



SUMMIT

 Long Island City
Partnership

LIC: Community Through Crisis

December 1, 2020 : 9AM - 11:30AM



  @LICPartnership

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#LICSummit



On behalf of the Long Island City Partnership, and our co-hosts Modern Spaces and Schneps Media, we welcome you to the seventh annual LIC Summit, LIC: Community Through Crisis.

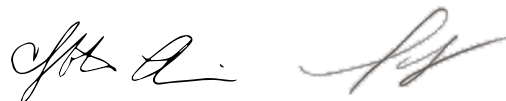
For the past six years, the LIC Summit has provided an opportunity to celebrate LIC in its regional context while exploring both its promise and its challenges. This year's Summit comes at a time like no other, including in a neighborhood with a varied and storied history like LIC. But even in the midst of this terrible COVID-19 pandemic and economic crisis, LIC and its people have continued to find ways to embody 'essential' both for the city and for each other. We'll explore some of the many ways this took shape in our second panel today.

In our Keynote Panel, we will also explore how we can leverage this crisis to lay the groundwork for a better future, through building on LIC's unique blend of assets and providing support for the necessary work of expanding the benefit of those to all.

We wish to thank all of our elected officials, sponsors, partners, and civic and business leaders who have been a driving force for Long Island City and who continue to work together to support our community through COVID-19. We also thank our stellar Board for helping us put together such a high quality program.

LIC entered this crisis as a highly attractive live-work-create city within NYC, sitting at its geographic center. This positions us well for the future, but only if we work together through the present and plan a strategic path forward.

Thank you for attending today and being part of the conversation. We hope that you will participate actively both today and beyond.



Elizabeth Lusskin
President

Patricia Dunphy
Chair

Thank you to all our Elected Officials for their continued support.

Governor Andrew M. Cuomo
Lieutenant Governor Kathy Hochul
Mayor Bill de Blasio

US Senator Charles E. Schumer US Senator Kirsten Gillibrand



US Congresswoman
Carolyn B. Maloney



New York State Senator
Michael Gianaris



New York State Assemblywoman
Catherine Nolan



Acting Queens Borough President
Sharon Lee



New York City Council Member
Jimmy Van Bramer

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LIC Summit is hosted by



Long Island City Partnership's mission is to advocate for economic development that benefits Long Island City's industrial, commercial, cultural, and residential sectors. The goal is to attract new businesses to LIC, retain those already here, welcome new residents and visitors, and promote a vibrant and authentic mixed-use community. The LIC Partnership operates the Long Island City Business Improvement District and the LIC Industrial Business Zone, among other programs.

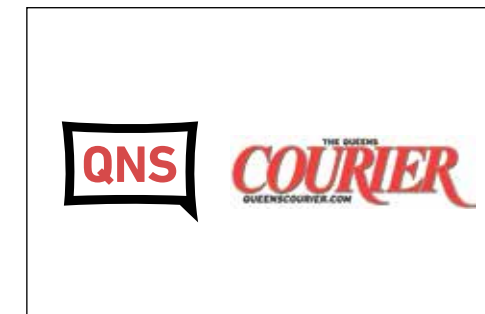
LIC is an authentic, creative, transit rich live-work-innovate community directly across from midtown Manhattan. You'll find everything here—from industrial, tech, life sciences, film and television, creative office, design, culinary and Fortune 500 companies; to genuine connections for entrepreneurs and residents; and inspiring creativity in its cultural institutions and artists. Together they make LIC the ultimate mixed-use hub that fuels the productivity of the fastest growing neighborhood in the country.

Event Co-Hosts



Modern Spaces was founded in 2008 with the goal of creating a new kind of real estate company — one that is rooted in its local neighborhood, promotes the common good, champions the local arts, and nurtures the economic and cultural development of the area. We believed then, and were quick to prove, that when those efforts of support come together, they benefit all involved. Since opening our first office in Long Island City, we have revitalized the area and continue to advance our philosophy in emerging neighborhoods.

Every office includes a specialized sales team of fully integrated neighborhood dwellers ready to incorporate their inherent local intel with a successful, customized marketing plan. Beyond research, data, and metrics, there are certain intangibles that Modern Spaces has become known for. What we offer transcends real estate transactions. We provide a neighborhood lifestyle and the integrated sense of community within it. The future is Modern Spaces, and we are well positioned to be at the helm of growth and expansion throughout Queens, Manhattan, and now Jersey City. Learn more at modernspacesnyc.com.



Schneps Media is an innovative local media company dedicated to being the leader in informing, entertaining and advocating for the communities we serve with original high quality content across multiple channels that can be utilized by advertisers to achieve and exceed their marketing objectives.

Schneps Media is the leading local media company serving New York City, Westchester and Long Island. Our award-winning content reaches over 2 million readers per week across the largest group of community and daily newspapers, magazines, websites, email newsletters, social media channels and targeted business and community events as well as festivals.

Our media outlets include The Queens Courier, TimesLedger, QNS.com, amNY Metro, LIC Magazine, BORO Magazine, El Correo, Caribbean Life, Queens Family, Dan's Papers and many others.

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Event Description & Agenda

LIC: Community Through Crisis

The COVID-19 pandemic has impacted communities all over the world and has significantly changed the way businesses operate. This unprecedented situation called on local, city, state, and federal agencies to provide guidance and support as businesses adapt to new restrictions.

