

Community Board 9M
565 Broadway
New York City, NY 10027

June General Board Meeting Minutes

Date: June 21, 2007

Time: 6:30 PM

Location: Fortune Society

The meeting was called to order by Chair Jordi Reyes Montblanc [JRM] at 6:48

The roll was called and there was a quorum [see attendance/vote tally sheet for listing of those in attendance]

To adopt the agenda: UNAM

Lee/Marshall: To adopt the minutes with any necessary subsequent emendations UNAM

Lee: read the bylaws, they will be voted on in September

N Ramos asked re new suggestions and ones that were submitted; ans, now there is no way -- had to get them in by 6/7.

Parodnock Foundtion and CUNY Grad Center by Harry DeRienzo and Elizabeth Hugley reporting results of meetings and surveys of outreach to those with subprime mortgages; noted that CB9M area had highest rate of foreclosures in Manhattan...low for overall City. Have had difficulty reaching out to seniors. There are available loans out there for seniors. The Foundation may be able to help some seniors who turned row houses from SROs to 1-4 family apts.

Chair report [JRM]

Submitted in writing, included in packet

Treasurer: B. Marshall

Written report included in packet

There are no items of concern budget exhausted by 6-31

Councilperson Robert Jackson

\$100K has been given to CB9M for technical assistance re the 197a

Received a round of applause

District Manager: L. McClean

Written report included in packet

Noted the help from the Councilpersons

Highlighted probs between those with and those without permits at Schiff Park
30 Pct had increase in crime and will be getting additional officers [35 on loan]

Office move: will be getting a Cof O and then can move in early July

TK/ B Marshall to accept the reports UNAM

Public Session: C Thompson Presiding

Shirley Lewis M L Wilson Boys Club

Noted that they had been working with CB9 to find a common ground

At the meeting to answer questions

Had made full presentation to the Exec Comm.

C Kent: wants a pledge to maintain the façade of the bldg

Lewis noted that it had been a requirement in the RFP

“Every effort will be made to preserve the façade; but there are tradeoffs...”

Philip van Buren representing United Manhattanville tenants

See attached statement

Also charged that the WHLDC had failed to act

Col U is acting in bad faith

With him were Eimnet Teclezghi and Ephraim Selpy who want to stay where they are til CU plans to build.

JRM- We will have a meeting, just have everyone of your group in attendance.

P Jones noted that the group had come to the LDC but there was no quorum and thus the LDC could not do anything. The LDC did not say it would not help.

Dept Insp Michael Cassidy

JRM: Thanks for your 4 years

Response: Thank you for helping the police to protect you.

Cinara Davidson for BP

212.531.4264

Announced Immigration Assistance Day in Sept.

Offers a presentation on the W Harlem Special District; to rezone beyond the CU area

M. Borelli: the 197a is the guide for the BP

Noted that the BP had no power over the scheduling, that was done by the CPC.

Maurice Bruett DOT Distinctive lighting

Amsterdam, Morningside Dr, Morn AV, 110 Street lights will also have pedestrian arms

Monies from

%400K – Federal

\$914K O'Donnell

\$160 Columbia

To get it above 125th street must get the electeds or pvt initiatives, the DOT cant do it.

Theo Chino – dual language classes

125 PS 125 and 58 there will be French and English classes. Go to the meeting at 125 for families interested in the kindergarten classes
Provided flier – see attached

Pamela Clarke spoke re PS 186 site,
see attached statement

Hugh Smyser replacement of gate boxes and gate rails @ 143 and Amst AV being approved by landmarks

Earl Kooperkamp

Pub review of CU plan has begun and should be opposed
St Lukes is closing labor and delivery as of July 1 without community consultation; it must be opposed
NYC DoH plan for reopening of Manhattan Health Center should be available for all.
Needs letter.

Walter South

We need more housing
CB9 the most diverse in N Manhattan
Has the highest median rent and the lowest number of rent reg housing; construction will not provide needed housing spaces.
Provided Analysis see attached

Manny Figureoa – District Librarian for N Manhattan

Thanks to the help of Councilpersons I Dickens and R. Jackson and CB9 the libs will be open 6 days a week

Zakia Walker, ?Cedrum, Amina Salam, Dominick Mitchell of Liberation Program

We must not allow PS186 to be turned into luxury housing
If not housing, turn it back to a school AND PRESERVE the garden
Provided a flier

Jasom Page

To help people get direct access to public officials
There will be a conversation with Colin Powell
Provided a flier

Christina Lee – re ML Wilson Ctr

The proposed plan is unfinished and we should not release the deed restriction until there is a finished plan

J Thos

Noted that CB9 is the most honest N Manhattan Board. All “lost” wallets were returned with money remaining
Noted that the EIS is a filibuster in writing

Bryan Mercer-Student Coalition on Expansion and Gentrification

Presented letter to City Council, Mayor and CU Pres. Is working on petition

Ruth Eisenberg Stop Columbia.org

Spoke on the serious impact of CU on the community and that it should be stopped

Noted that 3333 Bway sold for \$280 M and new owners will not accept \$8 vouchers

Thomas Kappner

Spoke on what lies ahead with the ULURP and what we need to do If CU has its way, it will lead to a less diverse neighborhood

Tom DeMott

Distrib a flier to Amanda Burden

Questioned the contextual aspect of the CU plans

“We will stop Columbia.”

