

**Community Board 12**  
Washington Heights & Inwood  
530 West 166<sup>th</sup> Street (Suite 6A)  
New York, NY 10032  
Phone (212) 568-8500

**Business Development Committee**  
**Tuesday, September 5<sup>th</sup> 2017**

**Present:** Jason E. Compton, Obie Bing, Sara Fisher, Rud Morales, Pamela Palanque-North

**Excused:** Jonathan Reyes

**Absent:** Glennis Aquino

## **1. Welcome / Opening Remarks**

Meeting called to order at 7:01PM by Jason E. Compton.

Jason E. Compton presided as Chair and he was also taking minutes.

Welcome committee members, as well as the public, back from the summer 2017 recess.

### Adjustments to the agenda

The following items were added to the agenda for the meeting

- a. Budget Discussion
- b. "Comment Period" for the Inwood Rezoning Project
- c. Public Session

## **2. New Business**

### Minority Business Development Agency Business Center Presentation

The Minority Business Development Agency is interested in hosting a series of events to connect MBEs to procurement opportunities, provide information about the prequalification process for various companies and provide insight into the contracting barriers affecting MBEs. Milka Rodriguez, Business Specialist, has been in contact with Chair Jonathan Reyes and is looking to schedule events as early as the fall of this year. The agency states they will be able to provide representatives from city, state and federal agencies.

In planning this event committee members are interested in recommending dates and locations. A review of religious holidays needs to take place. Several locations were recommended like the Inner Session Church and the Campbell Center Theatre. Having the events at or during a Business Development Committee Meetings was also proposed.

## **3. Old Business**

### GWB Terminal Market-Mercado

There was a discussion around the Jobs Fair and questions arose as to whether this was postponed or cancelled. Originally this was a project that the CB12 Business Development Committee was going to coordinate. Our committee was then told the project was going to be taken over by Congressman Espaillat's office. Aside from being disappointed by this outcome, the committee is looking for clarification on future projects that our committee will undergo. We will review our bi-laws and mission statement to see if future endeavors will have the same risk. Clarification is necessary on what projects we own.

Regarding recent events, SBS/Workforce 1 coordinated with Marshall's to conduct screenings at Workforce 1 Washington Heights offices in preparation for interviews at Bronx and Harlem locations. This was done without involving the Business Development Committee, elected officials or the Chamber of Commerce. This came as a surprise considering our previous conversations regarding the job fair. Congressman Espaillat's office organized a rally protesting the interview process which did not include CB12, elected officials and the Chamber of Commerce. As a result, additional interview dates were created within the district.

Committee members were reminded that our overall mission is to protect small business owners in the community. With Marshall's and the GAP coming into the GWB Terminal Market-Mercado, small business owners on St. Nicholas will definitely be impacted. There was a question regarding requirements of updates and literature in Spanish. Committee members also requested a possible tour of the GWB Terminal Market-Mercado facility.

With the many initiatives that CB12 undergo, it was recommended by a community member to consider SOW's – Statements of Work. A SOW is a document routinely used within project management. It defines project-specific activities, deliverables and timelines. The SOW typically also includes detailed requirements, with standard regulatory and governance terms and conditions. Considering CB12's work with various entities it was thought that a SOW template might help organize future agreements. The community member will email the chair a template for our review.

#### 2420 Amsterdam Avenue Hotel – Hiring Process

At this point we are waiting on an update from the YoungWoo Group/MirRam Group. There are different types of work that the YoungWoo Group/MirRam Group will be looking to hire for. It is our understanding that they will be working with a management company. A discussion took place regarding CB12's initial agreement with this organization. As indicated at previous Land Use and General Meetings, the YoungWoo Group/MirRam Group has agreed to include CB12, elected officials and the Chamber of Commerce in the hiring process.

Experiences were listed by committee members detailing the differences between unions and subcontractors. There were a few things listed that the CB12 Business Development Committee could do to assist in this process.

- Create a listing of subcontractors in our community
- Organize a roundtable discussion with union leaders and union representatives in the community
- Facilitate a SBA training to assist subcontractors within our community

Concerns over the environmental impact were addressed. The state has recently reviewed the site and has commented on environmental concerns. When the project was initially proposed, the YoungWoo Group/MirRam Group stated that they would not have a problem with the brown field clean up. Considering this new news, there is a concern by the committee that the project will turn into something else. The chair encouraged the committee to defer this matter to the proper CB12 committee (Health & Environmental).

### Budget Discussion

Committee members were encouraged to review the Capital Budget – FY 2018 Ranking for Community Board 12. This will be discussed at our next general meeting.

### “Comment Period” for the Inwood Rezoning Project

Several community members were in attendance and expressed concern regarding the comment period for Inwood Rezoning Proposal. Different portions of the Rezoning Proposal (CEQR No. 17DME007M) were quoted regarding the impact the rezoning will potentially have on local businesses. The (30 day) comment period is scheduled to end on September 22<sup>nd</sup>. This comment period was seen as insufficient considering the potential impact and the limited time for CB12 review as CB12 is just returning from a summer recess.

Jason E. Compton made a motion to submit a resolution (see attachment).  
The motion to approve the resolution was seconded by Obie Bing

The voting on the resolution is as follows.

#### Committee Members:

In Favor: (5) Jason E. Compton, Obie Bing, Sara Fisher, Rud Morales, Pamela Palanque-North

Opposed: None

Abstention: None

Not Voting: None

#### Public Attendees:

In Favor: (8)

Opposed: None

Abstention: None

Not Voting: None

### Public Session

Catarina Rivera, from the Washington Heights/Inwood Food Council, addressed the committee about a policy statement they created regarding the Street Vending Modernization Act. Catarina is interested in sharing the policy statement with the Community Board. Catarina requested that she be added as an

agenda item for the next Business Development Meeting. The Washington Heights/Inwood Food Council is looking for CB12 support of their policy statement.

#### **4. Adjournment**

Motion to adjourn: Obie Bing

Second: Jason E. Compton

**Community Board Business Development Committee Resolution  
Calling for an Extension of the Inwood Rezoning Comment Period**

The Community Board Business Development Committee has heard from committee members, as well as the general public, that the current Inwood Rezoning Proposal will have a severely negative impact on local businesses in the designated area.

**WHEREAS**, The Department of City Planning City of New York includes in its Protocol for Public Scoping Meetings that *'the lead agency will receive comments from the representatives of the involved and interested agencies, public officials and community boards regarding methodologies and issues to be addressed in the draft environmental impact statement'*, and

**WHEREAS**, the 'lead agency' has set a comment period of only 30 days to discuss the Inwood Rezoning Proposal; and

**WHEREAS**, Community Board 12 was within its summer recess during a portion of the comment period; and

**WHEREAS**, Community Board 12 and the public have not been provided adequate time to comment and discuss said plan before the September 25<sup>th</sup> deadline.

**NOW, THEREFORE, BE IT RESOLVED**, that by this Resolution the Community Board Business Development Committee joins with the public in calling for the Office of the Deputy Mayor for Housing & Economic Development to extend the comment period from September 25<sup>th</sup> to November 13<sup>th</sup>, thus allowing for a 90 day comment period.