In recent years, Long Island City has become a highly attractive live-work-create talent hub with a broad range of industries. Now, this community of innovative leaders must navigate through uncharted waters to find relief during a public health crisis, and to build towards a better future.

This year's Summit will explore the lasting effects of COVID-19 and how key groups such as small businesses, healthcare, civic/non-profit, arts and education, manufacturers, workforce, real estate, and government agencies worked independently, as well as collaboratively, to recover during a crisis.

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	Event Begins, Opening Remarks Elizabeth Lusskin, Eric Benaim, Patricia Dunphy, Josh Schneps	
PANEL 1	9:10 - 10:00	7
	Keynote Panel: Navigating Crisis to Create Opportunity Kenneth Adams (Moderator), Melva Miller, Kathryn Wyld, Queens Borough President Elect Donovan Richards	
	10:00 - 10:15	
	Q&A	
PANEL 2	10:15 - 11:15	8
	Resiliency Through Crisis: Pivoting to Meet the Challenge Michael Samuelian (Moderator), Charles Boyce, Caryn Schwab, Cynthia Shephard, Bishop Mitchell Taylor, Edjo Wheeler	
	11:15 - 11:25	
	Q&A	
	11:25 - 11:30	
	Closing Remarks	

Opening Remarks

9:00 - 9:10AM



Elizabeth Lusskin

President, Long Island City Partnership

Elizabeth Lusskin is the President of the LIC Partnership and Executive Director of the LIC Business Improvement District. She was Co-Chair of the Sunnyside Yard Master Plan Steering Committee, was Co-Chair of the Amazon Community Advisory Project Plan Committee and is a Member of the Western Queens Tech Task Force and NYC BID Association Board of Directors. Prior to LIC, she served as the Chief of Staff and VP of Strategic Initiatives at the Polytechnic Institute of NYU. She advised a range of clients through her former consulting practice. She previously was Deputy Commissioner of NYC SBS, General Counsel to the Downtown Alliance and Legislative Counsel at NYS Office of Federal Affairs. She is a graduate of Yale University and NYU School of Law.



Patricia Dunphy

Senior Vice President, Rockrose Development Corp.

Patricia presently leads the retail leasing and residential acquisitions departments for Rockrose Development Corp. During her close to thirty-five years tenure Patricia has been involved in all aspects of the business throughout the city but is partial to her work in the development of Long Island City. Active in the Long Island City Partnership for many years, Patricia presently serves as the Chairperson. She is a member of the Long Island City Business Improvement District Board.



Josh Schneps

Co-publisher, Schneps Communications
Founder and President, LIC Flea & Food

Joshua Schneps is CEO and Co-Publisher of Schneps Media, the largest local media company in New York City and New York State. The privately-owned media company includes the most widely read and respected community newspapers, magazines and local websites including amNewYork, The Queens Courier chain, Brooklyn Paper, El Correo, Long Island Press, Gay City News, Brownstoner.com, Bronx Times, The Villager, Bay News, New York Family and many more. Schneps Media's events division hosts several business networking events and expos. Mr. Schneps also founded and operates LIC Flea & Food Market as well as The World's Fare. Josh is a member of the Long Island City Partnership Board.



Eric Benaim

Founder & CEO, Modern Spaces

Eric Benaim's entry into real estate began in 2001, after a successful career as owner of a live event production and marketing firm. Initially concentrating on Manhattan luxury sales, Eric later recognized the untapped opportunity in his own beloved borough, and turned his focus exclusively to Long Island City. In the midst of 2008's severe economic crisis, Eric instinctively decided the time was right to launch Modern Spaces, permanently changing the perception and value of real estate in LIC. In just 10 years, Eric's insightful and personal approach resulted in the swift expansion of Modern Spaces, capturing a 70% market share in Long Island City. He resides in Long Island City with his wife Stephanie, and their children Greyson and Olive. Eric is a member of the Long Island City Partnership Board and the Long Island City Business Improvement District Board.

Keynote Panel: Navigating Crisis to Create Opportunity

9:10 - 10:00AM

Still in the midst of this crisis, what can we do to not only navigate our way through it but also towards a more equitable and robust economy?



Kenneth Adams (Moderator)

LaGuardia Community College

Kenneth Adams is the recently named President of LaGuardia Community College. Previously he was Dean of Workforce and Economic Development for Bronx Community College, where he created career pathways, educating students for jobs in high-growth sectors of the city's economy. Prior to joining CUNY, Mr. Adams served as President and CEO of Empire State Development and Acting Commissioner of the New York State Department of Taxation and Finance. Mr. Adams serves on several Boards of Directors, including Opportunity America and the Long Island City Partnership and is the Board Chairman for several of the state's public/private affordable housing programs.



Donovan Richards

Queens Borough President Elect

Queens Borough President Elect Donovan Richards Jr., a lifelong resident of Southeast Queens and the Rockaways, was elected as the Borough President this November after serving on the New York City Council since 2013. Since the rise of the COVID-19 crisis, Richards has been on the ground delivering PPE, emergency food, resources and supplies for low-income, Black and immigrant neighborhoods that have been ravaged by the pandemic. He has demanded accountable public safety, stronger public health responses and equitable small business resources to address the inequalities that continue to exist in communities who have been the hardest-hit during this COVID-19 crisis.



