

**PENDING COMMITTEE APPROVAL**  
**Bronx Community Board 8**  
**Economic Development Committee**  
**Minutes May 27, 2021**

- I. Attendees: **Nick Fazio, Laura Spalter, Moses Esema, Camelia Tepelus, Julia Gomez**, Aileen L. Farrelly, Brian Hallinan, Kathy Lubinsky, Diana Clement, Nicholas Steward, Alma C., Araceli F., Sergio Villaverde, Lorenzo Manza, Kristie Miranda  
  
Not present: Joy Campbell Priveterre
- II. Called to order – 7:35pm
- III. Approval of Minutes from 3/25/2021
  - a. Abstention Camelia
  - b. Approval by other committee members
- IV. Chairs Report:
  - a. PPP Funds deadline was May 31
    - i. All funds were either distributed or earmarked to be distributed
    - ii. Will share state comptroller’s office report once it comes out
  - b. Restaurant revitalization fund
    - i. SBA is still encouraging business to apply (anyone in need of help reach out to us to connect with Sylvia Rivera and Elaine Powell with SBA)
  - c. Re-opening guidelines
    - i. Go to <https://forward.ny.gov/> for details and updates. Please reach out to Board office if you have questions
  - d. Ridgewood Savings Bank at 3899 Sedgwick Avenue is scheduled to close in October of this year
  - e. Clean Up Effort
    - i. Thank you to DM Ciara ad Laura and Council Member Rodriguez
  - f. MC Financially Literacy Day – Targeting October 4<sup>th</sup>
  - g. MWBE Webinar hosted by CB8 and SBA
    - i. Webinar went very well
    - ii. Thank you, Joy Campbell Priveterre, Margaret Della, and SoBro for putting the event together
    - iii. For a recording of the event, email [molushoga@sobro.org](mailto:molushoga@sobro.org) or reach out to us via the Board Office
  - h. May 20<sup>th</sup>, - Bronx Hip-Hop Museum broke ground
    - i. Exciting news for our Borough
    - ii. Go to websites: **[Bronxpoint.nyc and UHHM.org for more information]**

- V. Presentation – Kathy Lubinsky (SBS)
  - a. No-cost training for employees – NYC Program
  - b. Mission is to help unlock NYC economic potential
  - c. Training for Your Employees
    - i. Training in digital skills needed to build back, stabilize and thrive in a post-COVID 19 business environment + COVID-19 safety training
  - d. Eligibility includes being NYC based and having at least employee (employee must be 18 years or older)
  - e. Partner with Lehman College
  - f. Courses:
    - i. Operations, Digital Marketing, Digital Sales, Covid-19 Safety Training
  - g. We want to get the word out
  - h. Courses offered in English, Spanish or Chinese
  - i. Free training in digital literacy
  - j. Questions:
    - i. Camelia: Can you do 1-page flyer with page, dates that can be shared? How many hours commitment for people who want to do the full courses?
    - ii. Answer: We will work with business to tailor coursework and choose modules that work best for them. There are many courses to choose from.
    - iii. Camelia: Are you secure in funding?
      - 1. Answer: Yes, we are fully funded through December
  - k. Nick: What type of businesses have been signing up? What is the trend on what they gravitate to?
    - i. Answer: Have received a mix of business but fewer restaurants than anticipated. Will do another targeted marketing towards restaurants who would benefit from this program
  - l. For more info: <https://www1.nyc.gov/nycbusiness/article/nyc-means-business-training-for-your-employees> or email Kathy Lubinsky, KLubinsky@sbs.nyc.gov

- VI. Presentation – NYC EDC – OAS (Office Anchor Strategy) – Nick (Nicholas) Stewart
  - a. Real Estate Service Transaction Team
  - b. Joint initiative with EDC and Department of City-wide Services
  - c. NYC leases over 22MM Square feet of commercial real estate
  - d. Program: City steps in as Anchor Tenant to catalyze projects that would not otherwise be achievable
    - i. 50% City Office / 50% (Non-city Office and Retail)
  - e. Sites that can accommodate City needs plus additional space for greater development
  - f. Questions:

