- \$250,000 to complete a study to design streetscape improvements for key commercial corridors in Downtown Jamaica
- Over \$1 million in capital improvements to activate the south lawn of King Park for public use

- Approximately \$1 million in funding for the strengthening of the career and technical education programming at Thomas Edison High School
- Over \$200,000 in investment for the creation of a suite of marketing programs to increase Jamaica's capacity to become tourism-ready including a new neighborhood logo, webpage, ad placements and a marketing plan
- \$8.75 million to develop advanced traffic management solutions for the Jamaica-Flushing-Bronx Select Bus Service that is currently in the implementation phase

In addition to public investments, there has been significant interest from the private sector which is expected to increase in the next three years, reversing a long period of disinvestment. The 2007 re-zoning of Downtown Jamaica increased the allowable density adjacent to the transit hubs and public-private partnerships have made a concerted effort to change the perception of Jamaica. These committed projects total over \$1 billion in private sector funding and reflect the confidence of significant market research conducted by a variety of banks and developers.

Projects currently underway or completed include:

- The Crossing, a \$400 million mixed use project
- The \$54 million Hilton Garden Inn
- The \$68 million Marriott Courtyard & Fairfield Inn project
- 148 Street Jamaica, a 25-story, 380 mixed-income affordable housing project costing over \$140 million
- Norman Towers, a \$35 million project creating 101 units of mixed-income housing and commercial space
- The 9-story, energy-efficient Rufus King Court development
- MODA, consisting of 346 units of mixed-income housing with both community and commercial space in the renovated former Queens Family Court building
- Four story 150,000 square foot retail complex on Jamaica Ave
- \$50,000 towards the unification of the three downtown Jamaica Business Improvement Districts

- Gotham Greens, the largest hydroponic rooftop farm in NYC which is expected to employ approximately 40 individuals from the local community. This project received \$902,000 in Round II REDC funding.

Policies to Enhance Quality of Life

In addition, the Regional Plan Association’s Fourth Regional Plan is being developed and will include recommendations for Jamaica’s further development based on its proximity to JFK Airport. The DRI designation provides the resources that Jamaica requires to maximize the workforce development, employment and quality of life benefits that these investments will bring to a part of the city that has a very large low-income population.

Vision for Downtown Revitalization

Job growth in Downtown Jamaica is currently centered on five distinct areas: industrial uses, construction, hospitality, retail, and aviation. The DRI Strategic Plan will enable Downtown Jamaica to expand the range of industries bringing new jobs and opportunities, including many construction jobs as a result of the JFK Airport renovations.

In addition, national hotel chains have recently concluded that Downtown Jamaica is a prime location for new hotel rooms due to its proximity to JFK Airport and regional transportation access. Accordingly, there are over 2,000 rooms either under construction or planned for the downtown furthering the possibility of many jobs in the hotel, restaurant and entertainment sectors.

With respect to retail, both Jamaica Avenue and Sutphin Boulevard are primed to be retail friendly thoroughfares. The downtown is receiving interest from national/regional retail chains and the Greater Jamaica Development Corporation is working with the three Business Improvement Districts (BIDS) to diversify the retail corridor.

Downtown Jamaica also has a high presence of cultural and entertainment amenities. With facilities at York College, Jamaica Performing Arts Center, Jamaica Center for Arts and Learning, First Presbyterian Church, Jamaica YMCA, Queens Library/Central Branch and other smaller venues, there is over 120,000 square feet of programming space.

Finally, York College located in the heart of the downtown, just south of Jamaica Avenue, was designated by Governor

Cuomo as a START-UP NY location. The program is designed to attract businesses—especially those in high-tech, to sites on or adjacent to colleges and York College is the only such location in Queens. Currently, York is working with several technology startups, some of which are involved in light manufacturing. Once they are formally approved by ESD, these entities can provide York students with internships/experiential learning opportunities, scholarships and, upon graduation, full-time employment.

