

Group 1

Marcela – Neighbors Helping Neighbors

- Rent Stabilization - <5%
- Living wage jobs
- Room for growth – both salary and position
- Both business and families
- Connection between rezoning and housing crisis
- Development on 8th ave – connected? Speculations on property values
- Quantifiable data on displacement
- How does rezoning affect landlords with roots in the neighborhood?

Dani – OBT

- Transforming workforce development
- 120 young adults, 60+ internships
- digital marketing workshop @ innovation lab
- How would an increase in retail and hotel affect OBT's mission?
- How can we continue to support immigrant families in SP?
- Are there other small businesses that can be partnered with?
- How would OBT's programming be affected by proposed rezoning? Is it scalable?
- Job fair for employers
- Connections with high schools
- What industries exist and how can create curriculum and pipelines?
- Mentorship program?

Jesse – SBIDC

- 2000 – 2014 56% business growth
- 5.6% unemployment
- 11% manufacturing – becoming highly specialized
- 9% industrial – soft skills needed as well
- 9% wholesale

- cost of infrastructure
- cost of doing business
- employment match
- jobs 10+ years down the road

Group 2

What kinds of jobs?

- living wage
- hotel – what kinds of jobs
- retail
- food service to tech

- wide variety
- internships
- now jobs are available in I.C. that weren't previously available in the neighborhood
- OBT Job placement numbers

SWBIDC

- 5.6% unemployment
- 28% decrease in pov. Line
- 56% increase in business since 2010
- What types of jobs are better over long term?
- Skills gap – more training needed for newer jobs
 - manufacturing
 - office
 - service
- What jobs are important?
 - technology
 - coding
 - cyber
 - middle-aged adult opportunities?
 - passive energy jobs
 - mix of technology and manufacturing jobs
 - how do we attract businesses?

OBT

- What is the innovation economy?
- Workforce Development Agency
- 420 employees at I.C.

Group 3

- Construction Union
- Concern about underpaid jobs and a living wage
- Concern about pricing people out of neighborhood
- Construction contracts lower than living wage
- Hotels
- Are these just temporary jobs for local residents?
- Need a stronger foundation start with better paying jobs
- Workers working longer, harder, and lower wages

OBT

- Variety of training in different sectors
- Question on if OBT teachers middle-aged, mid-career people?
- OBT: 12 programs including adult populations, understand this issue – program to help small biz owners with tech

- Outreach to immigrant communities?
- Concern about community East of 4th Ave
- Concern about need for more participation in meetings? Language barriers?
- Resident works at IC – not a lot of people who grew up in neighborhood working at IC
- Type of jobs – pay not enough for people who need to support their families
- Good jobs with benefits needed
- Hotels – will new hotels mean current hotels become homeless shelters?

Neighbors Helping Neighbors

- What demographic info do you have for people who have a bachelors degree?
- Seems like the focus is on lower income jobs
- What controls are in place for creation opps for locals?
- NHN zoning – industrial →hotels, warehouses, \$5 bn investment
- Ind →light industrial = retail
- Retail:
 - salespeople→what real opps does this create
- NHN: what business are coming in?
- Rep from Co. in IC:
 - 80 positions→issues with connecting with local residents
 - discussed internship program
 - One way to break cycle is to expose young people to industries that are here
- Employer at IC:
 - its better to employ locally to retain employees
- Can there be some kind of MOU for tenants related to local hiring?
- What mechanism will maintain the viability of staying in this community?
- Once the rezoning happens, what happens to local residents?
- What guarantee is there?
- How can we build capacity for the local community?
- Concern about luxury retail →attraction of new residents that can afford these establishments
- People in the neighborhood are scared – outreach →need more engagement
- We want the jobs, want it to be safe, but we don't want people to be pushed out
- 197a – waterfront industrial
- Encourage people to participate
- Gap – how can we connect this growth to benefit neighborhood residents?
- Sunset Park 40% jobs industrial
- Work at IC
 - Difference between industrial and light industrial
 - Is the vision industrial and manufacturing?
 - Moving every 5 years is hard
- What happens to industrial businesses that create value in this community and then get displaced because of increase in real estate rates?
- Apprenticeship programs
 - Is the model like in Germany?
 - Apprentice NYC

- CNC machines/routers
- Advanced manufacturing jobs - Growth sector
- Sahadi's
 - Knows factory won't be there in 5 yrs – need to adapt -Opening retail in IC
- Attract garment center
- CB7:
 - Liberty view plaza asked for a zoning change
- Retaining industrial argument that retail makes manufacturing possible
- Lesson on leverage and quantifiable results
- 100 sf choc co. □NJ
- Rent through current owners – subsidized rent wasn't competitive with NJ
- How to redefine industrial?
 - Engineering/ waterfront renewables/wind turbines/high tech fabrics
- Industry type/jobs
 - real estate function