



MEMORANDUM

TO: The Directors

FROM: Rose Jeffrey, Corporate Secretary

DATE: May 16, 2024

RE: **Board of Directors' Meeting – Wednesday, May 22, 2024**

CC: Curtis Archer
Carlyne Turner-Beverly

Notice is hereby given to all Directors of the Harlem Community Development Corporation (“Harlem CDC”) that a Board of Directors meeting, duly called by the President of the Corporation, will be held on **Wednesday, May 22, 2024 at 11:00 A.M.** in the offices of the Corporation, located in the Adam Clayton Powell Jr. State Office Building at 163 West 125th Street, 17th Floor, New York, New York.

Audio Only Connectivity Information:

Join by phone, audio only:

- +1 646 931 3860 US
- +1 929 205 6099 US (New York)

Meeting ID: 854 6780 8203

Passcode: 921003

Please note that directors joining the meeting via telephone audio cannot be counted for establishing a meeting quorum or for voting.

The agenda and board materials to be considered at the meeting are attached.



**Harlem Community
Development
Corporation**

BOARD OF DIRECTORS' MEETING

Wednesday May 22, 2024

11:00 A.M.

AGENDA

CORPORATE ACTION:

Approval of minutes for the December 13, 2023, Board of Director's Meeting.

FOR CONSIDERATION:

Harlem Community Development Corporation – Pre-Qualified Owner's Representatives List - Adoption of the New York State Urban Development Corporation, d/b/a Empire State Development Pre-Qualified Owner's Representatives List

FOR INFORMATION:

President's Report

Victoria Updates

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

Harlem Community Development Corporation
Virtual Meeting of the Board of Directors
163 West 125th Street, 17th Floor
New York, NY 10027

December 13, 2023

Minutes

In Attendance

Directors: Freida Foster, Acting Chair

Designees: Earnestine Bell-Temple for NYS Assembly Member Al Taylor
Ethan Bentley for Assembly Member Daniel O'Donnell
Terrell Brock, for Senator Jose Serrano
Oliver Betances for Council Member Shaun Abreu
Deneane Brown for NYS/HCR Commissioner RuthAnne Visnauskas
Elsie Encarnacion for Council Member Diana Ayala
Yolanda Ford for Superintendent of DFS Adrienne Harris
Theresa Hassler for NYS Senator Cordell Cleare
Shana Marks for NYS Representative Adriano Espaillat
Lermond Mayes for NYS Assembly Member Inez Dickens
America Munoz for NYS Assembly Member Eddie Gibbs
Keisha Sutton-James for Manhattan Borough President Mark Levine

Harlem CDC

Officers: Curtis L. Archer, President
Rose Jeffrey, Corporate Secretary

Harlem CDC

Counsel & Staff: Carlyne Turner-Beverly, Senior Counsel
Earl Thomason, Interim Deputy Director
Wilmer Cabral, Director, Community Relations, ESD
Terence Cho, AVP Real Estate, ESD

The December 13, 2023 meeting of the Board of Directors (the "Board" or the "Directors") of the Harlem Community Development Corporation ("HCDC", "Harlem CDC" or the "Corporation") was called to order at 10:20 A.M. by Acting Chair Freida Foster ("Chair Foster").

Chair Foster noted that the Directors received all relevant written materials in advance of the meeting and were free to ask questions at any time.

Chair Foster noted that consistent with the policy of the parent corporation, Empire State Development, public comments are welcome on the items on the agenda. The public comment procedure was summarized as follows: After each item is presented, and comments are received from the Directors, members of the public will be allowed to provide comments. It was noted that comments should be limited to two minutes and should only address the items that are under consideration.

Chair Foster also noted that the public was given the opportunity to comment on the agenda items by submitting their written comments by 5:30 p.m. on December 12, 2023, to hcdcboard@esd.ny.gov. Chair Foster stated for the record that no comments were received from the public.