Melva Miller

Association for a Better New York

Melva M. Miller, the ABNY's first Chief Executive Officer, works with the Board of Directors to ensure the overall success of the organization through economic development, long-term planning, stakeholder engagement, strategic partnerships, and the expansion and evolution of ABNY's membership. Prior to this role, Ms. Miller led the organization's Census initiative for an accurate count of New York where she supported and supplemented the 2020 census efforts by the US Census Bureau, State and City of New York, and in coordination with community-based organizations in an effort to help New York City and State achieve the most accurate census count possible.



Kathryn Wylde

Partnership for New York City

Kathryn Wylde is President and CEO of the nonprofit Partnership for New York City whose members are the city's global business leaders and major employers. In response to COVID-19, the Partnership has been a key liaison between the public and private sectors with respect to health and economic challenges. In July, the Partnership published the first comprehensive analysis of pandemic impact on the city, A Call to Action & Collaboration, which recommended public-private initiatives to accelerate economic recovery. Wylde sits on advisory groups established by the governor and mayor to guide the response to the COVID-19. She has assisted industry and philanthropic initiatives to address the ramifications of the pandemic across the five boroughs. She is a member of many boards, including the NYC Economic Development Corporation, the Fund for Public Schools, the Manhattan Institute, NYC & Co., the Partnership Fund, and Invest Puerto Rico (the Island's inward investment group).

Resiliency Through Crisis: Pivoting to Meet the Challenge

10:15AM - 11:15AM

Creative responses across all sectors in LIC sustained the community and provided resiliency for the neighborhood and the city. We also are seeing why a robust mix of uses matters, as advanced manufacturing, large and small businesses, food production, and higher education, cultural and social service institutions all play essential roles. What lessons can we take forward on how to sustain, improve and preserve our ability to weather this and future crises?



Michael Samuelian (Moderator)

Urban Tech Hub at Jacobs Technion Institute at Cornell Tech

Michael Samuelian is the Founding Director of the Cornell Tech Urban Tech Hub, a new venture that bridges tech industries and academic research to address the most pressing urban challenges. He is an urban planner, real estate developer, professor and most recently the President and CEO of the Trust for Governors Island. From the revitalization Lower Manhattan after 9/11 to the creation of a new neighborhood in Hudson Yards and the activation of Governors Island he's helped plan, design and develop some of the most transformative projects in New York City. Michael is a board member of the Long Island City Partnership.



Charles Boyce

Boyce Technologies

Charles Boyce is the founder and President of Boyce Technologies. Charles is a graduate of New York University where he received both a Bachelor's Degree with concentrations in Bioelectronics, Computer Science and Network Television Broadcasting, and a Master's Degree in Telecommunications Engineering. Charles has over 25 years of experience in electronic design and communications construction. Charles started Boyce Technologies (BTI) 10 years ago. BTI is known for the MTA systems such as the Help Point kiosks and Access Nodes as well as the recent pivot to the first available FDA-approved bridge ventilator in response to COVID-19. Charles is very dedicated to uplifting his fellow New Yorkers. His vision of a new medical and life science innovation center will be the next expansion, creating hundreds of new jobs. Charles is a board member of the Long Island City Partnership Board.



Caryn Schwab

Mount Sinai Queens

Caryn Schwab has been a dynamic force in New York City health care for more than 30 years. She is currently the Executive Director of Mount Sinai Queens. Since joining the hospital in 1999, Schwab has led major facility upgrades, program expansions, and quality improvements. The new \$175 million, 140,000 square foot Mount Sinai Queens Pavilion nearly triples the size of the campus and the state-of-the-art Cerebrovascular Stroke Center is reimagining what stroke care looks like. Schwab has been at the helm during the COVID-19 pandemic and credits the hospital's leadership and staff for their extraordinary response to the crisis. Schwab holds a BA from Colgate University and an MA in Public Policy from The New School. Caryn is a board member of the Long Island City Partnership.



Cynthia Shephard

Corazón de Mexico

Cynthia Shephard is currently the General Manager at both Corazón de Mexico Restaurant & Bar and La Adelita de Woodside. She studied at Monroe College, majoring in Hospitality Management. Ms. Shephard was raised by her lovely mother Maria Iglesias, who has more than 30 years in the restaurant industry. Through both administrative and culinary experience, Cynthia provides Mexican cuisine, drinks, and catering services with the goal of inspiring others. She champions women and minorities through organizations like FoodtoEat and The Floating Hospital and also works to support victims of domestic abuse.



Bishop Mitchell Taylor

Urban Upbound

Bishop Mitchell G. Taylor was installed as Senior Pastor of the Center of Hope International in 1991. In founding Urban Upbound in 2004, he has created a true alliance of local leaders, government officials, business owners, and residents working together to expand economic opportunity for public housing residents. For his leadership around public housing, Bishop Taylor has been profiled by leading media outlets, including New York Times and CNN, and has received prestigious awards, such as the NYPL Brooke Astor Award and NYC Neighborhood Achievement Leadership Award, among others. He was chosen to participate in the Achieving Excellence in Community development program led by Neighborworks and Harvard University Kennedy School of Government. Urban Upbound has been at the forefront of COVID-19 relief efforts. In addition to adapting our services to be able to help our clients virtually, we have been distributing food and financial assistance to low-income families in New York City, especially the public housing communities.



