

PORT AUTHORITY BUS TERMINAL ADVISORY COUNCIL (PABTAC)

Meeting Minutes (September 2023)

Port Authority Bus Terminal Advisory Council- Meeting Minutes		
September 20, 2023	6:00 to 8:00 pm	PABT and Teams Conference Line
Meeting Opened by	Brian Lewis, at 6:15 (waiting for late arrivals)	
Type of meeting	Standing Meeting	
Facilitator	Brian Lewis	
Council Note Taker	Miriam Swartz	
Timekeeper	N/A	
Attendees	John Murray, Ophelia Rivas (GOCOR), Isaac Menda, Bob Gilligan (PABT Ops), James "Jim" Ashe, Janice Yong, Carlo Steinman, Mary Zellers, Miriam Swartz (GOCOR), Nick Houselog (Real Estate), Deputy Inspector Scott Pomeranz (PAPD), Lt. Amy Desthers (PAPD), Lt. Jason Bailey (PAPD), Meagan Deveraux (TB&T), Preethi Anbalagan (MCP),	
Agenda Item #1	Welcome/Objectives	
Time allotted	10	
Discussion	Brian's first meeting! Welcome/Introductions <ul style="list-style-type: none"> Brian gave his professional background 	
Agenda Item #2	Real Estate Department Update (Nick Houselog)	
Time allotted	1:35	
Discussion	<p>Current Tenants</p> <ul style="list-style-type: none"> Over 25 retailers including a wide range of food/beverage, coffee/breakfast, etc., as well as newsstands, convenience stores, pharmacy, and some financial services We have lots of national brands (Starbucks, Jamba Juice, etc.) but some local retailers such as Zaro's and legacy tenants (Frames, McAnn's) <p>New Tenants</p> <ul style="list-style-type: none"> USPS is back (opened Q2 2023) Three tenants anticipated to open (Q4 2023-Q1 2024): Land of Beer, Port Fresh, and Gong Cha <p>Future Ventures</p> <ul style="list-style-type: none"> Working closely with broker team (certified D&I Firms) to continue to attract new tenants Current discussions include various food and beverage retailers with a wide mix of offerings including baked goods, hot and cold sandwiches, grab and go foods, and Asian-inspired cuisine Continuing to partner with NFP to offer events and art exhibits to the community and exploring expanded offerings such as pop-up shops (beat boxing, Summit gallery) <p>Question about Open Spaces</p> <ul style="list-style-type: none"> 7 spaces that really make sense (due to condition/size/location/etc.) <p>Question about Pop-Ups under consideration</p> <ul style="list-style-type: none"> Two that come to mind are Harley Rockets or seasonal green market concept Recognizing we may not be ideally set up for every possible pop up 	