Before beginning with the substantive portion of the meeting, Chair Foster asked the Directors to make appropriate disclosure as to whether anyone had any potential conflict of interest with respect to the items on the agenda.

Chair Foster noted for the record that no conflicts were raised.

Chair Foster then called on Terence Cho to present the request for ratification of authorization to enter into a lease and operating agreement with the Apollo Theater Foundation Incorporated for occupancy at the Victoria Theater Redevelopment Project.

Mr. Cho stated that the Board was being asked to ratify HCDC's authority to enter into a lease and operating agreement with the Apollo Theater Foundation for the Victoria Theater Cultural Unit and to authorize other related actions. He stated that the Victoria Theater Project was nearing completion. The residential tower opened in 2021; the hotel opened in August 2023; and, the Cultural Unit was expected to open in late December 2023, with offices and two new theaters that will be occupied and operated by the Apollo Theater Foundation.

Mr. Cho stated that the proposed uses of the Cultural Unit, as well as the Hotel and Residential Tower, support the goal of the original GPP modified by this Board in 2013. After construction is completed, HCDC will own the Cultural Unit at the Victoria Theater project. In 2017, HCDC designated the Apollo Theater Foundation after a Request for Proposals process to operate the Cultural Unit and move its business offices to the Victoria Theater upon completion of the project. By moving its business operations to the Victoria, Apollo will be able to undertake a long overdue renovation and expansion of the landmark Apollo Theater. In addition, by operating the theaters at Victoria as an accessible and affordable performing arts space to Harlem residents, the theaters at the Cultural Unit will offer small local groups a low-cost and high-quality space to perform and grow. Apollo will also host community programming at the Victoria and will partner with local organizations to nurture local artists. Mr. Cho further stated that the Apollo is a world-famous brand and organization, and is dedicated to seeing the Victoria be successful as both a local community resource and a performing arts destination.

Mr. Cho explained that the lease proposes that the Apollo will occupy and operate the space for a period of approximately 63 years, coterminous with the end of New York State's lease at the existing Apollo Theater. Apollo's rent at Victoria will be \$1 per year, but Apollo will be responsible to pay for all operating, maintenance and insurance expenses for the Cultural Unit. During its occupancy of the Cultural Unit, Apollo will only be permitted to use the Cultural Unit for performing arts as well as its own business offices. Apollo will reach out to local organizations and local cultural groups to propose use of the space, and Landlord, ("HCDC"), will have approval over future tenants as well as future users of both theater and office space that will not be occupied by Apollo.

Mr. Cho stated that Apollo had initially committed to invest at least \$2 million to fix, furnish and install fixtures into the theater and office spaces. In actuality, to date, in the wake

of lengthy construction delays, Apollo has committed in excess of \$4.5 million to outfit the cultural unit. In consideration of these increased expenditures, HCDC has agreed to provide a Supplemental Rent Credit (“SRC”) to Apollo for six and five years respectively, for certain operating expenses as well as certain repairs. The proposed funding for this will be taken from two existing HCDC accounts.

Mr. Cho further stated that the rest of the lease is fairly standard in terms of insurance requirements and punch list requirements. Some considerations have been given to Apollo for signage in the area known as the “portal”, that will allow Apollo to have an entrance that Apollo will design to mark the entrance to the theaters within the building, and also certain naming rights for the two theaters, subject to Landlord approval. Mr. Cho noted that the Apollo has committed to providing updates on the performance of the theater, the success of the programs, new programs, etc. The frequency of such meetings would need to be determined. Chair Foster suggested that the frequency should be much more often than once a year so the Board can be aware of what’s going on at the Victoria.

Ms. Reed asked for clarity on the naming rights.

Mr. Cho stated that the Apollo has two theaters, a 99-seat and a 199-seat theater. Apollo has proposed to call the smaller 99-seat theater the Jonelle Procope Theater, after the recently departed longtime CEO and president of the Apollo - a proposal that is subject to HCDC’s review and approval. A name has not yet been proposed for the 199-seat theater.