Edjo Wheeler

Culture Lab LIC

As Co-Founder and Artistic Director of Culture Lab LIC, Edjo has produced over sixty art exhibitions, forty theater and musical productions and hundreds of community events. Edjo is a sculptor, designer, curator and producer. Programming credits include the New York Film Academy, School for Film and Television and NYU Tisch School of the Arts. He has worked on twenty films, sixteen television shows and over eighty stage productions. During COVID, Culture Lab has turned its gallery and parking lot into a food relief center, pantry and community center where thousands of pounds of food and other services are delivered weekly.

LIC in Context

Long Island City is a mixed-use city within New York City and the last decade of growth has shown that this unique mix is not just from the new: constants like an accessible transportation network, industrial uses, and a strong arts & cultural landscape also created the LIC of 2020. As our neighborhood grapples with the worldwide crisis caused by COVID-19 and looks ahead to the future, understanding the growth and strength of LIC in recent years provides valuable context.

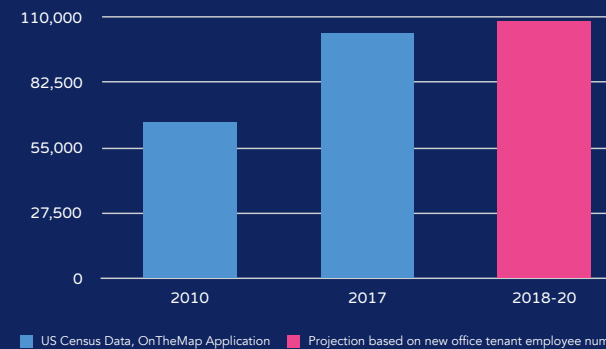
People

In the past decade, LIC Jobs and Residents increased $\geq 2x$ faster than NYC overall. This growth lays a foundation for LIC to flourish again in the coming years.

Jobs in:	2010	2017*	Change 2010-17
Core LIC	88,959	127,684	44%
NYC	3,698,646	4,367,781	18%

* Most recent year data reported. Source: OnTheMap

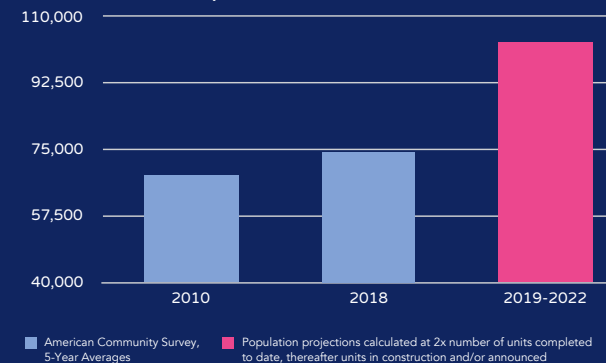
Working Population



Residential Population	2010	2018*	Change 2010-18
Core LIC	67,882	74,387	10%
NYC	8,078,471	8,443,713	5%

