



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Economic Development & Culture Committee

January 8, 2019

Bonifacio Senior Center

7 East 116th Street, New York, NY 10035

*** MINUTES ***

Present: Adem Brija, Carlos Diaz, Holley Drakeford, Melanee Farrah (Chair), Marissa Mack, Edwin Marcial, Celia Ramirez, Dawn Sanders, Vincent Torres, Jenny Tromski, Steven Villanueva, Davon Woodley, Jesse Yang, Angel Mescaín (staff)

Absent: Candy Vives-Vasquez, Jose Altamirano

Excused: none

Guests: Carey King, Uptown Grand Central;

1. Call to Order– Adoption of the Agenda

The meeting was called to order at 6:40PM.

Motion to adopt the agenda by Diaz, seconded by Drakeford and passed.

2. Announcements

- Foam Ban for Businesses Begins in New Year - Starting January 1, 2019, New York City stores and food-service businesses can no longer offer, sell or possess single-use foam food containers such as foam takeout clamshells, cups, plates, bowls and trays. Additionally, manufacturers and stores may no longer sell or offer for sale loose fill packaging (“packing peanuts”) in the city. Pursuant to Local Law 142 of 2013
- MTA Capital Construction will host a Construction & Employment Information Session on January 31, 2019 from 3:30 P.M. - 6:30 P.M. at the Tito Puente Educational Complex, 240 East 109 Street (Second Avenue). Learn about opportunities for women, military veterans, and other New York residents. Information will be available on how to qualify for construction industry pre-apprenticeship training and direct entry access to unionized apprenticeship programs.
 - o Update on 2nd Ave Subway:

- Information tables and One on one informational sessions in the subway stations on Jan 23rd and Jan 30th
 - Resume pop up tables in March
- NYCHA hosting an information session Jan 7 and Jan 17
 - Help on resume, writing, and education
- Randall's Island Park Alliance
 - Hiring for summer season
 - 8 opportunities - go to CB11 website job board site
- Panorama is no longer hosting at all or on Randall's Island.
- Today we will be speaking with groups that are already working with small businesses and to learn how we can help.

3. Informational Updates

4. Community Notes

5. Presentations & Discussions

- a. Report of 15th Annual East Harlem Holiday Tree
 - i. Best attended event
 - ii. Fox 5 news reported on the event
 - iii. Pablo Guzman went from business to business giving out tiaras bc it was the quinceanera birthday for the tree
 - iv. Raised 18K 2018

Discussion with groups that are working with small businesses currently to see how CB11 can help

- b. Harlem Community Development Corporation (Harlem CDC)
 - i. Presenter: Curtis Archer
 - ii. State of NY agency that handles anything north of 96th st.
 - 1. Curtis will guide any business with any state certification for MWBE
 - iii. They reorganized in 2014 and they no longer do real estate development
 - 1. They used to be Harlem Urban development corporation
 - 2. New York used to own a number of parcels, which they sold to private developers under Giuliani
 - iv. They own Apollo Theatre, they also own Victoria Theatre
 - 1. Last projects:
 - a. Victoria Theatre is redeveloped to be a hotel/residential property with parking and cultural space. 2 black box theatre included. Affordable units for area residents. Completion scheduled for late December 2019
 - b. National Urban League will have an empowerment center and a residential component with 50% affordable units.
 - v. Harlem CDC Board
 - 1. All the electives that govern northern Manhattan
 - 2. Governor has appointed 6 community appointees
 - a. Includes Holley Drakeford