Ms. Sutton-James proposed including language in the lease that prohibits naming spaces after for-profit entities. She also proposed that they consider naming one of the theaters after Ralph Cooper. She stated that Ralph Cooper created Amateur Night, which is what actually made the Apollo Theater famous. She stated that she would like to have a conversation about the naming rights.

Ms. Sutton-James asked how much of the office unit space the Apollo planned to use within the cultural unit; and further stated that she would like to know how much of the office unit space would be available to other cultural organizations within the local community. Ms. Sutton-James also asked how many days of the year the Apollo plans to use the two theaters?

Mr. Cho answered that it would be appropriate to add language to the naming rights provision in the lease, to prohibit naming after a commercial or for-profit entity. He stated that there are other naming rights opportunities. He said he will pass the feedback regarding Ralph Cooper to Michelle Ebanks, CEO of the Apollo, and Aldo Scrofani, COO of the Apollo.

Ms. Reed stated that the Board should also be able to offer suggestions regarding potential names, and she suggested that Percy Sutton be considered.

Mr. Cho stated that naming rights suggestions are always welcome. He added that naming rights are subject to HCDC's approval and Mr. Archer, on behalf of HCDC, can take suggestions from the Board back to the Apollo.

Mr. Cho continued to respond to Ms. Sutton-James' question by stating that he was not sure about the square footages of the offices, but that Apollo will be occupying the entire third-floor office suite. He stated that there is vacant office space available on the fourth floor. The space is like a corridor which leads into individual suites and there are clusters of three or four offices within them. This layout makes it more suitable to having multiple tenants. Apollo has been focused on getting the theaters up and running and has not yet figured out a detailed programming or space utilization plan.

President Archer stated that in the initial configuration, there were some cultural tenants but that the Apollo Theater will be taking a different approach for potential tenants, which will include some community discussions to determine community perspective.

Chair Foster said that the Board should be made aware of those community discussions.

Mr. Cho said that after the rush to finish construction and secure performers for the opening in February, the Apollo will be more focused on the cultural partners. Any feedback or recommendations for potential tenants or referrals can be passed on to the Apollo through its community liaison. Mr. Cho stated that there is a lease provision that specifies that Cultural Partners are also subject to HCDC's approval, as noted on page two of the December Board Meeting materials.

Ms. Hassler asked about the Dance Theater of Harlem, which she understood had reached out to HCDC about possible tenancy.

President Archer said he is awaiting additional information from the Dance Theater of Harlem in this regard.

Mr. Cho said that the Apollo's priority with the Victoria Theater is to focus on local and smaller arts organizations. He said he has no actual numbers because the Apollo is still working on rolling out the programs; but, in the early part of 2024, Apollo will know what the response will be from local cultural arts organizations.

Ms. Sutton-James said she was not comfortable because, by this time, she believes the Apollo should have a sense of how many days they plan on using the space. She said that it is important that they share this information with the Board to understand what exactly they're voting on.

Mr. Cho said that the Apollo was in talks with the Classical Theater of Harlem to use the theater space. He stated that there was an expectation by the cultural partners that the space would be free, and they did not understand it would be offered at cost with no profit for Apollo. Some of the discussions happened over five years ago, and Apollo has been able to bring down the cost significantly for the office spaces. Mr. Cho stated that there may

have been a lack of information in the past, but that Apollo is looking into alternative lease models for potential cultural partners to occupy the office space, such as short term or coworking leases.

Mr. Cho said he did not presently have information on theater programming, but it was his understanding that the Apollo would be making it a priority for the space to be available to local arts organizations and the use of the theaters. He again emphasized that the use of the theaters and offices are subject to Landlord approval.

Mr. Cho proposed that HCDC set up a structure for potential cultural partners and proposed use of theaters, so the Board is informed, in real-time, of what's happening, who is interested and potential bookings for the theater spaces.