* Most recent year data reported. Source: ACS 5-Year Estimates

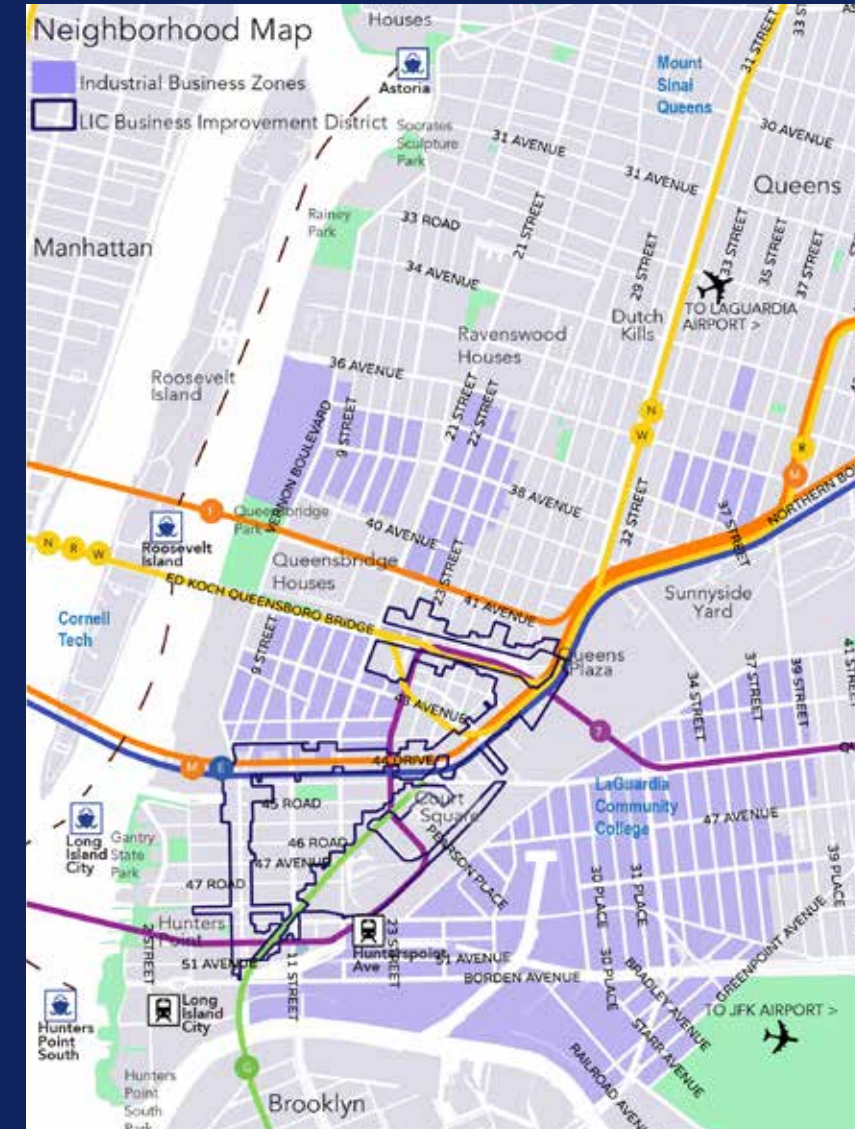
Residential Population



Population numbers based on LIC Core zip codes 11101, 11106, 11109

LIC Today

- 300+** Food & Drink locations, from bars to cafes to Michelin Star fine dining
- 50+** Shopping stops, to pick up fresh produce, a thought-provoking book, or a locally-made gift from our small retailers
- 50+** K-12 Schools including 40 public elementary, middle, and high schools and another 11 private and charter schools
- 40+** Arts & Culture Organizations, including museums, galleries, and performing arts spaces that put LIC at the center of New York's cultural conversation
- 40+** Health & Fitness Options, including rock climbing, yoga, pilates, martial arts, and more
- 20+** Parks, Playgrounds, and Community Gardens with over 145 acres of green space
- 10+** Major Nonprofits and Community Organizations
- 3** Higher Education Institutions in the area: Cornell Tech, CUNY Law, and LaGuardia Community College



A Unique Mix

LIC's mix of industries, building stock, and even lunch options creates a connected and strong economy. During a time when all industries are hurting, our neighborhood must work together.

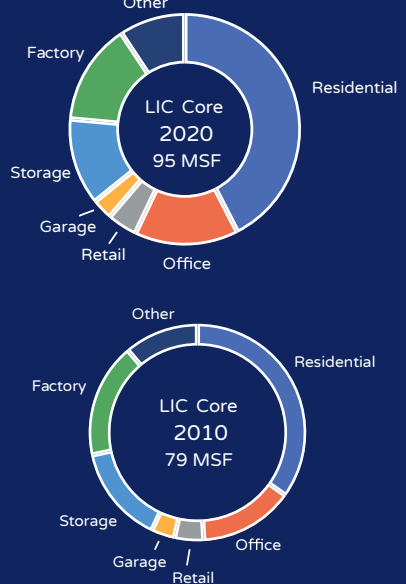
Employers in LIC include: 3DBio, Altice USA, Amy's Bread, Boyce Technologies Inc., Centene, DeppGlass, Doughnut Plant, Estée Lauder, JetBlue, Kaufman Astoria Studios, Lady M Confections, Lyft, Macy's/ Bloomingdales, MANA Products, Mount Sinai Queens, Neuman's Kitchen, Nouveau Elevator, Silvercup Studios, TEI Group, Uber, VaynerMedia, The Wirecutter, and many more.

Neighborhood Development

LIC saw explosive growth in the last decade but remained mixed-use on every level. Core industrial and manufacturing uses continue as the neighborhood adapts to new residential developments and commercial tenants, including a growing Life Sciences cluster.

Development at a Glance

Residential 21,900+ completed units <small>Since c. 2006</small>	Retail 750K+ square feet existing <small>Retail in mixed-use buildings & renovated commercial</small>	Commercial & Industrial 11M+ square feet existing <small>New buildings and renovated commercial</small>	Hotels 42 hotels 4,200+ hotel rooms <small>current/open</small>
11,400+ added units by 2023 <small>Announced</small>	450K+ added square feet by 2023 <small>Announced</small>	5.7M+ added square feet by 2023 <small>Announced</small>	41 hotels 5,700+ hotel rooms <small>in planning/construction</small>



Essential Neighborhood*

SPRING/SUMMER 2020



Our most recent Neighborhood Snapshot provided a look back at the last decade in LIC. Today, the COVID-19 crisis has changed the world in unforeseen ways. Despite the challenges, LIC is a resilient community. This supplemental report provides a glance at just some of the LIC community's response and shows the strength of our neighborhood as we face recovery. Find more research and up-to date information at the newly redesigned licqns.com.

Responding

Businesses Make a Difference

LIC is fortunate to be home to Mt. Sinai Queens and many First Responders on the frontlines. Our business community stepped up to support the frontline this spring. From advanced manufacturing to award-winning dining, LIC's diverse business community pivoted quickly to provide innovative supplies, hot meals, and support to healthcare heroes, essential workers, and those in need. Here are just a few examples:

CREATING

- ☆ **Boyce Technologies** created a smaller, less expensive bridge-ventilator to free up more expensive ventilators for the most critically ill COVID-19 patients.
- ☆ **3DBio** produced respirators and full-scale ventilators for medical use.
- ☆ **Plaxall, Inc.** manufactured plastic face shields for healthcare workers and provided space for LIC Relief food distribution efforts.
- ☆ **Estée Lauder** donated \$2 million to Doctors Without Borders and \$3.2 million to support frontline response work worldwide and its factories produced hand sanitizer.

GIVING BACK

- ☆ **JetBlue Healthcare Heroes** campaign honored 100,000 healthcare workers with free roundtrip flight certificates.

