

Economic Development Committee

Manhattan Community Board Nine

Serving the West Harlem communities of Morningside, Manhattanville, Hamilton Heights and Sugar Hill

Committee Chair: Carmen Morillo

Committee Members: Quenia Abreu, Arnold Boatner, Mark Fei, Rodley Ferguson, Jamaal Nelson, Harriet Rosebud

NOVEMBER 2012 MEETING MINUTES

- I. Call to Order:** at 6:47pm on Tuesday November 13th 2012 @ 18 Old Broadway, New York, NY 10027
- II. Attendance:** Present Committee Members- C. Morillo; Q. Abreu; A. Boatner; M. Fei; R. Ferguson; J. Nelson [H. Rosebud – absent]
Present Board Members- L. Henry; E. Welsh
Present Guests- none
- III. Approval of the Agenda:** First Motion - Q. Abreu
Second Motion – A. Boatner
- IV. Approval of the Minutes:** First Motion – J. Nelson
Second Motion – A. Boatner
- V. Announcements**
 - a. Update on Committee Assignments- board members/public members**
 - Chair Rev. Morgan Thomas confirmed H. Rosebud appointment to the EDC and that there are no public members currently assigned to the committee.
 - b. NYCEDC October 2012 report**
 - Highlights (complete report within packet)
 - Private employment rose by 11,800 in August after an increase of 13,400 jobs in July.
 - The unemployment rate fell from 10.0 percent in July 2012 to 9.9 percent in August.
 - The Manhattan hotel occupancy rate in August 2012 was 92.0 percent, up from 88.9 percent in August 2011.
 - The Manhattan Class A office vacancy rate was 8.2 percent in September 2012, while the average asking rent was \$69 PSF.
 - Passengers in NYC area airports totaled 10.5 million in July 2012, up 0.4 percent from July 2011.
 - c. NYC Buildings launches NYC Development Hub**
 - Hub Self-Service, allows licensed design professionals to submit plans, pay fees, and obtain permits online for the smallest construction projects, such as home renovations, office improvements, and façade repairs. (for more info visit http://www.nyc.gov/html/dob/html/development/the_hub_main.shtml)
 - d. NYC Business Assistance Program –Recovery from Hurricane Sandy**
 - For small- to mid-sized businesses that have experienced business

interruption: An emergency sales tax letter from New York City Industrial Development Authority (IDA) will be available allowing businesses to avoid payment of New York City and New York State sales taxes on materials purchased for rebuilding. IDA will also waive all fees and, while following State law, look to streamline its normal procedure. This program is expected to offer economic benefits to reconstruction projects costing \$500,000 or more. Please contact Shin Mitsugi at smitsugi@nycedc.com for further information on this program.

- For mid- to large-sized businesses that need to undertake rebuilding: Short-term "swing" office space at Brooklyn Army Terminal available free of charge for the next 30 days. NYCEDC has approximately 40,000 square feet of warehouse space at the Terminal that can be used for this purpose. Please call 311 and ask for NYC Business Solutions.
 - For any business in need of other emergency assistance: The SBS Business Outreach Team and Emergency Response Unit's Large Scale Response Team will be deployed after the storm to help all impacted small businesses. This team is currently on-call for any storm-related business inquiries and is closely coordinating with the NYC Office of Emergency Management. Please call 311 and ask for NYC Business Solutions.
- e. Mayor Bloomberg's Business Customer Service Initiatives
- Key initiatives were mentioned in the other announcements. The full report was included within the package on nyc.gov
- f. 3595 Broadway – Construction Updates
- Abatement process has been completed. The scaffolding is up and demolition will begin in the coming weeks. There is concern about the increase in rodents and pest. A. Boatner will monitor CU's efforts to mitigate the rodent issue and will keep the committee posted.
- g. Update from the Executive Committee meeting
- Discussed merger of Eco. Dev. with WH Piers. All agreed this was appropriate and that the rest of the Waterfront should be under a different committee, possibly Health and Environment.
 - In response to the WHDC public meeting, the Exe. has asked the committee to draft a resolution providing protocols and guidelines for presenters who come before the community to present on matters related to eco. dev.
- h. Save the Dates
- Restaurant Management Bootcamp □ □ NYC Business Solutions □ Lower Manhattan: November 19th; 5-8PM; 110 William Street, 4th Fl. □ Queens: November 15th; 2-3:30PM; 168-25 Jamaica Avenue, 2nd Fl. □ Learn the laws and regulations of running a restaurant in NYC! To run a successful restaurant you must know how to manage your employees and expenses, as well as which licenses you may need. This course will help you understand all of the basic requirements to get your business up and running. Total course hours: 1 session, varies by Center from 1-2 hours. □
 - Mastering Marketing □ □ NYC Business Solutions □ Bronx: December 6, 13, 20; 6-8:30PM; 400 East Fordham Road, 7th Fl. □ Lower Manhattan: November 21, 28, December 5; 5:30-8PM; 110 William Street, 4th Fl. □ Queens: November 3, 5, 10; 5-7:30PM; 168-25 Jamaica Avenue, 2nd Fl. □ Washington Heights: November 13, 14, 15; 5-7:30PM; 560 W 181st

