



**COMMUNITY RENEWAL AND ECONOMIC  
REVITALIZATION PROJECT**



**Bishop Dr. Jonathan E. Owhe  
(516)330-4714**



## LETTER OF INTEREST

January 13, 2017

Ms. Grace Chung

The purpose of this letter is to indicate the Rockgate Community Development Inc. interest in applying for the New York Land Opportunity Program.

The property address being considered is:

### **SUMMARY OF SALIENT FACTS**

Address: 766-784 Glenmore Avenue, a/k/a 359 Essex Street, and vacant lot 360 Essex Street Brooklyn, New York 11208

Date of Valuations: February 19, 2011

Block/Lots: 4004/ Lots 17 and 12; and block 4003/ Lot 17.

Census Tract #: 1166.00

Description: Two contiguous one and two story, brick and masonry, commercial buildings containing a church with office space and one vacant lot. Lot Size: 6,000+ sq. ft. rectangular in shape, and 2,558 + sq. ft. rectangular in shape.

Gross Building Area: 6,600+ sq. ft.

Above grade Zoning: R5 or7 residential.

Residential floor area ratio is 1.25 times the lot size, and the community facility floor area ratio is 2.0 times the lot size.

Highest and Best "As Vacant" Community facility.

Highest and Best "As Improved" Current use.

Flood Information: Zone X. Community Panel Map #3604970217F. Not in a flood hazard area. Map date 09/05/2007.

Real Estate Taxes: 1. 1021-01(25110) fully exempt- House of Worship.

Contact information: Bishop Dr. Jonathan E. Owhe  
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Sincerely,

*Jonathan Owhe*

**Bishop Dr. Jonathan E. Owhe**



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# PLACES

## East New York Community Plan A Rezoning



### What is the East New York Community Plan?

The East New York Community Plan is a comprehensive neighborhood plan to promote affordable housing preservation and development, encourage economic development, create pedestrian-friendly streets, and introduce new community resources to support the long-term growth and sustainability of East New York, Cypress Hills and Ocean Hill. The Plan was developed through a robust community planning process, through close collaboration with residents, stakeholders and elected officials.

The East New York Community Plan is a part of Housing New York, the Mayor’s housing plan to build and preserve affordable housing through community development initiatives that foster a more equitable and livable New York City. Housing is considered “affordable” if a household spends no more than a third of its total income on housing costs.

The East New York Community Plan includes strategies for:



**AFFORDABLE HOUSING**

preserve & create affordable housing



**ECONOMIC DEVELOPMENT**

foster jobs & economic opportunity



**COMMUNITY RESOURCES**

invest in services & infrastructure



**LAND USE & ZONING**

promote growth of livable neighborhoods

# We Are Remapping East New York Community Landscape

A GLIMPSE OF WHAT WE ARE LOOKING AT DOING



THE THIRTEEN POINT PROJECT PLAN



## Economics of Scale

*From Poverty to the Place  
of Healthy Community  
Living*

The Community Center in view is the first of its kind in New York City because of the multi-faceted approach to community revitalization and family integration:

- 1) HEALTH & FITNESS
- 2) JOB CREATION
- 3) YOUTH DEVELOPMENT
- 4) HOUSING
- 5) BUSINESSES
- 6) FAMILY INTEGRATION
- 7) SOCIAL INTERVENTION
- 8) COMMUNITY ENHANCEMENT
- 9) POLITICAL EXCHANGE
- 10) RESEARCH/RESOURCE FACILITATION
- 11) INTERNATIONAL IMAGE
- 12) TECHNOLGICAL ADVANCEMENT
- 13) SPIRITUAL EXPERIENCE

## Project Strategic Approach

### Conference Center

#### MEETINGS, CONFRENCES, RETREATS AND EDUCATIONAL CENTER

At Rockgate we believe that education is pivotal to empowerment and freedom. We are providing training across the board from financial planning, job creation, survival and life skills, physical wellness, spiritual enlightenment and devotion to business opportunities.

A training center of this nature will not only attract needed businesses to the community, but will give great impetus to a broader decree to physical, mental and spiritual emancipation.



#### AFFORDABLE HOUSING



The importance of housing in East New York community cannot be overemphasized. With housing stocks in New York running out of supply, homelessness has been on the rise. Our project will provide over 50 to 100 families with rental apartments that will shield them from the storm and provide comfort in desperate times, and investors will realize their profit margins. It is a win-win situation.