- ☆ Many local businesses participated in relief efforts through **Fuel the Frontlines, LIC Relief, and Queens Together.**

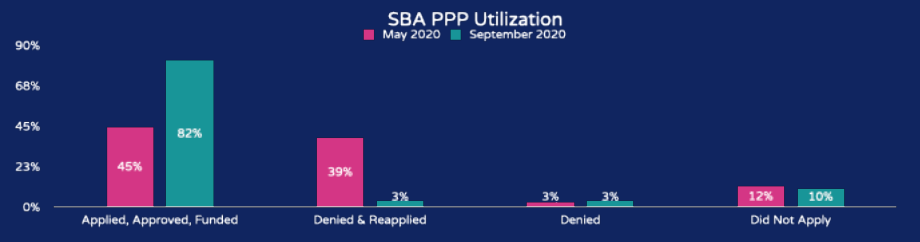
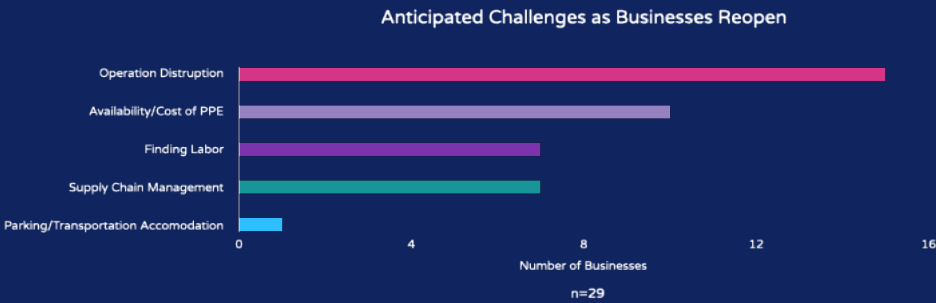
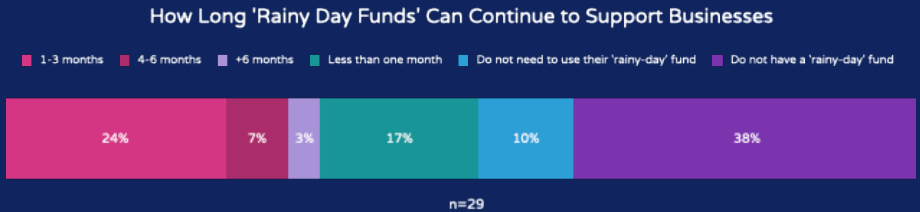
FEEDING

- ☆ **Neuman's Kitchen** provides meals to healthcare workers and NYCHA residents.
- ☆ **Bartleby & Sage** worked with Migrant Kitchen and City Harvest to bring 1,000 free meals a day to hospital workers and their families.
- ☆ **Coffee Project NY** served 100 cups of coffee each day to frontline healthcare workers.
- ☆ **Juice Press** delivered healthy shakes, juices, and snacks for healthcare workers at over 50 hospitals.

Reading the Pulse

While LIC is resilient and connected, it is a challenging time in every neighborhood and sector of the economy. Queens had the second highest unemployment rate of the five boroughs, but foot traffic in Queens' commercial corridors rebounded better than Manhattan's. In some ways our neighborhood and community has been harder hit, but in other ways we are stronger and better positioned to recover. LIC's community weighed in through the Business Operations and Recovery Surveys and LICP's Annual Real Estate Breakfast, and citywide economic reports provide further context on challenges and opportunities. See key insights below and get more information at licqns.com/COVID19

LICP COVID-19 Business Recovery Survey Key Insights



LICP's Annual Real Estate Breakfast Poll



A Community of Support

Long-time neighborhood non-profits and grassroots community efforts also jumped into action to serve LIC this spring. Non-profit organizations and relief groups include: ACE Programs for the Homeless, City Harvest, CultureLab LIC, Fuel the Frontlines, Hour Children, Hunters Point Parks Conservancy, Jacob A. Riis Neighborhood Settlement, LIC Relief, NYC Kids Rise, Queens Community House, Queens Together, Sunnyside Community Services, Urban Upbound, and more. To learn more, get involved, and give to these diverse programs visit licqns.com/COVID19Support

Long Island City Partnership Assists

As New York went from busy to paused to slowly reopening, LICP remained active in our community. Our work this spring/summer by the numbers:

- We've contacted **680+ individual businesses** for our online Open Business Map to check in on their current operating status and hours. **530+ businesses** are open with modified operations.
- We've distributed **70,000+ masks to 200+ businesses.**
- **LIC Local**, our neighborhood smart signage system and mobile website, offers the most up-to-date information on modified business hours, open dining, and virtual events. Open your phone camera to scan one of **150+** signs in the neighborhood.
- Our new **Member Portal** allows LICP Members to edit their own contact and business listings, access a downloadable Member Directory with **over 500 contacts**, and customize Maps & Data representing hundreds of data entries. Visit licqns.com/memberportal
- We deployed **40 Support Local LIC banners** in the area and **30 A-frame signs** in the LIC BID.
- Our Business Assistance team **helped 70+ businesses** apply to loan and relief programs.
- We've hosted **10+ webinars** on topics including Grants & Loans, Workplace Reopening, and NYC's Open Streets Program.

The NEW LICQNS.com!



Visit the newly designed licqns.com to find a brand new LIC Brochure, explore the LIC Life Sciences Portal, and get the most up-to-date information on the neighborhood.