- i. Camelia: Can we get more specific info for prospects of the Bronx / Northwest Bronx
  - 1. Answer: It's hard to give specific about a project in the Bronx but we would like to have at least 1 (or more) OAS sites in the Bronx
  - 2. We also hope that folks will think of us when considering opportunities
  - 3. We are playing connector with what City needs are so that will be a limiting factor in identifying locations
- ii. Sergio: How much buy-in are we getting from City Agencies about possibly relocating beyond high-rent districts to move to places like the Bronx
  - 1. Answer: They are getting a lot of buy-in from agencies given desire to be most cost-effective decisions. However, we are also focusing shifting within communities (e.g. residential to commercial)
  - 2. City has already been going through the effort of gradually moving to the outer boroughs rather than all Manhattan centered. They would benefit from actually developing space to better suit their needs
- iii. Moses: For Agencies already in the Bronx, what kind of facilities are they looking for?
  - 1. Answer: They need "high quality" space. For morale and better providing services. It is usually still in need for client facing office space, but the quality is the big driver
- iv. Nick: Has this been piloted in other cities?
  - 1. It is actually very specific to NYC because the charter does not allow the agencies to actually build new property. Open to retro-fit and ground up (however preference to ground-up)
- v. Nick: I can see how this can be economically attractive, but challenge would be to find the actual developers that own the target properties
  - 1. Answer: We are trying to make this process as smooth as possible (e.g. Term Sheet response)
  - 2. Please let us know if you have leads in this arena. Biggest win is someone who is sitting on property
- vi. Camelia: Please do consider Community Boards as well in this OAS strategy and liaise with DCAS with this.
  - 1. Answer: We will absolutely keep you in mind but this can take a long time (even years) and we have to go through DCAS
- vii. Nick: Anything in your model that would lead away from big-box tenants vs. small businesses looking for storefront
  - 1. They are Anchor so that the other spaces are Spec, EDC will not curate those smaller spaces but their presence lowers the threshold for other types of tenants

- g. EDC will share summary bullets that can be shared. Please email [nstewart@edc.nyc](mailto:nstewart@edc.nyc)

VII. Outstanding Business:

- a. DCP Proposed Text Amendments:
  - i. Health and Fitness facilities are currently required to obtain a BSA variance. Change would eliminate that requirement.
  - ii. Change would expand Fresh Zones within Bronx CD 8
  - iii. Make the Open Restaurants program permanent
    - 1. Camelia: Extension of Open Restaurants, analysis by DOT
      - a. There should be some regulation but hopefully not as much as previous iterations. This is still developing
    - 2. Moses: Folks are increasingly frustrated with removal of parking spaces

VIII. Betty Campbell-Adams Merchant Award:

- a. Moses: Thought Richard and Claudia Berroa (Claudy's Kitchen) and James Langstine, Andrew Dvorkin, and Christopher Giudice, (Bronx Alehouse) distinguished themselves this year
- b. Camelia: Agrees with the those two, also could be helpful to have more time
- c. Julia: Put on the floor: Can we give more than 1 award (other examples of Ladimer Award given to multiple nominees)
  - i. Camelia: Seconded motion. Could have New Merchant and Anchor Institution.
  - ii. Moses: "3<sup>rd</sup>" the proposal from Camelia (agrees)
- d. All agreed: Bronx Alehouse & Claudy's Kitchen are co-recipients of the Award

IX. New Business:

- a. Ridgewood Savings Bank at 3899 Sedgwick Avenue is scheduled to close in October of this year
- b. Julia: Amalgamated is owner and revealed that Ridgewood lease is up and the Bank decided to consolidate branches
  - i. Not a lot of options around for elderly and local businesses
  - ii. Nick has communicated this dynamic BOEDC
  - iii. Camelia: Two branches may actually be closing Amalgamated and Norwood. Also, Capital One on Riverdale Avenue (North) closed as well
    - 1. She was approached by Orange Bank looking to expand beyond Hudson Valley locations
    - 2. Though this is sad to see these institutions leave, it is part of a growing trend given the growth of online banking

- iv. Nick: This is impactful, and we need to gauge the sentiment of the local businesses, if it is the same as Knolls Crescent, we should approach with the same energy
  - v. Julia: Not even another no-fee ATM within a mile
  - vi. Nick: We can be available to speak with Business owners to gauge interest
- c. Goldman Sachs 10,000 Small Business initiative. They are sponsoring substantial training for small businesses (under 20 employees) – Camelia
- i. 2-hour courses available, Monday and Wednesday.
  - ii. Can facilitate access to capital
  - iii. Program is run through Long Island University
  - iv. Can send link to be posted (only for Business Owner or Financial Manager)
- d. SBS – Commercial Lease Program - Camelia
- i. City passed budget for 2022 – CLP got additional funding
  - ii. Run through Brooklyn legal services
  - iii. Many services below litigation
  - iv. Moratorium on Commercial Eviction extended to August 31 (this could lead to wave of evictions in September)
    - 1. This makes the connect with CLP very relevant
  - v. Camelia will email presentation to Nick
  - vi. Camelia will follow up with any flyer information and contacts
- e. Question: Any plan for Open Street for Johnson
- i. Answer: Not at this time according to KRVC

X. Meeting Adjourned at 9:02pm

Submitted by: Nick Fazio