



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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Meeting Date	November 1, 2017
Meeting Time	6:30PM
Meeting Location	Hudson Guild Elliott Center 441 West 26 th Street 9/10 Dan Carpenter Room A/B

DELORES RUBIN
 Chair

JESSE R. BODINE
 District Manager

November 2017 Full Board Meeting Minutes

PUBLIC HEARING	Hearing of Community Board 4 Statement of District Needs and Budget Priorities for Fiscal Year 2019, which begins on July 1, 2018. No one signed up to speak. The hearing closed.
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Public Session	
Sylvia Tyler & Glory Ann Kerstein & Bruce Robertson & Will Buckery	<p>Ms. Tyler has been a Housing Development Fund Coop (HDFC) shareholder for 30+ years, and is from West Harlem (CB9). Ms. Tyler explained the history of HDFCs. HDFC owners moved into their buildings in the 1950s-1970s when the City was the largest slumlord. In order to deal with slum buildings where the landlords did not pay their taxes, the City developed a program to train the people who lived in these buildings how to manage the buildings, and in return, become shareholders. The City now wants to treat these buildings like public housing, and deny the HDFC shareholders the equity they have built over time.</p> <p>Ms. Kerstein is an HDFC shareholder on the UWS in CB7 and has lived in her building for 35 years. These HDFC shareholders stuck it out in neighborhoods that no one wanted to move to, and that the City could not sell. This community is now thriving, and the neighborhood is a desirable place to live. She addressed the pending foreclosures HDFCs face. The punchline is that Mayor DeBlasio is poised to oversee the foreclosure of 84 HDFC coops, over 2000 units, which would be the largest mass foreclosure in NYC's history. In one year, Mayor DeBlasio wants to foreclose on 84 coops, rendering 2000 shareholders/homeowners back to renters.</p> <p>The HDFC Coalition is speaking to CB4 for 2 reasons: (1) they would like CB4's support in the form of a letter to be sent to the Mayor, HPD, & the DOF to halt this foreclosure process so that there is time for individual outreach in order to give the HDFC shareholders the technical assistance they need to get out of foreclosure. The HDFC Coalition has campaigned with the City to put a halt to the foreclosure issue so that they can look at the processes that led to the dire situation of these HDFCs about to lose their homes, and HPD refused. The Coalition, along with support of PA Letitia James, 15 Council members, including CM Corey Johnson, as well as a letter from Comptroller Scott Stringer, are petitioning the City and the Mayor, asking that each one of these 84 coops deserves an individual assessment and technical help to see if these homes can be saved. So far, the City has refused. (2) One of the HDFC (314-316-318 W 36 Street) is within CB4 and now facing foreclosure. There is a letter being considered tonight by CB4 to the HPD to remove that property from the list. The problem is that HPD no longer has that list to work on. That list of foreclosing properties was sent to the City Law Department in September, and on October 12th, the City Law Department filed a judgment of foreclosure in the Supreme Court for all the Manhattan properties on that list, including 314-316-318 W 36 Street. At</p>

