

**CB9 Housing, Land Use and Zoning
Committee Meeting**

Tuesday, Feb 9th 2016 - 6:30 P.M.

Location: Broadway Housing, 583 Riverside Drive @ West 135th Street

Committee Members:

Hon. April Tyler, Chair; (present)
Hon. Signe Mortensen, Co-Chair (present)
Hon. Annette Robinson (present)
Hon. Walter South (present)

Hon. Brad Taylor (excused)
Hon. Simon Thoresen (present)
Hon. Linda Walton (present)
Hon. Barry Weinberg (present)

Other Board Members Present:

Jose Taveras, Tisha Jackson, Michael Wells

Public Members:

Olga Salcedo

Visitors:

Priscilla Minaise (NHS-
WHDC Grantee)
Tiana Leonard (LVW NYC)
Samantha Bonnet
Travis Feldler, Tayler Smith
(Columbia Spectator)
Kyshia Smith (CM Levine)
Vaughn Jackson

Tatiana Flowers (CUNY)
Christa Giesecke
Carman ?? (Grant Houses)
Ronaldo Kiel (501 W 143rd
HDFC)
Thomas Lopez-Pierre
Mary Caldwell
Diana Howard (MBPO)

Roberto Oawacho
Signe Harriday (HDFC)
Alicia Barksdale
Emily Hills
Andrea Shang
Doug Booth

AGENDA

i. Call to Order - 6:41pm – quorum achieved

Quick introductions around the room

ii. Adopt Agenda – accepted with updates

iii. Adopt Minutes – no minutes – will be available at general meeting

iv. Introductions/Presentations/Announcements on:

a. Development of 701 W 135th- Harlem Brewing Company- Celeste Beatty

-Been looking for space to brew in Harlem for a while. Currently targeting former Amtrak station near fariway. Very involved and committed to staying in and supporting West Harlem. Space to teach as well as serve and brew. Wants to have a model where employees have a part of ownership in the Brewery.

RESO PROPOSED- Letter of Support RE: Harlem Brewing Company – all voted in favor

b. Neighborhood Housing Services –Priscilla Minaise

WHDC Grantee- citywide nonprofit that is looking for satellite office in CB9

- *Offers home ownership counseling – goal is to keep affordable housing in NYC*
- *Services include- Counseling and education, prevention services, small loans for repairs, financial literacy counseling.*
- *Won \$2M for senior home repairs (citywide)*
- *HDFC?*
- *we suggest they work with CB9 to discuss what is needed in our area through their services.*

v. Old Business

a. ZQA/MIH revisions- possible testimony at City Council hearing—Feb 9 and 10

Barry gave a recap of the proposed revisions and discussed the current issue concerning CB9 in Section 23-674 and 23-692 that would undo zoning we just created in CB9. Suggest a RESO to oppose this section which would affect rezoning we just made in 2013.

- We asked Kyshia to relay to Levine that we would like to have this section stricken from the revisions and mention it at the hearing 2/10.

RESO PROPOSED – CB9 ZQA Feb 2016 Resolution -address environmental concerns – all voted in favor

b. HDFC- 501 W 143rd Ronaldo gave update of building and current situation. They have given a down payment but are still in “in rem” foreclosure for the foreseeable future. We have continued work to gain a reprieve for this building. They are currently in limbo.

c. 644 Riverside update - HDFC – Olga gave an update. Currently in TPT program. Been in limbo for 12 years+. Cannot be HDFC until all renovations are made. SHUHAB- gave a lease a year ago. Repairs/renovations are not up to par. Rent has increased 75%. TPT should be 2-3 years and then transferred- is there any legal options against the program that is transferring?

d. 1440 Amsterdam Ave – Supermarket by Manhattanville-

- they have submitted plans – 8 story with ground stores and apartments. Don't have to come before CB9 so we have asked them to do so as a courtesy. There is community facility to be decided on. We would like to influence them to pick a developer that would build affordable housing and get community input.

vi. New Business

a. Senior Forum- we have helped with housing issues for seniors, NYCHA, HPD, etc Senior Committee – April will attend and decide on date.

Location needed

b. Housing Forum – HDFC workshop

Date: June 11th Proposed and expected

Goal – how should we address HDFC that are in trouble and how do we avoid those that might be headed that way.

Workshop sessions – not just speakers – bringing together HDFCs to discuss issues and learn from each other. How do we influence the decisions?

Use CB9 as a pilot to save HDFCs

Received money for both forums from CB9 - \$\$ must be used by end of June!!

vii. Adjourn- meeting closed at 8:50pm

Note: Next Meeting Tuesday, March 8th

Respectfully submitted by,
Hon. Signe Mortensen, Co-Chair of Housing