Chair Foster stated that this is a huge project, the crown jewel of the Corporation at this time, and that Board authorization is necessary. Chair Foster noted that many different issues will arise that will be questionable which may be debated among the HCDC Directors. She said the Board is here to discuss these issues; and noted that there are resources at HCDC and ESD that will help to alleviate concerns and fears. Chair Foster emphasized that the Victoria is a huge project, and that a vote on the lease was needed.

Ms. Turner-Beverly stated that as a legal matter, in order to close the condominium and the real estate transaction in 2023, which was the goal, the lease and operating agreement would need to be finalized in this month to adhere to the contemplated timeline. She also stated that if the voting item is approved, it does not give carte blanche to the Apollo to proceed. She noted that there are some significant guardrails and protections in place to limit unilateral movement and require Board approval in various instances.

Ms. Sutton-James stated that she is not a lawyer but is uncomfortable with legal documents that are not explicit with certain matters. She proposed that a sub-committee be

established on the Board that would work with HCDC to implement the approval process under the lease.

President Archer noted that a sub-committee was previously formed for the Cecil Hotel, before entering into a lease agreement.

Ms. Sutton-James made a motion that a Board subcommittee create a framework for evaluating the various approval rights proposals, the various proposals that are coming from the Apollo, and communicating with the Apollo on potential tenants, naming rights opportunities and other items as identified.

Both Ms. Turner-Beverly and Mr. Cho sought clarification as to whether the motion was requesting that the subcommittee be established as a pre-condition prior to the moving forward with approval of the lease.

Ms. Sutton-James indicated that she would be comfortable approving the lease if there was a commitment to form a sub-committee. She further stated that she would like to see information regarding the Apollo's plan for usage of the theaters by February 2023.

Upon motion duly made and seconded, the commitment to form a sub-committee was approved, to create a framework for evaluating the various approval rights proposals, the various Cultural Unit programming proposals from Apollo, and communicating with the Apollo on potential tenants, naming rights opportunities and other items as identified.

Mr. Cho stated that a lease can always be amended. He added that the updates from the Apollo would also hold the Apollo Foundation accountable for its programming and actions that will be taken at the Victoria, subject to all the landlord rights of approval which are outlined in the terms of the Lease.

Ms. Sutton-James asked under what circumstances can a lease be amended.

Mr. Cho stated that it could be a concern or criticism from one individual or group communicated to HCDC and taken back to the Apollo for negotiation and then the amendment would be subject to Board approval.

Ms. Marks stated that the Board is very supportive of the Apollo, but because they are accountable to constituents, Board members need to make sure that those voices are heard.

Mr. Cho stated that a significant amount of public State dollars went into the construction; and that the Victoria Theatre is a landmark building on 125th Street, so it is understandable that there is such a wide variety of people with diverse interests in the Project.

Ms. Ford cited to pages two and three of the December Board Meeting materials, which indicate that the Apollo had agreed to pay certain architectural fees in addition to committing to invest \$2 million; but there did not seem to be a commitment for paying the architectural fees reflected in the lease terms.

Mr. Cho stated that the \$2 million is related to actual construction work, but because of the length of time and delays, they actually spent over \$4 million. He stated that the architectural fees are a soft cost, and Apollo was presently spending money on design as the project closes out. He said the language may sound non-committal, but the money for architectural fees has already been spent by Apollo and so Apollo has already made the commitment to pay for architectural fees.

Ms. Sutton-James stated the Mr. Cho stated earlier that he would include language in the Lease for the Apollo to report back to the Board on a quarterly basis.

Chair Foster stated that the reporting should be as requested instead of quarterly.

Mr. Cho said he will seek to add to the negotiated lease terms that the Apollo commit to provide a report, as requested, to the HCDC Board.

