

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON ECONOMIC DEVELOPMENT

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February 6, 2018
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HELD AT: Committee Room - City Hall

B E F O R E: PAUL A. VALLONE
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Robert E. Cornegy, Jr.
Peter A. Koo
Brad S. Lander
Mark Levine
Carlos Menchaca
Keith Powers
Donovan J. Richards
Carlina Rivera
Helen K. Rosenthal
Jumaane D. Williams

A P P E A R A N C E S (CONTINUED)

James Patchett, President & CEO
New York Economic Development Corporation, NYEDC

Lydia Downing, Senior Vice President
Government and Community Relations,
New York Economic Development Corporation, NYEDC

Lena Afridi, Policy Coordinator
Equitable Economic Development
Association For Neighborhood & Housing Development

Rose Uscianowski, Transportation Alternatives

Riley Edwards, Research Associate
Citizens Budget Commission

J.T. Falcone, Senior Associate
Workforce and Economic Development
Jobs First NYC

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2 [sound check, pause] [background
3 comments, pause]

4 CHAIRPERSON VALLONE: Good afternoon,
5 everyone. Welcome to our very first meeting of our
6 Economic Development Committee. We have quite a few
7 things brewing today. Right across the hall is our
8 NYCHA hearing. So, a lot of our members will be
9 popping in and out. Council Member Carlos Menchaca
10 came in, and he will be joining us. Today is
11 February 6th and again I'm Council Member Vallone,
12 and I have the great privilege of chairing the
13 Economic Development Committee. I'd like to open by
14 acknowledging that we started today with a new trend
15 by attending this morning's EDC quarterly board
16 meeting. Together with my staff members we were able
17 to hear and see the EDC at work at their substantial
18 agenda covering it in just one meeting. Updates we
19 heard were on the current Amazon BID, the brand new
20 Life Science Internship program, the Ferry Service
21 Program, as well as expanding EDC organizational
22 objections, which I'm happy to say is the same as
23 ours. As I saw the list of objectives go up, I said
24 that's—that's a good list of objectives. I like
25 those. So, I'd like to thank our President and CEO

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2 James Patchett for the warm welcome this morning, and
3 hope to continue that ongoing inclusion of our
4 committee and staff going forward. The purpose of
5 today's hearing is to take a close look at the
6 various projects and initiatives administered by the
7 New York City Economic Development Corp. We will pay
8 particular focus today on EDC's top projects in each
9 borough, and the ongoing relationship with the
10 Council and its oversight capacity and growing
11 inclusion as to the planning and development of each
12 site. As this is our first hearing, I'll take the
13 liberty of providing a brief review of the critical
14 role of EDC, and how nearly \$3 billion a year on
15 economic development projects and most of these are
16 funded and distributed to EDC. The EDC can administer
17 city funds through a variety of tax abatements and
18 exemptions, the issuing of bonds through Build NYC,
19 large capital expenditures or major infrastructure
20 projects and job creation and retention efforts
21 directed at small businesses. Some for the EDC's
22 considerable work also includes improving city
23 neighborhoods, refurbishing sites of cultural or
24 historical significance and expanding the city's
25 stock of affordable housing. EDC undertakes major

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2 housing infrastructure projects across the city, such
3 as Willis Points in Queens, Coney Island West in
4 Brooklyn, and has filed for a redevelopment project
5 in the Bronx. EDC works on major transit and tourism
6 hubs such as the Manhattan Waterfront Greenway or the
7 St. George Waterfronts in Staten Island. EDC also
8 works in consort with the Port Authority and the MTA
9 on developing our city's airports, bus and train
10 stations as well as our successful citywide ferry
11 system. In addition to the capital expenditures, EDC
12 manages much of the city's real estate by leasing
13 over 20 million square feet of city-owned land, and
14 offering project management services, the sales of
15 city real estate. EDC also plays a tremendous role
16 in the city development through its administration of
17 state created New York City Industrial Development
18 Agency, Build NYC, and the New York City Business
19 Assistance Corporation. We hope to hear more of the
20 work EDC does with these entities today. The
21 previous chair of this committee focused on
22 increasing transparency of the Economic Development
23 Corporation's project, and I plan on continuing and
24 expanding that trend by making sure local community
25 leaders and Council members are consulted before a

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2 new EDC project commences in their district, and
3 during the term of the project. We invite the EDC
4 Board members and operational staff to join us in
5 this new vision and joint partnership to create a
6 broad and inclusive vision of the present and future
7 of EDC. After all, we entrust EDC with a significant
8 amount of taxpayer money, and we should at the very
9 least ensure that those taxpayers are afforded a role
10 in how it's spent. We look forward on hearing today
11 on the ongoing projects that I believes deserves the
12 most public attention both citywide and in each of
13 the five boroughs as well as the new projects EDC has
14 planned in partnership with which this committee as
15 the primary oversight body. A special thanks our
16 Speaker Cory Johnson for entrusting each of the
17 Council members on this committee to carry out this
18 vision. I also am sure that each of the Council
19 members on this committee will serve a critical
20 component of shaping each hearing, championing
21 projects affecting their communities and serving as
22 an integral part of our next four years together.
23 With that, I say that I would like to thank our
24 committee staff Legislative Counsel, Alex Paulenoff;
25 our Policy Analyst Nadia Johnson; Finance Analyst

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2 Aliya Ali for all their hard work putting this
3 hearing together. I would also to recognize our
4 representative from Community Engagement, Lynn
5 Schulman, and again, before I turn it over the floor
6 to our EDC President James Patrick, I'd like to
7 welcome us to this new adventure for four years. I
8 am very excited about the prospects of shaping,
9 learning from the past how we've gotten to this
10 point, the future of the city, and I think today's
11 hearing is a nice way to kind of give us an open
12 segue into the eyes of EDC, what current projects we
13 have. How you're focusing on some of the major
14 projects in the boroughs, which I think will be a
15 great way to start off. And then, as the Council
16 members come in and have concerns, we can hear about
17 a couple of the highlights that may be affecting
18 their community or borough, and we can focus back on
19 future hearings on some of the things that come up
20 today. We've just been joined by my brother from
21 Flushing, Council Member Peter Koo. We share the
22 great state of Flushing because it's the largest
23 place ever. So, at this point, I'd like to, if you
24 could raise your right hand- See the benefit of
25 having a lawyer as the chair, and it's, well, not

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2 easy for some of us to raise our right hand. Do you
3 swear or affirm to tell the truth, the whole truth,
4 and nothing but the truth in your testimony today and
5 to respond honestly to Council Member questions?

6 JAMES PATCHETT: I do.

7 CHAIRPERSON VALLONE: Alright, and
8 something we forgot to do as a formality [gavel] we
9 are officially gaveled. Right.

10 JAMES PATCHETT: Thank you.

11 CHAIRPERSON VALLONE: Thank you.

12 JAMES PATCHETT: I have to admit that's
13 the first time I've been sworn in, [laughter] in
14 spite of my multiple hearings.

15 CHAIRPERSON VALLONE: All the Vallones
16 are warriors so you're stuck against warriors.

17 JAMES PATCHETT: I know, and it's good to
18 know. Okay. Good afternoon, Chair Vallone and the
19 Committee on Economic Development. My name is James
20 Patchett, and I'm the President & CEO of the New York
21 Economic Development Corporation. I am here today to
22 give a brief overview of my vision for the
23 organization, and some of the exciting projects we've
24 been working on throughout the five boroughs. I am
25 joined by my colleague Lydia Downing, the Senior Vice

1 President for Government and Community Relations.

2 EDC is a self-sustaining non-profit organization that

3 drives and shapes New York's growth. We use city

4 resources to create a bridge between city agencies,

5 private businesses and mobile communities in three

6 key ways: We own and operate over 66 million square

7 feet of real estate, which we can activate to max-

8imize economic impact. We build neighborhood

9 infrastructure to ensure that communities are made

10 affordable and we invest in growth industries to

11 create good paying jobs for all New Yorkers. Over

12 the decades EDC's role has evolved considerably.

13 During much of the 20th Century we worked to activate

14 underdeveloped or abandoned land, breathe life into a

15 stagnant economy and preserve jobs when companies

16 were fleeing the five boroughs. At the moment, our

17 work has shifted as New York is experiencing an

18 unprecedented wave of prosperity. Last year,

19 unemployment hit a record low. We're also home to

20 4.5 million jobs, a record high. In 2015, our gross

21 city product was \$805 billion more than Switzerland

22 or Saudi Arabia, and the amount of venture capital

23 funding going to New York companies has ballooned

24 1400% since 2007. But, of course, as in every period

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2 of the city's history, success also comes with some
3 very real challenges that we cannot ignore. For
4 every moving-company moving to New York, there is a
5 small business that is worried about rising rents.
6 For every new high-rise building there's a family
7 struggling to stay in their neighborhood, and for
8 every growing tech start-up, there is a low wage
9 worker searching for her place in the new economy.
10 At the same time, we know that the problems of today
11 are not the only problems our city will ever face,
12 and the economic success of the current moment will
13 not last forever. That's why our goal is to
14 simultaneously address the problems of today, and
15 prepare for those of tomorrow. We believe that
16 everyone should be able to take part in this
17 remarkable period of opportunity, and we believe we
18 have a responsibility to build a resilient economy
19 for future city residents. Because of our unique
20 structure, EDC uses its revenues to make both fiscal
21 contributions to the city and long-term strategic
22 investments. I would like to spend the majority of
23 my testimony highlighting some of the work EDC has
24 done to make—make New York a fairer city today, and a
25 stronger city tomorrow. Our Asset Management

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2 Division manages a portfolio of about 200 properties,
3 which totals 60 million square feet of mostly
4 industrial city assets throughout the five boroughs.
5 These range from food distribution centers to large
6 industrial properties to public retail markets. We
7 also manage a number of cruise terminal-terminals and
8 other maritime properties including out blockbuster
9 NYC Ferry Network that has carried over three million
10 passengers since its launch in—since its launch in
11 May. Here it is in spite of the over 500 projects
12 we're working on throughout the five boroughs. In
13 Staten Island, we are working on Lighthouse Point, a
14 500,000 square foot mixed-use development that will
15 ultimately include 100,000 square feet of retail,
16 160-room hotel, and 100 residential units with 20% of
17 the units set aside for affordable housing at 60% of
18 the Area Median Income. The Lighthouse Point project
19 is a key part of our ongoing effort to transform the
20 St. George Waterfront into a dynamic hub that drives
21 economic growth, creates thousands of jobs, supports
22 existing waterfront amenities, and provides new
23 waterfront uses to benefit residents and visitors
24 alike. In Queens, we continue our work advancing the
25 Jamaica Now Action Plan, which seeks to address the

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2 area's challenges including a decline in job growth
3 and real estate activity. The plan has 28 strategic
4 actions, 18 of which have been launched, and will be
5 implemented over the next-next five-three years,
6 representing \$153 million in investments in the area.
7 As part of the Action Plan, EDC issued an RFP for co-
8 working and incubator spaces for freelancers,
9 entrepreneurs and small businesses. We seen—we
10 signed a contract with the Queens Public Library in
11 2016 for Jamaica Feast, an incubator for local food
12 entrepreneurs that provides support and training. In
13 the first three cohorts, this program graduated 35
14 individuals and 32 businesses. In the Bronx, we are
15 in the process of converting the former Spofford
16 Juvenile Detention Center into a thriving mixed-use
17 development, which will include hundreds of
18 affordable homes, 50,000 square feet of publicly
19 accessible open space, over 70,000 square feet of
20 industrial, commercial and mixed-use space, and a
21 50,000 square foot community space. In Brooklyn, the
22 Council approved our plans to transform the Flatbook-
23 Flatbush Caton Market into a rejuvenated mixed-use
24 facility. This plan will bring 250 units of 100%
25 affordable housing and new space for the Caribbean-

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2 American Chamber of Commerce, additional community
3 space, a commercial kitchen that will serve as an
4 incubator, and a fully revamped market for existing
5 and new vendors. We worked extensively with the
6 existing vendors at the market to house them in a
7 temporary space rent free while we complete the
8 renovations. We were thrilled to host a ribbon-
9 ribbon cutting on the temporary space a few weeks
10 ago. In Manhattan, EDC is proud to be the agency
11 leading the development of the former MTA Bus Depot.
12 For this project, we are working with elected
13 officials, community leaders, clergy members, and
14 others to create and design an African bury-burial
15 ground memorial and cultural center to honor the site
16 history while developing a mixed-use project that
17 includes affordable housing and commercial space that
18 stimulates job growth. We certified the project into
19 ULURP last year, and can-and it was approved by the
20 Council, and we continue our work with East Harlem
21 Community to ensure it reflects local residents'
22 needs. These along with hundreds of other projects,
23 certainly keeps us busy, but in addition to managing
24 this extensive roster of projects, EDC also serves as
25 a strategic planning and implementation firm that

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2 makes programmatic investments to diversity and
3 strengthen the city's economy. EDC was instrumental
4 in outlining Mayor de Blasio's New York Works Plan,
5 which calls for the creation of 100,000 good paying
6 jobs over the next decade. There are some who
7 question why we would put so much energy into
8 creating 100,000 jobs when there are 4.5 million in
9 the city right now. While New York's economy is
10 employing an unprecedented number of people, since
11 the last recession our job growth has exacerbated or
12 class divide. Many of these jobs are either high
13 paying roles or require advanced degrees, or low
14 paying that offer little opportunity for growth.
15 That leaves a gap in good paying accessible jobs,
16 ones that have relatively low barriers to entry, but
17 a clear path to middle-class. These are the ones we
18 want, and we need to make an extra effort to create.
19 So, we created a plan by investing in sectors that
20 meeting two criteria: They have a high potential for
21 future growth, and they offer a lot of jobs that pay
22 at least \$50,000 a year including many that don't
23 require advanced degrees. Our plan focuses on
24 technology, Life Sciences and health care, industrial
25 and manufacturing, and the creative and cultural

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2 sectors. While the city's investments will directly
3 account for 100,000 jobs, we expect these high growth
4 industries to create far more over the next decade
5 and beyond. These are the jobs creators of our
6 future. A great example of a future job creator is
7 cyber security. As the threat of online cyber
8 attacks increases, the cyber security field continues
9 to grow rapidly. Postings for these jobs were up 74%
10 and the industry is expected to bring in more than
11 \$100 billion by 2020. These jobs pay good wages and
12 offer real career ladders for people with varying
13 levels of education. Now, New York is incredibly
14 well positioned to become the next home for cyber
15 security. Quite frankly, we should be the leader in
16 the field. We have the world's largest financial
17 institutions, the biggest buyers of cyber security
18 services outside of the federal government. So, we
19 are partnering with both industry and academic
20 leaders to build a first of its kind hub for cyber
21 innovation here in the city. We released the Request
22 for Proposals to create a set of programs to
23 strengthen the city's cyber security industry, and
24 are seeking responses from academic and industry
25 partners with proposals due by February 16th. We are

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2 also making historic investments in the Life
3 Sciences. As part of this initiative, the city will
4 invest \$500 million in Life Sciences and R&B over the
5 next ten years. Of this \$500 million, \$100 million
6 will be used to create a new applied Life Sciences
7 campus, which will drive vital engineering
8 innovation, R&D and entrepreneurial training.
9 Another \$50 million will be invested in expanding New
10 York's R&D facilities. Even though we have invested
11 a strong Life Sciences network today, technology and
12 R&D needs are constantly evolving. We want to make
13 sure our spaces are the best equipped in the country.
14 Our efforts in doing this are aided by the Industrial
15 Development Agency, a public benefit corporation
16 under state law in the 1970s—created under state law
17 in the 1970s. IDA is responsible for encouraging
18 economic development throughout the five boroughs,
19 preserving existing jobs and creating and attracting
20 quality, well paying ones. While the IDA is
21 administered by EDC employees and has a separate
22 legal existence and an independent board. In 2016,
23 for the first time ever EDC's New Markets or
24 Neighborhood Capital Corporation was selected as a
25 recipient for the New Markets Tax Credits Program

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2 with a \$55 million allocation. New Markets is a
3 federal program designed to generate private sector
4 capital invest—that is invested in low-income
5 communities. Since the announcement of this award,
6 we have applied—deployed \$48 million of those credits
7 for a affordable housing, community space, and food
8 retail in four low-income communities, including the
9 Rockaways, Central Harlem and Soundview. In an
10 effort to preserve low-cost industrial space in the
11 city, we recently awarded Greenpoint Manufacturing
12 and Design Center with a \$17 million allocation for
13 industrial—its industrial job center in Ozone Park,
14 Queens. While the how and what we do are extremely
15 important, we are also laser focused on who that—who—
16 Okay, who it is that benefits from our programs.
17 This is why we have invested considerable resources
18 into our MWBE capacity building and local hiring
19 programs. In FY17, we awarded \$118 million to MWBEs.
20 Since Fiscal Year 15, we have awarded over \$269
21 million. We have been able to accomplish this by
22 inserting ambitious MWBE goals on applicable project—
23 projects at a rate of 35%. Our Construct NYC
24 Initiative is also a crucial component in our
25 success. Construct NYC is a pre-qualification

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2 program that allows MWBE firms to compete against
3 each other for similarly sized contracts. To date we
4 have awarded over \$10 million in contracts to
5 qualified firms. We are incredibly proud of the work
6 we have done to make New York a fairer city today,
7 and a stronger city tomorrow. We look forward to
8 continuing our dynamic work with the Council as our
9 partner. Thank you for your time today. I'm happy
10 to take questions.

11 CHAIRPERSON VALLONE: Thank you. Thank
12 you. We've been joined by a bunch of our Council
13 members who have Keith Powers, Council Member Mark
14 Levine, Council Member Peter Koo, Council Member
15 Carlos Menchaca, Council Member Inez Barron, Council
16 Member Adrienne Adams, Council Member Brad Lander,
17 and Council Member Carlina Rivera are here. So, many
18 of the things we just talked about were things that
19 probably merit their own hearings, and that's what
20 today's focus is as we join for the first time as a
21 as a Committee on EDC. We started off with a
22 statement that I want to make sure that was re-echoed
23 for my friends and Council Members that this is your
24 committee, these are your communities. If there are
25 questions and further topics that we want to address,

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2 this is the forum that we're going to do it together.
3 I thought this was a good way to start off since
4 we're all kind of learning together. There are many
5 wonderful projects that are going on through EDC, but
6 then we come from communities and neighborhoods that
7 want to make sure the vision includes their voices
8 and going forward. So, I think kind of just starting
9 off, I think some of the Council members didn't know
10 we were at the board hearing this morning, and I
11 think we were one of the first to do that. I
12 encourage you to come maybe quarterly, and you can
13 see the--the machinations and the--the details of the
14 meetings that are put forward in how they develop the
15 policy. Just today they were talking about the
16 status of the Amazon BID. So, President Patchett, do
17 you have an update for us? Because that was some
18 exciting news that you're talking today about the
19 Amazon current BID.

20 JAMES PATCHETT: I can do an update on
21 Amazon. Sure, absolutely. So--so I think, you know,
22 we're--so the--the great news about Amazon is that
23 they've decided to move forward with New York City on
24 the short list of cities that they are proceeding to
25 evaluate for their second headquarters. So, Amazon

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2 is looking to have a second headquarters located in
3 an additional city. They currently have one
4 headquarters in Seattle, and they're looking to hire
5 up to 50,000 people in a second city. So, we think
6 this is a great opportunity for New York because
7 fundamentally Amazon's interest is in talent. That's
8 why they're expanding beyond their Seattle footprint,
9 and we think New York City has, you know, a lot to
10 offer on the talent front. You know we have an
11 incredible number of talented New Yorkers. We have
12 the most diverse, you know, population with your
13 borough being the most diverse, and, you know, we
14 offer—we—we believe we have a great argument for
15 Amazon why they should come here, and we think it's a
16 great opportunity for New York City just because any
17 time anyone wants to come in and hire 50,000 New
18 Yorkers with good jobs, it's something we have to
19 jump at.

20 CHAIRPERSON VALLONE: So, what would be
21 the next step?

22 JAMES PATCHETT: So, the next step is
23 Amazon has announced this short list of sites. We
24 know that they're going to be asking for additional
25 data about each city. So, we have an extensive data

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2 request from the targeted around, you know, what
3 rents could be and all of this, and all--most of the--
4 most of the properties are private properties. So,
5 they're owned by private developers. So,
6 coordinating with them to get all of that data
7 information back to Amazon. You know, Amazon is well
8 known to be a data focused company. So, I think
9 they're going to be running some complicated computer
10 modeling to make their decision.

11 CHAIRPERSON VALLONE: It's right up your
12 alley.

13 JAMES PATCHETT: What's that?

14 CHAIRPERSON VALLONE: It's right up your
15 alley.

16 JAMES PATCHETT: Exactly.

17 CHAIRPERSON VALLONE: You're getting all
18 that data. Well, we've been excited to--to be part of
19 that. If there's any program or plan that we can--

20 JAMES PATCHETT: [interposing] Yeah.

21 CHAIRPERSON VALLONE: --participate in
22 especially with the possible areas within New York
23 City--

24 JAMES PATCHETT: [interposing] Yeah.

25

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2 CHAIRPERSON VALLONE: --where jobs could
3 be created.

4 JAMES PATCHETT: Well, I think one of the
5 things that's mostly--the most exciting potentials for
6 opportunity is to create partnerships for workforce
7 development. With CUNY and other academic
8 institutions in the City, if Amazon decides to come
9 here, you know, we want to make sure that they're
10 getting the most diverse talent possible. So, again,
11 connections with everything from high schools on up
12 through college, and even graduate schools to make
13 sure that, you know, as many New Yorkers from as many
14 backgrounds as possible getting into those jobs. So,
15 we're going to both--we're going to demonstrate them,
16 and have the--demonstrate to Amazon that we have the
17 ability to do that, and then if they decide to come
18 here, we're going to make sure they get the most
19 possible--the most diverse possible pipeline of
20 talent.