## A Community Worship Center

The Worship Center will be a Citadel of Hope and home for the community. The design will be dome-like. It will have a seating capacity with range of 1,000, based on space availability.

A Church plays the most vital role in the community, inviting all to unite in fellowship and Christian worship. The Worship Center will attract the seeking hearts, open the door of love to the hurting, extend caring hands and welcome to all. It will create a place of rejoicing and a sanctuary of love, where all are included and accepting the Word. We will create an environment of light, exuberance, laughter and celebration. The natural surrounding beauty will provide relief from the pressures of daily life. By calm waters one can rest; by fountains and waterfall one can be refreshed and restored.



## Rockgate Child Care And Preparatory Center

Educating our children is pivotal to our future as a people and as a Nation. Investing in a child, catching them young and inculcating the right discipline is the bane of society and any right minded government or business. The leverage for job creation cannot be overemphasized.



## Community Family & Recreation Center

Physical fitness is spirit of longevity and community wellness. Investing in the health and vitality of our community residents brings to reality the focus of a well meaning campaign for living justice. Many youth committed to crime will find safe haven here and the unemployed will find cause for a meaningful involvement.



## Community Health Center

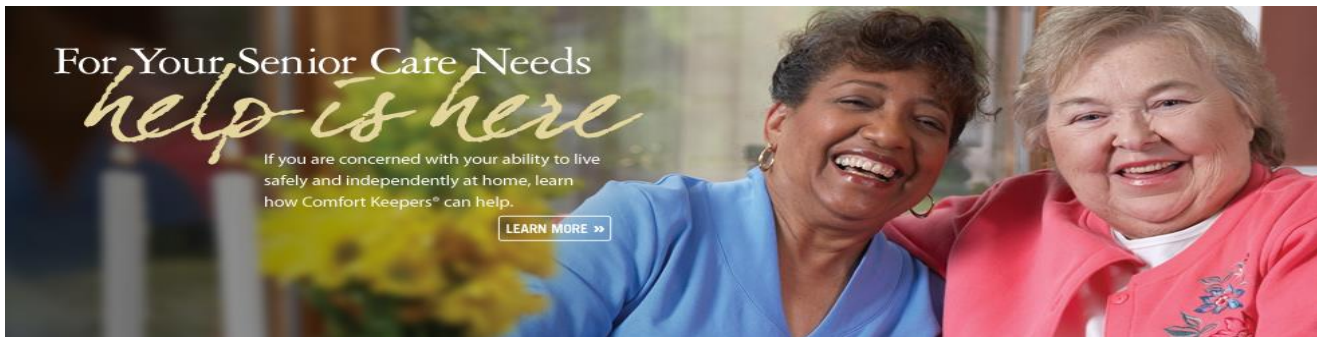
Health necessities are far outstripping the means available to address them in this community. Immigrants critical to our society economic thrust are on the rise stressing the existing resources. A Clinic of Community and for the Community. It is incomprehensible the multitude of employment opportunity or advantage this will create for a community at almost 6.5 percent unemployment rate.



Will offer urgent care same day appointments! Medical care will include internal medicine, general medicine, primary care, dermatology, gynecology, Men's health and family practice

## Elderly Care Facility

Community wellness is measured by multi-various factors so also are those aging in style. The wisdom of the yesteryears is virtue to the uncontrollable energies of our younger generation. The balance to society is the continuum of care for the seniors of our society and those providing the care get a sense of fulfillment in deserving job availability.



## Community Business Center For Job Creation

**THERE WILL EVENTUALLY BE MORE THAN TWENTY BUSINESSES HOUSED IN THIS COMPLEX**

WEDDING RECEPTION HALL

RESTAURANT

BANQUET HALL



**CAFÉ SHOP**



**HAIR SALON**



**VISION CENTER**



**AIRLINE & VACATION**



**Community Business Center For Job Creation**

**TAXES**



**BOOK STORE**



**FASHION**



**JEWELLERY**



**CELL PHONES**



**PIZZA STORE**



**COMMUNITY BANK**



**SHOE STORE**



**TOY STORE**

**Learning Toys**



**Shop**

**PHARMACY**



**Community Social Support Center**

Critical support services are far eluding the families. The strength of a community can be measured by the available services it can provide. The Rockgate in partnership with governmental, community social and health organizations, corporations and businesses will be catalyst for various life services coming to our people.