	<p>this point, the Coalition is thankful that CB4 is writing this letter to help save this HDFC, but it needs to be addressed to a wider audience, including the Mayor, DOF, Water Board, and the HPD. The work must be done fast -- in 2 weeks this judgment will be entered and recorded as public record, at which point, it will be very difficult for that HDFC to sell apartments and raise funds to pay off some of its debts.</p> <p>Mr. Robertson is an HDFC shareholder from Washington Heights in CB12. He pointed out that once the building is foreclosed on, it will go into what is known as 3rd party transfer, and the developer gets the building for \$1. All of the taxes and water bills are cleared, and they get it scot-free. They then convert the building into a stabilized rental building, where all the former coop HDFC shareholders lose any equity they had.</p> <p>Mr. Buckery is a shareholder from an HDFC coop uptown. There is a history of HDFCs taking over the city's overblown portfolio of buildings from the 1970s, where the landlords did not pay their taxes, and they lost their buildings to the City. Not only did the HDFCs rebuild the buildings and the apartments, they also cleaned up the streets, had street fairs, and took back the communities from unsavory characters. HDFCs shareholders are also very active voters. Regarding the foreclosures, we have reached out to those families whose buildings are on the verge of foreclosure, and they pay their bills on time, just like the families who live in buildings that are operating in the black -- the only difference being the bad management of their buildings, and the City's failure to give them help and guidance when they needed it. We need to get the City to declare a moratorium on these foreclosures.</p>
Wayne Kawadler	<p>Mr. Kawadler is the Director of Community Relations at Lenox Health in Greenwich Village (former St. Vincent's location). Lenox Health recently opened an Ambulatory Surgery Center on the 4th floor, a medical pavilion, including orthopedic services on the 6th floor, and a free conference room center for community use. If you need a conference room, please call him. They have medical offices open on 15th Street and 20th Street. Additionally, they are holding 3 free flu shot sessions this month – 3 hours each. There will also be 2 orthopedic community seminars held in November. See flyer.</p>
Italo Medelius	<p>Mr. Medelius is speaking as one of the community activists who started a movement to restore WIC to 12 Gristedes locations. CB4 wrote a letter that was passed last month, elected officials banded together and wrote a letter that was sent out this Monday, there are over 1,000 community signatures on the petition, and there was a protest this past Saturday in front of the 8th Ave Gristedes, which was very well received. After all this community activism, Mr. John Catsimatidis, the President/CEO of Gristedes, called community activists this week and said he is ready to speak. The letters and all of the community activism worked.</p>
Brett Firfer	<p>Mr. Firfer spoke as Chair of the Architecture for Justice Committee, which is part of the AIA New York Chapter. The Committee is hosting an event on December 6th at the Center for Architecture regarding the closure of Rikers Island, which became a budget line item last Spring. It is an opportunity to discuss what has been tried in the past, a vision for what could be, and what the current planning/vision is.</p>
Wilmer Velez	<p>Mr. Velez has lived on W25th Street btw 7th and 8th Avenue for 31 years. Recently a speed bump was installed on the street, which has created a lot of noise and fumes from trucks, even with the windows closed, and it is a nightmare. He called the DOT, and they said the speed bump was requested by CB4. Mr. Velez wants to get it removed and wants to know how/what he can do about it.</p>
Lisa Wager	<p>Ms. Wager is the Director of Government and Community Relations at FIT. National Geographic awarded FIT's alginate team a \$25K grant to develop a groundbreaking sustainable textile. The new fabric is composed, in part, of kelp- one of the world's most rapidly renewable resources. They are graduating and forming a company to further</p>

	<p>develop the textile that they created in college. Chalk FIT is back. This year's theme is 'Dream', which highlights the debate regarding the future of the DACA students, and the murals stretch from 28th Street down to 26th Street. Through Friday of this week, registration is still open for the Saturday high school workshops that the college offers. Because FIT is a public college, the cost is very low. Additionally, there are some limited scholarships. The students spend four Saturdays learning a skill or technique, and they leave with a certificate of completion. The class dates are Saturday, November 11th & 18th, and December 2nd & 9th. The classes run from 9:30 am-4: 00 pm, with an hour lunch break.</p>
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Remarks from Elected Officials and Representatives	
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<p>Lucille Songhai for Borough President Gale Brewer</p>	<p>Thanked Italo Medelius and all the food justice advocates for their work on the WIC/Gristedes issue. Gristedes is just one of many supermarkets in Manhattan that do not accept WIC, and they are hoping with sustained activism they can get Gristedes back into the fold.</p> <p>Naturally Occurring Retiring Communities (NORC) funding was restored at Penn South. They will stay vigilant, because even though they decided to put funding back this time, they need to be prepared for the next go-around. Would like to thank CB4 and Penn South for their advocacy on this issue.</p> <p>The leadership training series is still ongoing. There are different offerings available, but for members, Conflict of Interest training is mandatory. All CB members must take mandatory court training every 2 years.</p> <p>If there are any questions re bylaws, CB4 can use the bylaws guidance tool from the BP office.</p> <p>New board membership applications will be available at the end November. If a current member plans to step down, please notify the BP office as soon as possible.</p> <p>Nov 6 at 11:30 am at the Mall on 72nd Street – The City will unveil a new statute in Central Park– with 26 women represented of all races, backgrounds, etc. – this will be the 5th statue representing women in New York, and will debut in 2020.</p>
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<p>Robert Waterbury for Congress Member Jerrold Nadler</p>	<p>Earlier today, Rep. Nadler spoke strongly at a subcommittee hearing on a bill that would ban abortions beginning at 6 weeks. That is before almost all women know they are pregnant, and would essentially ban abortion nationwide. The Congressman said it was shameful that the committee was even hearing such an outrageous and extremist bill.</p> <p>Rep. Nadler joined colleagues on the Judiciary Committee and introduced the USA Liberty Act, which would repeal and reform parts of Section 702, which has led to the warrantless surveillance of Americans. This is a NSA data collection, where hundreds of millions of Americans information is being incidentally caught up and is searchable without a warrant under the NSA. The USA Liberty Act is a bipartisan bill.</p> <p>Rep. Nadler joined colleagues to file a motion on 2 separate lawsuits -- one is a motion against vacating Joe Arpaio's conviction in light of Donald Trump's pardon. The motion argued that by overriding the Judiciary's role in this while it was ongoing, it was an unconstitutional pardon. The other motion was re the filing of an Amicus Brief in support of equal rights for the LGBTQ community and other marginalized groups in the Masterpiece Cakeshop v. Colorado Civil Rights Commission case. The outcome will have an enormous amount of impact on the country.</p>
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<p>Eli Szenes-Strauss for State Senator Brad Hoylman</p>	<p>Annually, every legislative employee must attend 2 mandatory conflicts of interest trainings, sexual assault & current harassment trainings, and legislative ethics training. Thursday Nov 9 – Sen. Hoylman is hosting a Town Hall, Vanishing New York, at FIT – with the author of the book and BP Gale Brewer. The conversation will focus on the state of small businesses in NYC, specifically Manhattan.</p>
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	<p>Surrounding the dismaying news re Harvey Weinstein and others accused – Sen. Hoylman already had legislation that would prevent employers from requiring employees to sign an arbitration clause as a condition of employment. He now has amended that legislation to prohibit non-disclosure agreement clauses in employment contracts.</p> <p>The report called “Cooking without Gas” – which is a summary of the effect of utility service delays on small business restaurant owners, and proposed solutions. We have a huge number of restaurants in the Senate district, and we are constantly hearing that restaurants have terrible problems with ConEd service.</p>
<p>Erica Overton for Assembly Member Linda Rosenthal</p>	<p>AM Rosenthal is in California right now, about to give her first TEDTALK on “Menstrual Equity” tomorrow.</p> <p>Nov 17 -- an event offering free mammograms; you can call the office to RSVP.</p> <p>Nov 16 at John Jay – Hosting a panel conversation with Sen Hoylman on the Child Victims Act. AM Rosenthal is the sponsor of the bill in the Assembly, Sen. Hoylman is the sponsor of the bill in the State Senate. This is one of their legislative priorities for the upcoming session.</p> <p>The Governor signed the AM’s bill into law that would add E-cigarettes to the Clean Indoor Air Act, banning their use indoors statewide.</p> <p>Launching the ‘Share Your Story’ bus campaign. If you have had any issues with the bus, you can share your story on the AM’s website.</p> <p>Maximum Base Rent (MBR) hearing on Nov 29 at 250 Broadway. AM Rosenthal has the bill in the state assembly that would use the average RGB increases to calculate a rent-controlled tenants increases. Tenants are currently subject to a 7.75% increase, which is out of control. They are trying to create a campaign around that bill for 26K vulnerable New Yorkers.</p> <p>Getting a signalized pedestrian crossing at W56 and 12th Avenue- installation will be coming shortly.</p>

