

NYCNCC Performance Measurements Report

Staff has prepared the attached FY2020 Performance Measurements Report in accordance with the form of report approved by the NYCNCC Governing Board at the June 24, 2020 meeting.

Authority Performance Measurement Report for the Fiscal Year 2020

Name of Public Authority:

NYC Neighborhood Capital Corporation

In fiscal year 2020, the Corporation provided investment capital to two projects in low-income communities in New York City:

- CHN Betty Shabazz Health Clinic, East New York, Brooklyn
- Bogopa Bronx Terminal Market Supermarket, Lower Concourse, Bronx

In fiscal year 2019, the Corporation provided investment capital to one project in a low-income community in New York City:

- Brooklyn Navy Yard Building 127 Project, Brooklyn Navy Yard, Brooklyn

In fiscal year 2018, the Corporation provided investment capital to two projects in low-income communities in New York City:

- Village Supermarket Project, Soundview, The Bronx
- GMDC Ozone Park Industrial Center, Ozone Park, Queens

In fiscal year 2017, the Corporation provided investment capital to two projects in low-income communities in New York City:

- Madison Square Boys & Girls Club, Sugar Hill, Manhattan
- Rockaway Beach Medical Arts Center, Rockaway, Queens

Performance measurement data for these projects is found on the subsequent pages of this report.



Project Name: Bogopa / Food Bazaar Bronx Terminal Market Supermarket, Lower Concourse, Bronx

Location: 610 Exterior Street, The Bronx, NY 10451

BBL: Bronx (Borough 2) | Block 2357 | Lot 35

Community Board: Bronx Community District 4

Brief Description: \$15 million leasehold fit-out of an 80,000 square foot supermarket in a NMTC severely distressed low-income area and NYC FRESH zone. Bogopa Service Corp specializes in providing international food products in ethnically diverse low-income communities in New York City. The new supermarket will provide access to healthy foods, accept SNAP and WIC benefits, hire from the local community and employ over 100 FTE unionized workers. The project will also include a food hall for local food vendors.

Key Impacts: Estimated 50 construction jobs and 100 FTE permanent jobs. Healthy food options for approximately 35,000 customers annually

Project Type: Healthcare

Square Footage: 80,000 sf

Project Cost: \$15 million

Construction Type: New Construction

MWBE Goal: Yes

Date Closed: December 2019

Construction Start: Spring 2020

Estimated construction time: 18 months

Projected In-Service Date: Fall 2021

Project Status: Complete (Food hall still under construction)

Construction Jobs - Total Number: 50 (estimate)

Permanent Jobs - Total Number: 100 (estimate)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):



Project Name: CHN Betty Shabazz East New York Health Clinic, East New York, Brooklyn

Location: 999 Blake Avenue, Brooklyn, NY 11208

BBL: Brooklyn (Borough 3) | Block 4051 | Lot 1

Community Board: Brooklyn Community District 5

Brief Description: \$10.5 million new construction of a 9,500 square foot Federally Qualified Health Clinic (FQHC) in East New York, Brooklyn. Community Healthcare Network (CHN) operates 14 health clinics in low-income communities across New York City. The new project in East New York will replace an existing dilapidated CHN clinic that has served the community for decades, while allowing the clinic to double the number of patients served.

Key Impacts: Increase patient services from 4,400 to 10,500 patients annually. Project supports 43 total jobs (18 retained and 25 new).

Project Type: Healthcare

Square Footage: 9,500 sf

Project Cost: \$10.5 million

Construction Type: New Construction

MWBE Goal: Yes

Date Closed: December 2019

Construction Start: Spring 2020

Estimated construction time: 18 months

Projected In-Service Date: Fall 2021

Project Status: Under Construction

Construction Jobs - Total Number: 50 (estimate)

Permanent Jobs - Total Number: 43 (estimate)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):



Project Name: Brooklyn Navy Yard Building 127

Location: 63 Flushing Avenue, Brooklyn, NY 11205

BBL: Brooklyn (Borough 3) | Block 2023 | Lot 1

Community Board: Brooklyn Community District 2

Brief Description: Renovation of a 3-story, 100,000-square-foot former shipyard building into a \$44 million industrial facility on the campus of the Brooklyn Navy Yard. The building will be renovated into space for small light-industrial tenants (200 jobs) and creative office space (100 jobs), while also being restored to NPS historic standards and incorporating sustainable LEED building features. Through their nationally recognized Employment Center, the Navy Yard will work closely with project tenants to provide job opportunities for residents of the surrounding communities.

Key Impacts: Estimated 75 construction jobs and 300 permanent jobs. Dedicated workspace and affordable, flexible lease rates for 200 light-industrial jobs.