21 CHAIRPERSON VALLONE: I think that gives
22 us a great opportunity to work with our next
23 generation, our students, too,--

24 JAMES PATCHETT: [interposing] Yes.
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CHAIRPERSON VALLONE: --because they're very committed. They follow the company. These are our next--our next success stories, and our students that we talked about in one of our meeting about expanding EDC's role into our high schools and middle schools, and to give our students a direct bridge as to the economic opportunities right here in the city. I think one of those that you said today at the hearing was the Life Sciences. I think it's a \$300 million initiative that's being--that just was launched.

JAMES PATCHETT: Uh-hm.

CHAIRPERSON VALLONE: Maybe we could talk a little bit out the current status of that, and has a site been determined on that yet?

JAMES PATCHETT: No. So--so overall it's a--it's a \$500 million initiative into Life Sciences, which is targeted towards creating 15,000 jobs in the Life Sciences.

CHAIRPERSON VALLONE: Over ten years?

JAMES PATCHETT: Over ten years.

CHAIRPERSON VALLONE: Okay.

MOLLY PEARL: So, one of the--the center pieces of that plan is the hub--the new hub. You

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know, I think about it as the Cornell Technion for the Life Sciences, which is a center of R&D and research that spins out a lot of new-new companies. What we have--at the current moment we released a request for expressions of interest that focused on three city sites. One is in East Harlem. The other one is in the Flatiron area, East Side of Manhattan. The third area is in Long Island City on the waterfront.

CHAIRPERSON VALLONE: So, how are those sites chosen?

JAMES PATCHETT: Those sites--those sites were chosen, um, as being, you know, large scale publicly owned sites that could potentially accommodate the level of use that we're looking for, but also that are in close proximity to the major academic and research institutions that run up and down the East Side of Manhattan. So, New York's strongest case for Life Sciences they just have amazing research universities, you know, all the way, you know, the NYU Langone, which is in the 20s on the East Side of Manhattan all the way up to Mount Sinai in the high 90s and low hundreds in Manhattan. So, creating this research hub in close proximity to

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2 those research institutions is what I think is the
3 most compelling argument for having a hub here in the
4 city.

5 CHAIRPERSON VALLONE: So, one of the
6 factors would be the proximity to the education.

7 JAMES PATCHETT: Yes.

8 CHAIRPERSON VALLONE: So, is there a—a
9 list of sites that the EDC has already prepared
10 within each borough for those type of initiatives or
11 do we conduct independent surveys on each one?

12 JAMES PATCHETT: Right. So, for—I think,
13 you know, we—we—we have—we did a—as part of the
14 initial housing plan at the outset of this
15 administration, the EDC works with the Mayor's Office
16 to conduct a vacant land survey in the city, which is
17 broadly defined as really underutilized land. So,
18 land where there's a potential for development. These
19 three sites each one has their own story that was
20 chosen for this project. You know, one is a large
21 DOE facility that's currently in operation. That's
22 the one in Long Island City. The second is in East
23 Harlem. It a -it's a well known site that has been
24 of interest to the previous Speaker Melissa Mark-
25 Viverito for some time, and the third is—is—is lower

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2 downtown. It's actually the--is the current home to
3 the Public Health Lab, which is being relocated to
4 Harlem, which was just announced earlier this year.
5 So, that opened up that site as a potential for
6 development.

7 CHAIRPERSON VALLONE: Okay. So, you
8 mentioned land--

9 JAMES PATCHETT: [interposing] Yes.

10 CHAIRPERSON VALLONE: --survey. How often
11 is that conducted? Is that something on regular
12 basis?

13 JAMES PATCHETT: [interposing] Yeah, we
14 conducted it at the beginning of the administration
15 and we--and we regularly re-evaluate it to look at
16 what sites are available for development. I think
17 the truth of the matter is that these days most of
18 the sites for potential development are like the ones
19 that I talked about, which is they have a current use
20 on them right now, and need to identify a relocation
21 option. So, for the Public Health Lab site, that
22 currently--that's currently located there. We're
23 going to need to build out a new Public Health Lab in
24 Harlem in order to make the site available, but
25 broadly speaking we look regularly at the whole

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2 portfolio of city assets and see what the--the--you
3 know what the greatest potential is for development.
4 Another great resource for identifying properties is
5 talking to local Council members about, you know,
6 what are the properties in their neighborhoods that
7 are publicly owned that they would like to see
8 redeveloped? You know, that's what's led some of our
9 most successful projects.

10 CHAIRPERSON VALLONE: I think that would
11 be something we'd all like to, I think, expand a
12 little bit. I think we'd be excited to know current
13 spaces and lots that are being looked up, and others
14 that are not. So, maybe we can get back to us on the
15 Council members that do have sites that you've
16 already located and the possibility--

17 JAMES PATCHETT: [interposing] Yeah.

18 CHAIRPERSON VALLONE: --of new sites
19 because I think--

20 JAMES PATCHETT: [interposing] Oh,
21 absolutely.

22 CHAIRPERSON VALLONE: That would be a
23 great part of the transparency and that's with the
24 community boards and the civic groups--

25 JAMES PATCHETT: [interposing] Yeah.

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CHAIRPERSON VALLONE: --and Council

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Members can say we've—we've been addressed with EDC.

4

There are some sites within our community and the

5

possibilities. Let's plan in the future for--

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JAMES PATCHETT: [interposing] Oh, yeah.

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CHAIRPERSON VALLONE: --the next

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generation.

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JAMES PATCHETT: Absolutely, and I just

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want to be clear that we wouldn't proceed on any of

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these projects without a significant addition--

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significant outreach to the community before we

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proceeded with anything. So, I mean, I think any of

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them certainly require a full ULURP process at that--

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as for a disposition, but apart from that, well

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before that, we would want to talk to the community

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about what they were focused on, and what they wanted

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to see at the site.

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CHAIRPERSON VALLONE: So, with those

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three sites for the Life Sciences, how--when is the

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decision made there?

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JAMES PATCHETT: So, there's--so, we've--

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so, first of all, I should say that those are--those

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are three sites that are potentials, and then there's

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also the possibility they could be a private site as

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2 well. So, we just put those sites on the table from
3 the city, and in addition to that, we've said to the
4 private market if you have a site that's compelling
5 that—that you own that you want to put on the table,
6 we can also consider that. So, it doesn't have to be
7 one of those three sites. The way this would work is
8 we have—we're—right now, we're just asking for as I
9 said expressions of interest. We would follow that
10 up based on those responses with a second RFP, a
11 request for proposals based on what we hear. So, at
12 that point it's conceivable that people will
13 demonstrate interest in some of the sites, and not
14 others. So, we'll have more information then. If we
15 do a second round of proposals to get clarity around
16 what people are interested in, and then we would
17 obviously as a part of that be in extensive
18 discussions with the community understand, you know,
19 what might be possible.

20 CHAIRPERSON VALLONE: So, the timeline
21 that you envision--

22 JAMES PATCHETT: [interposing] For-for-
23 longer than--

24 CHAIRPERSON VALLONE: [interposing] The
25 whole full time. (sic)

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2 JAMES PATCHETT: Longer-longer than I'd
3 like it to be for the Hub unfortunately. I mean I
4 think, you know, just-just the hub, Public Health Lab
5 as an example is going to take us years to—we have to
6 build a new public health lab in Harlem before we can
7 even consider locating a—a project on this site in
8 Lower Manhattan, and so-so I think, you know, given—
9 given that, you know, we wouldn't be able to begin
10 construction in Lower Manhattan until at least 2020 at
11 the earliest. So, that would mean—I think our goal
12 is to, you know, try to select a winner for the Hub
13 by sometime next year. So, sometime in 2019. So,
14 it's—it's certainly more than year away before we
15 would select someone and then we would obviously go
16 through in the approval process.

17 CHAIRPERSON VALLONE: The—the—one of the
18 exciting parts that we will want to partner in.

19 JAMES PATCHETT: Yes.

20 CHAIRPERSON VALLONE: So, you—you
21 outlined in your testimony that you create a plan by
22 investing in sectors that meet two criteria that they
23 have potential--

24 JAMES PATCHETT: Uh-hm.
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CHAIRPERSON VALLONE: --for future growth, and they offer jobs of at least \$50,000.

JAMES PATCHETT: Yes.

CHAIRPERSON VALLONE: And I think you said there's over 500 current DEC projects.

JAMES PATCHETT: Yes.

CHAIRPERSON VALLONE: So, now how--how does--and if you have that information, how does that break down over the city. Do you have how those projects break down by borough? I think that's one of the questions.

JAMES PATCHETT: [interposing] Yeah, I don't have in front of me the by borough list of the number of projects per borough, but certainly we have major projects in every borough [coughs] and then I think it, you know, it--it really varies but I--I spend a lot of time in Staten Island in the Bronx, you know, Queens and Brooklyn and these days, you know slightly less time in Lower Manhattan. We've been spending more time in Upper Manhattan recently, but, you know, we--we are focused on the whole city. We want to see as, you know, as sort of evidenced by the name of the hearing all five boroughs have as many economic development opportunities as possible.

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CHAIRPERSON VALLONE: We figure we start off with the world and narrow it down--

JAMES PATCHETT: [interposing] Yes, exactly.

CHAIRPERSON VALLONE: --all the boroughs at once.

JAMES PATCHETT: Exactly.

CHAIRPERSON VALLONE: Got it. Well, I mean I think the process itself, and I think we saw that this morning at the--at the board meeting.

JAMES PATCHETT: Uh-hm.

CHAIRPERSON VALLONE: So, once developing the next project.

JAMES PATCHETT: Yes.

CHAIRPERSON VALLONE: So, take us through how another project in one of the five boroughs would be determined to get green lighted and move forward.

JAMES PATCHETT: Sure. So, I think, you know, maybe the--the best example I'll give you is the effort in Downtown Far Rockaway that we just--
[background comments]

CHAIRPERSON VALLONE: That's NYCHA.

JAMES PATCHETT: Yeah, no, I know.

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CHAIRPERSON VALLONE: They have all set
mics on it and so-[laughs]

JAMES PATCHETT: Speaking of the devil.

CHAIRPERSON VALLONE: [laughs]

JAMES PATCHETT: Wow.

COUNCIL MEMBER RICHARDS: [off mic]
Talking about Far Rockaway? [off mic]

JAMES PATCHETT: I--I was literally about
to.

CHAIRPERSON VALLONE: Did you guys plan
that?

JAMES PATCHETT: No.

CHAIRPERSON VALLONE: Because he was just
saying--talking about the Rockaways and then walk in--

COUNCIL MEMBER RICHARDS: [off mic] You
got it.

CHAIRPERSON VALLONE: So, we've been
joined by Council Member Richards. [laughs]

JAMES PATCHETT: Wow. That's amazing.
So, as I was--

CHAIRPERSON VALLONE: [interposing] So,
is that where you're really headed? (sic)

JAMES PATCHETT: So, as I was about to
say as an example of how, you know, how we select our

1 projects, you know, the Downtown Far Rockaway project
2 I think is a great example of that. You know, we
3 worked very closely with stakeholder committee in
4 Downtown Far Rockaway. We knew that there were a lot
5 of publicly owned assets in Downtown Far Rockaway,
6 but, you know, the Council Member had, you know, come
7 to-come to the city, and said that there's a huge
8 potential to revitalized Downtown Far Rockaway. How
9 can we work together to make possible, and then, you
10 know, he helped us work with the community to
11 identify what the-what the focus points of any effort
12 would be, and we did an extensive, you know, over a
13 year long process to, you know, identify what was
14 possible. We made commitments to investment along
15 the way, and ultimately we took it through a public
16 approval process-processing partnership with-with
17 Council Member Richards. So, I think, you know, it's
18 a great example of-of how, you know, we start with a-
19 a lot of times it's an idea that comes from the-from
20 the Council or from local stakeholders saying we want
21 to see a change in our community. You know, what's
22 possible here? And so, that is brought to us, and we
23 say well, let's work on a plan and we, you know, we
24 try to help set people-set the parameters of what's
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2 possible, and what isn't, and ultimately I think the
3 outcome in Downtown Far Rockaway is going to be
4 exceptional. You know a lot more open space, you
5 know, new—you know improved facilities for education
6 facilities, a significant number of units of housing,
7 and, you know, revitalizing the downtown area and
8 getting rid of some really blighted areas that have
9 been, you know, giving Downtown Far Rockaway a bad
10 name for too long.

11 CHAIRPERSON VALLONE: Congratulations,
12 Council Member Richards on your advocacy for Downtown
13 Far Rockaway. So, I think with that example
14 expanding that for the Council Members, I think each
15 one of us would like to bring in. I think Council
16 Member I want to get—I want to get to your question
17 before you take off. So, we have—we have each of the
18 boroughs that are represented here, and I think you
19 outlined some of the projects at EDC focusing on. So,
20 I'd like to turn it over to the Council members for
21 questions about their district and/or mine. So,
22 Council Member Lander, do you have some questions?

23 COUNCIL MEMBER LANDER: Thank you, Mr.
24 Chair. Sorry. I didn't to be moving too quickly,
25 but I appreciate it and thank you for chairing this

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2 committee. I served on it in my first term. I took
3 a term off it. I'm glad to be back here, and thanks
4 for doing this hearing in way that sort of sets us up
5 to look broadly at EDC is up to, and it's nice to be
6 back with—with the President and friends from EDC.
7 There's a couple of areas that I know that I'll ask
8 about today, but that I think would be great to drill
9 down on in future hearings. Certainly one thing we
10 spend a lot of time on in this committee is the
11 connections to make sure that New Yorkers get access
12 to the jobs that EDC is helping to create. I know
13 there's some programs HIRE NYC and a number of others
14 it would be really great to get. Kind of deeper
15 updates on that's hard work to do, and make sure
16 we're doing it well. This Council has got a good
17 long-standing interest in supporting manufacturing
18 and kind of new models of manufacturing, and job
19 generating activity, and I know EDC in some cases in
20 partnership with city planning. It's been looking at
21 mixed use models and other ways of encouraging that
22 to happen, both in some of their own real estate, but
23 also in private real estate. So, those are—those are
24 two things I'd love in—in future hearings to kind of
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2 drill down on it. I'm happy to get general
3 information on them.

4 JAMES PATCHETT: Yes.

5 COUNCIL MEMBER LANDER: But I do want to
6 follow up a little bit more on Amazon, your earlier
7 question. Because while I agree that it would be
8 wonderful to give New Yorkers access to jobs, there
9 are some questions there, and I guess I just want to
10 ask them as well. I—I assume you've seen this letter
11 that Richard Florida and others have been
12 circulating. I just sort of put kind of two
13 different baskets of concerns. One is about this
14 sort of war between cities to kind of a race to the
15 bottom to offer subsidies upon subsidies. You know,
16 some cities have offered north of \$7 billion in tax
17 incentives, more than Amazon is proposing to invest.

18 JAMES PATCHETT: Yeah.

19 COUNCIL MEMBER LANDER: And, you know,
20 and Amazon has constructed this competition in a way
21 to encourage cities to bid against each other to
22 hollow out their own tax bases. I'm glad that New
23 York City has not sort of participated in that
24 bidding war, but I wonder if you've seen this letter.
25 It's kind of economists from left, right and center,

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2 Richards Florida, Bruce Katz, Robert Reich, but also
3 Ed Glazer. Sort a very wide range of economists and
4 some local folks saying yes cities should sign onto a
5 non-aggression pact, and commit not to underbid and
6 offer this just panoply of—of subsidies that I think
7 once upon a time were the way that places like EDC
8 did business, and I'm—I've been encouraged that EDC
9 has moved away from that, and I want to make sure
10 we're not moving back to it. And then on the flip
11 side while there are some great things about those
12 jobs, there are some real challenges that would be
13 created. I mean we already have them, you know, as
14 the Mayor talks about as much as any of us, a massive
15 affordable housing crisis, and obviously Seattle has
16 made, you know, it's very clear that Amazon would
17 exacerbate that. That's not a reason not to be
18 enthusiastic about them coming, but it is a reason to
19 make sure that we are making demands of them, and not
20 just letting them make demands of us. So, if they
21 want to come here, I want to know what they're going
22 to do to make sure we don't undermine housing
23 affordability for working class New Yorkers. What
24 are we going to do about transit in an already
25 strained subway system? So, I guess just, you know,

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2 how would, you know, help me feel less anxious about-

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4 JAMES PATCHETT: [interposing] Okay,
5 great.

6 COUNCIL MEMBER LANDER: --about this.

7 JAMES PATCHETT: So, thank you. Always
8 good to see you. I appreciate how much thought you
9 always give to these issues. So, I would love to
10 talk more about local hiring, and--and industrial
11 projects, but because I totally--I mean I think we're
12 largely very aligned and we want to see in those, but
13 that's not focusing on your questions. I will talk
14 about Amazon. So, I have seen the letter, and I
15 agree, absolutely. I mean I think that the--the--it's--
16 it's the bad part of economic development, which is
17 one in which, you know, different cities have to
18 create a race to the bottom. I think it's a, you
19 know, it's an understandable tactic to, you know, try
20 and get the best deal. I sort of can't blame amazon
21 for that, but I--I--I guess I, you know, I--it's--it's
22 hard. It's always hard for everyone to stand up.
23 When you're a city like Newark or a city like Detroit
24 I have more sympathy for them, and willing to offer
25 tax breaks or do whatever they can to encourage an

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2 opportunity like Amazon to come to their city because
3 the truth of the matter is, you know, they need every
4 opportunity for their residents that they can find.
5 So, I don't want to—I don't want to judge them. I
6 just want to say from our perspective it's not the
7 way that we approach the world of economic
8 development these days, and that's partly because we
9 come from a place of strength. Right, it's because
10 everybody wants to be in New York because they see
11 the value of New York City, and that's how we're
12 going to play this game. We're going to play the
13 game on our terms and put forward our value
14 proposition, which is that we have the most diverse,
15 most dynamic talented population in the country, and
16 I would put our talent pool up against anyone, and
17 argue that we should win, and that's exactly what
18 were going to do here. More than anything is—is the
19 competition for talent, and again, I believe we have
20 the greatest talent, and I also think this is a
21 moment in time for companies, larger tech companies
22 to really figure out what they're about, an
23 opportunity to diversify the workforce in the tech
24 industry, and I think a decision to come to New York
25 City would be a statement that Amazon is committed to

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2 diversifying its workforce. So, you know, as it
3 relates to the—the economic incentives, you know
4 that's not the game that we're going to play, but we
5 are going to absolutely and we already are talking to
6 all of our academic institutions, and most
7 importantly CUNY about how if Amazon decides to come
8 here, we can ensure that our students get an
9 opportunity to get those jobs, and that's something
10 we've said from the beginning in our proposal to
11 Amazon in which we'll say to them as the conversation
12 evolves, which is this is a two-way, right. If
13 you're going to come to our city, this is not just on
14 your terms. It's on our terms. We understand that
15 you have needs, but we also have needs. This needs
16 to be about our residents. I am encouraged by the
17 fact that what they're looking for is talent because
18 the fact that they're looking for talent that means
19 that they want people. They don't have to import
20 50,000 people from Seattle. They're going to come
21 looking to hire people [coughs] and I want to
22 convince them that they should come here with the
23 understanding they would hire, you know, our people,
24 New Yorkers, you know, from—from every borough, from
25 every academic and educational background. [coughs]

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2 Your know, as it relates to the housing affordability
3 issues, you know, I guess I would say, you know,
4 housing is critical and essential, but it's not
5 enough to make a successful life. You also need a
6 good paying job, and so all of these things are
7 about, right. As the economy does better in New York
8 City and people get paid better, housing prices go up
9 and it's a balance, and it's policymakers' obligation
10 to balance those things. I think at the end of the
11 day even decisions about Amazon needs to be balanced.
12 We need to evaluate do we believe that this would be
13 enough of an economic benefit to the city from a jobs
14 perspective, getting more people into good jobs, and
15 it would outweigh any concerns about the impact on
16 housing. I think that's a balancing act. I believe
17 that that is—certainly has that potential, but, you
18 know, I think it's a—it just depends on their
19 willingness to commit to hiring people out of our,
20 you know, our institutions and really hiring New
21 Yorkers for these jobs. And then, on the last point
22 about transit, I—I-I think it really depends on where
23 they decide to locate if they decide to come to New
24 York City. So, we identified four geographies: Long
25 Island City, Midtown West, Lower Manhattan and

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2 Downtown Brooklyn. You know, I thin if anyone
3 locating in Midtown West or, you know, Lower
4 Manhattan, I don't—I don't have significant
5 transportation concerns about those areas. I mean
6 they're incredibly well served by transit. Downtown
7 Brooklyn also quite well. I think in Long Island
8 City, you know, we would need to make sure that this
9 was done in partnership with some infrastructure
10 investments to support the local community, and
11 frankly, I think that would have to be the case
12 anywhere, which is what, you know, [coughs] what does
13 the—what would the community need to handle the—the
14 change. And so, we're certainly committed to
15 ensuring that's part of any package.

16 CHAIRPERSON VALLONE: So, we have a large
17 committee with 13 Council members. So, thank you
18 Council Member Lander. I want to make sure that each
19 of the Council members get a chance—

20 JAMES PATCHETT: [interposing] Yeah.

21 CHAIRPERSON VALLONE: --while President
22 Patchett is here. Council Member Barron. We've also
23 been joined by Council Member Cornegy.

24 COUNCIL MEMBER BARRON: Thank you, Mr.
25 Chair. I look forward to working with you. I did

1
2 have the pleasure of serving on this committee last
3 session. So, I look forward to continuing the work
4 that we've been doing.