Board Reports & Business	
Adoption of Agenda and Minutes	The Agenda was adopted with Item 2 withdrawn, Item 15 sent back to Committee, and Item 16 tabled. October minutes were approved unanimously.
District Manager Report	<p>Highlights of events the District Manager or Staff attended on behalf of the board and upcoming events:</p> <ul style="list-style-type: none"> · CB4 and HYHK Alliance, along with NYC Business Solutions are hosting a training on how to negotiate a commercial lease and navigate city government agencies for Small Businesses. The training will be held on Thursday November 2nd, at 11:00 am, at HYHK Alliance BID Office- 412 West 42nd Street. · Site Visit with DDC, DSNY, and DOHMH re the 9th Avenue Water Trunk Main Project. The streets between 51st and 53rd are predominately where the work is being done, and they have seen an uptick in trash removal and rats. Met with the principal of PS111 highlighting some of the hotspots for rats. · Site visit with Corey Johnson’s office and DOB re unsafe construction along West 19th Street – 345-347 West 19th Street, that was successfully stopped.

	<ul style="list-style-type: none"> · Meeting with DHS, NYPD, and Corey Johnson's office with residents of West 23rd Street re the homeless situation on 23rd Street and 8th Avenue. · Board has a new Planning Fellow for the next 2 semesters –Faisha Indrakesume, who will be working with CHKLU on PABT redevelopment. <p>November Committee Updates:</p> <ul style="list-style-type: none"> · Transportation Planning Committee (TRANS) Monday, November 13th, 6:30 pm. 353 W. 30th Street (8/9), Community Room
Nominating Committee Report	<p>These are the CB4 members who are running for 2018-19 offices:</p> <p>Burt Lazarin for Chair; Lowell Kern for First Vice Chair; Jeffrey LeFrancois for Second Vice Chair; Michael Noble for Co-Secretary; Italo Medelius for Co-Secretary.</p> <p>The floor was open for nomination. None was raised.</p>
Board Chair Report	<p>Christine Berthet and Betty Mackintosh represented the Board and attended a meeting with the new ED and Chairman of Port Authority. Important to continue these conversations to ensure that whatever happens at that site, doesn't disturb the neighborhood.</p> <p>In Executive committee, there was a vote on 2 proposals- one made by the borough president and one made by CM Garodnick. Both discuss a specific commercial rent tax that only exists from 96th Street down to Murray Street. This is hurting/could potentially hurt some supermarkets and independent grocery stores. Local elected officials are looking for any avenue they can to relieve some of the pressures the grocery stores have in being able to stay open and maintain affordable prices on products for residents in the community. These 2 items are being introduced to the council. The Executive committee voted for the BC to support both items, and she will be voting at Executive committee.</p>