After a short discussion, it was recommended that efforts be made to add the following provisions to the negotiated lease terms: to prohibit naming after a commercial or for-profit entity; to require that the Apollo provide update reports to the Board as requested; and to reference the formation of the sub-committee.

There being no further discussion, upon motion duly made and seconded, the request to approve the ratification of the authorization to enter into the lease operating agreement with the Apollo Theater Foundation Incorporated was approved.

Victoria Theater Redevelopment Project – Ratification of Authorization to Enter into Lease/Operating Agreement with the Apollo Theater Foundation, Inc.; and Authorization to Take Related Actions

RESOLVED, that based on the materials presented at this meeting (the “Materials”), a copy of which is hereby ordered filed with the records of the Corporation, the Corporation hereby finds Apollo Theater Foundation, Inc. to be responsible; and be it further

RESOLVED, that the Corporation ratifies its authorization to enter into a lease/operating agreement with Apollo Theater Foundation, Inc. on terms and conditions substantially in accordance with those described in the Materials is hereby ratified; and be it further

RESOLVED, that the President, or his or her designee(s) be, and each of them hereby is, authorized to take such action and execute such documents as may be necessary or appropriate to carry out the foregoing Resolution.

Ms. Sutton-James asked if the Marriott could visit and present to the Board. Ms. Sutton-James stated that she understood they may be struggling with rentals because they are too expensive.

Mr. Cho said he and members of the ESD Community Relations staff would facilitate that request.

There being no further business, upon motion duly made and seconded, HCDC's Board of Directors meeting was adjourned at 1.00 P.M.

Respectfully Submitted by,

Rose Jeffrey
Corporate Secretary



FOR CONSIDERATION

May 22, 2024

TO: The Directors

FROM: Curtis L. Archer

SUBJECT: Victoria Theater Redevelopment Project – Construction Administration Services

REQUEST: HARLEM COMMUNITY DEVELOPMENT CORPORATION – Authorization to Amend a Contract for Construction Administration Services in Connection with the Victoria Theater Redevelopment Project; Authorization to Take Related Actions

I. Contract Summary

Consultant: Kostow Greenwood Architects (“KGA”)
594 Broadway Ste. 300
New York, NY 10012

Scope of Services: To provide construction administration services for the remainder of the Victoria Theater Redevelopment Project, specifically the buildout of the Cultural Unit.

Contract Term: Expiration date 3/31/2024

Proposed Term Extension: Expiration date of 9/30/2024

Contract Amount: Not to Exceed \$1,009,000

Proposed Amendment Amount: \$45,000

New Proposed Total Contract Amount: Not to exceed \$1,054,000

Funding Source: Rent revenue from the Victoria Theater development lease

II. Background

The Victoria Theater, located at 235-237 West 125th Street is owned by HCDC and has been vacant since 1997. Harlem Community Development Corporation (“HCDC”, “Owner”) and its parent corporation, New York State Urban Development Corporation d/b/a Empire State Development (“ESD”), in 2012 adopted a General Project Plan (“GPP”) and in 2013 affirmed a Modified General Project Plan (“MGPP”) for the Victoria Theater Redevelopment Project.

Victoria Theater Redevelopment Project (“Victoria Project”), once completed, will transform the long-vacant Victoria Theater into a 385,000-square foot and 27-story mixed-use development. The Victoria Project consists of a full-service hotel with approximately 200 keys; approximately 200 affordable and market-rate residential rental apartments; 25,000 square feet of retail space; and 25,000 square feet of Cultural Arts Space (“Cultural Unit”). The Victoria Project will be operated as a condominium with HCDC as the owner of the Cultural Unit condominium and the developer of the Victoria Project or related entities or designees as the initial owners of the remaining condominium units in the Victoria Project.