Project Type: Industrial/Office

Square Footage: 100,000 sf

Project Cost: \$44 million

Construction Type: Renovation

MWBE Goal: Yes

Date Closed: September 20, 2018

Construction Start: September 2018

Estimated construction time: 18 months

Projected In-Service Date: March 2021

Project Status: Under Construction

Construction Jobs - Total Number: 75 (estimate)

Permanent Jobs - Total Number: 300 (200 industrial, 100 office) (estimate)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):



Project Name: Village Supermarket

Location: 1994 Bruckner Blvd, The Bronx, NY 10473

BBL: Bronx (Borough 2) | Block 3673 | Lot 2

Community Board: Bronx Community District 9

Brief Description: Renovation of an abandoned and dilapidated former supermarket building into a new, \$22 million, 40,000-square-foot grocery store in an NYC FRESH zone. Located in a severely distressed low-income community in Soundview, Bronx, the project will provide access to healthy foods, accept SNAP benefits, hire from the local community in partnership with BronxWorks, and employ unionized workers.

Key Impacts: 72 construction jobs and 196 permanent jobs. Healthy food options for approximately 15,000 low-income community residents annually.

Project Type: Healthy Food

Square Footage: 40,000 sf

Project Cost: \$22 million

Construction Type: Leasehold Renovation

MWBE Goal: Yes

Date Closed: December 2017

Construction Start: January 2018

Estimated construction time: 12 months

Projected In-Service Date: December 2018

Project Status: Completed

Construction Jobs - Total Number: 72 (actual)

Permanent Jobs - Total Number: 196 (actual)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):



Project Name: GMDC Ozone Park Industrial Center

Location: 94-15 100th St, Ozone Park, NY 11416

BBL: Queens (Borough 4) | Block 9377 | Lot 1

Community Board: Queens Community District 9

Brief Description: Renovation of a dilapidated warehouse building into a high-quality, \$41 million, 88,000-square-foot small light-industrial business incubator in Ozone Park, Queens. Located in a severely distressed census tract and former manufacturing district, the project will provide long-term, 20% below market rents to approximately 25 small light-industrial businesses in dire need of affordable space and flexible lease rates.

Key Impacts: Estimated 78 construction jobs and 80 permanent jobs. Dedicated workspace and affordable, flexible lease rates for 25 light-industrial small-businesses.

Project Type: Industrial

Square Footage: 88,000 sf

Project Cost: \$41 million

Construction Type: Renovation

MWBE Goal: Yes

Date Closed: November 2017

Construction Start: Spring 2018

Estimated construction time: 24 months

Projected In-Service Date: Spring 2020

Project Status: Completed, tenanting

Construction Jobs - Total Number: 78 (estimate)

Permanent Jobs - Total Number: 80 (estimate)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):



Project Name: Madison Square Boys and Girls Club

Location: 250 Bradhurst Avenue, Manhattan, NY 10039

BBL: Manhattan (Borough 1) | Block 2047 | Lot 44

Community Board: Manhattan Community District 10

Brief Description: A new, \$48 million, 50,000-square-foot youth recreation and academic support center in Sugar Hill, Manhattan, in one of the most underserved urban neighborhoods in the country. The project will include a 9,700-square-foot gym, commercial kitchen, cafeteria, performing arts studio, and rooftop play area with an enclosed soccer field. The community center fulfills a key Manhattan Community Board 10 needs assessment request and will serve as a community anchor for local youth.

Key Impacts: 142 construction jobs and estimated 40 permanent jobs. Community space, recreation facilities and academic support for 450 youth daily and 1,500 youth annually.

Project Type: Community Facility

Square Footage: 50,000 sf

Project Cost: \$48 million

Construction Type: New Construction

MWBE Goal: Yes

Date Closed: May 2017

Construction Start: August 2017

Estimated construction time: 24 months

Projected In-Service Date: August 2019

Project Status: Completed

Construction Jobs - Total Number: 142 (actual)

Permanent Jobs - Total Number: 40 (estimate)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):



Project Name: Rockaway Beach Medical Arts Center

Location: 105-38 Rockaway Beach Blvd, Far Rockaway, NY 11694

BBL: Queens (Borough 4) | Block 16178 | Lot 80

Community Board: Queens Community District 14

Brief Description: A \$25 million, 55,000 sf medical complex providing healthcare services to an underserved low-income community in a Federal Medically Underserved Area in the Rockaways. The healthcare facility will fill a healthcare void created when Peninsula Hospital closed in 2012 as a result of Hurricane Sandy. The facility provides primary and specialty care, an ambulatory surgery center, dialysis, lab, imaging, and physical therapy services.

Key Impacts: 86 construction jobs and estimated 100 permanent jobs. Healthcare services for approximately 5,000 low-income community members annually.

Project Type: Healthcare

Square Footage: 55,000 sf

Project Cost: \$25 million

Construction Type: New Construction

MWBE Goal: No

Date Closed: April 2017

Construction Start: June 2017

Estimated construction time: 24 months

Projected In-Service Date: July 2019

Project Status: Completed, tenanting delayed

Construction Jobs - Total Number: 86 (actual)

Permanent Jobs - Total Number: 100 (estimate)

Permanent Jobs - Quality Jobs:

Permanent Jobs - Accessible Jobs:

Permanent Jobs - Average Salary:

Permanent Jobs - Educational Attainment:

Permanent Jobs - Gender:

Permanent Jobs - Race:

Permanent Jobs - Residence (zip code):