Action Items	Motions, Amendments, & Comments	Result
Business License and Permits Committee (BLP)		
Item 1: Letter to SLA re 61 9th Avenue (15/16) – Starbucks Reserve Roastery	Friendly amendment accepted	Passed Unanimously
Item 2: Letter to SLA re 191 7th Avenue (21/22) – Todd English Enterprises LLC WITHDRAWN		-
Item 3: Letter to SLA re 115 W 18th Street, 6th Fl. – WeWork	Bundled 3, 4, 5	35 IN FAVOR; 1 PNE
Item 4: Letter to SLA re 115 W 18th Street, 2nd-5th Fl. – WeWork		35 IN FAVOR; 1 PNE

Item 5: Letter to SLA re 311 W 43rd Street 10th-14th Floor – WeWork		35 IN FAVOR; 1 PNE
Item 6: Letter to SLA re 358 W 47th Street – Bonap Group LLC. d/b/a UT47	Bundled 6-14	Passed Unanimously
Item 7: Letter to SLA re 425 W 15th Street, Kiosk #11 – Very Fresh Noodles LLC		Passed Unanimously
Item 8: Letter to SLA re 555 8th Avenue – 555 8th Avenue Tacos LLC d/b/a Dos Tacos		Passed Unanimously
Item 9: Letter to SLA re 116 8th Avenue – Gauteng LLC d/b/a Jack’s Wife Freda		Passed Unanimously
Item 10: Letter to SLA re 536 9th Avenue – CAA 536 9th Ave Corp. d/b/a Buena Vista		Passed Unanimously
Item 11: Letter to SLA re 522 W 38th Street – Magnuson Convention Center Hotel		Passed Unanimously
Item 12: Letter to SLA re 330A W 58th Street – Minoru Inc d/b/a Sushi Damo		Passed Unanimously
Item 13: Letter to SLA re 330B W 58th Street – Minoru Inc. d/b/a Red Cork		Passed Unanimously
Item 14: Letter to SLA re 641 10th Avenue, South Store – Hell’s Chicken		Passed Unanimously
Waterfront, Parks & Environment Committee (WPE)		
Item 15: Letter to Public Advocate James and CM Johnson re air quality in CB4 district SENT BACK TO COMMITTEE		-
Item 16: Letter to HRPT requesting additional ladders and life savers TABLED		-
Transportation Committee (TRANS)		
Item 17: Letter to DOT re Adjusting light signals in CB4 to 25mph speed limit at all times	Friendly amendment accepted	33 IN FAVOR; 3 AGAINST
Item 18: Letter to DOT re Pedestrian Congestion and Sidewalk Capacity Study	Friendly amendment accepted	Passed Unanimously
Housing, Health & Human Services Committee (HHHS)		
Item 19: Letter to HPD re Inclusionary Housing – 572 11 th Avenue, Lower Income Housing Plan (the Moinian Companies)	Friendly amendment accepted	34 IN FAVOR; 2 PNE
Item 20: Letter to HPD re Inclusionary Housing – 515 W 42 nd Street, Lower Income Housing Plan	Friendly amendment accepted	34 IN FAVOR; 2 OPPOSE

Item 21: Letter to PDC re 572 11 th Avenue Distinctive Sidewalk Application		34 IN FAVOR; 2 PNE
Item 22: Letter to HPD re Staying foreclosure regarding HDFC at 314, 316, and 318 W. 36 th St. SENT BACK TO COMMITTEE AS OF 11/9	Friendly amendment accepted	Passed Unanimously
Executive Committee (EXEC)		
Item 23: Letter to DCP re Scope for M1 Hotel Special Permit EIS process		34 IN FAVOR; 1 OPPOSED; 1 ABSTAIN
Item 24: Letter to the Leadership of the “Shed” re community commitments	Friendly amendment accepted	Passed Unanimously
Budget Task Force		
Item 25: CB4 Statement of District Need and Budget Priorities for Fiscal Year 2019	Amendment accepted	Passed Unanimously

Meeting Resolution	
Adjournment	9: PM Meeting Adjourned
Next Meeting Date and Location	6:30 PM December 6, 2017 Hudson Guild Elliott Center 441 West 26 th Street 9/10 Dan Carpenter Room A/B

As recorded by Lily M. Fan