**YOUTH LEADERSHIP\***



**JOB TRAINING**

- \*COUNSELING\*REFERRAL
- \* CHILD CARE\* G.E.D\*WORKSHOP



**IMMIGRATION**

## **Project Experience & Managerial Capability**

### **Executive Management Staff & The Board**

In the attachment is the resume of some key staff that will be implementing and overseeing the project proposed. Their names are as follows:

- Bishop Dr. Jonathan Owhe, President/Chief Executive Officer
- Dr. Olutoyin Owhe, Chief Operating Officer
- Mr. Winston Thompson, Chief Financial Officer, Thompson Financial Group
- Charmaine Moses, Director of Schools
- Mr. Samuel Dunston, Chief Adviser
- Mr. Carl Farward, Chief Project Adviser
- Mr. Hegin Lee, Chief Architect
- Mr. Douglas Emmanuel, Chief Legal Officer

### **Jonathan E. Owhe, President/Chief Executive Officer**

Jonathan Owhe holds an honorary doctorate degree from the University of Jerusalem, Masters of Science degree in Management & Urban Policy, New School University and Bachelor's of Arts Degree from University of Lagos. He is a founder and chief management consultant with Rockgate International Management Group; he is skilled and experienced in job development, strategic planning, research, budgeting and program development in 2007, Rev. Dr. Owhe was honored with Congressional Award by the United States Congress for his meritorious contributions.

### **Olutoyin T. Owhe, Chief Administrator**

Rev. Olutoyin Owhe holds an honorary doctorate degree from the University of Jerusalem, a combined honors degree in education and biology, a bachelor of sciences degree in Nursing and a master in public health; Rev. Toyin has over 15 years experience in community organizing, social and health project interventions.

### **Winston Thompson, Chief Financial Officer**

Winston Thompson is the President/CEO of Thompson Financial Group, a certified public accounting consulting firm; Mr. Thompson has over forty years of experience in accounting, payroll, financial administration, management, income tax preparation, finance and community-based development; he is a licensed CPA, stock broker; conducts training in project development, homeownership and community development.

### **Charmaine Moses**

Charmaine Moses is a highly-motivated educationist and event planner offering over 40 years of educational experience in early childhood and preparatory school and Christian education. She is Flexible, quick learner, with strong communication skills, committed to providing quality education and training. Ms. Moses is a self-motivated professional who excels in environments requiring independent decision-making and team collaboration. She is persistently driven to provide high quality family care, education, counseling to individuals, families and the community, while adhering to established policies and standards of education. She will head up our educational operation.

## Organizational History and Capacity

Since 2000 Rockgate Community Development (RCD) has been a catalyst for change. Rockgate Community Development is a creation of Christ the Rock Church and has successfully operated services in the areas of homeownership, housing, career counseling, Job development, pastoral counseling, elderly care, women and children's issues, food and clothing distribution and has offered lessons in dance, drama, poetry, music and media to the community of East New Yorkers, new immigrants and refugees. The support of small, but timely, grants have assisted in the development of RCD current infrastructure which consists of a strong administrative team who are competent in data collection, service coordination, program implementation and monitoring and the management and oversight of programs and services. Our account department tracks and maintains accurate records of all of RCD purchases, as well as all of its accounts payable and receivable.

A payroll company provides all of the necessary finance services for our transactions and is responsible for assuring that all taxes, healthcare benefits and other fringes are properly withdrawn and paid to the appropriate parties on a timely basis. Thus, the management of our operations is reflective of the proficiency of a small, but efficient, staff who receives training and instruction on an on-going basis to insure our effectiveness in managing programs.

