

Community Board 12
Washington Heights & Inwood
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Business Development Committee (BDC)
Minutes for March 6th 2018

Present: Dr. Jason E. Compton, Chair; Eleazer Bueno, Asst. Chair; Sara Fisher, Bruce Robertson, Public Member

Absent: Glennis Aquino, Rud Morales

1. Welcome / Opening Remarks

Meeting called to order at 7:04PM by Dr. Jason E. Compton.

Dr. Jason E. Compton presided as Chair and Eleazer Bueno, Asst. Chair was taking minutes.

Public and Committee members were welcomed. There was a slight change to the order of the agenda items.

2. New Business

Neighborhood 360 Presentation

There was a presentation by Warren Gardiner (Director of Intergovernmental Affairs & Community Relations) and Madelaine Britt (Project Manager Neighborhood Development Division). The purpose of the presentation was to show how Neighborhood 360 can work together to help WAHI merchants. Details of the presentation can be seen on the SBS website. A few highlights are listed here below.

SBS function

3 Pillars of SBS:

1. Help Business operate and grow
2. Help with community services
3. Liaison businesses and job prospects

Barriers for job seekers:

- Connect to organizations they partner with to match skills
- Recruitment events to match with employees to make candidates viable for desired position
- Network of different businesses thru NYC for job seekers
- New 181st CTR. over 400 jobs filled. Have connected over 500 clients

Primary jobs:

- Medical Asst-Web Development
- Business Solution CTR: Staff, Operate, Grow, MWB Certifications

Working with merchants:

- Career path model: Existing industries connecting with jobs, connect to industry, combined with academia for those in need.
- Inwood Merchant association
- Presentation of new website

Q&A;

Rezoning: Businesses with 1 floor, what's the plan? SBS provides help with litigation and PRO Bono Attorneys
Is SBS mobile? Yes, they can help anyone in the industry

WAHI Chamber of Commerce Presentation

- Haven Plaza – NYPH, Columbia Medical Center, and Community Board and in collaboration DOT: Community member's main concerns: Loosing parking space but DOT is adding more parking on other streets. The majority of the community do not care for the Haven Plaza. There will be upcoming meetings regarding the Haven Plaza
- Galicia Restaurant: Lease expired, actual rent \$5,000 no property tax, \$1,300 water payment/every 3 months. Landlord wants to increase rent by \$25K. I spoke to Ramon Carlos, restaurant owner on 3/6/18, status is the same with landlord, no resolution.
- Collaboration with UMEZ to help small businesses qualify for business loans
- Collaboration with Legal Aid Society to help small businesses review their commercial lease

Upcoming Workshop & Networking Events:

April 2018

Date: TBD **Policy Breakfast** – Tax Reform Impact, Corporate Tax Rate, Key Changes –Individual Taxpayers

Date: TBD **Business Management 101 Series for Small Businesses** – How to establish business records, how to create, balance and maintain your business budget

Date: TBD **NYC Board of Health** – Restaurant Grading Phase II
For restaurant owners, deli, coffee shop, bakeries, etc....An overview of food and restaurant inspection, how to conduct self-inspections and to main you good Grading of your restaurant or food establishment

May 2018

Date: May 18th **"MADE IT IN NEW YORK- Manhattan" Panel Discussion Event** partnered with Hispanic Chamber of Commerce. Borough series is a panel discussion featuring successful Hispanics featured are cool, edgy, and relatable to the new generation – It highlights the newer role models.

Date: TBD **Business Management 101 Series for Small Businesses** – How to establish business records, how to create, balance and maintain your business budget

June, 2018

Date: TBD: **WAHI Chamber Food Festival** – Festival De La Cultura - 181st Street

Date: June 28th **Job Fair**- WAHI Chamber, Community Board 12, SBS

Review of CB12 Business Committee Rezoning Request

Below is a listing of the original requests, the committees reasoning and how we decided to change that request.