5 CHAIRPERSON VALLONE: Me, too.

6 COUNCIL MEMBER BARRON: Thank you for
7 coming and I have just a couple of questions. In
8 your—in your testimony, you say that you have—you own
9 and manage lots.

10 JAMES PATCHETT: Yes, 60 million square
11 feet. Yeah.

12 COUNCIL MEMBER BARRON: Say again.

13 JAMES PATCHETT: 60 million square feet.

14 COUNCIL MEMBER BARRON: 60 million square
15 feet. What's the value of that 60 million square
16 feet?

17 JAMES PATCHETT: We have it—we—we own—I
18 don't look at it that way. I don't have an appraisal
19 of it because I mean as I view it, the value of it
20 is—we're not trying to use it for the highest and
21 best use. We're trying to use it to maximally serve
22 New Yorkers.

23 COUNCIL MEMBER BARRON: So, you don't
24 have a dollar appraisal on it?

25 JAMES PATCHETT: I don't know. I don't--

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2 COUNCIL MEMBER BARRON: [interposing] Can
3 we—can we get that?

4 JAMES PATCHETT: I'm not—I mean we could.
5 I just don't—I'd be interested to know the—the value
6 of it, the purpose of it only because I don't have
7 any intention of, you know, disposing of our
8 industrial property—properties or trying to sell
9 them. It's our intention to make sure that those
10 spaces continue to provide jobs to New Yorkers. So,
11 at our properties what we do is we offer affordable
12 rents to businesses so that they can afford to stay
13 in the city and hire, you know, hire more people at
14 good wages. So, you know, whether, you know, the
15 value of that property is, you know, \$100 million or
16 \$5 million, it's my—it's our commitment to ensure
17 that the rents that we offer are affordable so people
18 can--

19 COUNCIL MEMBER BARRON: [interposing]
20 Well, wouldn't the value help to determine how you
21 could adjust the rents?

22 JAMES PATCHETT: Oh, certainly,
23 absolutely. So, we're well aware of the value—the
24 the market rent for each of our spaces, but not the—
25 this for the—the value that the property would get if

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2 we sold it just because we're not thinking about
3 selling our properties. We believe they should be
4 continue to be publicly owned. But yes, for every-
5 for-we do regular appraisals on all of our properties
6 for what the market rent is that should be-that would
7 be paid by a tenant who would come to use that
8 facility.

9 COUNCIL MEMBER BARRON: Yes, there are a
10 couple of questions, and--

11 JAMES PATCHETT: [interposing] Yes.

12 COUNCIL MEMBER BARRON: --there is
13 property, which is owned and the city is going to be
14 developing it. It's in East New York. Actually the
15 Brownsville Corridor area, and there will be an
16 increase, a significant increase in the rents--

17 JAMES PATCHETT: [interposing] Uh-hm.

18 COUNCIL MEMBER BARRON: --that the
19 present owner, the present renters are the lessees
20 are paying.

21 JAMES PATCHETT: Uh-hm.

22 COUNCIL MEMBER BARRON: So, how can we
23 look to see what that adjustment is because they're
24 going to be paying more--

25 JAMES PATCHETT: Uh-hm.

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COUNCIL MEMBER BARRON: --after this adjustment? Are you familiar with the site?

JAMES PATCHETT: Yeah, I'll tell you what's the project you're referring to.

COUNCIL MEMBER BARRON: Right.

JAMES PATCHETT: So, we're--so absolutely. So, I think the--I believe you're referring to the--the uni--the uniform company.

COUNCIL MEMBER BARRON: Yes.

JAMES PATCHETT: Okay. So, first what I would say is we're working very closely with that company to ensure that whatever outcome is--works for them the--we--we heard their concerns very clearly and I think the--the original plan as articulated didn't make a lot of sense, to be honest with you. But, and, you know, we've been talking to the Mayor about that as well. The--that being said, this is all a result of the fact that that facility is falling apart, and the roof is crumbling. So, we need to make sure that the city is investing funds to bring the facility up to code, to be safe for them--for them and others to be able to continue to operate their business, but we are very focused on ensuring that

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2 that business, you know, is able to continue to
3 operate and be successful.

4 COUNCIL MEMBER BARRON: Okay, and as you
5 know, the East New York Rezoning Plan had lots of
6 commitments that were made--

7 JAMES PATCHETT: [interposing] Yes.

8 COUNCIL MEMBER BARRON: --to the
9 community, and I wanted to know in terms of the
10 commitments that are required of EDC where we are for
11 example. This it says renovate the city-owned
12 industrial buildings, create modern industrial space
13 for six industrial companies. So, is that a part of
14 that?

15 JAMES PATCHETT: That's only just--that's
16 only just referred to yes.

17 COUNCIL MEMBER BARRON: Okay, and then
18 another one that has a dollar--I'm particularly
19 concerned about the ones that have a dollar amount
20 attached to them. Bring affordable high speed
21 broadband to businesses in the IBZ--

22 JAMES PATCHETT: Uh-hm.

23 COUNCIL MEMBER BARRON: --and that was
24 targeted to start this year going onto 2020.

25 JAMES PATCHETT: Yeah.

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COUNCIL MEMBER BARRON: So, can you give us a plan of where that it is, and is there a way that we can look online to see how the time table is being addressed--

JAMES PATCHETT: [interposing] Uh-hm.

COUNCIL MEMBER BARRON: --for everything that belongs (sic) to them?

JAMES PATCHETT: The document I think you have in front of you is an online system that the Council established to keep track of all of these commitments.

COUNCIL MEMBER BARRON: Right.

JAMES PATCHETT: So, you know, that will continue to be updated to reflect, but as it relates to this broadband specifically, you know, that was committed to be started this year, and we're still very focused on beginning the work on that this year, but it's not supposed to be completed I think until-- for a couple of years.

COUNCIL MEMBER BARRON: And lastly, in terms of MWBEs--

JAMES PATCHETT: Yes.

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COUNCIL MEMBER BARRON: Your testimony indicates that in last-in Fiscal 17 it was \$118 million that was awarded.

JAMES PATCHETT: That's right.

COUNCIL MEMBER BARRON: Do we know how much of that was awarded to companies that are run by blacks in particular? I know MWBE.

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER BARRON: Do we have a breakout for committees?

JAMES PATCHETT: I don't-I don't have it in front of me, but I certainly can tell you that our largest contractor is McKissack, which is run by a black woman.

COUNCIL MEMBER BARRON: Yes, and-and-

JAMES PATCHETT: [interposing] And we-- they're one of our main contractors.

COUNCIL MEMBER BARRON: [interposing] Yes.

JAMES PATCHETT: We use them for--

COUNCIL MEMBER BARRON: [interposing] They've been around a long time.

JAMES PATCHETT: --a lot of our--

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2 COUNCIL MEMBER BARRON: And of the
3 contracts that are awarded, what percentage of
4 contracts are \$1 million or greater are awarded to
5 MWBEs? \$1 million and perhaps at \$5 million?

6 JAMES PATCHETT: Uh-hm. I-I don't-I don't
7 know the answer off the top of my head, but I will-we
8 will send that to you as a follow-up, but what I will
9 say is, you know, as you are well aware, that-that
10 what we-we want to make sure is that we're awarding
11 largescale contracts, but also smaller scale
12 contracts so that we can create more ladders for
13 MWBEs to grow their businesses, which is one of the
14 reasons why we started the Construct NYC Program,
15 which was to break down the-one of the traditional
16 challenges for MWBEs of getting into the construction
17 business is that they weren't able to compete for the
18 larger contracts because they didn't have the track
19 record. So, what EDC did is we took an initiative to
20 break apart our contracts into smaller bite size
21 pieces, and offer them specifically to MWBEs so that
22 they could do capacity building, get those contracts
23 demonstrated track record, and then we could get them
24 into larger and larger contracts over time.

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COUNCIL MEMBER BARRON: And finally, Mr. Chair, what role does E-EDC play in bond financing?

JAMES PATCHETT: Bond financing.

COUNCIL MEMBER BARRON: Yes.

JAMES PATCHETT: So, yes. So, we have a—we are—for bond-bond financing for not-for-profit entities we're heavily involved. We have a separate organization that's affiliated with EDC call the Build-Build NYC, which is a financing vehicle for bonds for not-for-profit entities.

COUNCIL MEMBER BARRON: Do you only give bond financing to not-for-profits?

JAMES PATCHETT: That entity is only statutorily.

COUNCIL MEMBER BARRON: [interposing] that one but do you--

JAMES PATCHETT: It wouldn't be a provider. (sic)

COUNCIL MEMBER BARRON: --does EDC only give to not-for-profits?

JAMES PATCHETT: Generally speaking, yes.

COUNCIL MEMBER BARRON: But there are times that perhaps—you said generally speaking.

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2 JAMES PATCHETT: Well, there are only—I
3 mean that technically so there's a a—there's a
4 limited volume of—of—it's called volume cap that's
5 available to every state that can be used for—to run
6 private businesses, but it can—it's—it's a trade-off
7 between using it for businesses or affordable
8 housing. It's generally more economically efficient
9 because it produces a higher subsidy from the federal
10 government. You use it for affordable housing
11 instead of businesses, but technically it can be used
12 for businesses. Traditionally it's been my position
13 that it should be used for affordable housing instead
14 of for business finance since it's a relatively
15 limited resource, and there's such a need for
16 affordable housing. And so, we have traditionally
17 given our allocation over to the Housing Development
18 Corporation so it can be used for 100% affordable
19 housing.

20 CHAIRPERSON VALLONE: And if any Council
21 member has to submit questions afterwards then please
22 send them to us and make sure we get answers, or if
23 there are unanswered questions, I'm sure we may have,
24 but thank you Council Member Barron.

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2 COUNCIL MEMBER BARRON: That concludes my
3 questions. Thank you. Thank you Mr. Chair.

4 CHAIRPERSON VALLONE: [interposing]
5 Council Member Koo and then Council Member Powers
6 after Peter.

7 COUNCIL MEMBER KOO: Thank you. Thank
8 you, Chair Vallone, and thank you, Mr. Patchett--

9 JAMES PATCHETT: [interposing] Thank you.

10 COUNCIL MEMBER KOO: --from EDC for
11 coming. I always believe that EDC is one of the most
12 important agencies in New York because all the
13 development is very, very important. Yeah. So, my
14 question is the Mayor and EDC just announced I think
15 today, right--

16 JAMES PATCHETT: [interposing] EDC--I'm
17 sorry, the Mayor and who? Us?

18 COUNCIL MEMBER KOO: The Mayor and EDC
19 just announced that you're going to redevelop
20 Willet's Point.

21 JAMES PATCHETT: Oh, yes.

22 COUNCIL MEMBER KOO: Yeah, and it will
23 created 11,000 apartment buildings--apartments,
24 affordable apartments. So, my question is how will
25 the community preference for those apartments be--be

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2 broken down just between community board or what
3 Community Board 7? The reason I think is because
4 when we build affordable housing in Flushing, the
5 one-one in Flushing--

6 JAMES PATCHETT: Uh-hm.

7 COUNCIL MEMBER KOO: --it was really like
8 four or maybe five years ago on the contract. We
9 like Community Boards 3 and 4 to have some quota--

10 JAMES PATCHETT: Uh-hm.

11 COUNCIL MEMBER KOO: --of our affordable
12 housing, which is totally in Community Board 7.

13 JAMES PATCHETT: Uh-hm.

14 COUNCIL MEMBER KOO: So, I want to like
15 some reciprocity--

16 JAMES PATCHETT: Uh-hm.

17 COUNCIL MEMBER KOO: --this time--

18 JAMES PATCHETT: [interposing] Right.

19 COUNCIL MEMBER KOO: --when they build
20 that affordable housing in Willets Point.

21 CHAIRPERSON VALLONE: Right, well, I
22 think that--that brings us to Willets Point. So, if
23 you want to give us maybe a little summary of your
24 announcement that was out today, the units that are
25

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2 expected, and I believe we have Phase A and Phase B,
3 and Phase 1 and 2.

4 JAMES PATCHETT: Yep.

5 CHAIRPERSON VALLONE: So, I think if you
6 can give us a little-

7 JAMES PATCHETT: Sure. I'll-I'll give
8 the general overview and then go to you question.

9 Sure. So, so yes, so this-

10 CHAIRPERSON VALLONE: [interposing] We're
11 joined by Council Member Williams.

12 JAMES PATCHETT: So, so, yes. So, this
13 morning we announced, the administration announced we
14 were successfully able to reach an agreement with
15 the-with our-with the borough president and the
16 Council member, the chair and other community leaders
17 as well as the developer to advance the construction
18 of the first phase of Willets Point. So, you know,
19 this was a deal that was originally announced in
20 2013, which contemplated a total of 2,475 units of
21 housing; 875 of which would have been affordable, and
22 those 875 units were intended to be scattered across
23 the entire project. This morning we announced the
24 first phase will be 1,100 units, 100% affordable as
25 as-just a phase on the first six acres. So, that

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2 more affordable housing units than was envisioned in
3 the entire project are being provided in just the
4 first phase. So, we think that's a great step. The-
5 those 1,100 units break down in-in the range of
6 incomes about-close to 200 of them serve folks below
7 30% of area median income; 220 of them-another 220 of
8 them are at about 50% of area media income and they
9 go all the way up to about 300 units between 100 and
10 130% of area median income. So, it's really a wide
11 range of incomes up to 130%. The-so, we think it's a
12 really great first step to move the projects ahead,
13 and I think most importantly it also includes a 450-
14 seat school, and well as open space, which were
15 critical components of what the original community
16 plan and the-the rezoning ULURP was looking for when-
17 with Council Member Ferreras at the time so-

18 COMMISSIONER VALLONE: [interposing]
19 1,100 units seniors, veterans, is there any
20 percentage set aside for--?

21 JAMES PATCHETT: There is-there is going
22 to be a set aside for seniors, and there's also going
23 to be a set aside for homeless, but as far as-and-
24 and, you know, veterans, there's not a specific
25 veteran set aside, but they are often accommodated in

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2 each of those preferences. So, you know, and so as
3 Council member as it relates to your question so, you
4 know, community preference as you know the city is
5 currently in-in litigation on community preference
6 and, you know, we're-we're very focused on ensuring
7 that we can, you know, ensure that the-people who are
8 at risk of, you know, being displaced from their
9 communities can be served by the affordable housing
10 that's being built in their communities, and that's
11 why community preference is an important policy to
12 the city where it can be used to offset, you know,
13 offsets the impacts of displacement. And so, it's
14 something we're committed to. In terms of the way
15 the community preference will work in-in this
16 situation, you know, generally speaking it's focused
17 on the immediate community board, or within a mile of
18 the project, but I think, you know, we're-the HPD
19 oversees the community preference and we will be
20 happy to have a conversation with you and with them
21 to try and make sure the community preference is
22 serving the community as effectively as possible.

23 COUNCIL MEMBER KOO: So, I'll commend
24 you. It's really concern about this allocation of
25 the units.

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JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER KOO: Well, I-I just-the last time I said before, you know, we have Flushing around the-we have allocated for other community boards.

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER KOO: But-but your building is totally in my district, but we allow them to share. So, I hope this time they will give Community Board 7 a better assurance--

JAMES PATCHETT: [interposing] Okay.

COUNCIL MEMBER KOO: --so we can just analyze it and a lot of people get angry, (sic) you know.

JAMES PATCHETT: Understood. Yeah.

CHAIRPERSON VALLONE: And Council Member Koo, we-we emphasized this morning when we have releases like these that we be included. This side I think specifically especially since it's a huge opportunity--

JAMES PATCHETT: [interposing] Yeah.

CHAIRPERSON VALLONE: --for the whole city, not just Queens, and I think almost every Queens Council member has an impact--

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JAMES PATCHETT: Uh-hm.

CHAIRPERSON VALLONE: --of the growth of it. So, while affordable housing is completely needed, there are so many aspects to Willets beyond--

JAMES PATCHETT: [interposing]

Absolutely.

CHAIRPERSON VALLONE: --affordable housing, and I think that's where the concerns of Community Board 7 and the Police Departments and the school seats that are overcrowded, have to all be incorporated to make sure we keep that transparency especially in the community--community boards wants to make sure they're involved with that. So, just to finish up Willets, you said there were two other components, the open space--

JAMES PATCHETT: [interposing] Uh-hm.

CHAIRPERSON VALLONE: --and the schools.

JAMES PATCHETT: Yes.

CHAIRPERSON VALLONE: Any idea where the open--what the open spaces will look like or what the future of those will be?

JAMES PATCHETT: [background comments]

So, as it--as it relates to the school, the school is 450 seats targeting at K to 5.

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2 CHAIRPERSON VALLONE: Do we have the
3 ability to expand that?

4 JAMES PATCHETT: If the--

5 CHAIRPERSON VALLONE: [interposing] With--
6 with the future of the site because we--

7 JAMES PATCHETT: [interposing] Yes, so,
8 obviously--

9 CHAIRPERSON VALLONE: [interposing] -we
10 see a hopeful campus, and we'd like to really to
11 makes sure it is.

12 JAMES PATCHETT: Yes, so, so I think
13 that's exactly right, which is that it's, you know,
14 this is only six of the--of 23 acres. So, I think we
15 may have to make sure that the rest of the
16 development continues to address the concerns of the
17 community in terms of infrastructure. You know,
18 obviously streets are critical making sure that
19 there's sufficient transit infrastructure, but yeah,
20 at the schools any time we move forward with the
21 development, we need to make sure that we're serving
22 the, you know, the expectations and the need that's
23 created by additional housing units being brought to
24 the community. So, absolutely there's a potential as
25 the project expands to meet the needs and of the--

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2 CHAIRPERSON VALLONE: [interposing] We're
3 using—I guess using this project as an example for
4 all of us.

5 JAMES PATCHETT: Uh-hm.

6 CHAIRPERSON VALLONE: You're going to have
7 interagency cooperation--

8 JAMES PATCHETT: [interposing] Yes.

9 CHAIRPERSON VALLONE: --and developing a
10 site like this. What—what is the next step with DOT
11 and Buildings and Public Safety? I mean there's been
12 traffic studies for all the impacts for these
13 projects that we're talking about, College Point and
14 it's specific just to a million dollar College Point
15 Traffic Study--

16 JAMES PATCHETT: Yes.

17 CHAIRPERSON VALLONE: --where there's tens
18 of millions of dollars if not hundreds of millions of
19 infrastructure to streets that need to be done.

20 JAMES PATCHETT: Uh-hm.

21 CHAIRPERSON VALLONE: So, does EDC step
22 into the shoes of those projects? Do they coordinate
23 with the other agencies? How do—walk us through
24 that.

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JAMES PATCHETT: Yeah, an example like this where we—where we're—where EDC is leading in redevelopment, we bring all of our partner agencies to the table to develop a comprehensive plan for the community. So, you know, in this example you know there's, you know, as—as you're well aware there's going to be a steering committee being formed to help, you know to work closely with the community, which I know you're going to be a member of this. I hope you're going to be a member of the steering committee.

CHAIRPERSON VALLONE: I will be there.

JAMES PATCHETT: Yes, so I'm—I'm counting on it. So—so we are going to be working very closely with you and the other, you know, local community representatives to understand that the priorities are, if those are public safety issues or transportation issues or education issues, we will absolutely bring those partners to the table. The—yeah, we worked very closely with that School Construction Authority on the—on the plan for this 450 seats. You know, they identified the need for K to 5 educational facility now. I have also heard the community has concerns about going forward, the need

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for a potential more junior high or high school seats in the community. So, if that's something that comes out of this process, we'll absolutely bring SCA and DOE to the table to have that discussion. The same goes for PD or DEP or whomever is needed to make sure it's a comprehensive plan. I mean just to go back to the Far Rockaway example, you know, we had DEP, we had DOT. We had every one at the table for-at HPD for-for that discussion.

CHAIRPERSON VALLONE: So, I-I think in fairness to the Council Members that this is a separate hearing and conversation because of the scope of this project.

JAMES PATCHETT: Of course.

CHAIRPERSON VALLONE: It's so huge. So, I think this is a good introduction to it.

JAMES PATCHETT: Yes.

CHAIRPERSON VALLONE: And just so I think we're all on the same page that the inclusion of this project going forward.

JAMES PATCHETT: Yes.

COUNCIL MEMBER KOO: [interposing] I have-I have a related question.

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CHAIRPERSON VALLONE: [interposing]

Council Member Koo has---has a question. Thank you.

COUNCIL MEMBER KOO: Yeah. So, NY--your agency has created 630 jobs for registered workers on this particular development project. How can people register?

JAMES PATCHETT: For--for which project are you referring to?

COUNCIL MEMBER KOO: The--your--

CHAIRPERSON VALLONE: This one.

COUNCIL MEMBER KOO: In the buildings you--you mentioned the NY EDC has created 630 jobs for registered workers on the Department of Redevelopment.

JAMES PATCHETT: Wait, it's--so just what?

COUNCIL MEMBER KOO: My question is how can people register?

CHAIRPERSON VALLONE: [interposing]

Council Member Powers you're next? So, you can--

JAMES PATCHETT: What are you referencing? I'm sorry.

CHAIRPERSON VALLONE: I think how--how would it--and a worker apply for those jobs that are going to be available at the site?

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JAMES PATCHETT: It's just that I just wondered where—I just want to make sure I know which—
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CHAIRPERSON VALLONE: It's—it's a—

JAMES PATCHETT: [interposing] We haven't—we haven't created any jobs at Willets Point yet, unfortunately.

CHAIRPERSON VALLONE: Yes, EDC has also created 630 jobs for registered workers as a critical component of redevelopment projects. It's under the Willets Point paragraph but, you know, maybe we'll get back to that.

COUNCIL MEMBER KOO: Uh-hm.

CHAIRPERSON VALLONE: Because I don't want to lose Council Member Powers. So, lets—while you're looking at that, why don't we give Council Member Powers—

COUNCIL MEMBER POWERS: [interposing]
Yes, thank you.