## Past Performance

RCD since its inception in 2000, has been on the cutting edge of spiritual empowerment, economic growth, child welfare, youth empowerment, elderly care and family integration in communities across Brooklyn and other Boroughs of New York City, and these programs will be replicated in wherever we go. Our Mission is to "Build Lives". Among the broad based experiences serving children, youth and the elderly in our inner cities neighborhood, include:

- **Faith In Action Caring Hand Group:** Since 2000, RCD have provided hope and safe haven for over 1,000 seniors in communities across Brooklyn through provision of respite care, counseling and recreation program. The reward for our laudable efforts towards the elderly and the frail, paid off when in 2001, CTRWRC & RCD Caring Hand Group was awarded a grant of \$35,000 by Robert Wood Johnson Foundation through its Faith in Action Program in recognition of its work and support for the elderly, homebound and disabled.
- **New York Coalition for Healthy Marriages-Refugees, African & Hispanic Americans.** This coalition was formed to organize a comprehensive marriage education, enrichment and information campaign to promote healthy marriages in New York City three major Boroughs-Brooklyn, Bronx and Queens. In 2005, the Coalition effort was greatly strengthened through a \$50,000 capacity building grant received through RCD from Office of Community Service-Compassion Capital Fund, Us Dept of Human Services.
- **RCD Infant Mortality & Maternal Child & Family Health Initiative:** Since September 2000 to date, the New York City Department of Health and Mental Hygiene, Infant Mortality & Maternal Health Initiative, has awarded RCD. \$29,995 annually, to improve the health and well being of childbearing and child rearing individuals and families by providing outreach and case finding and referrals., education and advocacy; and in collaboration with other organizations, promoting access to quality services appropriate to their needs. For 15 years, RCD have worked to prevent and reduce infant/maternal illness and death, which for several years have been excessively high in our communities. By enabling at-risk residents to access vital coordinated information, care, supportive health/social services and assistance to secure benefits, etc., we have seen a significant reduction in infant death and improve health status.
- **NYSDOH CHP/CTRI Facilitated Enrollment Program:** The New York State Department of Health office of Child Health Plus awarded RCD \$30,000 with an increase to \$48,241 to serve as an enrollment site for children and families with no health insurance coverage. Several hundreds of children were enrolled in the child Health Plus program.
- **U.S. Department of Humans Services- Community Health Access Project:** In December 2005, through



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Brooklyn Perinatal Network, a consortium of healthcare providers, RCD was awarded \$46,000 to work with managed care plans, hospitals and health clinics to enroll eligible families and individuals in health insurance: Our office received compliments from NYC Mayor's Office of Health Insurance Access (MOHIA) for its efforts in working to enroll children and adults in the no-cost and low-cost Child plus & Adult Health Insurance Program 2006 campaign.

- **Comprehensive Youth Leadership & Mentoring Program:** RCD Comprehensive Youth & Mentoring Program works to develop the physical, intellectual, emotional and spiritual well being of inner cities youth. With an After School, Physical Fitness/Dance, Entrepreneurship, Audio/TV, Music/Drama & Cultural Enrichment Programming, RCD has emerged as a leader in youth development strategy. In FY'2000/1, CTRI received a grant of \$3,000 from New York City Department of Youth and Community Development to provide youth with leadership, recreation and after school tutorial.

In 2002/3, the New York State Office of County Health Professionals awarded RCD \$16,420 to coordinate four area faith-based organizations in providing physical fitness program (dance & aerobic classes) to youth and adult in low-income and depressed neighborhoods. This program, a national health strategy, was designed to reduce the level of stress, distress, heart disease and other cardio-vascular challenges in low-income and minority neighborhoods. The program engaged youth and adults in exercises and dance. At the end of the program, youth and adults with obesity problem experienced weight loss, others blood pressure was regularized and some school grades dramatically improved.

- **HIV/AIDS Ministry:** With a yearly grant of \$10,000 from the National Black Leadership Commission on AIDS, Inc., and collaboration with Brooklyn AIDS Task Force and Center for Community Alternatives, Inc., RCD HIV/AIDS Project works to outreach, educate, refer and advocate for individuals challenged with the disease. Our key staff: Minister Christina Walker is a major adviser and speaker at various conferences and forums on HIV/AIDS across the country.
- **The Rockgate Community Development Homeownership Program:** In 2000, Chase Morgan Stanley Foundation awarded RCD a grant of \$25,000 to redesign the landscape of East New York by helping families achieve strong economic status and the American dream through job training/placement, career counseling, purchased of low and medium income housing. We provide workshops, referral and counseling on financial planning/budgeting, savings, credit counseling, home-ownership and mortgage assistance to community residents. The entity established to execute this program was the Rockgate Community Development Inc., a non-profit community development program of Christ the Rock. In 2002, the Faith Center for Community Development, also working in partnership with Chase awarded CTRI a grant of \$15,000 to further expand its community development and homeownership program efforts. As a result of this over 300 community residents have either owned or are ready to own their own homes.
- In 2012 the New State Department of Alcohol & Substance Abuse awarded over \$1.5 million to RCD to provide job training, family and marriage counseling, rent arrears, tenant mediation, counseling and placement for all those in recovery.