233 West 125th Street Danforth LLC (“Danforth”) pursuant to a development lease between Danforth and HCDC (“Development Lease”), is obligated to construct the Victoria Project, including the buildout of the core and shell of the Cultural Unit. The Development Lease also obligates Danforth to direct its architect to incorporate within the architectural plans and specifications for the Victoria Project, specific design requirements for the Cultural Unit, including but not limited to sound attenuation for the floors and ceiling, that shall be fully built out and in accordance with the plans and specifications of the Development Lease and the Cultural Unit design schematics. The Developer has retained Flintlock Construction Services LLC (“Flintlock” or “Contractor”) for construction services and Aufgang Architects (“Aufgang”) for architectural services.

In June 2015, the HCDC Directors conditionally designated Apollo Theater Foundation, Inc. (“Apollo” or “Tenant”) as the operator and manager of the Cultural Unit at the Victoria Project. HCDC and Apollo retained Kostow Greenwood Architects to perform construction management services during the design, planning, buildout of the cultural unit and its integration within the Victoria Theater project.

III. Scope of Work

KGA will oversee the progress on behalf of HCDC during the construction phase of the Victoria Project, including overseeing the completion of punchlist items of the Cultural Unit. KGA’s responsibilities will primarily consist of the following: 1) attending regularly scheduled site-visits to observe the work in progress, 2) responding to request for information, coordinate with Architect of Record and the base building development team, 3) reviewing design and construction documents and change orders, 4) attending meetings with contractors and at HCDC’s request, meeting and consulting with the Owner’s Rep to review design plans and specifications related to the Cultural Unit Project and ensure compliance with Cultural Unit design schematics.

IV. Contractor Selection Process

Following a competitive interview process conducted by Apollo Theater Foundation, the Conditionally Designated Operator/Manager of the Victoria Theater Cultural Unit, Kostow Greenwood Architects, a New York State Certified Woman-owned Business Enterprise was selected to provide architectural planning and design services for the Cultural Unit. KGA was selected for their extensive experience planning and designing theater and performing arts facilities and their understanding of the unique and complex challenges of creating a new venue within the structure of a proposed development.

KGA’s participation in the design and planning phase of the project was instrumental in ensuring the quality of the design elements for optimal use and acoustics of the Cultural Unit. A Discretionary Purchase from a Minority and Woman-owned Business Enterprise (“MWBE”) was requested for required construction administration phase services due to KGA’s expertise and experience with the Project. Staff is confident their continued service will ensure the Cultural Space is constructed optimally for uses outlined in the General Project Plan.

HCDC is seeking to enter this amendment via a single-source procurement process; staff is confident the selection would minimize delays while ensuring the Project is constructed for uses outlined in the General Project Plan.

V. Contract Term, Price and Funding

HCDC’s initial engagement with KGA was for a Discretionary Purchase from an MWBE of \$200,000. The contract was amended six times. The current contract has a maximum value of \$1,009,000. It is proposed that the current contract be amended to increase the maximum value to \$1,054,000 and extend the expiration date to September 30, 2024.

The contract provides that the work will be performed on an hourly charge basis at amounts not to exceed the agreed upon rates. Payments will be made from rent revenue from the Victoria Theater lease.

VI. Responsible Parties

Pursuant to State Finance Law Section 139-j and 139-k and ESD’s policy related thereto, staff has (a) considered the ability of KGA to perform the services as set forth in these materials, and (b) consulted the list of offerers determined to be non-responsible bidders and debarred offerers maintained by the New York State Office of General Services. Based on the foregoing, staff finds KGA to be responsible.

VII. Non-Discrimination and Contractor & Supplier Diversity

ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this Project. The Organization shall be required to include minorities and women in any job opportunities created, to solicit and utilize Minority and Women-owned Business Enterprises (MWBEs) and Service-Disabled Veteran-owned Businesses (SDVOBs) for any contractual opportunities generated in connection with the Project and shall be required to use Good Faith Efforts (pursuant to 5 NYCRR §142.8 and 9 NYCRR § 252.2(m)) to achieve an overall MWBE Participation Goal of 30% related to the total value of ESD's funding.