COUNCIL MEMBER KOO: It's always been there. (sic)

COUNCIL MEMBER POWERS: So, we're not taking any time.

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JAMES PATCHETT: I want to tell you.

Just so I--are you looking at my testimony?

CHAIRPERSON VALLONE: I think it was the briefing paper.

COUNCIL MEMBER KOO: It was my reading paper.

JAMES PATCHETT: Oh, okay, your reading paper. Oh, okay. [laughter] I forget.

CHAIRPERSON VALLONE: There are so many papers up there.

COUNCIL MEMBER KOO: Well, from the Council yeah.

JAMES PATCHETT: Well, I--I--can I just quickly answer this just to--

COUNCIL MEMBER KOO: I can share this with you.

CHAIRPERSON VALLONE: Right.

JAMES PATCHETT: So, as--as you say, which is, so we have a program for all projects--all projects that--that we work. We have this program that Council Member Lander referenced, which is the Hire NYC program. So, we expect employers to post their jobs as a part of that through our Workforce Development system. The Workforce Development system

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2 is, you know, the Workforce 1 system. It's
3 administered by the Department of Small Business
4 Services. So, if-if people are interested in
5 applying for those jobs can go into any Workforce 1
6 center, and apply for those jobs directly.

7 COUNCIL MEMBER KOO: Oh, okay. Thank you.

8 CHAIRPERSON VALLONE: Council Member
9 Powers.

10 COUNCIL MEMBER POWERS: Thank you and
11 congratulations to our new chair on your first
12 hearing. I had a couple of questions. I want to
13 first just echo Council Member Lander's sentiment
14 about the Amazon being all and similar types of deals
15 that sometimes seem attractive on paper and through-
16 through headlines, but often cost lots of money, and
17 can cause our constituents some concern about how
18 we're spending dollars. But I do share the note that
19 I think EDC has done a good job in recent years of I
20 think of-of curtailing those types of things. But
21 that being said, can you give us a little more-I'm
22 just curious on the Amazon. What is the timeline of
23 that? I think you might say that I missed it, but
24 and also what are the incentives that we're-we're
25 looking at the, or offering or maybe it's big-bigger

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2 picture of that. That's my first question. My
3 second question--well, let's ask--let's do that, and
4 then I'll ask--

5 JAMES PATCHETT: That was good. So, the
6 timeline is Amazon has said they're going to make a
7 decision this year.

8 COUNCIL MEMBER POWERS: [interposing]
9 Yes.

10 JAMES PATCHETT: So, we'll have a
11 decision this year for them. As far as incentives,
12 the city is offering no financial incentives to
13 Amazon. So, I think it--I think it is just we're--
14 we're staying true to the word of the, you know, of
15 the policy that's being articulated by the
16 economists. We're--we're not offering any discrete
17 dollars. Zero dollars.

18 COUNCIL MEMBER POWERS: Just the bright
19 lights of New York City, and I think we actually are
20 changing it. We changed our lights I think, too and
21 that was it.

22 JAMES PATCHETT: That's right. Yeah,
23 just the bright orange lights of New York City.
24 That's right.

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2 COUNCIL MEMBER POWERS: Good. I appreciate
3 that, and I think that's encouraging. The second
4 question I wanted to go to the New York Works Program
5 that I know you guys have done here and done in the
6 past. My predecessor—my—my predecessor and all those
7 predecessors as chair had—had—had, you know, done a
8 hearing on this. Just updates on--

9 JAMES PATCHETT: [interposing] I remember
10 them well, yeah.

11 COUNCIL MEMBER POWERS: Yeah, yeah, I need
12 those. I'll then you said hello. Just updates on
13 that, and I just some further questions on that. I
14 mean how—how are we measuring 100,000 jobs? How—what
15 projects that got included in that type—that type of
16 measurement?

17 JAMES PATCHETT: Uh-hm.

18 COUNCIL MEMBER POWERS: How are we
19 studying it? What's our timeline? You know, just
20 kind of an—an update on—on—on that--

21 JAMES PATCHETT: Sure.

22 COUNCIL MEMBER POWERS: --and that it
23 works.

24 JAMES PATCHETT: So, thank you. You're—
25 you're doing your predecessor proud.

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2 COUNCIL MEMBER POWERS: Yeah, yeah, I
3 know.

4 JAMES PATCHETT: [laughs] Dan would be
5 pleased. So—so, um, so to the—in the Jobs Plan and
6 New York Works Plan we articulated four key sectors
7 we're focused on: Technology, life sciences and
8 healthcare, industrial and manufacturing and the
9 creative economy. So, each of those had jobs target
10 associated with—with them, and we identify a number
11 of initiatives that we—that we knew as of day 1 that
12 we were going to undertake, but we also recognized
13 that it's 10-year plan, and so we hadn't articulated
14 every single thing that we would do over the course
15 of 10 years. I'll give—so, we've made a lot of
16 progress on each of those. Just to give—I'll give a
17 couple of examples. They cyber security—so in
18 technology we've really focused on expanding the
19 cyber security sector. We just released request for
20 proposals with responses that are due I think next
21 week, February 16. We're—it's going to be a hub for
22 cyber security that brings together companies with
23 academic institutions. We're optimistic that it will
24 be companies with academic institutions so we can
25 connect the talent in New York City and create more—

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2 more job opportunities in this, what we know is going
3 to be a growing sector. It's a great example that
4 we're focused on investing through the plan in
5 sectors that we know are going to be job creators in
6 the future, and life sciences and health care we
7 talked about for a while. I won't go into more
8 detail about what we discussed, but just say to this
9 morning we got approved in board our internship
10 program, which is going to provide internships—paid
11 internships to New York college students to get jobs
12 in life sciences whereas they otherwise might not
13 have had opportunities. For larger employers we are
14 counting on the employers to pay for the internships,
15 but the city is picking up the tab for smaller
16 employers because we recognize that can be a
17 financial burden for them. In industrial and
18 manufacturing [coughs] we've received our certificate
19 of occupancy for half a million square feet at the
20 Brooklyn Army Terminal. We are going to make that
21 space fully available to industrial companies that
22 are hiring New Yorkers. As I mentioned, it's going
23 to be at affordable rental rates, and that's, you
24 know, we have over—well over a thousand jobs. We
25 should be able to move into there as we, you know,

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2 start to tenant it up this year. And finally, in the
3 creative sector, we announced the creation of our
4 virtual reality and augmented reality lab, which I
5 think is another example of where we're thinking
6 about the future the way the technology is going to
7 change.

8 CHAIRPERSON VALLONE: That's at City
9 Hall. Yeah, augmented reality.

10 COUNCIL MEMBER LANDER: Have you guys
11 tried the new augmented-[laughter] Have you guys
12 tried this new augmented reality?

13 COUNCIL MEMBER POWERS: I have not.

14 COUNCIL MEMBER LANDER: We could like
15 make James appear via our phones.

16 JAMES PATCHETT: Yeah, right.

17 COUNCIL MEMBER POWERS: Don't tell our
18 constituents.

19 JAMES PATCHETT: You can talk to me in
20 your own home. [laughter] Because it's-it's-I think
21 that's important because it's going to change every-
22 every industry, which is I think, you know, the-
23 actually that's that Council Member Garodnick was at
24 the-at the kickoff for that event. The great example
25 that he gave was imagine being in your own home, and

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2 being able to go visit the Metropolitan Museum of Art
3 just by, you know, walking around your living room,
4 but putting on a pair of goggles and being able to
5 see it. So, imagine how that's going to affect our
6 cultural institutions, how it's going to affect the
7 media industry. It's obviously going to affect—it's—
8 it's affecting healthcare the way people are doing
9 surgery. So, it's just impacting every industry.
10 So, we have to be a leader in the field. We have to
11 be creating jobs in that field because we know that
12 we're going—it's going to impact other industries.

13 COUNCIL MEMBER POWERS: And—and the
14 100,000 jobs, how many of those come from like direct
15 to EDC investment? You know, just like subsidies or
16 investment in life sciences and property--

17 JAMES PATCHETT: [interposing] Uh-hm.

18 COUNCIL MEMBER POWERS: --versus what we
19 would expect from a normal growth over the time
20 period in terms of jobs.

21 JAMES PATCHETT: They're all direct as a
22 result—or they're all a direct result of a specific
23 initiative that we've undertaken. None of them are
24 from, you know, just sort of expected economic
25 growth. So, we're talking about above and beyond

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2 what would ordinarily happen specific EDC
3 initiatives.

4 COUNCIL MEMBER POWERS: So when--

5 JAMES PATCHETT: Specific.

6 COUNCIL MEMBER POWERS: --if Amazon
7 comes--

8 JAMES PATCHETT: Uh-hm.

9 COUNCIL MEMBER POWERS: That's--that
10 doesn't count to your number?

11 JAMES PATCHETT: I have gotten--I mean if
12 Amazon comes, I think I can just retire.

13 COUNCIL MEMBER POWERS: Yeah. [laughter]

14 JAMES PATCHETT: Yeah, I--I haven't--I
15 haven't seen in--in detail. The Amazon case is a, you
16 know, I think it's a good example if we didn't know
17 all of the things that we would do. I mean it
18 depends what's required. I mean like I don't want to
19 go through the technicality of the counting rolls--

20 COUNCIL MEMBER POWERS: Yeah.

21 JAMES PATCHETT: --but I mean I thank,
22 you know, if it doesn't--I will say we're not--we're
23 not saying we have to be giving subsidy in order to
24 get someone to--because I don't want to be in a
25 scenario where--

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COUNCIL MEMBER POWERS: [interposing]

Right.

JAMES PATCHETT: --a subsidy is the way that you get to count jobs.

COUNCIL MEMBER POWERS: Yeah.

JAMES PATCHETT: So, I think there are a lot of other things it's conceivable we could end up doing that would make Amazon come. I mean trust me. We've done a lot of work on, and they would not be coming without EDC I can tell you that given the hundreds and hundreds of hours our staff has put into it, but I haven't actually thought through technically whether or not it would count.

COUNCIL MEMBER POWERS: I'll give you guys credit for it if they do come--

JAMES PATCHETT: [interposing] Thank you.

COUNCIL MEMBER POWERS: --but it wasn't meant to be a got you question okay.

JAMES PATCHETT: [interposing] Yeah, yeah. No, exactly. Yeah,

COUNCIL MEMBER POWERS: --I was just trying the measure exactly what's coming on that.

JAMES PATCHETT: Sure.

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2 COUNCIL MEMBER POWERS: The last question
3 and--and question and, you know, actually I'll pause
4 and I'll come back to you.

5 COMMISSIONER VALLONE:: Okay. So the
6 list that we have so Council Member Rosenthal is
7 going to continue. Then Council Member Adams,
8 Richards, Cornegy, Rivera, Williams and then I'll let
9 Peter finish of the second round. So, Council Member
10 Rosenthal, please.

11 COUNCIL MEMBER ROSENTHAL: Thank you so
12 much Chair Vallone. Congratulations on your new
13 chairmanship. So, I have four quick questions, and
14 we'll do it like that.

15 JAMES PATCHETT: Alright, let's go.

16 CHAIRPERSON VALLONE: Don't tease us all,
17 Helen, and just like gone on with the--

18 COUNCIL MEMBER ROSENTHAL: [interposing]
19 With the helicopter you may or may not be aware that
20 before your tenure we negotiated with EDC Helicopter--
21 -

22 JAMES PATCHETT: I'm familiar with that.

23 COUNCIL MEMBER ROSENTHAL: --a quarterly
24 helicopter report. You know, when I hear the word
25 report, I sort of think it will be, you know, report,

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2 but it—instead what we get is one sentence that says
3 everything is operating as we agreed to.

4 JAMES PATCHETT: Okay.

5 COUNCIL MEMBER ROSENTHAL: It's a little
6 thin, and we're still getting complaints from
7 residents about helicopters on Sundays, after hours.
8 You know, what we had intended, which was an overall
9 50% decline, we're not seeing on the ground. So, we
10 also said that after we achieved our goals, which
11 according to the report we have, we would start to
12 talk about noise and air pollution mitigation.

13 JAMES PATCHETT: Uh-hm.

14 COUNCIL MEMBER ROSENTHAL: I feel like
15 we're at that point, and I just wanted to get a
16 confirmation from you guys that you'd be willing to
17 take this up again.

18 JAMES PATCHETT: It's—it's a—it's a
19 complicated topic that—that I think we're thrilled
20 that we were able to reduce the—this flight volume
21 from the Lower Manhattan Heliport by 50%. I mean
22 that was the goal. We know that we've done that.

23 COUNCIL MEMBER ROSENTHAL: [interposing]
24 How do you know that?
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JAMES PATCHETT: Just because of the—I me we actually do have data that talks about the number of flights that depart from the—the heliport, and we track it quite close. So, we do--

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COUNCIL MEMBER ROSENTHAL: [interposing] I'd love to see that.

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JAMES PATCHETT: Okay, you know, I'd be absolutely happy to share that with you.

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COUNCIL MEMBER ROSENTHAL: Great.

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JAMES PATCHETT: You know, I—we frequently get complaints from people who are in New Jersey, or, and who are complaining about New York City tourist helicopters. They're—and they often will send us—I'm just--just telling you.

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COUNCIL MEMBER ROSENTHAL: I got you. There's lots of confusion.

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JAMES PATCHETT: There's a lot of confusion.

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COUNCIL MEMBER ROSENTHAL: Is it the charter flights--

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JAMES PATCHETT: [interposing] Exactly.

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COUNCIL MEMBER ROSENTHAL: --from the West Side--

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JAMES PATCHETT: [interposing] Uh-hm.

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2 COUNCIL MEMBER ROSENTHAL: --you know,
3 take-off. I got you. I just—I think it's time for
4 us to dig in with all this.

5 JAMES PATCHETT: I understand.

6 COUNCIL MEMBER ROSENTHAL: If that's
7 possible.

8 CHAIRPERSON VALLONE: Council—Helen—

9 COUNCIL MEMBER ROSENTHAL: [interposing
10 Yes.

11 COMMISSIONER VALLONE:: --I join with you
12 because the helicopter issue is a huge issue for
13 Northeast Queens, and the charter flights. So, we
14 will have substantial either a hearing or additional
15 steps on what to do with our helicopter plague at the
16 moment. So, we'll--

17 COUNCIL MEMBER ROSENTHAL: [interposing]
18 You feel a hearing coming on. Okay.

19 COMMISSIONER VALLONE: Uh-hm.

20 COUNCIL MEMBER ROSENTHAL: Okay.
21 Secondly, the MWBE number that you reported to my
22 colleague a 100 and something thousand-million--

23 JAMES PATCHETT: [interposing] Yep.

24 COUNCIL MEMBER ROSENTHAL: Million?

25 JAMES PATCHETT: \$118 million.

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COUNCIL MEMBER ROSENTHAL: And that's out of a total of how much?

JAMES PATCHETT: I think it's a total of about \$500 million or so. It's about—I mean percentage wise it's about—

COUNCIL MEMBER ROSENTHAL: [interposing] So, it's roughly 20%?

JAMES PATCHETT: --it's—it's close—it's close to 25%.

COUNCIL MEMBER ROSENTHAL: Wow, is that a—a one-year look or it's over--

JAMES PATCHETT: [interposing] That's over—that's Fiscal Year 17.

COUNCIL MEMBER ROSENTHAL: So, it's not over the life of a project. It's just that one look.

JAMES PATCHETT: Well, over the life—I mean the—the way—frequently for projects many projects it's—it's in the—it's—I look at it across EDC. We look at it on an annual basis, fiscal year basis, which is how the goals are set because over projects, often any individual—individual project some will be 80% and others will be 5% or 0%.

COUNCIL MEMBER ROSENTHAL: Sure, sure.

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JAMES PATCHETT: So, the goal—so it's—I think it's more helpful to look at it on a time basis. You know, our goal is to get to 30%. The Mayor set that goal by 2021--

COUNCIL MEMBER ROSENTHAL: Great.

JAMES PATCHETT: --and I'm hopeful we can meet-beat that.

COUNCIL MEMBER ROSENTHAL: Okay, and then lastly, I want to talk just real quickly about sexual harassment or what I like to call gender based misconduct.

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER ROSENTHAL: I want to sort of move away from that expression. As the Chair of the Committee on Women, our first hearing is going to be on that topic, and we're going to ask for the sexual harassment policy for each agency. Would you be willing for EDC to be included in that?

JAMES PATCHETT: Absolutely.

COUNCIL MEMBER ROSENTHAL: Okay, and would you be able to give information about those companies that we contract with, and whether or not they have policies, whether or not they track

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2 complaints and resolution, which is really where we
3 want to go.

4 JAMES PATCHETT: Uh-hm. I know, yeah, I-I
5 can't speak in detail about the companies. I can
6 tell-I can tell you that we take it very seriously at
7 EDC. I actually sent an all-staff communication
8 about this several months ago, and we've-we've set up
9 a whole set of programming around this. One, I was
10 very happy we had Dr. Michael Kimmel who is one of
11 the foremost speakers around how to get men to be
12 better supports of women in the workplace. So, he
13 came in and spoke to the whole staff for an hour. We
14 had-I personally asked people to be there, and I
15 think we had more than 50% of this staff. It was
16 standing room only in our largest conference room. I
17 had an opportunity to introduce him and he gave some
18 really compelling remarks about, you know, what men
19 can do to support women in the workplace, and a lot
20 of them I think, you know, it's-it's obviously-you-
21 it's-it's always challenging to know exactly how to
22 support women the right way in the workplace. I
23 think he gave some very helpful guidance for-for the
24 men, and then also the women in the room about how to
25 be more empowered. I think it was-it was very

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2 helpful. It's just one of the things that we're
3 doing, and we also just instituted a new Women's
4 Leadership Program at EDC to try and encourage more
5 of our women leaders at EDC to have additional growth
6 opportunities. I think you're doing it, aren't you,
7 Lydia. So, it's—we had our first meeting I think
8 last week. So, it's, you know, we're—we take--

9 COUNCIL MEMBER ROSENTHAL: [interposing]
10 Great.

11 JAMES PATCHETT: --these issues very
12 seriously at EDC.

13 COUNCIL MEMBER ROSENTHAL: Yep, much
14 better answers than the Mayor gave, but can I ask you
15 do you track complaints and the resolution of
16 complaints?

17 JAMES PATCHETT: At EDC?

18 COUNCIL MEMBER ROSENTHAL: Yeah.

19 JAMES PATCHETT: I—I don't—I—I don't know
20 the answer to that.

21 COUNCIL MEMBER ROSENTHAL: That's okay,
22 and most places don't.

23 JAMES PATCHETT: Yes.

24 COUNCIL MEMBER ROSENTHAL: We're just
25 looking at places with best practices.

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JAMES PATCHETT: Uh-hm, yes.

COUNCIL MEMBER ROSENTHAL: Listen, I'd love to follow up with you--

JAMES PATCHETT: [interposing] Absolutely.

COUNCIL MEMBER ROSENTHAL: --and get to know you what you're doing. (sic)

JAMES PATCHETT: [interposing] I will tell you, I--what I can tell you is that I--one of the most challenging things is obviously the way that--who people report to. Yes, and we're very aware of that because people don't necessarily always feel comfortable reporting. Obviously, if you're being harassed by your manager you don't want to report to the manager. So, what we've made very clear in all of my communications and also has been our head of HR who is fantastic have made very clear is that you have many options to report. It's to any trusted that I said--I said this--I said personally to my own-- to my staff in EDC, but also in my email communication, and our HRA team reinforces it. You can report to any manager. That means whether it's the person you work for, another person who's a manager, anyone in my office, myself, anyone in the

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2 HR Department. You know, and because I'm sure you
3 know this. I don't need to tell you but, we're well
4 aware that people often have these conversations in
5 groups of women that are more informal, and we just
6 wanted to make sure that people were empowered enough
7 to be able to talk to someone who could actually
8 register a formal complaint because one of the
9 biggest challenges is the--the complaint and people
10 not being empowered to report so that there is an
11 action taken. So, we want to make sure that the
12 people you see are as comfortable as possible to be
13 able to report.

14 COUNCIL MEMBER ROSENTHAL: Awesome. A
15 true feminist. So, if you could give the number of
16 complaints maybe that were registered--

17 JAMES PATCHETT: Uh-hm. Yes.

18 COUNCIL MEMBER ROSENTHAL: --during the
19 life of this administration. So, maybe 2014, '15,
20 '16 and '17 so we would capture maybe what was going
21 on before you got in there, and I don't know. Just--

22 JAMES PATCHETT: [interposing] Yeah.

23 COUNCIL MEMBER ROSENTHAL: --the number.

24 JAMES PATCHETT: We'll definitely.
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COUNCIL MEMBER ROSENTHAL: I don't—we don't even have to know about resolutions, the number--

JAMES PATCHETT: [interposing] Okay.

COUNCIL MEMBER ROSENTHAL: --of complaints. Thank you.

CHAIRPERSON VALLONE: Thank you, Council Member, and that's a wonderful objective—I think that's a good way if you're going to do business in New York City. It's a perfect standard that we should hold them to. I think that's great. Council Member Adrienne Adams followed by Donovan Richards.

COUNCIL MEMBER ADAMS: Thank you, Chair Vallone and once again, congratulations to you for chairing this committee. I look forward to great work with you in the future, and I feel honored and privileged to sit here today. Thank you very much, President Patchett for being here today. I'm very excited to see you here today. I just wanted to hone a little bit back to the Jamaica Now Action Plan.