	<p>Question about the future project: how we handle conversations that turn to the new facility</p> <ul style="list-style-type: none"> • Admission that it is a difficult conversation. We emphasize foot traffic and the consistency that the PA can offer. • We also must consider timing. • Too early to know exactly what we're going to do. <p>Question about not making the bldg. look empty</p> <ul style="list-style-type: none"> • Plan is to keep it active until the lights go out <p>Suggestions</p> <ul style="list-style-type: none"> • One commuter uses a shoe shine – doesn't have time to get shoes repaired at home. Also suggests a barber shop – not off the table but logistically challenging • Suggesting that there's more to do here than just walking to your bus...consciously refer to the terminal as "a mall." Notes that we're making headway in terms of wayfinding but agrees there's a marketing/branding opportunity there • Question about the old convenience kiosk (Hudson News?) on the lower floor (1-36 gates) ... answer to the retailer and their demand/forecasting • Question about new high-tech stores (like an Amazon Go). Haven't heard a lot of interest yet but it might be a security concern • Comment that the facility is well-kept, idea to build it out/up – art displays etc. • Question about PA outreach to riding public to see what they would want to see in a terminal. Bob mentioned CATS – should be going out in October this year. Plans, we think, to shift from once every other year to annual. Note that we try to get survey trackers to ride the bus with the riding public. Ideas to increase outreach and survey participation by utilizing empty space. <p>Assurance that survey response data is widely shared internally</p>
Agenda Item #3	<i>PAPD Security Update (PAPD: Pomeranz, Desthers, Bailey)</i>
Time allotted	15 minutes
Discussion	<p>Introductions</p> <ul style="list-style-type: none"> • Re-introduction of three officers and assurance that senior staff are well-seasoned and that there is senior leadership at PABT (21+ years for all three) • Deputy Inspector Pomeranz notes that in the last 8 months we have seen a decrease in incidents and that the bus terminal has been cleaner • Notes that managing crime in the Midtown South area can be challenging, but we are moving in a good direction <p>Crime Analysis YTD (Lt. Desthers)</p> <ul style="list-style-type: none"> • We compare data with NYPD and neighboring precincts. Right now, the Midtown South and 10th precincts are the worst in Manhattan for crime and disorder (not a problem specific to PABT) • Complaints & arrests for the year (so far) peaked in March and have both declined somewhat each month since May • Notes that there's high visibility – the new PAPD academy class means more cops in uniform • Shoplifting and petty larceny represent a plurality of offenses (31%). Felony assault is next at 14% and simple assault accounts for 12%. • The highest areas are the second floor and the south wing

	<ul style="list-style-type: none"> • Larceny and assault are both up relative to 2022 (85% and 18%, respectively). Robbery, conversely, decreased 21% • Question about discrepancy between arrest rate and the prosecution rate. PAPD notes challenges with bail reform and DA policy to not prosecute certain crimes • Homeless calls are higher this year than any of the previous five years (to this point). EDP calls are slightly less than their 2022 figures, but higher than 2021 to this point • Majority (62%) of summons YTD are summons. Next-highest is Open Container at 12%. Note that summons aren't just written and anyone getting a summons is run through a background check system <p>Crime Reduction Initiatives</p> <ul style="list-style-type: none"> • Directed patrols by PAPD (100/month), Trespass Affidavit Program (meant to identify and prosecute recidivist visits in partnership with Duane Reade and Hudson News), Tenant Meetings to discuss any recurring security and safety issues • Regular emergency response drills between PABT Staff, tenant staff, and PAPD • Collaborates with agencies such as Homeland Security and NYPD to maintain a presence in the facility, especially during peak travel times • Organize public education tabling events on crime prevention • Partner with Urban Pathways with homeless outreach • Sweeps nightly after the main building closes at 1am (reopens at 5) • Implement necessary upgrades like additional lighting/surveillance cameras • Comment that riding public has seen improvements – previous attempted crime and after changes feel better • Note that there are a lot of cops in this general area and that, consequently, response times are very quick • Question about PAPD training – note that PAPD Academy is about six months which is comparable to NYPD – also note that PAPD is mandated both by NY and NJ. Additional 4-6 weeks of building-specific training upon assignment. Also note that PAPD Academy graduates are certified first responders • Question about whether anything can be done from the ridership side to prevent some of these crimes (belongings taken, etc.). Response that a lot of crime is crime of opportunity so public education on crime prevention is really important (unattended bag, unattended charging phone, etc.). We have signs but there are not PA addresses as there are in airports
Agenda Item #4	Council-Determined Items
Time allotted	
Discussion	<p>Request for someone from Urban Pathways to speak about their process at the next meeting</p> <p>Request for an update on redevelopment – legal advised that we have to hold off on a full update until we reconvene the public engagement process at the start of the new year</p> <p>Report-Back: Brian followed up on what he's heard from one-on-one interviews he's done with PABTAC members. Considering leadership within PABTAC. Brian wants</p>

	to help actualize whatever PABTAC wants to put into practice – he’s heard that from his one-on-ones.
Conclusion	7:57PM
Action Items	Reach out to Urban Pathways to ensure their attendance at November 2023 meeting.