Context

Founded in 1662
Old Downtown Congregation which has seen community change before and yet been able to respond by reinventing itself
Jamaica, Queens
OVERVIEW

Tree of Life began with the belief that God has placed us in this community at this time for a specific reason.
STRUCTURE

FJCU DC – NYS 501 C3 created in 1999 with the aim of expanding the services and programs of FPCJ to Jamaica Queens and beyond

Separating First Presbyterian Church in Jamaica from future transactional risks

Each project has its own corporation
OUR PROCESS

Conducted 1200 surveys with the Downtown Jamaica Community.

What are your top needs?
TOP 5 NEEDS IDENTIFIED

Jobs
Healthcare
Affordable Housing
Education & Training
Police/Safety
5 OBJECTIVES OF FJCUDEC IN EMBARKING ON PROJECT

Long term Ownership
Affordable Housing
Health Center
Cash payment to retire site control debt
Tree of Life program space
OUR CHALLENGES

- Establishing site control
- Citibank lease renegotiation
- Choosing the Right Developer & Architect
- Choosing the right housing program
OTHER CHALLENGES

- Getting through the Attorney General process (Air rights transfer)
- Negotiating the different legal transactions
- Term Sheet
- PSA
- Easements
- Leases
CHOOSING A DEVELOPER, ARCHITECT, ATTORNEY’S & KEY TEAM MEMBERS:

Key Criteria

- Expertise and track record
- Familiarity with NYC agencies, HPD/HDC programs & Bank Financing
- Passive Housing Expertise
HAVE FAITH IT’S WORTH IT

Tree of Life will create
Critical community asset.
OFFERING

12-story
122,000 Sq. ft.
174 Residential units
15,000 Sq. ft. of commercial space
9000 Sq. ft. Resource Center

Educational
Social
Housing
Health services
Employment
Economic opportunities
BE MISSION DRIVEN

Creative
Develop a Team
Gather expertise
Believe and Work
THANK YOU