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER ADAMS: As one of the original co-chairs of the Jamaica Now Leadership Council that is a project that is very near and dear

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2 to me, and to our constituents in Southeast Queens.
3 So, I thank you for your partnership in the past, and
4 I look forward to our continued relationship in the
5 future. I feel like I'm part of stewardship of that
6 \$153 million and it is a tremendous--tremendous
7 responsibility for all of us. Just wanted to know,
8 yes, we did very, very intensively come up with those
9 28 strategies--

10 JAMES PATCHETT: Uh-hm.

11 COUNCIL MEMBER ADAMS: --and as you say
12 in your testimony 18 of which have been launched
13 already. Just curious to know specifically what is
14 left on EDC's plate at this point where it comes to
15 the Jamaica Now Action Plan, and going back to my
16 colleagues' points about MWBEs, how are you--how are
17 you, have you or will you fulfill your commitment to
18 MWBE compliance?

19 JAMES PATCHETT: Great. Chair, so, you
20 know, I think, yeah, as you know, the--the actions are
21 not all EDC actions. Thank you for your partnership
22 on that--and--and by the way, nice to meet you, and
23 congratulations. So, so, yes, there are 28 total
24 strategic actions. Of the 18, we've committed \$153
25 million against them. You know, I think you know the

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2 168—the 168th Street Jamaica Garage is a great—is a
3 great project. It's a part of this as it relates to
4 MWBE that will have a 35% MWBE objective. So, I
5 think that's, you know, a really great example of.
6 We try to get a 35% MWBE outcome in as many of our
7 projects as we possibly can. I think we'll have to
8 send you as a follow-up the list of about 10 other
9 projects and who owns them, but it's something we
10 take very seriously. I just don't happen to have the
11 list in front of me.

12 COUNCIL MEMBER ADAMS: Okay, thank you,
13 and just one quick follow-up in looking down the road
14 to the work that we have to do with the JFK
15 expansion--

16 JAMES PATCHETT: [interposing] Yes.

17 COUNCIL MEMBER ADAMS: --in the future
18 and just curious to know because the corridor is very
19 important to—to us in Queens as a whole. What role
20 does EDC play in the La Guardia redevelopment, and
21 what progress has been made so far with that?

22 JAMES PATCHETT: Basically no role. We—
23 the—the city does master lease the property to the
24 Port Authority, but the Port Authority has a long-
25 term—long-term lease on the property. So, the city

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2 has very little involvement. In fact, no involvement
3 in the redevelopment plan.

4 CHAIRPERSON VALLONE: We were hoping you
5 did with that.

6 JAMES PATCHETT: Yeah.

7 CHAIRPERSON VALLONE: We were kind of
8 hoping you did.

9 JAMES PATCHETT: Yeah, sorry. So, so do
10 we.

11 COMMISSIONER VALLONE: I was really
12 hoping.

13 JAMES PATCHETT: The—we do—you know we do
14 have regular conversations with the Port Authority.
15 We do have a relationship with them that involves
16 trying to expand the sort of business targeted
17 marking at the airports, but beyond that it's—it's
18 fairly limited, and there is a staff member at EDC
19 who's partially funded by the Port Authority to work
20 on those issues, but it's—it's—it doesn't tend to
21 about—to reach the point of the redevelopment of the
22 airports.

23 COUNCIL MEMBER ADAMS: Okay. So, we
24 won't see you down the road to JFK. So, we're sorry
25 about that.

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JAMES PATCHETT: Yeah, sorry, as well,
you know.

COUNCIL MEMBER ADAMS: Thank you very
much.

JAMES PATCHETT: Thank you.

CHAIRPERSON VALLONE: And for the
advocates sticking around thank you. As our first
hearing we have many eager Council members with
projects that we would like updates on. So, we thank
you for staying around. We appreciate it. Council
Member Donovan Richards followed by--

COUNCIL MEMBER RICHARDS: [interposing]
Thank you.

CHAIRPERSON VALLONE: --Council Member
Corney.

COUNCIL MEMBER RICHARDS: --Chair, and
congratulations on your new appointment, and I'm glad
you're from Queens. You should make sure EDC is
putting all of their dollars there.

CHAIRPERSON VALLONE: Clearly.

COUNCIL MEMBER RICHARDS: To make sure we
continue to grow Queens, which actually leads in--

CHAIRPERSON VALLONE: Some of it.

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COUNCIL MEMBER RICHARDS: --I think the job growth in the city. We beat out Manhattan this year, right. So, I wanted to dig in a little bit. So, I know we always are talking about jobs, jobs, jobs, and my question is how are we ensuring that we're connecting residents from the low-income communities, public housing to many of the jobs that we see are--that are coming our way. I will just weigh into the Amazon debate a little bit, too.

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER RICHARDS: If we're going to entertain subsidy, we certainly need to ensure there is a pathway to good jobs, but not just good jobs, for goodness sake, but good that will--that are also available to communities that suffer from poverty as well. So, I'm just interested in hearing a little bit of how EDC is really strategically looking at plugging in our communities as well.

JAMES PATCHETT: Yes, so--so, you'll be happy to know that we're not entertaining subsidy for Amazon. So, but we still are focused on ensuring that's there's job opportunities for people who are--

COUNCIL MEMBER RICHARDS: [interposing]
But land is also a value.

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JAMES PATCHETT: What's that?

COUNCIL MEMBER RICHARDS: Land can be a subsidy, too, right?

JAMES PATCHETT: It could be. Sure.
[laughter] Yeah, that's—absolutely.

COUNCIL MEMBER RICHARDS: Yeah.

JAMES PATCHETT: So, you know, as it relates to your question I mean it's—it's obviously a very important one. It's actually a topic that Council Member Lander raised but didn't—he didn't go into detail on it. So, jobs are not very useful to anyone if they can't—if they—if people in our communities can't get them. So, what we care about in any of our efforts is making sure that these are jobs that are good quality jobs, but also jobs that are, you know, accessible to New Yorkers, and that includes people across all five boroughs. So, the—the most effective tool that we have is a program called HireNYC, which is—means that every—as part of everyone of our projects we require the—the—our partners to sign up and post their jobs and make them available through our Workforce 1 Centers, and SBS. So, we have a direct connectivity. You can go into a Workforce 1 center with SBS and apply for the jobs

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2 that are—at our projects. I think that probably the
3 best example of that where it's most effective is
4 where EDC owns the asset. So, and owns the
5 property. Like in the example of the Brooklyn Army
6 Terminal in South Brooklyn we have several million
7 square feet there. All of those businesses are
8 served by our Workforce Development Center, which is
9 located there, and they can directly go in there, and
10 apply for jobs at that center. I think that's the
11 best model, but I think, you know, in a lot of other
12 cases with different projects we have to do different
13 things to get people access to jobs. You know, I
14 won't go into detail on other projects that we're
15 doing, but, you know, we are working on a project in
16 Manhattan focused on trying to connect people more to
17 technology jobs by advancing, you know, a sort of hub
18 for tech training. So, I think it's important that
19 we have constant focus on the Workforce development
20 efforts to get people the training they need to get
21 into these industries, and that can't just be for
22 people who come, you know, graduate from Columbia.
23 It has to be people who are coming out of our high
24 schools with GED degrees, and people with degrees,
25 associate degrees from CUNYs as well.

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2 COUNCIL MEMBER RICHARDS: And I know we
3 always speak about these sort of hubs and tech hubs
4 coming to the city, and--

5 JAMES PATCHETT: Yes.

6 COUNCIL MEMBER RICHARDS: --you know,
7 this always seems to be very Manhattan centric, not--
8 no offense to Carlina and Keith that are from
9 Manhattan, you know, but, you know--

10 JAMES PATCHETT: [interposing] Uh-hm.

11 COUNCIL MEMBER RICHARDS: --certainly, I
12 would hope that in this last term--

13 JAMES PATCHETT: Yes.

14 COUNCIL MEMBER RICHARDS: --that we're
15 really looking at opportunities in the outer
16 boroughs--

17 JAMES PATCHETT: Yes.

18 COUNCIL MEMBER RICHARDS: --as well
19 Southeast Queens, the Rockaways. You know, I always
20 will be the biggest cheerleader there, but certainly
21 looking at communities like East New York and others
22 where we can really maximize opportunities--

23 JAMES PATCHETT: Right.

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2 COUNCIL MEMBER RICHARDS: --for residents
3 so we're providing that upward mobility for them,
4 right? You know.

5 JAMES PATCHETT: Yes.

6 COUNCIL MEMBER RICHARDS: Otherwise, we'd
7 be spinning our wheels. We're building housing.
8 Eventually, people won't be able to afford to live
9 there. You know, so I think we should be really
10 thinking about a way to create a pathway for
11 residents to enjoy-

12 JAMES PATCHETT: [interposing] yes.

13 COUNCIL MEMBER RICHARDS: --the luxury of
14 good jobs.

15 JAMES PATCHETT: Yeah, absolutely. I
16 think-I think, right. I think--

17 COUNCIL MEMBER RICHARDS: [interposing]
18 It shouldn't be a luxury when I say the luxury of a
19 good job, but while there are some quality jobs.

20 JAMES PATCHETT: Manhattan is not the
21 solution for everything. I think we-I would say
22 having jobs in Manhattan, we need to make sure that
23 those jobs are accessible to everyone, but on top of
24 that, we need to building job opportunities in every
25 borough. You referenced East New York. We're

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2 actually working very closely with the borough
3 president, the Brooklyn Borough President and Council
4 Member Espinal to try and evaluate a possibility to
5 go grow more jobs around Broadway Junction, which is
6 a major subway hub in Eastern Brooklyn, and the
7 Council Members encourage us to think about, you
8 know, what are the tools that we can ring to bear.
9 One of the tools that we're thinking about doing,
10 which I think is an—is an exciting one is our Office
11 Anchor strategy where we are considering relocating
12 workers at city agencies to help anchor a new job
13 focused development in the outer boroughs or the
14 other boroughs, the non-Manhattan boroughs, and—and—
15 and then make sure that that can anchor a new
16 development where the rest of it is for jobs that
17 will be available to all the community members. So,
18 that's one of the ways we're trying to put, you know,
19 this—this—the money that the city is spending on the
20 table to advance development across the whole city.

21 COUNCIL MEMBER RICHARDS: Yeah, yeah and
22 than you for that because I know you recognize such
23 as I do that most of happening in the city is
24 happening in the outer boroughs.

25 JAMES PATCHETT: Absolutely.

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2 COUNCIL MEMBER RICHARDS: So, just making
3 sure there's a focus there. Lastly, I'll just end
4 on, so I'm very happy, and I want to thank you and
5 your team for the phenomenal work we did around Far
6 Rockaway. It really was a joy to work with you to
7 accomplish so much and, you know, this is actually
8 one of I think the prior chair of the Zoning
9 Committee was actually a joy to work--

10 JAMES PATCHETT: Yeah.

11 COUNCIL MEMBER RICHARDS: --through that
12 project with you and the level of community
13 engagement and focus was great, and it--it is a model
14 that people should look to. Not because I was
15 involved, but it--it is a good model. You did right
16 there. So, the last question on that is obviously we
17 had a list of commitments.

18 JAMES PATCHETT: Uh-hm.

19 COUNCIL MEMBER RICHARDS: So, I know we
20 are going through a fiscal capital--a fiscal year now
21 where we're going to pass a new budget.

22 JAMES PATCHETT: Yeah.

23 COUNCIL MEMBER RICHARDS: Can I be
24 assured that I'm not going to have to come looking
25 for you [laughter] to find my commitments?

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JAMES PATCHETT: No, you will absolutely-

COUNCIL MEMBER RICHARDS: Okay.

JAMES PATCHETT: --well, you, and you might have to come looking after me to find them because I find the budget very confusing myself, but we're happy to point them out to you. Actually, we're committed--all of the things that we committed to, we are committed to.

COUNCIL MEMBER RICHARDS: Okay. So, I don't--I won't have to chase you down, right?

JAMES PATCHETT: Well, if you want to chase me down, you're always welcome to.

COUNCIL MEMBER RICHARDS: Okay.

JAMES PATCHETT: But like you can always take the ferry.

COUNCIL MEMBER RICHARDS: Okay. [laughs]

JAMES PATCHETT: But--but the--you know, I just want to--I want to just say thank you again. It really, I--we couldn't be prouder of the--the work we did together in Downtown Far Rockaway. As you know, I was referencing it as you walked into the room. As an example we cite everywhere--

CHAIRPERSON VALLONE: [interposing] We saw that.

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JAMES PATCHETT: It's a model. Yeah.

CHAIRPERSON VALLONE: So we walk it.

(sic) We're telling that just for you, Council Member Richards.

COUNCIL MEMBER RICHARDS: Thank you so much, and I look forward to any other projects--

JAMES PATCHETT: Yeah.

COUNCIL MEMBER RICHARDS: --any other place you want to spend \$300 million in my district. I certainly look forward to working with you-- together.

CHAIRPERSON VALLONE: [interposing] So, now we're going to turn it over the Committee on Hospitals, Council Member Carlina Rivera.

COUNCIL MEMBER RIVERA: Thank you. Congrats, everyone. Just congratulation you. You're doing a great job.

CHAIRPERSON VALLONE: Thank you.

COUNCIL MEMBER RIVERA: I will not be weighing in on Amazon. [laughter] So, I have a-- Okay, a few questions, and I'll try to keep them brief because I know we've been very patient and waiting. You mentioned 550 projects--

JAMES PATCHETT: [interposing] Uh-hm.

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COUNCIL MEMBER RIVERA: --in your testimony--

JAMES PATCHETT: Yes.

COUNCIL MEMBER RIVERA: --which is a very long list, and I want to know if there another way besides the web--the website is not nearly enough in terms of your projects, right, and I imagine it would be almost impossible to list every single project that you're working--

JAMES PATCHETT: [interposing] Uh-hm.

COUNCIL MEMBER RIVERA: --for a number of reasons, but I--I would love to see something better in terms of public consumption. How can we access what projects are in our districts, and have you considered a filter process or a better version of that in which you can see what's happen not just maybe in your Council district, but in your community board district.

JAMES PATCHETT: Uh-hm. Yeah, I mean I'm--sure. Let's do the--do the--no, I'm sorry. The--I think absolutely. I mean I think we're always open to, I mean at a minimum I'm happy to sit down with you as, you know, just--and then I know what you're saying, but I'm happy to sit down with you and go

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2 through every property we have in your district and,
3 you know, I don't think we have that many things
4 going on. I could think of one off the top of my
5 head, but far from that, I would—I would be happy to
6 share with you any and all potential projects in your
7 district and what we currently have on the table.
8 But I think, you know, absolutely we are—we are
9 working towards creating more tools that make it
10 publicly available so that anyone can filter and see
11 exactly that's available in their district. I'm not
12 sure where we are if there's a tech development of
13 that, but it's a great point, and we need to be as
14 transparent as possible with what's happening across
15 the city.

16 COUNCIL MEMBER RIVERA: I'm going to take
17 you up on the meeting--

18 JAMES PATCHETT: Okay, deal.

19 COUNCIL MEMBER RIVERA: --and sit down,
20 okay?

21 JAMES PATCHETT: Great.

22 COUNCIL MEMBER RIVERA: Just so it's on
23 the record.

24 CHAIRPERSON VALLONE: It is.
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COUNCIL MEMBER RIVERA: Thank you, thank you.

CHAIRPERSON VALLONE: We'll schedule it today.

COUNCIL MEMBER RIVERA: There's more than one, too, but we'll get to that.

JAMES PATCHETT: Okay.

COUNCIL MEMBER RIVERA: So, okay, my second question is one of the projects I believe that you are a part of or either definitely a part of this major the East Side Coastal Resiliency Project.

JAMES PATCHETT: Yes.

COUNCIL MEMBER RIVERA: And smaller projects that are all being intertwined, Pier 42 and some of the things that are going on in Council Member Powers' district.

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER RIVERA: And so we experienced some pretty significant delays, 18 months. There's a federal money spend-down by 2022--
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JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER RIVERA: -and I want to know what is the agency doing to ensure we don't fall

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2 behind on the schedule again that we're able to
3 access and spend all of those funds in due time, and
4 we get the waterfront that our communities deserve?

5 JAMES PATCHETT: Great. So, yeah. So,
6 the East Side Coastal Resiliency is a project that's
7 being lead by the ORR.

8 COUNCIL MEMBER RIVERA: Yes.

9 JAMES PATCHETT: So, it's not being led
10 by EDC, and we're—we obviously—we collaborate very
11 closely with—with ORR, but they are really the lead
12 on that project. So, they're better prepared to—to
13 speak to that. You know, for the—for the federal
14 funding that we received, that EDC specifically was
15 allocated as part of the Sandy relief efforts, you
16 know, we have been working very hard to ensure that
17 it's all spent by the federal deadline. We have
18 funding—we have funding for the Rockaway Boardwalk,
19 which we completed already. We have received some
20 federal funding from the project we call Raise the
21 Shorelines, which is an effort around the city to
22 build higher shorelines, as you would think. Then we
23 are well on track to spend that money ahead of the
24 federal deadline. We also have funding for Hunts
25 Point to make it more resilient. It's a large food

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2 marker, and in the Southern Bronx, and we are working
3 very aggressively with OMB to make sure we can spend
4 those--that money ahead of the schedule as well.

5 COUNCIL MEMBER RIVERA: That's great and
6 I will say that I also encourage outer borough
7 development, and you're not the only corporation that
8 needs better practices, but we're looking forward to
9 working with you on that.

10 JAMES PATCHETT: Uh-hm.

11 COUNCIL MEMBER RIVERA: So, my--my last
12 question it's--it's a comment and then it's a
13 question. In terms of your relationship with--with
14 the public, again.

15 JAMES PATCHETT: Uh-hm.

16 COUNCIL MEMBER RIVERA: So, I've had
17 experiences with EDC as an organizer and as a
18 community board member. The first, of course, is
19 with--with your public, your markets like the Essex
20 Street Market--

21 JAMES PATCHETT: Yes.

22 COUNCIL MEMBER RIVERA: --and the number
23 of markets you have throughout the city. I just want
24 to say that those markets are so incredibly important
25 in terms of their historical relevance and

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significance, and what they represent to each community culturally. So, the subsidies, the permits, what-how you work with the-the vendors inside those markets are really important. So, I just want to thank you for what you've done thus far, and I look forward to your continuing to support. And that brings me to my-one of my bigger experiences, which is on a project, which is technically in Council Member Chin's district--

JAMES PATCHETT: Yeah.

COUNCIL MEMBER RIVERA: --but it is in Community Board 3, Manhattan, which is Seward Park Urban Renewal Area, now called Essex Crossing--

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER RIVERA: --and like Council member Richards mentioned, there was a number of public benefits that we negotiated as a community and with the help of our elected officials. So, when we're looking at public benefits, and typically they get memorialized in the press and, of course, we have the list of them handy to make sure that they are delivered.

JAMES PATCHETT: Yes.

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COUNCIL MEMBER RIVERA: I'm interested in knowing whether there are any plans for some sort of public monitoring or reporting system in which people are going to be able to access those public benefits and see hey, there is \$10 million coming to a new workforce center in our neighborhood, where are they on that, and they can follow up with us or with the local community board. But I—I do feel like that there could be increased transparency in terms of the list of those commitments, and I think it would also be a really great look in terms of improving EDC's relationship with the public.

JAMES PATCHETT: Right.

COUNCIL MEMBER RIVERA: Are there any plans for something like that that would be a little bit easy to digest, and forgive me if I don't know if one exists.

JAMES PATCHETT: Okay. No, no, it's alright. You're talking about a specifically about Essex Street, Essex Repository General?

COUNCIL MEMBER RIVERA: [interposing] No, I'm asking you—it about public benefit--

JAMES PATCHETT: [interposing] Oh, sure.

COUNCIL MEMBER RIVERA: --and their--

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JAMES PATCHETT: [interposing] So, yeah, so, right so as a part--

COUNCIL MEMBER RIVERA: --and how they're available.

JAMES PATCHETT: Sure. So, there is a-- there's a new tracking system that was created under this administration to monitor public commitments as a part of its--a part of every zoning action. So, I think as one of the concerns of the Council very appropriately, that, you know, there were these commitments that were being made, but they weren't publicly shared. So, now there is a tracking system that was set up through legislation with the Council that on a go-forward basis for all of these, you know, public commitments, will be tracked.

COUNCIL MEMBER RIVERA: And the name of the system?

JAMES PATCHETT: I don't know the name. I don't know. It's a city Council tracking system. What's that? [background comments] We can--we'll be happy to share it with you.

COUNCIL MEMBER RIVERA: That will be great.

JAMES PATCHETT: Yeah.

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2 COUNCIL MEMBER RIVERA: And I think that
3 is especially for a new Council person or-or someone
4 who, you know, I-I think that that would be important
5 information. So, the first thing I do when I get
6 inside the City Council is you all call me to talk to
7 me about the projects that are your priorities.

8 JAMES PATCHETT: Yes.

9 COUNCIL MEMBER RIVERA: Or as I would
10 have loved to sit down and say here's how you track
11 all the projects in your district and the public
12 benefits.

13 JAMES PATCHETT: Uh-hm, yes.

14 COUNCIL MEMBER RIVERA: I think that's a
15 better way to break the ice.

16 JAMES PATCHETT: Uh-hm.

17 COUNCIL MEMBER RIVERA: So, I'm looking
18 forward to talking about that--

19 JAMES PATCHETT: [interposing] Great.

20 COUNCIL MEMBER RIVERA: --and making sure
21 that we track that.

22 JAMES PATCHETT: We will bring-we-we
23 lovingly call it the tracker, and we'll-we'll
24 lovingly bring-

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COUNCIL MEMBER RIVERA: That—that will be heard to Google so—[laughter]

JAMES PATCHETT: Yeah.

COUNCIL MEMBER RIVERA: --what we have got? (sic)

COUNCIL MEMBER RICHARDS: Just as so we're talking, so you can actually go to NYC.gov and I think it's called the Neighborhood Rezoning Commitment Tracker. So, that's where I think—

JAMES PATCHETT: Yeah.