## **Program Administration and Fiscal Management**

### **Program Administration and Accountability**

Executive Board, the governing body of Rockgate Community Development Inc, guides the general management, business and legal affairs of the corporation, and is authorized to take on behalf of the corporation any action which has not been expressly delegated by the constitution, by-laws, and resolutions of the corporation. To the extent of its responsibilities relative to the general management and supervision of the business and legal affairs of the corporation, or as required by resolution, the board can call up for review, criticism, modification or revocation any action or policy of a program board, commission or council of the corporation. The board is also required to allocate available funds to the program boards, commissions, councils and departments of the corporation and hold them accountable.

The governing board meets monthly, visit program sites on regular basis, participate in family activities, observe project implementation and serve as resource using the various expertise of it's members.

### **Fiscal Management**

CTRWRC & RCD have established internal controls to which it adheres in the management of its financial resources. Our structure of accounting system is as follows: CTRWRC & RCD fiscal department is responsible for the money that flows through the church and its auxiliary organizations. The majority of the funds are sent to the organization through via check. The funds are deposited in the appropriate bank account by the Treasurer. CTRI maintains a bank account for each of the programs it sponsors.

Each employee is paid on a bi-weekly basis. The payroll is maintained on an impress account and payments are made from one centralized account for all programs. In turn, each individual program reimburses the central payroll account for its share of the gross salaries and employer F.I.C.A. expense. The outside service summarizes the payroll data and makes periodic payment to the state and federal agencies required. The annual W-2 forms are prepared by the outside payroll service.

An external audit is conducted annually by an independent C.P.A, in compliance with the Generally Accepted Accounting Principles (G.A.A.P.)

### **Our Development & Acquisition Plan**

There will be two general categories of ventures under the roof of the East New York RCD facility:

- Ventures that are directly operated and managed by the RCD. Some of these will be for-profit ventures that generate revenues for job creation and reinvestment in products and services that address the needs of the community we serve. Any losses in any of these ventures must be compensated for in the operation of the others. The footage, costs, and revenues associated with each of these ventures are summarized in the appendices.
- Ventures that are operated under joint venture private leases individuals or corporations. Because joint venture development partnership which likely is to be successful, we will favor the selection of those kinds of for-profit leases in this facility. The leadership of RCD has already initiated discussions with landlords that own properties within the project designated block and lots for sale of their properties and possible leases partnership/co-venture in this category, and they have express strong support and enthusiasm for the project.
- Our projections are, from our perspective, a "Worst Case" scenario in that we are assuming that the current



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property and surrounding properties will be acquired and at a construction cost of \$7 million. We would hope to negotiate a more favorable purchase price, but even at the \$7 million figure, and even by relying solely on RCD owned and operated ventures, we can demonstrate herein that this particular enterprise strategy is a viable one.

The primary keys to the success of this enterprise can be summarized as follows:

- *Strong central planning and management:* RCD's leadership will maintain a central management team (CMT), the goal of which will be to ensure optimal multi-venture coordination and cooperation among leases. Every venture, including those selected to participate in the Business Incubator initiative, will be required to provide an acceptable business plan before space is leased to it. The CMT will also help provide, or facilitate the provision of, outside consulting to help ensure the long-term success of each venture on the property.
- *Management support.* The RCD will centrally manage and monitor all accounting, including taxation, payroll administration, and financial reporting, for the ventures that are owned and operated under the CMT.
- *Managed growth.* The growth of this enterprise will be at a deliberative pace to ensure that all aspects of the enterprise can be effectively managed and maintained before additional leases are offered. Our leadership will not over-extend itself in the management of this enterprise.

Readers should understand that RCD views this community renewal project concept as a prototype—a role model for the successful implementation of local community development efforts in and near major urban centers throughout the State. The CMT will therefore assume the primary responsibility for documenting the successes, and the “lessons learned” in the management and operation of this community-centered enterprise.

While RCD is a faith-based organization, church affiliation is *not* required, and will not be *advocated* for vendors, suppliers, or consumers of the products and services that are made available through the ventures at this site.



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