Proposals and Potential Projects

The DRI funding will be used to build upon existing community assets to enhance Jamaica as a diverse and vibrant destination that includes:

- Housing options for residents of various income levels
- Improved transportation connections and infrastructure
- Improved public space and streetscape beautification
- Vibrant commercial districts that showcase Jamaica’s identity as a fashion, arts and cultural hub
- Strong educational and community resources for youth and young professionals
- A robust economy providing quality jobs for both residents and entrepreneurs

There is a need to build upon the START-UP NY program at York College and bring high-tech companies with good paying jobs to Downtown Jamaica. In addition, a coordinated effort is required for the workforce development programs in the downtown to prepare for the new jobs created by the downtown revitalization. Finally, a strategic plan is required to fortify commercial development to ensure diverse retail which serves and complements middle-class residents and the hospitality hub now emerging in the downtown.

Potential projects to be implemented may include:

- Development of Site 9 on the campus of York College to attract an anchor tech business and create a supportive infrastructure for smaller incubator businesses and potential START-UP NY participants
- A workforce development comprehensive plan for the new jobs coming to downtown Jamaica and a local training program for residents to access these jobs;

- Co-working space for local entrepreneurs in downtown
- Boundary expansion of the three downtown Jamaica BIDs
- Work with local nonprofit institutions, businesses, stakeholders and cultural institutions to create better connections through technology and infrastructure

Engagement of Local Stakeholders

The recent resurgence of downtown Jamaica has enabled the assembly of a broad spectrum of community support, including Greater Jamaica Development Corporation and York College, the DRI applicant leads and three downtown Jamaica BIDs (Jamaica Center, Sutphin Boulevard and the 165th Street Improvement Association).

To support this committee, there is a long list of elected officials and stakeholders that have pledged their support to the revitalization of Downtown Jamaica, including: Congressman Gregory Meeks; Queens Borough President Melinda Katz; state Senator Leroy Comrie; New York City Council Member I. Daneeq Miller; New York City Council Member Barry Grodenchick; A Better Jamaica; African Poetry Theatre; Black Spectrum Theatre; BRP Companies; Chhaya Community Development Corporation; Cultural Collaborative Jamaica; Edge School of the Arts; Exploring the Metropolis; Farmers Boulevard Community Development Corporation; First Presbyterian Church of Jamaica; Indo Caribbean Alliance; Jamaica Center for Arts and Learning; Jamaica Muslim Center; Jamaica YMCA; King Manor Museum; Neighborhood Housing Services Jamaica; Queens College; Queens Community Board 8; Queens Community Board 12; Queens Council on the Arts; Queens Economic Development Corporation; Queens Legal Services; Queens Library; Queens Workforce 1 Center; Regional Plan Association; Sikh Cultural Society; The Bluestone Organization; The Jamaica Young Professionals; The Jamaica Youth Leaders; and The Tate Group.

NEXT STEPS

HR&A is one of five firms selected to provide planning services to the 10 designated DRI areas statewide. With respect to the Jamaica area, the next step is for HR&A Advisors to do the following:

- Prepare for and staff regular DRI Local Planning Committee meetings and outreach events
- Prepare a public engagement strategy specifying the level, type, format and purpose of community engagement throughout the planning process
- Work with the DRI Planning Committee and key borough and city representatives, and draw on the Jamaica Now plan and any other existing plans and strategies to develop a profile of Downtown Jamaica
- Assist the DRI Planning Committee to prepare a clearly articulated and realistic vision for revitalizing Downtown Jamaica
- Prepare an update and outline of the revitalization strategy for the REDC, presenting the key features of the downtown, including assets, strengths, weaknesses, market potential and community vision
- Based on the Downtown Jamaica vision, goals and objectives, establish creative and ambitious strategies to direct future development and investment in Downtown Jamaica
- Assist the Planning Committee to select priority catalytic projects as candidates for implementation using the DRI funding which have the potential to leverage additional investment

It is clearly the right time and place in Downtown Jamaica for the very type of strategic planning and vision embodied by the REDC. Opportunities to leverage and catalyze this type of budding revitalization do not arise often.

For too long Downtown Jamaica has been seen as a place that visitors and commuters pass through in order to get to their destination. Now, for the first time since the Jamaica heyday more than 50 years ago, Jamaica is primed for real growth and revitalization.

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