COUNCIL MEMBER RICHARDS: --you could see a lot. I think the real time.

COUNCIL MEMBER RIVERA: How often is it updated?

JAMES PATCHETT: And, in fact, I can't—I—we'll be happy to send all of it.

COUNCIL MEMBER RIVERA: Great.

JAMES PATCHETT: It's a—it's a citywide. It's not specific EDC, but it's a great point. I will just say about the markets thank you for your comment about the markets. We had Chair Vallone at our board meeting this morning where we approved an additional investment in the markets. Citywide the marketing campaign to make everyone aware of the—the

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great small businesses. We bring more—it's more funding for public events at the markets to bring residents into the markets to make sure that they're accessing the businesses that are located there. More marketing so people are aware of the market's presence in the first place. So, we are definitely committed to expand—you know, making sure that that's as robust and successful in our work as possible. So, thank you.

COUNCIL MEMBER RIVERA: Thank you.

CHAIRPERSON VALLONE: Well, I—I think that highlights Council Member Rivera's questions and her concerns. It's such great projects like that that most of us are not aware of.

JAMES PATCHETT: Yes.

COUNCIL MEMBER RIVERA: So, I think there's the—the vision and the actual reality of what EDC is doing, and then as legislators, that we want to bring that to our districts and participate in sharing it with our students and our businesses and our corridors. So, there's work to be done there.

JAMES PATCHETT: Uh-hm.

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2 CHAIRPERSON VALLONE: Because clearly
3 each of the Council Members are saying hey, we want
4 to be part of that.

5 JAMES PATCHETT: Yeah.

6 CHAIRPERSON VALLONE: And it's a great.
7 It's a great project. I mean being at today's board
8 hearing today, I want to do about the vision of the
9 projects, but, again, if you didn't go, you're not
10 going to know about it. So, I think that's—that's
11 very important. Council Member Williams.

12 COUNCIL MEMBER WILLIAMS: [coughs] Thank
13 you and I add my congratulations to you as well.

14 CHAIRPERSON VALLONE: Thank you.

15 COUNCIL MEMBER WILLIAMS: Thank you very
16 much for being here. I have just a few questions. I
17 know someone asked about BQX. So, I want to know
18 kind of what you learned so far. I'm sorry I missed
19 the—the answer when it was asked, and I want to know
20 the feasibility of exploring any such thing and other
21 transit starved communities like along the Utica
22 Avenue Line.

23 JAMES PATCHETT: Sure. So, the—as
24 relates to the—the BQX, actually you didn't miss it.
25 It was not asked yet. So, you're the winner, and

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CHAIRPERSON VALLONE: [off mic] Still
it's on the docket. (sic)

JAMES PATCHETT: Yeah, I know. I think--

COUNCIL MEMBER WILLIAMS: [interposing]
He thinks it's on the docket.

JAMES PATCHETT: --I was—I was expecting
this guy to ask.

CHAIRPERSON VALLONE: We're now joining
Council Member Menchaca with Council Member Williams.

JAMES PATCHETT: There we go. So, so
thank you for asking. So, in terms of progress, you
know, it's obviously the BQX is envisioned as a very
large project. It—it covers about 17 miles of the
city, and we are in the process of doing all of the
complex engineering work that is necessary in order
to understand exactly what's underneath the streets,
and what possible—what—what the exact and the exact
route could take or which streets any route would go
down. So, it's a complicated project. It also
involves, you know, a lot of work with the utilities
to understand, you know, what would necessary—will be
necessary to be relocated if we were to building a
train over the top and some complex engineering work
around, you know, what it would cost to build the

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2 tracks, and just make the project a reality. So,
3 we're in the process of that. I think we're close--
4 we're closing in on having that analysis complete,
5 and once we do we will--we're going to do a, you know,
6 a comprehensive community engagement process to move
7 the project forward, and then we'll be working
8 closely with Council Member Menchaca who, you know, I
9 know is now running a new task force on the BQX. And
10 then as to the--the possibility to do it in other
11 parts of the city, I mean I think we, you certainly--
12 first we need to figure out what we're doing on the
13 BQX, but the city absolutely is interested in
14 evaluating new and interesting trends and options
15 across the city. I know as it relates to the Utica
16 Avenue Corridor, the city put in money for the MTA to
17 evaluate the possibility of adding subway service
18 along Utica Avenue. So, that service--that would be
19 obviously the ideal avenue.

20 COUNCIL MEMBER WILLIAMS: Do you know
21 where that is--

22 JAMES PATCHETT: Uh-hm.

23 COUNCIL MEMBER WILLIAMS: because I
24 haven't--I--I know about the money, and I know about

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2 the study. I don't know about the results of the
3 study--

4 JAMES PATCHETT: [interposing] Neither do
5 I.

6 COUNCIL MEMBER WILLIAMS: --whether to
7 agree. (sic)

8 JAMES PATCHETT: Neither do I. I-I don't
9 know. I mean it's-it's not an EDC issue per se, but
10 I-I'm well aware of it because we, you know, from my
11 perspective I would love to see additional transition
12 options along Utica Avenue. It certainly would be
13 good for the city's economy. So, I don't-I don't
14 know the status of the study. It's supposed to be
15 conducted by the MTA. But we do, you know, we should
16 absolutely be considering all interesting transit
17 options. That's why we're running the ferry system.
18 That's why we're talking about the BQX, and that's
19 why we're, you know, funding the MTA to look at
20 expansion options.

21 COUNCIL MEMBER WILLIAMS: I'm assuming
22 you did ask about New York Works.

23 JAMES PATCHETT: Yes, I got that
24 question.

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2 COUNCIL MEMBER WILLIAMS: Around some
3 specifics about the number of—I know we can advance
4 the number of pre-science graduates. Do you know how
5 it's going to affect Brooklyn College?

6 JAMES PATCHETT: Sorry. Could you ask the
7 question again? I'm sorry.

8 COUNCIL MEMBER WILLIAMS: It has to do
9 with the plans call for doubling the number of
10 computer-computer science graduates in CUNY schools.
11 Do you know how it will affect specifically Brooklyn
12 College, which is in my district?

13 JAMES PATCHETT: I don't know
14 specifically how it will affect Brooklyn College.
15 What—the concept is that we would be hiring—the city
16 is helping to pay to hire many more professors who
17 can teach computer science across the entire CUNY
18 system. We don't really yet have a breakdown of how
19 it impacts each individual college but it will be
20 spread across the system. So, it should benefit all
21 of the schools.

22 COUNCIL MEMBER WILLIAMS: And I know
23 they're trying to expand the Steiner Studios and the
24 Brooklyn Navy Yard because it has a thin (sic) grads—
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2 grad school program there. So, do you know where
3 they are on the status of the expansion?

4 JAMES PATCHETT: I don't. The Brooklyn
5 Navy Yard is not under EDC's jurisdiction.

6 COUNCIL MEMBER WILLIAMS: Okay. the South
7 Brooklyn Marine Terminal I know we've been talking--

8 JAMES PATCHETT: [interposing] Yes,
9 that's right, yes.

10 COUNCIL MEMBER WILLIAMS: --and I thank
11 Council Member Menchaca for working with me, but I
12 have a company, Plaza Auto has asked to remain on SB.
13 Empty stores allowed to September when the parking
14 garage on Ocean will be completed. Can you give any
15 update on that, and also how many of the current
16 businesses working out of the area would have to be
17 relocated?

18 JAMES PATCHETT: Uh-hm. So, you know,
19 right now the--the South Brooklyn Marine Terminal is
20 currently largely an unused lot in South Brooklyn
21 Under previous EDC leadership, an agreement was
22 reached with Council Member Menchaca and the Council
23 to-to activate it for maritime uses. We are in
24 active conversations to try and make that happen as
25 soon as possible. There is one business that--that

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2 would be impacted because they have a-facing a
3 parking lot on the facility, and we're working as
4 closely as we can with them to find them a relocation
5 spot.

6 COUNCIL MEMBER WILLIAMS: That's and
7 that's the only-only company that will be affected?

8 JAMES PATCHETT: It's only-yeah, as far
9 as I know, there might be--there might be a couple of
10 other folks who have parking operations there, but
11 there are no businesses located there.

12 COUNCIL MEMBER WILLIAMS: Okay. Well, I
13 hope we can come to something amicable--

14 JAMES PATCHETT: Yeah.

15 COUNCIL MEMBER WILLIAMS: --soon. I
16 appreciate you working with us. The last one in the
17 Flatbush Caton Market--

18 JAMES PATCHETT: Yes.

19 COUNCIL MEMBER WILLIAMS: --does--does EDC
20 have a role in the market in the temporary location
21 or just redeveloping the new location?

22 JAMES PATCHETT: We do. Yes, we are--we
23 actually were the ones who-- We actually just did a
24 ribbon cutting on the temporary market, and we found
25 this temporary space for them in conjunction with our

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2 development partners, and it's being provided to them
3 rent free.

4 COUNCIL MEMBER WILLIAMS: Yeah. It's in
5 the same area in my district that was--

6 JAMES PATCHETT: [interposing] Yeah, it's
7 a little bit south of the--of the--of the, you know,
8 the main location. It's--it's closed. We wanted to
9 find it as close as possible. So, it's--it's close.
10 I think obviously the best outcome will be when there
11 is a fully functional newly built market at the
12 previous site.

13 COUNCIL MEMBER WILLIAMS: When was the
14 ribbon cutting?

15 JAMES PATCHETT: Sorry.

16 COUNCIL MEMBER WILLIAMS: When was the
17 ribbon cutting?

18 JAMES PATCHETT: When was the ribbon
19 cutting? It was a couple of weeks ago.

20 COUNCIL MEMBER WILLIAMS: Uh-hm.
21 Alright. And what is--so you're going to remain
22 involved with them when assistance is needed until--

23 JAMES PATCHETT: [interposing] Yes, we
24 will remain involved with them.

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COUNCIL MEMBER WILLIAMS: And how long do you think it's going to be needed before the--flesh it out? (sic)

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JAMES PATCHETT: [interposing] Oh, it should--I mean I think about two years for the construction of the new building, and once there's a new building in place, we'll get them back into the, you know, the new spaces as soon as possible. You know, as you know, [coughs] the old market was really falling apart, and so this is a real opportunity to create that fantastic new facility for them, and we'll get them back in as soon as we can.

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COUNCIL MEMBER WILLIAMS: And I know--and this is in the same location. I know the Civic on the other side has some concerns. Have you met with them, and--

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JAMES PATCHETT: [interposing] Who had some concerns?

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COUNCIL MEMBER WILLIAMS: It as Civic Association that was on the other side of where--where the market is. *

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LYDIA DOWNING: Yeah, hi, Council Member. So, we have--we have met with that Civic group and they're happy--

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CHAIRPERSON VALLONE: [interposing] Would you--

COUNCIL MEMBER WILLIAMS: You did.

LYDIA DOWNING: --to continue with--

CHAIRPERSON VALLONE: Please just. Would you just identify yourself for the record?

LYDIA DOWNING: I'm sorry. My name is Lydia Downing. I'm the Senior Vice President for Government and Community Relations.

CHAIRPERSON VALLONE: Thank you very much

LYDIA DOWNING: Yes, so we have met with that civic group. We've also been in very close contact with the community board as well as--as several Council offices. So, I think we--we want to certainly make sure that we're in touch with everyone and make sure that we're--that we're good neighbors, but, you know, so far so good on the new market.

COUNCIL MEMBER WILLIAMS: Okay. Thank you. Thank you, Mr. Chair.

CHAIRPERSON VALLONE: Thank you Council Member Williams and back to Council Member Koo.

COUNCIL MEMBER KOO: Thank you.

CHAIRPERSON VALLONE: Now, let's be nice. We're getting up to two hours--

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COUNCIL MEMBER KOO: [interposing] Thank you. Thank you Chair Vallone.

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CHAIRPERSON VALLONE: --on our president's testimony. I think at 3:00 he turns back into a--

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JAMES PATCHETT: [interposing] [off mic] A member. (sic)

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CHAIRPERSON VALLONE: Yeah, that would be so.

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COUNCIL MEMBER KOO: Thank you. Mr.

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President, I want to say that the--my question is on

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transportation. It's not MTA, you know, but it's on

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the ferry system. Now, the ferry has been really

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successful.

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JAMES PATCHETT: Thank you.

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COUNCIL MEMBER KOO: As you know, the--out

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of the same in Flushing, which the population has

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grown tremendously the last ten years. So our

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subways along railroad stations and buses are at

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capacity.

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JAMES PATCHETT: Uh-hm.

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COUNCIL MEMBER KOO: but there's no

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subway in Northeast Queens. For example, you know,

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in Chair Vallone's district there's no subway system

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2 there. It means a lot of people, a lot of residents
3 have to come through Flushing to take the subway.

4 JAMES PATCHETT: Uh-hm.

5 COUNCIL MEMBER KOO: So, I have asked for
6 the city to do alternatives to take the pressure off
7 the No. 7 Train for the last—for over eight years.
8 So, my question is are there any future plans to
9 expand the ferry system to Flushing or Northeast—
10 Northeast Queens.

11 JAMES PATCHETT: Uh-huh. So—

12 CHAIRPERSON VALLONE: [interposing] So,
13 before you jump in, I think it's a perfect time
14 because we've talked about this especially with—no
15 longer do we have a waterfronts committee. So, we'll
16 probably have to concentrated on a—on a hearing just
17 about our waterfronts and ferries, but echoing
18 Council Member Koo, we've been looking at City Filed
19 Marina as a possible extension for the Long Island
20 City with Willets Point, with Long island City, with
21 all the expansions going on in Council Member Koo's
22 district. It's a ready made location with a park and
23 ride right there. We'd hope to see the next phase of
24 the ferry. Maybe if you can give us an update on
25 that?

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2 JAMES PATCHETT: Sure. I was about to
3 say, Council Member Koo, that Council—that Chair
4 Vallone has raised the notion of a—of a new ferry
5 stop, you know, in the very location you referenced.
6 So, we're certainly—it's certainly something that we
7 are well aware of and obviously aware of the transit
8 challenges in Flushing and Northeast Queens in
9 General. So, it relates to the ferry system today,
10 we are rushing aggressively to get our next to lines
11 up and running this year. So, we had started—we
12 launched four lines last summer, and we're launching
13 two more this year. We are working on the landings
14 for those. We want to get them all up and running,
15 and we—we said from the beginning, and which we're
16 standing by is that we need to get the full system up
17 and running to see how it operates before expand it,
18 and I think that this, you know, this experience
19 we've had so far is evidence of why that's
20 important. We've had, as you said, enormous success.
21 We've had over three million riders well ahead of
22 what we originally projected, and so it's put a
23 strain on the system, and so we just need to make
24 sure that we successfully get that system up and
25 running, take away all of the things that we've

1
2 learned from that, and make sure that we can operate
3 that successfully, and then talk about expansion.
4 So, that's our plan. We want to get those lines up
5 and running, and then talk about where we can go from
6 there.

7 CHAIRPERSON VALLONE: Well, I think I
8 join with Council Member Koo that you don't need much
9 of a study to tell you that's going to be a success
10 right there. So, hopefully we can get that. I know
11 you've had your hands full that's generated a ton of
12 your time-

13 JAMES PATCHETT: Yes.

14 CHAIRPERSON VALLONE: --dealing with the
15 success of the waterfront, but I think our city is a
16 waterfront community. So-

17 JAMES PATCHETT: [interposing]
18 Absolutely.

19 CHAIRPERSON VALLONE: So, there is-it's
20 an untapped resource that we can look to alleviate
21 communities like Northeast Queens that do not have-I
22 mean if there ever was a transportation desert.

23 JAMES PATCHETT: Yes.

24 CHAIRPERSON VALLONE: When you don't have
25 a train, you have to drive. So, in this conversation

1
2 of congestion pricing and all the rest, if we can
3 provide those alternatives, then it would be a little
4 bit easier for folks in Queens to look at that.
5 Council Member Powers.

6 COUNCIL MEMBER POWERS: Yep, thank you,
7 and I started big. Then, I'm going to go a little
8 bit local here, and I sorry to take more time from
9 you.

10 JAMES PATCHETT: Yes. I'm here for you.

11 COUNCIL MEMBER POWERS: A good—a good
12 segue, in addition to the sort of job creation
13 projects that we have and how to spend or how to—or
14 how to detract and create new jobs, in areas like my
15 district East Midtown. Noted at Time Square, ongoing
16 issues about congestion and quality of life, and
17 other things that at least those doing business in
18 the area feel like threaten the jobs that are in the
19 area or either potentially relocation to places like
20 Long Island City or other places, but potentially
21 outside of the New York, too.

22 JAMES PATCHETT: Uh-hm.

23 COUNCIL MEMBER POWERS: And I wonder as
24 I'm hearing this, and I've heard this from a few
25 different groups who are doing Time Square Alliance

1
2 and the BIDs and others, about the sort of ongoing
3 impact of—of the, you know, sometimes the chaos
4 around particular neighborhoods and areas. Do you
5 guys look at that? Do you have tools to deal with
6 that? How do you buy and factor that into any
7 considerations about job and growth for the future.
8 I've said I will commit at some point to sit with you
9 guys and talk about ways to improve that areas.

10 JAMES PATCHETT: Yeah.

11 COUNCIL MEMBER POWERS: Not just zones,
12 but really large long-term thinking about those
13 areas, but how do you guys look at those areas that
14 are already doing well in how to sustain growth and
15 make sure we don't lose them to either areas that are
16 in—no offense to you guys—but in areas that are
17 transit deserts or—or less accessible to New Yorkers,
18 or the worse case scenario outside of New York City
19 and New York City.

20 JAMES PATCHETT: Yeah. Absolutely. So,
21 it's a great point. I mean we want to keep bringing
22 more jobs. We don't want to lose the ones we have.
23 So, you know, I think you're generally speaking about
24 two major hubs. So, as—as you're—I know very well
25 aware, you know, the city in partnership with your

1
2 predecessor just completed a comprehensive plan for
3 East Midtown--

4 COUNCIL MEMBER POWERS: Uh-hm.

5 JAMES PATCHETT: --which included a huge
6 amount in transit infrastructure.

7 COUNCIL MEMBER POWERS: Right.

8 JAMES PATCHETT: So, we're optimistic
9 that that will help to over time alleviate a lot of
10 the concerns in that area as people have, you more,
11 access to the subway, better facilities for the
12 subways, and also more public plazas and space for
13 them to access.

14 COUNCIL MEMBER POWERS: Yeah.

15 JAMES PATCHETT: You know, as it relates
16 to the west side, you know, I think, you know, Times
17 Square is obviously a challenge. We hear frequently
18 from the property owners there that they're
19 negatively impacted. An interesting point history
20 42nd Street between 7th and 8th Avenue is the result of
21 an EDC joint state project to totally redevelop that
22 area. So that area at 42nd Street between 7th and 8th
23 Avenue is--is a development project that we undertook
24 because the area was a mess in the, you know 80s and
25 90s, and as a result of those efforts it is what it

1
2 is today, which is a very successful albeit crowded
3 tourist mecca. So, what we want—we absolutely want
4 to do things that we can to make sure that area can
5 be successful. It's a—it's a complex joint agency
6 effort. You know, I—I would—it's primarily led by
7 the Mayor's Office DOT, and NYPD because of the
8 involvement of plazas and the public safety issues.

9 COUNCIL MEMBER POWERS: Right, right.

10 JAMES PATCHETT: But we're always happy
11 to have a discussion about it. We certainly care
12 about it. It's a central business district for the
13 city, and the only thing that I would add is, you
14 know, as—as a property owner there, we also have a
15 vested interest in it.

16 COUNCIL MEMBER POWERS: I appreciate
17 that, and I should just commend you on East Midtown
18 and a lot of work that you guys do with my
19 predecessor and—and the Mayor—you know Mayor's Office
20 and—and DOT.

21 JAMES PATCHETT: Yes

22 COUNCIL MEMBER POWERS: So, I—I recognize
23 that and I appreciate that. I know that folks here
24 and outside here had a lot to do with that.

25 JAMES PATCHETT: Yes.

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2 COUNCIL MEMBER POWERS: Also, I would
3 note I think it's a model for other parts of the city
4 to look at how do we connect transportation options
5 to development and growth. So, I always encourage to
6 keep looking at that. One other thing before I hand
7 it back over is the waterfront, which we should do a
8 waterfront--probably a hearing at some point, but the
9 waterfront on the East River, which is slated for
10 expansion and public access--

11 JAMES PATCHETT: Uh-hm.

12 COUNCIL MEMBER POWERS: --is something I
13 wholeheartedly support--

14 JAMES PATCHETT: Yes,

15 COUNCIL MEMBER POWERS: --and hopefully
16 we'll have it fully funded in the future. There are
17 concerns from the community both in my district and
18 Council Member Kallos who is just heading on
19 paternity leave now. So, he can't be here about the--
20 the access to it particularly as a--you have a project
21 on 54th Street to develop a bridge there, and has
22 caused a lot of concern among the nearby residents
23 for losing park space and--and--and more pedestrian
24 shopping and things like that.

25 JAMES PATCHETT: Uh-hm.

1
2 COUNCIL MEMBER POWERS: I just wanted to
3 give the—the heads up we're going to be sending you
4 guys something just to sort of ask some questions
5 about it.

6 JAMES PATCHETT: Yes.

7 COUNCIL MEMBER POWERS: While—while I
8 have you here anyway, can you give me any sense of,
9 if you know, your evaluation of the different options
10 there. 54th Street has been slated as the bridge,
11 and if you guys looked at other options nearby and—
12 and also cost. \$20 million was the cost of 54th
13 Street, and whether there's the cost numbers on the
14 other lines.

