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February 15, 2018

LA CENTRAL PROJECT

Mr. Benny Catala, Consultant said that I will introduce everyone that's part of the project and they will give you some information as to their role. The first up to speak is Alex Kaplan from the Hudson Companies.

Ms. Alex Kaplan from the Hudson Companies said that I've been here a few times during our ULURP process and look forward to keep coming back during construction. Tonight we primarily wanted to come and talk about our hiring and workforce strategy and our outreach. But I also wanted to share the news we closed on our financing for buildings A and B in December which was a very, very crucial step to starting our construction.

As many of you know what we call building D the Breaking Ground/Communal Life building is already 6, 7 months underway so Mountco will provide a construction update. Carlos is here from Mountco whom will be building our buildings but just wanted to provide some images here to refresh everyone's memory. Our building the two we just closed on financing is buildings A and B on either side of Westchester Avenue and we have the second future phase that's pictured here C and E and we are hoping to close on the financing in about a year and a half.

We just want to talk about commitments we made to all of you back in our ULURP process and you probably remember we committed to hiring 35 percent of our construction force from the Bronx. So 35 percent of all the workers would have a zip code from the Bronx and contracting a minimum of all our work to MWBE firms. We also committed to hiring a Community Liaison for the duration of the construction period. Thankfully, we found Benny and he's been a great asset so far and we're excited to have him on board. This is a commitment we made but will happen in the future to hold monthly seminars on the residential lottery process. So when we are about 50 percent of the way through the project we will start to have monthly seminars on the lottery. Then overall maintaining our relationship with all of you at CBI, the Third Avenue BID, Elected Officials, the Precinct and many other organizations that I didn't name. It's very important for us to maintain those relationships throughout the

construction. So I'll hand it over to Cava to speak about the building what you've probably already seen underway what we call building D.

Ms. Cava McAteer from Breaking Ground said that we partnered with Communal Life on the first building, building D and we closed last summer in June and construction started in July. So we're like 8 months into it and we're on target to finish next summer of 2019. The building is 27 percent complete right now there on the 5th floor you can see the construction going up. You're probably familiar with the program this is a Supportive Housing building. So it's 161 units and 60 percent of them are Supportive Housing and our partner Communal Life will be providing the services and the remaining 40 percent are low income. We've been working with Benny and MWBE on local hiring. In the presentation you can see that we're at 17 percent of our total spending to MWBE firms and at this point 16 percent of our workers are Bronx residents.

Ms. Alex Kaplan said that so I just want to reiterate what Cava's saying building D is 30 percent of the way through, A and B has not yet started. So these commitments we made are across all three buildings. We're on target to meet our commitments so we have these projects that 17 percent are the current buyouts that are occurring between Mountco and the current sub-contractors. We are projecting those 17 percent are MWBE's.

Mr. Carlos Espinell from Mountco said that so as Alex mentioned we did close on building A and building B in late December. Although we are not physically on site we expect to be on site sometime hopefully in early March. The buyout phase has happened and it's very preliminary. So in any construction job there is a process that happens where you invite different contractors respective to all the trades you're going to expect to buy on the job that will encompass the final end product on a building these include excavation foundation someone to dig the hole and eventually the concrete and supportive structures that are going to go out. Then after that phase you'll start seeing the interior trades your carpentry, electrical, painting, flooring and those types of contractors come on board. At this phase we we're awarding some of the early trades and we're also looking at security, portable toilets, fencing, cleaning, labor services and we're working with these firms and hopefully will have commitments and some of them are from the local community Classical Building and USA Restrooms that's here in the Bronx. So we're trying to make a commitment to the local community and throughout all the buyout phase of our jobs. So as Alex was asking there are some trades that we're looking to buyout in the near future electrical being one of them and carpentry but we're well on our way to meet 30 percent. On the workforce we haven't started and it's too early for us. We've partnered with Sustainable South Bronx which has a workforce and we have someone here that actually was a trainee of Sustainable South Bronx and now has sort of taken a leadership role in the organization. So we've partnered with them to identify different trades that we're going to need on the project on the different phases. So depending on the type of work coming on board we will identify trades and we're going to go out and recruit within the local community. It's a commitment that we've made along with Hudson to make sure that the local community is well represented on the project. We welcome Benny as the liaison for the local community. If anyone has any recommendations of anyone please refer them to Benny and me. Benny will make sure that we will get that referral and we'll definitely listen and reach out to any local vendor or local workforce source.

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Ms. Alex Kaplan said that if you know of someone who wants a job or a company that is an MWBE firm and wants to get in contact, so the first point of contact is Benny and he will be on-site in a trailer at least 3 mornings a week from 7 AM to 9 AM. If someone can't make it during that time they can still go to the trailer and get in touch with someone from Mountco and get Benny's number and email. So that will be starting when the trailers are in place, I would say the first week of April. But if someone is interested now they could come here to this office or they could go to Sustainable South Bronx or Workforce 1. So that's pretty much it and we're open to questions.

Questions and Comments

The Chairperson called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed unanimously.

Meeting adjourned.