

Advisory Committee Meeting #3 Summary

Location: Harvest Room
90-40 160th Street
Jamaica, NY 11432

Date: November 19, 2007

Attendees

Peter Engelbrecht
Sean Garrigan
Eliberty Jimenez
Dana Kaplan

Jim O'Neill
Dan Pollay
Yvonne Reddick
Ben Sigman
Dan Walsh

Richard Werber
Chris Woods

Organization

Greater Jamaica Development Corporation
Consultant
New York City Economic Development Corporation
New York State Department of Environmental
Conservation
Real Estate Broker
Greater Jamaica Development Corporation
Community Board #12
Consultant
New York State Department of Environmental
Conservation
Greater Jamaica Development Corporation
Consultant

Greater Jamaica Development Corporation hosted the third meeting of the Jamaica Brownfield Opportunity Area (BOA) Advisory Committee on November 19, 2007. The meeting served as both an update on the progress of the development of the BOA Nomination Study and as a question-and-answer session regarding the implementation of the Study's recommendations. A package of materials containing summaries of the previous two advisory committee meetings, a summary of the design workshop held in July 2007 and information on the BOA redevelopment strategies was distributed to meeting attendees.

Dan Pollay opened the discussion by summarizing the process of developing the Nomination Study from the kick-off of the project in May 2006. Mr. Pollay gave some background information on the results of the Study to date. He also laid out some of the pieces of information that were assembled and examined in formulating the redevelopment scenarios.

Ben Sigman, of Economics Research Associates and a member of the consulting team that produced the redevelopment scenarios, gave a brief summary of the characteristics of each of the five redevelopment sites chosen and his team's reasons for making the selected reuse recommendations. Sean Garrigan (Gannett Fleming) has been conducting the area/infrastructure analysis portion of the Nomination Study and described the infrastructure recommendations that his firm is putting forward in conjunction with the redevelopment strategies.

Mr. Pollay concluded the discussion with a brief summary of the remaining elements of the Nomination Study, including the development feasibility analysis, the economic impact analysis and the Phase 1 Environmental Site Assessments (ESA). Regarding the ESAs, Dan Walsh reiterated the State's need to see both a strategy and a significant amount of information to review and approve applications for Phase 2 site assessment funding.

Mr. Walsh emphasized that the Project Team should narrow down the areas that have been identified through the planning process to a handful of sites where there are environmental issues. He strongly recommended that the BOA study area be segmented and that one portion of the study area be put forward for nomination first. He stated that the amount of State funding available for site assessment could be maximized with this approach, as several BOAs would result and could be put through the implementation phase of the BOA process simultaneously.

Mr. Pollay suggested that a separate meeting be organized with NYSDEC once the Phase 1 ESAs were completed. He indicated that he thought this would satisfy the requirement of developing a framework for selecting the sites that require Phase 2 funding. Mr. Walsh agreed that he thought such a meeting would be productive.

Many materials describing the BOA process, including maps, are available on GJDC's website at <http://www.gjdc.org/biz>.