Street, 2nd Fl. □ Learn how to get the best customers for your business! When you start a new business, you need to become visible and attractive to your target customers. What do you do to catch their attention? What do you need to tell them so they will want to try your product or service? This course will provide answers to your most pressing marketing questions. Total course hours: 3 sessions, 7.5 hours.

- **Small Business Legal Clinic** □ □ *Workshop in Business Opportunities* □ *December 4, 2012; 6-8PM* □ Want to avoid lawsuits? Not sure which legal structure best suits your business? Meet one on one with a lawyer to discuss any business related questions. Register for this informative clinic today!

VI. Presentations: None

VII. Updates on Projects: each member briefly presented their proposal and next steps were discussed (copies of the proposal were included in the packet)

- CBA and Economic Development – C. Morillo**
 - Goal for Next Meeting: review CBA, 197a plan, and the district needs statement then create a summary list of the benefits, questions, and concerns.
- West Harlem Business Association – C. Morillo**
 - Goal for Next Meeting: create a list of local CBOs that can help on this project and start meeting with them.
- Union and Contractors Workshops – Q. Abreu**
 - Goal for Next Meeting: create a list of potential committee members and starting contacting them. Get a proposal from a local organization to host the program.
- Survey of underdeveloped areas – A. Boatner**
 - Goal for Next Meeting: create a list of databases and resources to be synthesized
- Boat Tours from the West Harlem Piers – M. Fei**
 - Goal for Next Meeting: create a list of vendors, operators, and organizations and start contacting them to gauge at their interest in doing business on the piers.
- Events/Activities on the West Harlem Piers – H. Rosebud [absent]**
- Reopen Amtrak Station on West 125th Street – R. Ferguson**
 - Goal for Next Meeting: get maps, pictures, or documents on the old train station. Pinpoint actual location and identify current landowner, line and surrounding property lease holders.
- West Harlem Business Incubator – J. Nelson**
 - Goal for Next Meeting: create a list of local incubators and analyze their model and services. Try to identify gaps in available services and industries to then model our project, ie Artist Incubator.

VIII. Action Item

- Resolution - Responsible Development and Good Jobs-** The BP's office has asked all CBs to discuss and vote on this resolution and have provided a draft. The committee has some concerns with the language in the resolution. M. Fei and C. Morillo will revise the resolution to discuss and vote on at the next committee meeting.

IX. Old Business: None

X. New Business:

- a. WHDC Public Meeting held on Oct. 25- CM will draft the resolution and the committee will discuss it at the next meet. Resolution providing protocols and guidelines for presenters who come before the community to present on matters related to eco. dev.

XI. Adjournment: Meeting adjourned @ 9:35pm. The next meeting will be held on Tuesday, December 4th, 2012 @ 6:30pm at Board Office 18 Old Broadway.