Kostow Greenwood Architects ("KGA") is a Women-Owned Business Enterprise/Minority-Owned Business Enterprise certified by the State of New York and may utilize its certification to satisfy the above requirement.

VIII. Environmental Review

ESD staff, on behalf of HCDC, has determined that the requested authorization to amend a contract for construction administration services constitutes a Type II action as defined by the New York State Environmental Quality Review Act ("SEQRA") and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with this authorization.

IX. Requested Actions

The Directors are requested to: (1) make a determination of responsibility with respect to KGA; and (2) authorize the Corporation to enter into an amendment to the agreement with KGA to increase the contract amount and extend the contract term (3) to execute such or other actions as are necessary to enter into and perform the agreement.

X. Recommendation

Based on the foregoing, I recommend approval of the requested actions.

XI. Attachments

Resolution



May 22, 2024

HARLEM COMMUNITY DEVELOPMENT CORPORATION – Authorization to Amend a Contract for Construction Administration Services in Connection with the Victoria Theater Redevelopment Project; Authorization to Take Related Actions

RESOLVED, that based on the materials presented at this meeting (the “Materials”) a copy of which is hereby ordered filed with the records of the corporation, the Corporation hereby finds KGA to be responsible; and be it further.

RESOLVED, the Corporation is hereby authorized to amend the contract in accordance with the Materials with KGA to provide Construction Administration Services, to an amount not to exceed ONE MILLION FIFTY FOUR THOUSAND DOLLARS (\$1,054,000) (inclusive of fees, expenses and contingency) and to extend the contract term to September 30, 2024; and be it further.

RESOLVED, that the President, or his or her designee(s) be, and each of them hereby is, authorized to take such action and execute such documents as may be necessary or appropriate to carry out the foregoing Resolutions.

* * *



PRESIDENT’S REPORT

TO: Board of Directors
FROM: Curtis L. Archer
PERIOD: 2024 Totals for Business Services, CERSP
March 29, 2024 Bi-Weekly Period to Present

BUSINESS SERVICES

2024 Business Webinars
March 29, 2024 Bi-Weekly Period to Present

Table with 5 columns: Date, Title, Location, Partners, Attendance. Rows include webinars on AI Basics, Small Business Loans, Starting a Consulting Business, Do Your Financial Projections, and Insurance 101.

M/WBE Certifications

2024 Totals
March 29, 2024 Bi-Weekly Period to Present

Table with 5 columns: Company/Organization, Type, Decision Date, Outcome, Action. Lists various companies like Next Generation Innovation, LLC and Better Power, Inc. with their certification status and dates.

Tandem Nevada Inc. DBA N/A	WBE	04/23/2024	Withdrawn	New
In-Line Architectural Glass & Metal Inc DBA In-Line AGM	WBE	04/26/2024	Denied	New

CERSP (Community Economic Revitalization Support Program) – The 2024 grant (CERSP) period has opened as of Monday, February 12, 2024.

What are the total number of applications received in 2024 and total amount funds awarded