Original Request / Reasoning	Modification
Small Business Jobs Survival Act be in place before any rezoning plan. <i>This will increase lease holders negotiating power when attempting to renew a lease after the rezoning is in effect</i>	<i>There was no modification made. A resolution was created in support of this request (see below).</i>

Offer a 3-5 year tax abatement for new/existing property owners. <i>Taxes inevitably will be passed on to lease holders. This 3-5 year period will give lease holders an opportunity to determine if the effects of the rezoning with help or hurt future business potential. It was thought that a freeze on the taxes would be a better ask.</i>	Holding existing taxes within the rezoning district at current levels for 3-5 years for commercial landlords and tenants.
Tax incentives for landlords that renew affordable leases to existing lease holder prior to the rezoning. <i>This was thought to encourage landlords to renew leases to existing business owners</i>	Tax incentives for landlords that offer commercial lease renewals within the rezoning district on affordable terms.
Restrictions on franchisees leasing within the rezoning section. <i>This will support local businesses and help maintain the "neighborhood character". This needed to be altered slightly. We decided to tailor our request after a similar plan seen in San Francisco.</i>	Require a "Conditional Use Application" which would call for a public hearing in front of the City Planning Commission on any chain store (formula retail use).
No new commercial leases issued greater than 3000sqft. <i>This was thought of as a way to discourage big box stores</i>	No new construction of commercial spaces greater than 3000ft. Supermarkets will have an exemption.
New / Increased taxes on landlords that exercise demolition or construction clauses. <i>This was an attempt for protection of lease holders that will be displaced secondary to demolition or construction clauses. This needed to be re-worded because landlords and lease holder are under a contractual agreement.</i>	A portion of city owned land allocated for businesses displaced due to landowners exercising demolition and construction clauses.

Resolution Regarding the Small Business Jobs Survival Act (SBJSA)

WHEREAS: The Business Development Committee of Community Board, 12, Manhattan (CB12M) has heard testimony from committee members, City agencies, small business owners, non-profits, and the general public, that the current commercial rent renewal process can be difficult for small business owners and non-profit organizations to fairly negotiate the terms of their lease; and

WHEREAS: There is a high commercial vacancy rate within in the Washington Heights & Inwood, particularly along the Broadway, Dyckman, W. 204th & W. 207th Street commercial corridors and within the 181st St BID; and

WHEREAS: Many commercial space vacancies occur due a tenant's inability to renew their lease, or to afford their lease renewal; and

WHEREAS: The Small Business Jobs Survival Act (SBJSA) would enshrine within local law commercial tenants' rights so that they can negotiate fair lease terms, which provisions would be especially effective when a commercial tenant and landlord are unable to come to an agreement; and

WHEREAS: Different versions of this Bill have been presented in the City Council for decades and have never been enacted, despite broad public support; and

WHEREAS: Nay-sayers in the commercial real estate community have argued that such legislation might be unconstitutional, an assertion for which the City's Law Department has never established any basis in fact; and

WHEREAS: The State of New York does not prohibit New York City or any other locality or municipality from legislating aspects of the relationship between a commercial landlord and its tenant(s), nor has there ever been any prohibition by the State for the City to enact a commercial rent arbitration bill; now, therefore, be it

RESOLVED: Community Board 12, Manhattan calls for New York City Council Speaker to introduce (or allow to be introduced) the Small Business Jobs Survival Act and to hold a hearing(s) on it; and be it further

RESOLVED: Community Board 12, Manhattan calls on its representatives, Mark Levine and Ydanis Rodriguez, to co-sponsor and otherwise support the Small Business Jobs Survival Act and vote in its favor when and if it should come for a vote in the New York City Council.

Vote of Resolution:

In favor: (4) Dr. Jason E. Compton, Chair; Eleazer Bueno, Asst. Chair; Sara Fisher, Bruce Robertson, Public Member

Against: (0)

Abstentions: (0)

3. Old Business

Dyckman Corridor Bike-Lane

Due to time constraints, this issue was tabled until our next meeting.

Status Updates

· GWB Terminal Market-Mercado

Due to time constraints, this issue was tabled until our next meeting.

4. Adjournment

Motion to adjourn by Eli Bueno, Asst. Chair. The motion was seconded by Sarah Fisher.