3. 3 agency heads appointed by governor
 - a. Chairman of ESD (Empire State Development)
 - b. Commissioner of HCR (Homes Community Renewal)
 - c. Superintendent of Financial Services (used to be Superintendent of Banks and Insurance)
 4. Borough President's office
 - vi. Since they changed from real estate, they are now focused on technical services and resources available for small businesses
 - vii. CDC is a recipient of 20 million dollars over 24 years from Columbia University
 - viii. Columbia University gave West Harlem CDC 76 million dollars over 24 years
 - ix. They gave money only to the community
 1. NHEMA
 2. East Harlem Uptown Grand Central,
 3. East Harlem Tree lighting,
 4. Union Settlement
 5. Hope Community
 - x. They are undergoing a further reorganization as it relates to the grant from Columbia University (not state funds)
 - xi. Events:
 1. All of their events and workshops are free
 2. Empire State Development
 - xii. Weatherization assistance program for landlords
 1. Get a grant, to get energy efficient equipment
 2. For general information about the program, you may also contact the WAP central office in Albany by phone at 518-474-5700 or by e-mail at weatherization@nyshcr.org.
 3. Curtis: 212-961-4156
 - xiii. Melanee asked Curtis Archer to be a partner with CB11 for small business day
 1. She's hoping for this day to be as comprehensive as possible
 - xiv. Marissa:
 1. Are there any services they provide about increasing business?
 - a. Through REBNY to help with placement
 - xv. Holley:
 1. Do you have any services to support tourism?
 2. They do promote it.
 - xvi. Vinny Torres
 1. Weatherization program questions
 - a. 2/3 of Tenants/Residents are at a certain income guideline
 2. Does the program qualify for Nursing home?
 - a. Uncertain
- c. United for Small Businesses
- i. Presenter: Armando Moritz-Chapelliquen
 - ii. Senior Economic Development Organizer for Association for Neighborhood Housing Development (ANHD)
 - iii. Historically they worked on affordable housing issues, but now they are focusing on small businesses. They are like the funnel that brings together neighborhood issues and move policy at a citywide level.

- iv. They are concerned about the lack of rights for commercial businesses or commercial tenant harassment
 - 1. They worked with councilman Cornegy to define commercial tenant harassment in September 2016, which would allow commercial tenants to go after landlord.
 - 2. Problems with legislation:
 - a. Definition very narrow
 - b. There is no enforcement from the city government
 - c. There's a bad relationship with the city so it's hard to team up against the landlord.
- v. They do not have data, all of their data comes from anecdotal recounts
- vi. Earlier this year Department of Small Business Services launched Commercial Leases Assistance Program, which connected small business owners to legal services
- vii. They would like
 - 1. Strengthen commercial tenant harassment law
 - 2. City would fund legal services
 - 3. Know-your-rights training
- viii. Dawn Sanders
 - 1. 7/11 had a scheme of taking franchises by reporting businesses
 - 2. Anecdotal account of predatory landlords
- ix. Problem is that after going through court process, the harassment has already happened.
- x. Issue with Vacancy
 - 1. They are suggesting to tax or fine or fee for vacancies.
- xi. Provide incentives to non-profit developers
- xii. Melanee
 - 1. How can we work together?
 - a. He believes that we need to collect data to target services. We need to push representatives to collect data.
 - b. Holley believes Costar can provide the information for commercial businesses
- xiii. Holley
 - 1. Landlords are businesses too that have bills to pay
 - 2. Triple net leases that also kick tenants out
- xiv. Adem
 - 1. Invite representatives from DOB and Department of Mental Health and Hygiene for our SBS day to help business owners with violations
- xv. Angel
 - 1. Is there a detailed platform that they are pushing for us to see?
 - a. The handout covers most of the platform
 - 2. Is there pending or proposed legislation we should be aware of?
 - a. There is a list of legislation that they can provide for us to see.
 - 3. What champions are there for this effort at the city level and the state level? Is the administration an obstacle?
 - a. City Council has been receptive and citywide representatives are seemingly for the vacancy penalty but it's unclear who will enforce and fine.

- b. They are targeting only the large commercial landlords and not the small landlords, they are have a difficult time isolating their target.

xvi. Vincent

- 1. Affordable commercial spaces: Nonprofit developers have been creating these spaces, have USBNYC done something similar?
 - a. They have not, they are advocating for the city to have a fund to create spaces.

xvii. Dawn

- 1. She thinks we should bring commercial tenant attorneys to this SBS day to help tenants against their landlords.

d. East Harlem Chamber of Commerce

- i. Henry Calderon did not attend meeting due to illness.

6. Old Business

a. Representative from African Center

- i. She connected us to the new Executive Director to answer any financial questions.

7. New Business

8. Adjournment

Ms. Farrah adjourned the meeting at 8:15PM.