Visit licqns.com for more neighborhood stats and the latest information!

* This was originally published in Spring/Summer 2020 and some statistics may have changed since. Look for an updated neighborhood report coming soon!

Reopening

Business & Industry in LIC

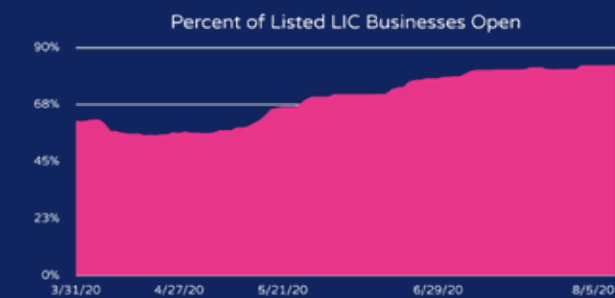
LIC is home to 6,800 businesses with 127,000 employees. Businesses both large and small in LIC received loans through the Small Business Administration's Payroll Protection Program (PPP), though more financial assistance is urgently needed. The diversity of industry, business size and type makes LIC well-positioned for economic recovery.

In the LIC Core (Zip Codes 11101, 11106, and 11109):

- 2,897 PPP Loans received, retaining 30,000+ Jobs
- 78% of loans were under \$150,000, supporting a broad mix of businesses

Retail, Dining, Neighborhood Services

On April 7th, open LIC businesses hit a low, with 60% of the contacted retail businesses in the area open. By July 16, over 80% of contacted LIC businesses were open in some capacity.



Construction Continues in LIC

When New York on PAUSE went into effect on March 22, only construction projects deemed essential could continue operation. Today, construction is open and back on track in the neighborhood.

Major Construction in LIC Core

	Active Construction Sites	Total Sq Ft
March	11	4M+
August	347	17M+

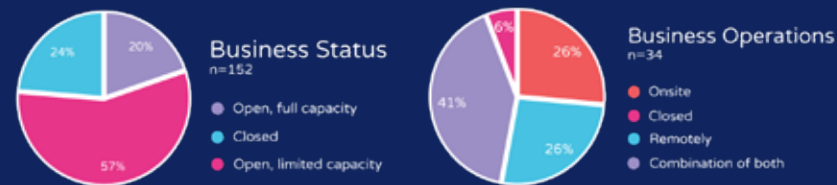
Arts & Culture organizations in LIC include Dance Entropy, Flux Factory, Materials for the Arts, MoMA PS1, Museum of the Moving Image, The Noguchi Museum, SculptureCenter and more hosted over 50 virtual events, exhibitions, and online movie releases.

200+ outdoor dining permits approved in LIC: from bakeries to breweries to a five-course meal, LIC is home to world-class cuisine.



Offices and Employers

LICP surveyed neighborhood employers on their operations during the COVID-19 pandemic as of 8/31/20.