15 JAMES PATCHETT: Right, yeah. So,
16 absolutely. So, you're talking about the bridge to
17 the Greenway?

18 COUNCIL MEMBER POWERS: Yes.

19 JAMES PATCHETT: So, the—so this—so over
20 the—over the course of the last I think, you know, 5
21 to 8 years, we looked at series—the City looked at a
22 series of options to the extent the greenway was ever
23 funded, and it was—it was with the community board at
24 that time based on that analysis. It was agreed that
25 this was the best option. It really is the only

1
2 viable option, but we—you know, we continue to be
3 willing to explore other alternatives. I think, you
4 know, as it happens the residents that are located
5 immediately there, you know, are concerned about
6 additional traffic in their area, but it's really
7 important that the Greenway be handicap accessible,
8 and this is—this is a part of that. So, there needs
9 to be an accessible location. It's—we don't think it
10 will have significant negative impact on parkland.
11 To the contrary, it would directly connect those
12 people right across to a huge new park being built on
13 the waterfront, and if anything would have a minimal
14 to nominal impact. You know, I know some concerns
15 have concerns—some residents have concerns about
16 pedestrians going by their buildings, and/or, you
17 know, how it will impact their view. But I—I think
18 broadly speaking, you know, we think it's important
19 that it be handicap accessible.

20 COUNCIL MEMBER POWERS: Got you. So,
21 we're going to be able to send you something that
22 just kind of outlines--

23 JAMES PATCHETT: [interposing] Yeah,
24 yeah.

25

1
2 COUNCIL MEMBER POWERS: --some of the
3 comments from the community, and that way you can
4 wholly answer some of the questions and concerns.

5 JAMES PATCHETT: Yes.

6 COUNCIL MEMBER POWERS: So, just so you
7 know. So thank you. I show that I have to leave,
8 but thank you to all the groups that I'm sorry I
9 won't be able to hear you, but I have your testimony,
10 you know, for the number that are here. And thank
11 you to Chairman Vallone for your--

12 CHAIRPERSON VALLONE: [interposing] Thank
13 you Council Member Powers and now Council Member
14 Menchaca.

15 COUNCIL MEMBER MENCHACA: Thank you,
16 Chair. Again, congratulations on your new post. I'm
17 really excited to be on the committee, and welcome to
18 both of you for your testimony. I know it's been
19 long. So, I'll try to get right to it. I-I can't--
20 but I can't continue with questions until I-I just
21 kind of sing the praises of the work, President
22 Patchett.

23 JAMES PATCHETT: Yes.

24 COUNCIL MEMBER MENCHACA: --and your
25 team--

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2 JAMES PATCHETT: [interposing] Council
3 Member Menchaca.

4 COUNCIL MEMBER MENCHACA: --that--that
5 you've e=really done in your tenure as leader.
6 Sunset Park and like other committees--communities
7 are really looking for that engagement on the ground
8 and--and I've seen that first hand. Your team is
9 there to kind of really amplify that--that leadership,
10 and so I've kind of seen that first hand as we-- And
11 I always described it like this, but as we continue t
12 break the bonds of our--of our entire city
13 institutions--

14 JAMES PATCHETT: [interposing] Uh-hm.

15 COUNCIL MEMBER MENCHACA: --and reset
16 them in a way that that has real impact on the
17 ground, and so just thank you, thank you, thank you.

18 JAMES PATCHETT: Well, thank you. It's
19 been a great partnership.

20 COUNCIL MEMBER MENCHACA: And I'm looking
21 forward to--to more--to more of that, but it's not just
22 EDC that has ideas about our community. Folks in the
23 state like our governor have presented things like
24 their MTA and Port Authority plan.

25 JAMES PATCHETT: Uh-hm.

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2 COUNCIL MEMBER MENCHACA: Can you give us
3 a sense about what and how EDC is thinking about its
4 proposal? I mean there--there are two things that are
5 kind of coming up strongly in their big kind
6 engagement plan around an MTA line--

7 JAMES PATCHETT: Yeah.

8 COUNCIL MEMBER MENCHACA: --into Red
9 Hook, and then the kind of moving terminal over to
10 SBMT. You referenced SBMT as--and I know we're all
11 waiting--this--

12 JAMES PATCHETT: [interposing] Yeah.

13 COUNCIL MEMBER MENCHACA: --the timeline
14 has been extended, and I know you're--you're kind of
15 crunching the numbers and trying to understand that.

16 JAMES PATCHETT: Yes.

17 COUNCIL MEMBER MENCHACA: But this is
18 something that we've all kind of been on the ground--

19 JAMES PATCHETT: [interposing] Yes.

20 COUNCIL MEMBER MENCHACA: --with since the
21 beginning of my term--

22 JAMES PATCHETT: [interposing] Of course,
23 I know.

24 COUNCIL MEMBER MENCHACA: --the last
25 term. So, that's kind of the first big picture. Give

1
2 us a sense about what's—what's happening there, and—
3 and how we can help.

4 JAMES PATCHETT: Sure. So I mean I think,
5 you know, I read about this announcement in the press
6 like you did, which is as I understand it, it plans
7 for a study of a one-train extension to—to the
8 Brooklyn Waterfront in Red Hook, which is
9 interesting, but it's very non-specific, and also I
10 had a request for the Port Authority to study the
11 relocation of the Red Hook Container Terminal to
12 South Brooklyn Marine Terminal. I think you know,
13 from—from—from our perspective, you know, I don't—
14 it's a little hard to evaluate right now because
15 it's—it's not clear what they're proposing exactly.
16 I think right now they're—they're proposing the
17 study. So, you know, we welcome obviously evaluating
18 additional transit options for Red Hook, which is a
19 transit starved community, but, you know, I think
20 within—from our perspective the thing that we come at
21 this with is our commitment to waterfront jobs so
22 that are accessible to the community. So, you know,
23 Red Hook Container Terminal provides important jobs
24 to the community. We want to make sure that whatever
25 is done there that we maximize the number of jobs,

1
2 and that are available on the waterfront, and that
3 are accessible to people in the community. That's my
4 perspective on it. You know, I will be interested to
5 see what they come out with, but that's going to be
6 our position no matter what as we want to see those
7 jobs. You know, that we ensure we have those jobs in
8 the community and grow them on the waterfront in
9 Brooklyn.

10 COUNCIL MEMBER MENCHACA: And it's really
11 important for us to kind of have this conversation in
12 this public hearing for the Chair to understand this
13 as well that this is--this is kind of--while it's big
14 in--in a lot of ways, a lot of open questions to
15 this.

16 JAMES PATCHETT: Yes.

17 COUNCIL MEMBER MENCHACA: We do have some
18 on-the-ground efforts that are--that are ongoing, and--
19 and that I think needs to be respected. So, I just
20 want to let you know and the public that's listening
21 at home that this is an important thing for us to
22 continue to work on, and that they can be provided
23 with information. A lot of what's happening on the
24 ground is city responsibility.

25 JAMES PATCHETT: Yeah.

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2 COUNCIL MEMBER MENCHACA: We know that
3 the Port Authority has—has some piece of this, but
4 that we can all work together, and I'm glad that--
5 that you're kind of hitting on the points that—that--
6 that we care about, too, at the district level for
7 jobs, waterfront development, economic development
8 for—for the neighborhood. The—well, actually, what
9 is our role there?

10 JAMES PATCHETT: Say what?

11 COUNCIL MEMBER MENCHACA: What is—what is
12 the of EDC in this—in this question, in this bigger,
13 bigger question?

14 JAMES PATCHETT: I mean it—right now, you
15 know, not really any role. I mean we—we do, as you
16 know, own South Brooklyn Maine Terminal. So, we—
17 whatever happens there would be a—we see what
18 happens. They never get a role there. The—for the
19 most part the Red Hook piers are Port Authority
20 property. So, it's—we don't have a significant role
21 to play there at the moment but, you know, I think
22 generally speaking, the city's view would be that
23 anything that happened—I mean I'm not speaking for
24 EDC specifically, but generally speaking the city's
25 view is whatever happens in the city, the city

1
2 certainly should have a strong say as to the future
3 of that, and that's certainly my position, and I know
4 it's the Mayor's position.

5 COUNCIL MEMBER MENCHACA: Good. I agree
6 with that. We should definitely have, and--and by
7 extension, the community on that.

8 JAMES PATCHETT: [interposing] Exactly.
9 Absolutely, the city and extension the community,
10 yes.

11 COUNCIL MEMBER MENCHACA: So, a bigger
12 question because another--the--the--the public hearing,
13 this public hearing is really kind of looking at all
14 the different boroughs and how they really think
15 about themselves on a borough level citywide, and
16 what's interesting about Sunset Park and Red Hook is
17 there's a lot of activity. One of those things is a
18 kind of possible land use, a ULURP from an applicant
19 called Industry City that's on its way. It's
20 probably one of the largest--I'm trying to ask Alice
21 to think about this whether or not we received the
22 six million square feet property ULURP--

23 JAMES PATCHETT: [interposing] Yeah.

24 COUNCIL MEMBER MENCHACA: --in the--in the
25 recent history that has these kind of questions

1
2 around manufacturing, industrial, maritime,
3 components and then next to the communities like
4 Sunset Park. So, can you tell us a little bit as we
5 think about the future, the next four years, and
6 thinking about how all these engines that EDC is
7 really dedicating time and effort--

8 JAMES PATCHETT: Uh-hm.

9 COUNCIL MEMBER MENCHACA: --restructuring
10 with what's happening at Sunset Park, what--what does
11 it mean when--when something like Industry City is--is
12 possibly coming forward with a ULURP for--for you as--
13 as--as EDC?

14 JAMES PATCHETT: Well, I think the good
15 thing is it--it--it's--it's sort of frankly a--a--oh,
16 wait. I mean I think industry is an incredibly
17 important asset for the community, and needs to be--
18 whatever happens there needs to be done in
19 coordination with the community, and I have--I don't--I
20 have not seen it. I don't think--they haven't--they
21 haven't applied. They haven't certified that have
22 they?

23 COUNCIL MEMBER MENCHACA: No, other--
24 they're in the middle of their environmental review.

25 JAMES PATCHETT: [interposing] Okay.

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2 COUNCIL MEMBER MENCHACA: So, they just
3 kind of—we did heard the hearing--

4 JAMES PATCHETT: [interposing] Okay.

5 COUNCIL MEMBER MENCHACA: --and so we're
6 waiting for City Planning to come back.

7 JAMES PATCHETT: So—so I think—but
8 broadly speaking in—in some sense it does not impact
9 EDC and that we are absolutely committed to ensuring
10 that all of our properties remain industrial focused
11 properties with rents that are affordable to, you
12 know, businesses that are employing Sunset Park
13 residents. So, you know, if—whatever happens in the,
14 you know, as a result of change to Industry City,
15 that's our commitment. So, we are—we are there
16 planning to pursue that no matter what as we've
17 talked about and we want to make sure that we enhance
18 our workforce development operations there that we
19 get more and people, members of the community into
20 the jobs. They're at the Brooklyn Army Terminal. We
21 want to make sure that the Marine Terminal has a lot
22 of good accessible jobs. We want to improve the
23 infrastructure down there. Those are all things that
24 we're focused on almost regardless of what happens in
25 Industry City and I think, you know, we obviously are

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2 interested to know, but I don't think it changes our
3 fundament focus on ensuring that there are good
4 industrial jobs that are accessible to Sunset
5 Parkers.

6 COUNCIL MEMBER MENCHACA: Well, and again
7 I-I think what-what's important about what you just
8 said is-is how the work that we do at the city level
9 with property that's managed by the city--

10 JAMES PATCHETT: Uh-hm.

11 COUNCIL MEMBER MENCHACA: --has-had-could
12 have positive--

13 JAMES PATCHETT: [interposing] Yeah.

14 COUNCIL MEMBER MENCHACA: --impactful
15 connection to private applications. And so, this is--
16 like this is a bigger question for me as a Council
17 Member that has a lot of power on land use--

18 JAMES PATCHETT: Yeah.

19 COUNCIL MEMBER MENCHACA: --and other
20 members of the City Council that are going to get
21 applications where EDC can actually help inform some
22 of that work because you're doing it.

23 JAMES PATCHETT: Yes.

24 COUNCIL MEMBER MENCHACA: And I guess
25 that's what I want to put out there as-as a question

1
2 for the next four years as we think about how each of
3 these boroughs and these engines that you're
4 investing a lot of time and effort can play a role in
5 advising us at the Council level--

6 JAMES PATCHETT: Yeah.

7 COUNCIL MEMBER MENCHACA: About how we
8 can talk about these things, and how there—you know,
9 while there might be natural walls of communication
10 about a private application this is at the end of the
11 day still a public—a public move.

12 JAMES PATCHETT: Uh-hm.

13 COUNCIL MEMBER MENCHACA: A ULURP is a
14 public process. What the private applicant is asking
15 for is a public okay and key to unlock a potential
16 that they're describing. So, it would be great if we
17 can kind of make that a—a kind of citywide--

18 JAMES PATCHETT: Uh-hm.

19 COUNCIL MEMBER MENCHACA: --goal--

20 JAMES PATCHETT: Yeah.

21 COUNCIL MEMBER MENCHACA: --but think
22 about it in a six million square foot of property
23 that wants to change its use--

24 JAMES PATCHETT: Yeah.

1
2 COUNCIL MEMBER MENCHACA: --right next to
3 a place that we're spending hundreds of millions of
4 dollars on right now.

5 JAMES PATCHETT: Absolutely.

6 COUNCIL MEMBER MENCHACA: Again, I want
7 the chair to understand that as well because I'm
8 going to be coming back to him for some of that
9 leadership, and then finally, there are two things
10 that I just want to point out that I think would be a
11 good citywide effort. As the chair of the
12 Immigration Committee, a lot of work is-is-is being
13 done. I think about how we-how we lift our
14 immigrant-our immigrants with documents that are here
15 from other countries that have high skills and
16 diplomas and have career that they're coming here and
17 kind of starting over, and where we can work
18 together. The programs that already existed in the
19 past, but have been defunded like the immigrant
20 bridge program--

21 JAMES PATCHETT: Yeah.

22 COUNCIL MEMBER MENCHACA: --and other
23 things at EDC where we can kind of really show how
24 we're working with our immigration system right now
25

1
2 with people who—who with just a couple little pieces
3 of—of support--

4 JAMES PATCHETT: [interposing] Yeah.

5 COUNCIL MEMBER MENCHACA: --can—can be
6 part of our entrepreneurial workforce.

7 JAMES PATCHETT: Absolutely. New York is
8 a city of immigrants, right.

9 COUNCIL MEMBER MENCHACA: Yeah, and—and
10 we have them here and we can—we can reach out to
11 them, and then finally, the—the DOC NYC RFP is—is
12 coming up, and that's a citywide impact as well.

13 JAMES PATCHETT: [interposing] Yes, uh-
14 hm.

15 COUNCIL MEMBER MENCHACA: And so Red Hook
16 and Sunset Park are a waterfront community, and so if
17 you can give us a little update on how we as a
18 committee and as members who have waterfronts can—can
19 impact that in—in ideas and how to shape that for the
20 next chapter.

21 JAMES PATCHETT: Right, well, I—I guess
22 I'm having the conversations as I—as I happen to know
23 that you have a constituent who is interested in
24 that, and I've had conversations with her about it
25 and I--

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COUNCIL MEMBER MENCHACA: [interposing]

And thank you for all that.

JAMES PATCHETT: Yeah, sure.

Specifically about this and, in fact, just to give you a very specific, I am waiting for her to propose. You know, to—to clarify what her, um, her concerns—not—specifically as it relates to the DOC NYC RFP what—you know what her concerns would be, and so I'm anxious to see—I mean at least—specifically as to that, you know, exactly what it is that she would like to—to see and will obviously talk to you about it and consider whatever it is that she proposes. I know she's been busy. I understand there's some incident with a rapper. I'm not, you know. [laughs]

COUNCIL MEMBER MENCHACA: Sure.

JAMES PATCHETT: Yeah, but—but, um, but as soon as she has a moment to focus on it, we'll absolutely see.

COUNCIL MEMBER MENCHACA: Okay.

JAMES PATCHETT: Take that into consideration.

COUNCIL MEMBER MENCHACA: And just so you know where I'm going to be coming from is thinking about non-profits--

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JAMES PATCHETT: [interposing] Yeah.

COUNCIL MEMBER MENCHACA: --and--and how we--how we open up these waterfronts as a way for education in connection to--to ease that--and--and really kind of build an opportunity there that--that will allow for more--more historic ships, more education opportunities--

JAMES PATCHETT: Uh-hm.

COUNCIL MEMBER MENCHACA: --for the public.

JAMES PATCHETT: Absolutely.

COUNCIL MEMBER MENCHACA: Okay, thank you.

JAMES PATCHETT: Thank you.

CHAIRPERSON VALLONE: Thank you, Council member.

COUNCIL MEMBER MENCHACA: And I say congrats.

JAMES PATCHETT: Thanks.

CHAIRPERSON VALLONE: Clearly, we are in good hands President Patchett with you and your team, and we look forward the separate dialogue.

JAMES PATCHETT: [interposing] Yeah.

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2 CHAIRPERSON VALLONE: I think we—we have
3 a crash course degree in EDC today. We graduated all
4 with a degree today.

5 JAMES PATCHETT: Right.

6 CHAIRPERSON VALLONE: But just this is
7 really the tip of the iceberg, and you can see
8 between Alex and I we have so many topics that we
9 could have covered, and each one of them really
10 demands their own hearing--

11 JAMES PATCHETT: [interposing] Yes.

12 CHAIRPERSON VALLONE: --and I think this
13 is how we'll flesh out and grow and hear the Council
14 members' concerns. So, I thank you for spending over
15 two hours with us today, inviting us to the board
16 meeting this morning, and we look forward to working
17 with you and your team.

18 JAMES PATCHETT: My pleasure. Thank you
19 so much.

20 CHAIRPERSON VALLONE: Thank you.

21 JAMES PATCHETT: Thank you.

22 CHAIRPERSON VALLONE: And now our panel
23 that's been—we thank you, and I see you have
24 testimony. So, feel free to—to summarize if you
25 like. We have Lena Afridi from South Board Street.

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2 We have Rose Uscianowski--[background comments--and
3 that's Transportation Alternatives; Riley Edward--
4 Edwards from Citizen Budget Commission and John
5 Falcone from Jobs First NYC. We have four if you
6 would like to come up. I think we have most of your
7 testimony submitted. Thank you again to the EDC team
8 that stayed for over two hours. You get a big thumbs
9 up. Thank you. [background comments] I'm trying to
10 begin. Well, they may not all stay, but I have John
11 Falcone, Lena Afridi, Rose Uscianowski and Riley
12 Edwards. [background comments, pause] Whoever would
13 like to go first, you have the--just turn the mics on
14 identify and then go for you. [background comments,
15 noise]

16 LENA AFRIDI: Alright. I'll just--I'll
17 just get started.

18 CHAIRPERSON VALLONE: Right, jump right
19 in.

20 LENA AFRIDI: Good afternoon. Thank you
21 Chairman Vallone and the members of the Committee on
22 Economic--on Economic Development for the opportunity
23 to testify. My name is Lena Afridi. I'm the Policy
24 Coordinator for Equitable Economic Development at
25 ANHD, with is the Association for Neighborhood and

1
2 Housing Development at ANHD, which is the Association
3 for Neighborhood and Housing Development. We're a
4 membership organization of New York city neighborhood
5 based non-profit community organizations all over the
6 five boroughs. Our mission is to ensure flourishing
7 neighborhoods and decent affordable housing for all
8 New Yorkers. We have over 100 members throughout the
9 five boroughs. ANHD applauds EDC's commitment to job
10 creation, in particular its partnership with us, and
11 City Foundation in creating the Industrial Developer
12 Fund and support of the Urban Manufacturing
13 Accelerator Fund, which are tools that help non-
14 profit industrial developers create and maintain
15 properties to be used for industrial manufacturing
16 businesses and jobs. We also recognize the steps EDC
17 has taken to date to increase transparency in its
18 development processes. However, we believe much more
19 can be done. We encourage you EDC to implement the
20 following measures in order to create a more,
21 transparent and equitable development process. First
22 of all, we would like EDC to add community
23 stakeholder representation on its board. Men of
24 EDC's 27-member-board of director members are
25 explicitly tasked with community representatives. We

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2 also want to ensure that we protect the public
3 interest in our public land. Public land is an
4 extremely valuable and limited resources. EDC is
5 tasked with developing many of these parcels. We
6 call on EDC to work closely with community
7 stakeholders and local elected officials to ensure
8 that projects built on these sites are to the benefit
9 and of and meet the needs of current neighborhood
10 residents. EDC should no longer be disposition of
11 city-owned land to private companies, and lastly, we
12 want to ensure that job creation and economic
13 programs meet current population employment all of
14 the needs. EDC spends substantial funds and
15 resources toward job creation and employment
16 programs. However, it's not clear on a project level
17 or agency wide what share of these economic
18 development opportunities meet and align with the
19 employment needs of the city's current population.
20 EDC needs to report not only on a project's projected
21 job creation numbers, but on the number of jobs at
22 each income level, potential wages earned and whether
23 these jobs are full time or part time. Most
24 importantly, EDC needs to ensure that these local
25 jobs go to local people by strengthening its Hire NYC

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initiative. Lastly, I'll just say really quickly we also would like to see more transparency on the MWBE side, what share of MWBE contracts go to local New York City based businesses rather than businesses outside of the city, what share go to small businesses, and what share go to immigrant owned business. We're looking forward to working with EDC and Council in our goal toward a more equitable city. Thank you.

CHAIRPERSON VALLONE: Thank you. We went for speed reading that--

LENA AFRIDI: [interposing] Yes.

