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"Lower Manhattan  
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Professional Women in Construction



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## "BUILD IT AND THEY WILL COME" MESSAGE OF SPEAKERS AT THE PRINCETON CLUB Lower Manhattan Construction Command Center chair and landlords speak at PWC Forum

NEW YORK, NY "With the help...of the people in the room today - and others like you - we will rebuild downtown... It just takes talent, dedication and hard work," said Charles Maikish, executive director of the Lower Manhattan Construction Command Center (LMCCC), addressing a crowd of real estate and construction industry professionals attending "Downtown," the latest breakfast developers' forum presented by Professional Women in Construction (PWC) on Wednesday, July 13, at the Princeton Club in New York City. Event sponsors were Thatcher Associates, LLC, Milrose Consultants, Inc. and *New York Post*. Lois Weiss, real estate columnist with the *New York Post*, reprised her role as moderator.

Maikish explained that the LMCCC was set up by the government and the mayor to manage the logistics of transporting equipment, materials - including over a million cubic yards of concrete - and more than 10,000 construction workers to Lower Manhattan with the least amount of disruption. "Our task is to facilitate the construction, mitigate its impact, including its effect on the environment, and communicate with the public," he said.

Maikish said that the rebuilt downtown will have transportation facilities "surpassing anything in the U.S. or elsewhere" including a



Shown (from left) are: Lenore Janis, PWC; Joseph Moinian, The Moinian Group; Sara Mirski, Leviev Boyemlgreen Developers; Lois Weiss, *NY Post*; and Charles Maikish, LMCCC.



Shown (from left) are: Miguel Valcarcel, principal of Gerner Kronick+Valcarcel, Architects, PC; Karen Mascarella, director of operation & human resources, Milrose Consultants, Inc.; Eric Mullen, principal, Eric Mullen Architects; Colleen Wenka, project manager, Taconic Management Company, LLC; Dominick Chieco, senior vice president and Jaclyn DiRenzo, account executive of Milrose Consultants, Inc.

Fulton St. transit hub, as well as a newly developed East River waterfront and Hudson Park, heavy rail access, numerous residential buildings and cultural sites.

Joseph Moinian, CEO of The Moinian Group, developers and builders that own and manage over 20 million sq ft of real estate in the tri-state region and the nation, was introduced by Weiss as "the largest downtown landlord."

Calling Lower Manhattan "the place that offers opportunity," Moinian noted that although activity slowed considerably following 9/11, "we persevered and now the

residential market is excellent." Downtown remains one of the four largest commercial centers in the U.S. Rents are half of midtown rates, and commercial vacancies run 13 to 15% downtown - in contrast to 9 to 11%. Clearly, there are, he said, "tremendous development opportunities downtown" including all of the office spaces to be built that are backed by Liberty Bond incentives.

Attracting more class A products, as opposed to class B and C, will help the area compete with midtown, and achieve better maintenance and security. "The Free-

dom Tower will create the balance," said Moinian.

He pointed out also that the three to six million annual tourists anticipated to visit the World Trade Center Memorial will necessitate even greater retail than is now proposed, plus more hotels and parking facilities.

Leviev Boyemlgreen Senior Development director Sara Mirski explained that the company manages over five million sq ft throughout the five boroughs and is a joint venture with Africa Israeli Investments, Ltd, a multinational investment conglomerate.

In Lower Manhattan, the firm has two luxury residential projects at 15 Broad St. and 20 Pine St. and a million sq ft commercial project at 14 Wall St. Mirski noted that more residential units "means additional demand for services, retail, hospitals, schools, and grocery stores."

She praised the "connectivity" of downtown, "where the technological infrastructure in place to serve the securities exchange industry is greater than anywhere else in New York" and a great boon to residents. She noted that "waterfront views are outstanding and access to open space is...readily available."

Concluding on an upbeat note, she quoted Louise Sunshine who called the financial district "the Park Avenue of the 21<sup>st</sup> century."

For more information on PWC and upcoming events, call 212.486.7745 or visit the website, [www.pwcusa.org](http://www.pwcusa.org).



Shown (from left seated) are: Lincoln Orston and Dan Balwin, directors. Shown (from left standing) are: Joseph DeLuca, executive vice president, and Toby Thatcher, president & CEO. All are with Thatcher Associates, LLC.

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information visit  
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