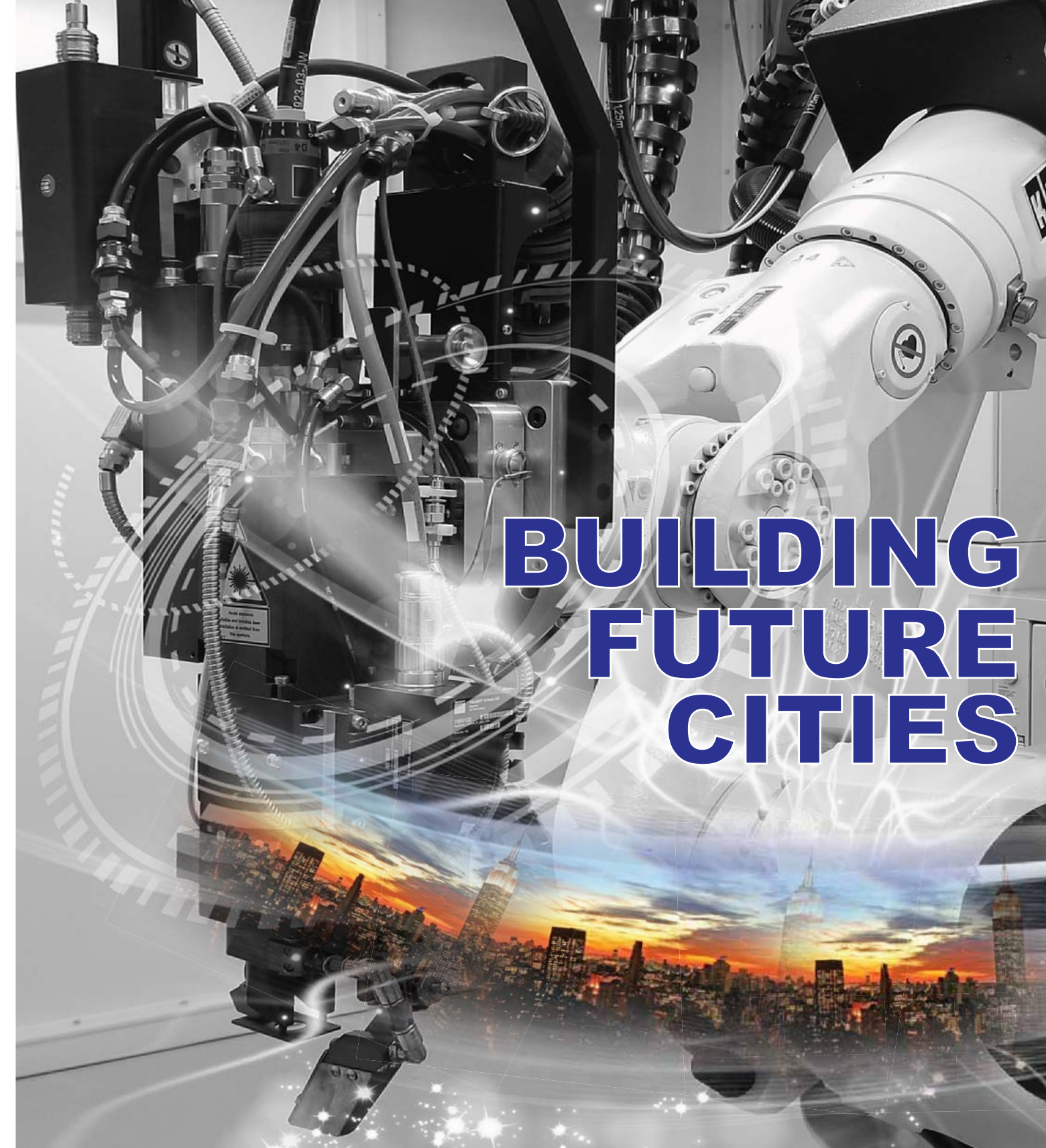
Rebuilding

Transportation

Now more than ever, employees want to live close to where they work and employers want spaces accessible to a large workforce. LIC offers both: a live-work community allowing walk-to-work commutes, and access to 74 Citi Bike stations, 15 bus lines, 8 subway lines, 4 bridges, 3 ferry landings, and 2 regional rail stations.



More than ever, LIC is where you want to be.



BOYCE

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Strengthening
Communities



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Of course, we have
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community

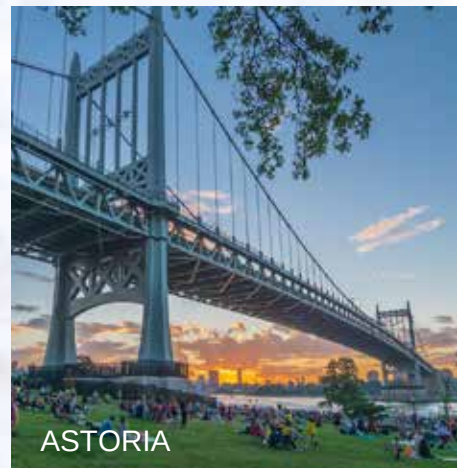
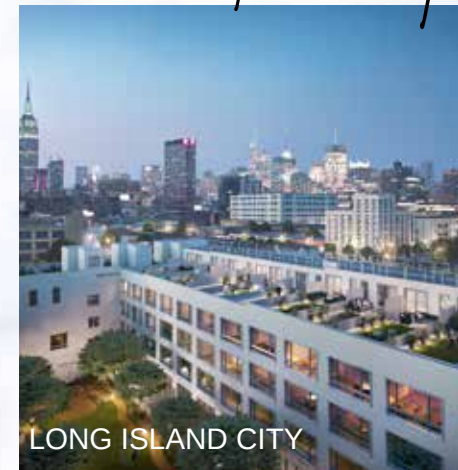
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MODERN SPACES

HOME HAS NEVER MATTERED MORE.

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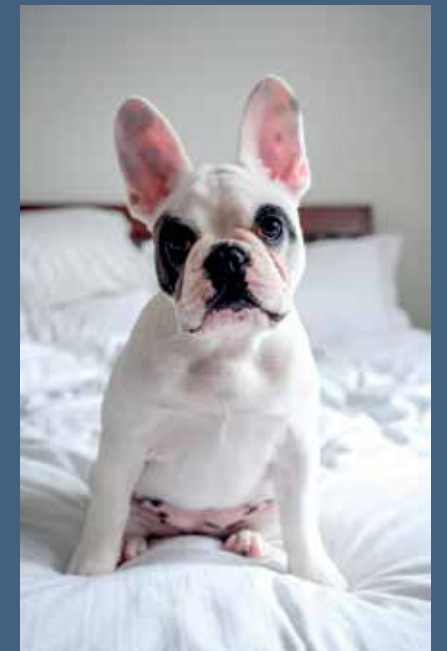
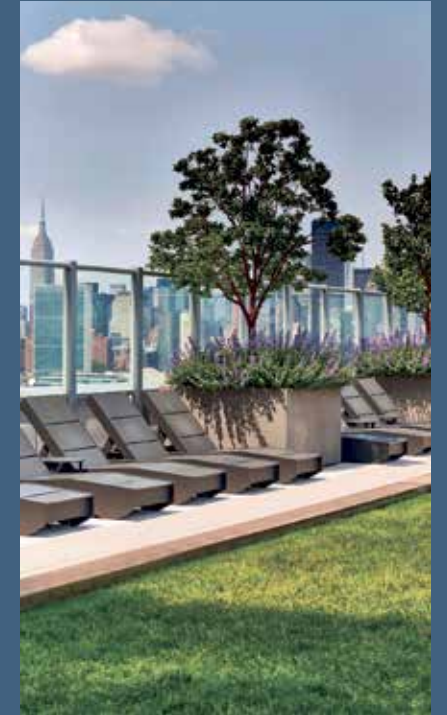


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