CHAIRPERSON VALLONE: --that entire testimony [laughs] and that--and that was a record right there, but also that's why I went to the board meeting this morning. You know, I think just being aware, us being present and welcome you guys to come to the next quarterly meeting. I agree. We're in the first steps of really seeing the policy down at the board, who's on the board, who's appointed to the board, when the terms are up. All of that is very, very important. So, I agree. Whoever is next. That gofer. (laughs)

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2 ROSE USCIANOWSKI: Hello, and thank you
3 for having me here today. My name is Rose. I'm from
4 Transportation Alternatives.

5 CHAIRPERSON VALLONE: Good afternoon
6 Rose.

7 ROSE USCIANOWSKI: Good afternoon. Just
8 as a quick point of clarification, before I begin, I
9 had believed that I would be testifying primarily
10 before the Economic Development Corporation. So, if
11 you see any you here, that would, you know, to the
12 EDC. I apologize for any, you know, slight mutation
13 there, but otherwise, I will begin. Thank you for
14 having me today, and for the opportunity to speak
15 with you today about a subject that is near and dear
16 to me: Local waterfront access and the connectivity
17 of that creation in Alternative Transportation
18 Networks across our city's shorelines. I come before
19 you as a member of the Harbor Ring Committee of
20 Transportation Alternatives. The Harbor Ring
21 Committee was formed in 2011 with the expressed
22 interest of creating a 50-mile continuous and
23 contiguous bike and pedestrian greenway around New
24 York Harbor connecting the shores of New Jersey,
25 Staten Island, Manhattan and Brooklyn. As a member

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2 of the Harbor Ring Committee, I fight for this vision
3 because I believe that in the unlocked potential of
4 our city's waterfront spaces and the economic,
5 transportation and recreation opportunities that
6 smart investment in these waterfront spaces can and
7 will created as long as that investment includes
8 expanded waterfront access across our beautiful
9 shorelines. The increasing interest in Brooklyn's
10 shoreline and similar another boom that's occurring
11 across Staten Island's long decrepit North Shore
12 Waterfront, and North—and Norther New Jersey's Hudson
13 River Shoreline, all offer testimony to the inherent
14 value that beautiful waterfront spaces in and around
15 New York City whole (sic) likewise continuing
16 economic revitalization happening across Manhattan's
17 far west side, and its concurrence with installation
18 of the popular—popular Hudson River Greenway Bike
19 Trail, that administrates that economic—economic
20 expansion and with regional access do not speed
21 competition along our waterfront. Our shorelines can
22 act as both an economic driver and as a place where
23 people can go on a walk, bike, play, commute and take
24 advantage of our waters. In order to use our
25 waterfront spaces most effectively, bike and

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2 pasturing spaces don't just need to be accessible for
3 all, but if fully connected and fully protected this
4 means bringing bike and pedestrian access to the
5 missing link to connect New York Harbor, the
6 Verrazano Bridge, and it also means feeding an
7 official greenway designation for the entire length
8 of this path. The bridge can draw it. The Verrazano
9 Bridge can draw tourists into the furthest reaches of
10 Staten Island and Brooklyn just as the Brooklyn
11 Bridge pike path has led millions to discover
12 Downtown Brooklyn. Similarly, such a path has a
13 potential to further link the regional economies of
14 both Staten Island's North Shore and Downtown
15 Brooklyn just as path on the East River Bridges have
16 linked the economies of Downtown Manhattan and
17 Downtown Brooklyn. Lastly, and most obviously, such
18 a pathway could expand commuting options for Brooklyn
19 and Staten Island residents while offering runners
20 and cyclists on both sides of the Narrows a wonderful
21 space to further appreciate our beautiful city. In
22 the meantime, completing bike and pedestrian access
23 to all the bridges surrounding the harbor without
24 adding safe space for pedestrians and cyclists to go
25 once they get on land, would only take—would only

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2 take away from the value of those bridge paths.
3 Right now, Staten Island's North Shore Waterfront is
4 the most practical place to demand expansion of the
5 Greenway in order to address this issue. Work on the
6 Goethels and the Bayonne Bridges is—is bringing us
7 close to exploring bicycle access to both. This
8 creates a demand for spaces to walk or ride upon
9 leaving those bridges paths. At the same time
10 development on the Wheel, Empire Outlets, Urbie and
11 Lighthouse Points among the other projects on our
12 waterfront is increasing a demand for local
13 waterfront access. Out Staten Island North Shore
14 Greenway would provide a solution to both while also
15 filling another place—another piece of the Harbor
16 Ring's sale. It's likewise that we ask the New York
17 City Economic Development Corporation as well as the
18 Committee on Economic Development to join us in the
19 fight to achieve a greenway designation along Staten
20 Island's North Shore waterfront. You've acknowledged
21 and you as NYC EDC, have acknowledged the deep needs
22 to create more waterfront access along Staten
23 Island's North Shore and to better connect Staten
24 Island's North Shore communities in your North Shore
25 2030–2030 report. Now is the time to act on those

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2 findings, and join us in the fight for more access-
3 for more waterfront access.

4 CHAIRPERSON VALLONE: Thank you and I
5 think you bring up an important point with the
6 elimination of Waterfronts Committee. This committee
7 probably will inherit the responsibility of keeping
8 an eye on our waterfronts. So, we'll be working with
9 our Council members and with you to make sure that
10 happens, and you're not alone. We have—my district
11 is a waterfront district also, and we're all looking
12 for ways to expand. So, thank you.

13 ROSE USCIANOWSKI: Thank you so much.

14 Good afternoon. Thank you for the
15 opportunity to testify.

16 CHAIRPERSON VALLONE: Good afternoon.

17 RILEY EDWARDS: My name is Riley Edwards.
18 I'm a Research Associate at the Citizens Budget
19 Commission. CBC is a non-partisan organization whose
20 mission is to achieve constructive change in the
21 finances and services of New York City and New York
22 State government. Last month CBC published a report
23 reviewing New York City's economic performance during
24 Mayor Bill de Blasio's first term in office, and
25 recommending ways in which the city's investments can

1
2 be improved. The city's economy has been strong in
3 recent years with rising median wages and high
4 employment growth. In 2013 to 2016, private
5 employment grew 17% in Brooklyn and 11% in Queens, 8%
6 in Manhattan and 7% in the Bronx and Staten Island.
7 As of 2016, 16.2% of the private employment in New
8 York City was located in Brooklyn up from 13.5% in
9 2001. The geographic diversification of employment
10 in New York City is a continuing and positive long-
11 term trend. Nevertheless, job growth in the city has
12 been dominated by low-paying occupations in
13 healthcare and hospitality and job growth is
14 projected to decelerate in 2018 and 2019. Meanwhile,
15 persistent poverty and inequality are reminders that
16 more opportunities are needed. EDC leads the city's
17 efforts in spurring job growth. In 2016, the annual
18 cost of the city's economic development efforts
19 totaled \$3.2 billion with much of this overseen by
20 EDC. With this high cost comes the responsibility to
21 ensure that New York City's investments in its own
22 economy are sound. A recently released report:
23 Managing Economic Development Programs in New York
24 City and Assessment of Progress makes the following
25

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2 four recommendations to improve the city's economic
3 development tools.

4 First, establish more detailed standards
5 for awarding discretionary tax expenditures.

6 Second, improve transparency and
7 reporting on EDC projects.

8 Third, make capital investment in
9 infrastructure to support job growth in
10 underdeveloped neighborhood; and

11 Four, use conduit financing to support
12 growth in the art, health and education sectors.

13 First, discretionary tax expenditures:
14 In addition to numerous as-of-right tax expenditures
15 that are available to any firm that meets certain
16 qualifications, the city also awards substantial
17 discretionary tax benefits worth \$548 million in
18 2016, which are customized by EDC for individual
19 projects or firms. Twenty-two projects were awarded
20 benefits in Fiscal Years 2015 and 2016. Nine
21 projects were located in Queens and only one in
22 Manhattan with the rest split between the Bronx,
23 Brooklyn and Staten Island. Our review of these
24 projects found wide variation in the benefits granted
25 for jobs estimated to be created. Most projects

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2 receive benefits less than \$30,000 per job (coughing)
3 rated, but three projects received more than \$100,000
4 per job. There may be justifiable reasons for-for
5 providing such a high level of subsidies. For
6 example, these projects may be leveraging significant
7 private investment. EDC should better articulate the
8 goals of these projects, develop standards for
9 awarding benefits that incorporate these factors and
10 provide a transparent method for calculating
11 benefits.

12 Onto transparency. As required by Local
13 Law, EDC publishes an annual report on projects
14 receiving discretionary tax benefits. However, this
15 report provides insufficient language to evaluate the
16 full package of benefits provided to recipients. In
17 addition there's no reporting on outcomes from other
18 EDC programs such as Start-Up Incubators. Two bills
19 passed by the Council last session made improvements
20 to EDC reporting, but there remains a need for
21 reporting that covers the full scope of benefits
22 flowing to all EDC projects.

23 On capital investment, that's one of the
24 principle ways the city supports outer borough job
25 growth through capital investment to establish and

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2 improve employment hubs. The biggest capital
3 projects that were seen by EDC in the last four years
4 have been spread across all five boroughs including
5 Cornell Tech in Manhattan, the Brooklyn Army
6 Terminal, the Staten Island Waterfront, Hunters Point
7 South in Queens and the South Bronx Greenlands.
8 Capital investment should be directed to establishing
9 infrastructure to encourage job creation at the
10 neighborhood level like these examples and should not
11 be made for the benefit of individual firms. Conduit
12 financing that's another tool used by EDC to support
13 economic development. Conduit that is issued by the
14 city, but is the obligation of the business or non-
15 profit. Two entities that issue conduit that—to
16 build NYC Resource Corporation and the New York City
17 Industrial Development Agency are administered by
18 EDC. Conduit that has relatively low risk and low
19 cost to the city and provides lower cost source of
20 capital to recipients because that is tax exempt.
21 CBC supports these conduit debt to assist the
22 cultural, educational and health sectors in lieu of
23 direct city capital investment. Since 2016, 87% of
24 conduit debt issued by these entities has been for
25 these three sectors. Nearly half of their recipients

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2 since 2016 have been located in Manhattan with an
3 additional 30% located in Brooklyn. Conduit
4 financing should be the city's main form of support
5 for these sectors rather than direct capital
6 investment. One final point is that because that EDC
7 has demonstrated success in managing its capital
8 projects and its more flexible procurement process,
9 EDC has broadened its responsibilities to including
10 serving as a capital project manager for other
11 agency's projects, many of which are not related to
12 economic development. This trend discourages other
13 agencies from seeking procurement reform and shifts
14 EDC's focus away from its mission of job creation.
15 While there has been some positive improvement in
16 recent years with the smaller but still substantial
17 share of EDC capital expenditures coming from other
18 agencies, EDC continues to have a broad mandate. For
19 example, the NYC Ferry expansion and the BQX
20 Streetcar are under the purview of the EDC although
21 they are transportation projects in substance.
22 Reforms that standardize discretionary tax benefits,
23 increase transparency, support capital investment in
24 neighborhoods and continue using conduit financing to
25 assist non-profits while keeping EDC's focus on job

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2 creating will move the city towards its--towards its
3 goal of a strong economy that creates opportunities
4 for all New Yorkers. Thank you for the opportunity
5 to speak on this topic. I'm happy to answer any
6 questions.

7 CHAIRPERSON VALLONE: Thank you, Riley.
8 Okay. [pause] We have the distinguished
9 recommendation. It will be the last one for today.

10 J.T. FALCONE: I know and not only am I--

11 CHAIRPERSON VALLONE: [interposing] All
12 eyes are on you.

13 J.T. FALCONE: Not only am I lucky to be
14 the last one, I'm also lucky to present in front of
15 my Council Member, Council Member Menchaca.

16 CHAIRPERSON VALLONE: You have a great
17 Council Member.

18 J.T. FALCONE: Good afternoon, Chair
19 Vallone. Congratulations on the appointment.

20 CHAIRPERSON VALLONE: Thank you.

21 J.T. FALCONE: I am not Chair Zed Lane
22 Wade.(sp?) I am J.T. Falcone, and I am the Senior
23 Associate of Workforce and Economic Development at
24 Jobs First NYC. We're a policy to practice
25 intermediary working to improve the workforce

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2 development system, and ensure that all New Yorkers
3 in an position to access and climb the economic
4 ladder of New York City's labor market. For ten
5 years Jobs First NYC has been working with local
6 communities and citywide development and supporting
7 collaborative and innovative strategies to find
8 innovative solutions—that's twice—to support out of
9 school, out of work young adults in New York. We're
10 here today to lift up one such strategy, which is the
11 Lower East Side Employment Network, the LESEN, as
12 well as to recommend that while considering the
13 agenda for the next four years with the New York City
14 Economic Development Corporation, workforce
15 strategies like the LESEN are integrated in the
16 service of the EDC's mission to promote and grow
17 quality jobs for all New Yorkers. The LESEN is a
18 coalition of eight non-profit agencies working
19 together in partnership with their local community
20 board CB3, and it serves the needs of the residents
21 of the Lower East Side while that neighborhood has
22 seen a swell of economic development activity by
23 ensuring that local residents are appropriately
24 trained for and positioned to benefit from the job
25 opportunities that result from economic development

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2 in the area. By agreeing to collaborate rather than
3 compete, these eight non-profits have improved their
4 engagement of local employers and developers to the
5 benefits of residents of the Lower East Side. In CB3
6 as a partner, LESEN is able to leverage this strong
7 relationship and negotiate with incoming employers.
8 Because businesses and developers have a clear access
9 point for local talent, they know who to reach out to
10 when they need candidates and the non-profits by
11 pooling their resources, can offer a broader range of
12 training options and ready a larger talent pool.
13 Thus, the Network collective fills a greater
14 percentage of job openings all while reducing the
15 developer has interviewed a higher ratio to 3 to 1.
16 We call it a win-win-win. That said, these models
17 are costly. [coughs] They require hard to come by
18 planning dollars to offset the cost of development,
19 and while the city looks to invest in its physical
20 infrastructure through the work of the NYCEDC, we
21 recommend it considers way to simultaneously invest
22 in the infrastructure of its community based
23 organizations and workforce partners to help
24 communities respond to and benefit from the economic
25 activity that results in the EDC's development. Not

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2 only would this investment benefit the residents of
3 developing communities, but it would also double down
4 on the success of Hire NYC. By offering developers
5 and business access to a trained and qualified pool
6 of local candidates, it makes local hire an easy
7 choice removing any obstacles to fulfilling their
8 quotas. By coordinating across system workforce
9 development and economic development we can build
10 upon EDC's success and ensure that over its next four
11 years its work continues to cultivate dynamic and
12 resilient communities across all five boroughs. Thank
13 you.

14 CHAIRPERSON VALLONE: The example of the
15 LESEN Coalition is perfect. I'm always looking for
16 examples that we can bring to the rest of the city.
17 Here's a perfect way that community-based
18 organizations and workforce partners can be expanded.

19 J.T. FALCONE: Yeah.

20 CHAIRPERSON VALLONE: I'm talking about
21 the hundreds of millions of dollars that the EDC was
22 talking bout. This is not a huge demand. So, I
23 think I agree with you on it.

24 J.T. FALCONE: Yes.

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CHAIRPERSON VALLONE: Council Menchaca and Rivera, do you have any questions for him before we have to leave?

COUNCIL MEMBER MENCHACA: Thank you and again welcome, all of you. What's your name again?

J.T. FALCONE: J.T. Falcone.

COUNCIL MEMBER MENCHACA: J.T. Okay.

CHAIRPERSON VALLONE: You have to remember that because he's going--

COUNCIL MEMBER MENCHACA: Yeah, I know. Well, you know, where do you live? In Sunset Park.

J.T. FALCONE: The intersection of 40th and 6th. So, right there between the park and--

COUNCIL MEMBER MENCHACA: Yeah. Okay, A lot of stuff happening at Sunset Park. I hope you vote every year on--in participatory budgeting.

J.T. FALCONE: Oh, you can believe I do.

[laughter]

COUNCIL MEMBER MENCHACA: Okay, that's great. Alright so you're--you're plugged in. So, I have a question for you. In your testimony and I'm really happy that--that you kind of pointed out the work that EDC can do to really support the non-profits, and tell me how because here you're--you're

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2 kind of telling—telling us hey, look we go to invest
3 in our infrastructure. What does that mean? Is
4 there a plan? Can less—could the work that you're
5 doing through LESEN and—and Jobs First New York City
6 help us come up with—with an actual—I mean, I want to
7 say plan, but an actual way to funnel dollars. Have
8 you thought about it more than just investment, and I
9 want to know a little bit more about that if you have
10 that today, and if not, we can kind of keep working
11 about how—how we can bring that into—into the
12 conversation.

13 J.T. FALCONE: Yeah, of course. I lift
14 up LESEN because it's a great example of a time that
15 Jobs First has been able to work with the EDC
16 directly. Specifically, it was through the ULURP
17 process of Essex Crossing that we were able to gain
18 some serious wins with developers. So, there are a
19 number of different partnerships throughout the city
20 that Jobs First is working on, and is developing.
21 Specifically, I've worked in Staten Island on a
22 partnership called Youth Wins, and basically what we
23 do as an organization is we convene the necessary
24 stakeholders and give them a platform to talk about
25 strategies that would for them. So, Jobs First tries

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2 not to parachute into a neighborhood and say this is
3 the strategy for you. We try to provide a platform
4 for the—the players to really come together. So, I
5 keep it vague and—and reference investment more
6 generally, because really what we need are—is we need
7 areas for—for groups to do this, and we need players
8 that can act as conveners outside of Jobs First. I
9 mean we're eight people, and we work hard but
10 [laughs] we can't be everywhere at once. When I
11 talked specifically about ways that we can work
12 together with EDC and with the Council, the ways are
13 many. Information is such an important resource. We
14 are able to, and we have been looking at some of the
15 work that along the rezoning in Jerome Ave and some
16 of the EDCS's work at Bronx Point to develop a
17 regional workforce partnership to serve the South
18 Bronx area as the result of the fact that dedicated
19 city employees from EDC and from City Planning came
20 to us, recognized our work and said we want to bring
21 you in on these conversations. And I think one of
22 the real—one of the real challenges that we have in
23 the city as my colleague mentioned is—is transparency
24 and communication. So, opportunities to work
25 together with the agency and with the Council,

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2 opportunities for us to speak more transparently
3 about workforce as a concept, and then ultimately
4 it's about messaging. We need to talk to developers
5 and we need to talk to the EDC overall and—and all of
6 us need to come together to say that these—I—I—I
7 benefit from Industry City. I love Industry City.
8 These projects are only as good as—as they are able
9 to give back to the neighborhoods, and I think that
10 we have some really great examples of the EDC working
11 to do that with Essex Crossing, and working to do
12 that with Bronx Point. So, I'm here really just to
13 emphasize some areas where they've been really
14 successful, and asked for that--more evenly impress
15 (sic) the work.

16 COUNCIL MEMBER MENCHACA: Also, I don't
17 have any other questions, but I hope that we can
18 exchange information. I'd love for you to be part of
19 the conversation in Sunset Park around Industry City,
20 and—and really bringing all these ideas to the table
21 so that we can increase transparency, bring this
22 model in either officially or just through your
23 experiences, but every neighborhood could benefit
24 from that kind of engagement on the ground. No
25 doubt, and that's what I think we're all about.

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CHAIRPERSON VALLONE: Well, and so the advocates that are here this--this committee is--is here for you to shape with committee hearings and questions. So feel free to reach out to us afterwards and today. I mean you wait for the--for the President and all the administration to testify for we've very aware of that. So, if there are questions that you would like to see before hand going forward over this next term, please make sure we get them ahead because we want to advocate for you also. Council Member Rivera, do you have any questions of the panel?

COUNCIL MEMBER RIVERA: Yeah, I just want to add that I--I think it's also historically how hard it's been for us to get some of the projects that are under EDC's umbrella to commit on paper to local hiring. And so when you have an organization like LESEN, they really need room to grow, and sometimes they're--they're faced with the same kind of economic hurdles like high rents in some of their spaces. So, I think when it comes to EDC, and what we can do, and you can correct me if I'm wrong, is--is (1) pushing for local hiring to be memorialized in more contracts going forward, but also in some of these larger

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2 projects like Essex Crossing to actually provide a
3 space for this workforce center so LESEN can grow. I
4 think that's an ask we can make, and—and you should
5 be sure to hold us to those kinds of asks.

6 J.T. FALCONE: Yes, and if I may, two
7 things that—that I want to react to. Essex Crossing
8 has done a really good job. They've actually created
9 a space for a social enterprise café called the
10 GrandLo Café where young adults will be trained over
11 a three-month period for a for-profit café that then
12 turns around and benefits the Grand Street
13 Settlement—Settlement house, which has years and
14 years of great services in the neighborhood. So,
15 it's a really sustainable interesting model, and part
16 of it has to do with the great work of that ULURP
17 negotiation and the ability to work with developers
18 when the iron is hot. The other thing that's really
19 interesting about these local networks is that we
20 have—we have more of an ability to memorialize and
21 put in stone requirement to work with a local network
22 than we have to hire people of a certain zip code.
23 There's a difference in discrimination and there's
24 many laws that we have to work with and be conscious
25 of and sensitive to, but in—insofar as the lessons

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2 work, what's really valuable about that is that you
3 can say you have to work with these community
4 partners, and those community partners have a source
5 and work with their talent. That's a way that we—we
6 are able to think and be more thoughtful and
7 proactive with these kinds of projects.

8 CHAIRPERSON VALLONE: Well, I—I thank you
9 to the panel. I thank you to my Council members for
10 staying, and I think we are on clearly the same page.
11 Take advantage of the opportunities before. We say
12 strike (sic) that we are on time, and this is a good
13 time to do that. So, thank you everyone, and I think
14 with that, we are done. So, at 3:40 we bring to
15 close our first EDC meeting. Thank you everyone.

16 [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date February 22, 2018