



Diane Collier
Chair

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COMMUNITY BOARD ELEVEN

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Economic Development, Culture & Tourism Committee
Tuesday, December 13, 2016 7:00 p.m.
Bonifacio Senior Center
7 East 116th Street

***** MINUTES*****

- Present: Holley Drakeford, Jose Altamirano, Celia Ramirez, Vincent Torres, Melanee Farrah, Xavier Santiago, Jesse Yang, Vincent Torres, Diane Collier (ex officio)
- Absent: Carlos Diaz, Erica Jones, Edwin Marcial, Cinthia De La Rosa
- Excused: Marissa Mack, Steven Villanueva, Candy Vives-Vasquez
- Guests: Tiffany Sullivan (Community Member), Francesco Tejada (Eastern Consolidated), Omari Rose, Saki Kvafo (New York Times), Felix Campos, Raquiba Labrie and Kyrstal Peartree (L&M Development).

1. Call to Order – Adoption of the Agenda

Holley Drakeford called the meeting to order at 7:05pm.

2. Presentations & Discussions

- a. Discussion on job opportunities related to Lexington Gardens II mixed – use development project. Raquibah Labrie & Crystal Peartree, L&M Development
- i. Goal is to hire 60 East Harlem Residents, including 20 new hires, for the construction of the Lexington Gardens II Project through L&M or its sub-contractors.
 - ii. L&M will make quarterly reports of hiring and training of local residents available to CB 11 residents and community based organizations.
 - iii. Building Skills NY partners with local workforce provider will identify qualified NYC residents for work in the construction industry. Building skills participants who work successfully for a 6 month period of time and receive a positive reference can be eligible for further training. This training will provide a career track into the construction industry and

provide unemployed or under employed individuals a chance to increase their earning potential.

- iv. L&M MWBE Director Angelique Morrison has implemented a “Best Interests Plan” to ensure participation by M/W/LBE firms in all stages of development in construction. The goals are to provide supply and service opportunities to qualified CB 11 in connection with the provision of materials, supplies, and construction and professional/consultant services utilized by L&M.
- v. L&M will begin hiring in the fall of 2017 and will present their progress to the EDC&T committee at the February 2017 meeting.

b. Committee discussion on Draft Scope of Work for proposed East Harlem Rezoning

The committee is in support of the proposed East Harlem rezoning plan in concept but has several recommendations that will promote economic development in CB 11:

- i. Jose Altamirano feels the plan should include more metered parking opportunities near the commercial overlays in the proposed plan. There is a direct correlation between parking and increased purchasing availability. Additionally, there is no planned parking plans for residents.
- ii. Melanee Farrah stated there should be more child care centers for health and welfare of children, especially the children of working parents. Subsidies for small businesses in the area in order to stop the mass displacement of individuals employed by those businesses which will not be able afford the high rents.
- iii. Diane Collier thinks a 200K SF commercial corridor divided in small parcels for mom and pop type stores should be created in the proposed plan as well as ongoing archeological studies of vacant land being used in the proposed plan. Additionally, construction hiring specificity.
- iv. Jesse Yang would like a vocational training facility created as well as a reduction in sound of the MTA with an overall upgrade of the trains and tracks.
- v. Celia Ramirez thinks there should be better air quality control considering the additional construction of buildings, the second avenue subway project and stench of the garbage trucks on 130th street and on 2nd Avenue.

- vi. Vincent Torres wants mandated priority employment and training for CB 11 residents with no less than 33% of all construction jobs going to East Harlemites.
- vii. Holley Drakeford is concerned about the about the rules governing the transfer of air rights. That affordable housing provisions should be mandated with all transfers.
- viii. The committee agrees there should be measures for affordable home ownership included in the rezoning plan with assistance from federal agencies. Home ownership is a financial foundation of any community because stakeholders will provide continued monetary support to local business. The plan now only makes provisions for rentals.

3. New Business

none

4. Old Business

- a. Jesse Yang discussed the plans of the financial literacy initiative.
 - We will concentrate on credit repair since the reason most CB 11 applicants for affordable housing projects because of bad credit. With the numerous opportunities for new housing becoming available, more CB 11 applicants will be accepted for the affordable housing units.
 - He is waiting to hear from our partner at Sterling Bank as to the agenda which will be presented and should have more information by the January meeting.

5. Announcements

- a. Vincent Torres announced the toy drive and distribution by Positive Work Force which will take place on January 8th 2017. The location of the event will be announced at the full board meeting.

6. Adjournment

Celia Ramirez made the motion to adjourn the meeting and Jesse Yang seconded.

Happy Holidays to all and your families.