Bi-Weekly CERSP Status Report			
App ID	Applicant Name	Application Status	Amount - Requested/ Approved/Paid
CERSP 202401	The Armory Foundation	APPROVED	\$ 10,000.00
CERSP 202402	Team Unity, Inc.	APPROVED	\$ 17,816.00
CERSP 202403	Wendy Hilliard Foundation	NOT APPROVED	\$ 20,000.00
CERSP 202404	New York Real Estate Chamber	NOT APPROVED	\$ 50,000.00
CERSP 202405	Women In The Black	NOT APPROVED	\$ 18,500.00
CERSP- 202406	The Jazz Drama Program	APPROVED	\$ 25,000.00
CERSP- 202407	Score NYC Chapter 100	PAID - 4/1/2024	\$ 10,000.00
CERSP- 202408	NYC Office of General Services	NOT APPROVED	\$ 50,000.00
CERSP- 202409	Wendy Hilliard Foundation	PAID - 4/23/2024	\$ 25,000.00
CERSP- 202410	Youth Action Programs and Homes	NOT APPROVED	\$ 21,450.00
CERSP- 202411	Boys & Girls Club of Harlem	PAID - 4/23/2024	\$ 15,000.00
CERSP- 202412	The Brotherhood Sister Sol	PAID - 4/23/2024	\$ 15,000.00
CERSP- 202413	New York Women's Chamber of Commerce	APPROVED	\$ 35,329.67
CERSP- 202414	NYC Kidsfest	UNDER REVIEW	\$ 25,000.00
CERSP- 202415	Uptown Grand Central	NOT APPROVED	\$ 40,000.00
CERSP- 202416	Broadway Mall Association	UNDER REVIEW	\$ 20,000.00
CERSP- 202417	Office of General Services	APPROVED	\$ 25,000.00
CERSP- 202418	Juan Pablo Duarte Foundation	UNDER REVIEW	\$ 25,000.00
CERSP- 202419	Take Care of Harlem Inc.	APPROVED	\$ 25,000.00
CERSP- 202420	City Parks Foundation	UNDER REVIEW	\$ 40,000.00
CERSP- 202421	Harlem Educational Activities Fund	APPROVED	\$ 25,000.00
CERSP- 202422	New York African Chorus Ensemble, Inc	APPROVED	\$ 15,000.00
CERSP- 202423	SoHarlem	APPROVED	\$ 25,000.00
CERSP- 202424	The Movement Theatre Company	UNDER REVIEW	\$ 4,250.00
CERSP- 202425	Harlem School of the Arts	UNDER REVIEW	\$ 25,000.00
CERSP- 202426	African Diaspora Film Festival	UNDER REVIEW	\$ 20,000.00

COMMUNITY DEVELOPMENT

Home Buyer and Financial Planning Seminars

Housing Workshops/Webinars are virtual – January 01, 2024 to Present

Date	Organization	Topic	Participants
February 27 – 29	Citibank	First Time Home Buyer Education	174
March 23	Chase	First Time Home Buyer Orientation – Spanish	50
April 16 – 18	M & T Bank	First Time Home Buyer Education	125

WEATHERIZATION

Program Totals

WAP (Regular WAP & BIL) – Broken down by total dollar amount and units

WAP Contract Total \$1,318,423.00

Units: 198 In progress.

BIL Contract Total \$1,543,828.00

Units 277

Units in progress 100.

- The WAP contract for 2023-2024 is \$1,318,423.00 and the deliverable is 198 units. This contract began on July 1, 2023 and will end on June 30, 2024. In addition, WAP will implement the Bipartisan Infrastructure Law (BIL) this program year. The funding for the BIL program is \$1,543,828 for two years, April 1, 2023 to March 30, 2025. The ARPA program has been in progress this year and was completed on August 31, 2023. The BIL funding was approved by the Harlem CDC's Board of Directors on July 21, 2023.
- WAP is currently performing ongoing outreach activities so that we have a pipeline ready for the new program year including units for the new funding.

Total Units for the 2023-2024 Program Year: 198

Currently Eligible Units:

Currently in Production: 65

Currently Completed: 0

Currently Certified: 0

Total Units for the BIL 2023 to 2025 Program 277 Units

Currently Eligible Units :100

Currently in Production: 100

Currently Completed: 0

Currently Certified: 0

No.	Address	Units	Owner	Completed
1	50 West 131 st Street (BIL)	100	Abyssinia Development Corp.	20%
2	250-252 East 117 th Street	51	El Cemi HDFC.	10%
3	36 West 134 th Street	14	Abyssinia Development Corp.	10%
4	203 West 146 Street	65	HCCI	0%
5	225 West 123 rd Street	60	Abyssinia Development Corp	0%
6	520 Manhattan Avenue	21	HCCI	5%