Francis Mack

Listen to the community on PS 186

Martin Smith for Councilperson Robert Jackson

Provided report for the councilperson

Noted that the rent controlled/stabilized are the ones most hurt by fuel and annual increases

Water rates will change in July

There will be more town meetings

Cited victory for 1508 Amst Av tenants, they will remain in TIL

Matthew Bitz for Councilperson Inez Dickens

Listed monies gotten for community organizations [too many to list]

The councilperson is looking to alternatives to congestion pricing

Rafael Escano for Comptroller William Thompson

Distributed affordable housing flier

Call for the whole packet 212.669.3303

Simeon Bannister – for Pub Advocate Betsy Gotbaum

We have called on the state to create an office of child advocate as there is not enough person power to handle everything

Provided a flier

Pat Jones spoke on the ULURPS

7/9 at 6:30 Manhattanville Community Center 530 W 133 Street

For the 197 a

8/15 for the 197c same time and place

Business Session

The roll was taken there was a quorum

Note Reso should be attached as they are a part of the final record

W South : UDAPP 521 W 125 Street

35-1-1

C. Kent: 1608 Amsterdam AV

35-5-5

S Bailey MCLEAn: 125th BID

34-1-0

E Welch: Abusive mortgages

27-1-6-1

E Welch: Abusive leases

26-1-5-2

E Welch: Seniors abuse

31-0-0

Y Stennett PS 186

Presented a reso to indicate to "downtown" to lift restrictions as they are making progress in getting a mixed use project. Noted that the Boys Club space will bring the percentage over the requirement. The restrictions will not be lifted until there is a full commitment.

To table E Welch / several

18-16-1

Old Business

None

New Business

None

Respectfully submitted

Theodore Kovaleff

Theodore Kovaleff

General Board Meeting: June 21, 2007

	Roll Call 6:45	Roll Call	125 Street UDAPP	1681-7 Amsterdam	125TH STREET BID	Abusive Mortgages 10:05	Abusive Lending	Senior Abuse	TABLE WMMORRIS
J ARRENDELL		P	Y	Y	Y	Y	Y	Y	Y
D BIVES									
C BRANCHE									
D BYRD		P	Y	Y	Y	Y	Y	Y	Y
S CARTER									
T CHINO	7:00				Y	Y	Y	Y	N
C CORBIN-MARK	excused.....								
C DAMANDA	P								
B FAUST		P	Y	Y		Y	Y	Y	N
A FLETCHER	P	P	Y					Y	Y
T GAYER	P	P	Y	Y	Y	Y	Y	Y	N
V GHOLSON	P	P	Y	Y	Y	Y	Y	Y	N
C GIESECKE	P	P	Y	Y	Y	Y	N	Y	N
C GILMORE	P	P	Y	Y	Y	Y	Y	Y	
M JACOBS	8:15	P	Y	Y	Y	Y	Y	Y	Y
R JACKSON	7:10	P	Y	Y	Y	Y		Y	
T JACKSON		P	Y	Caring for sick p	Y		Y		Y
R JENNETT	P	P	Y	Y	Y	Y	Y	Y	Y
P JONES	P	P	Y	Y	Y	Y	ABS	Y	N
C KENT	P	P	Y	Y	Y	Y	Y	Y	Y
T KOVALEFF	P	P	Y	Y	Y	NOT ENT	NOT ENT	Y	Y
C LEE	P	P	Y	Y	Y				
P LEWIS	P	P	Y	Y	Y	Y	Y	Y	Y
C LOVEDAY	P	P	Y	Y	Y	ABS	ABS	Y	N
F MACK	P	P	Y	Y	Y	ABS	ABS	Y	Y
W MAJATTE		P	Y	Y	Y	Y	Y	Y	N
B MARSHALL	P	P	Y	Y	Y	Y	NOT ENT	Y	Y
E MERRITT	P	P	Y	Y	Y	ABS		Y	N
S BAILEY MCCLAIN	P	P	Y	Y	Y	Y	Y	Y	N
K MITCHELL	7:20	P	ABS		Y	Y	Y	Y	N
M NORRICK									
B NORTH									
M PALMA	excused.....								
C PEREZ		P	Y	Y		Y	Y	Y	N
J RAMON	Leave of abs.....								
J REDDICK	7:25	P	Y	Y	Y	Y	Y	Y	N
J REYES MONTBLANC	P	P	NOT ENT	Y	Y	Y	NOT ENT	Y	ABS
N RAMOS	P	P	Y	Y	Y	ABS	ABS	Y	N
W SIMKINS	P	P	Y	Y	Y	ABS	Y	Y	N
C SINGLETON									Y
W SOUTH	P	P	Y	Y	N	NOT ENT	ABS	Y	Y
B TAYLOR	P	P	Y	Y	Y	Y	Y	Y	Y
Y STENNETT	P	P	Y	Y	Y	Y	Y	Y	Y
G MORGAN THOMAS		P	Y	Y	Y	ABS	Y	Y	Y
C THOMPSON	P	P	Y	Y	Y	Y	Y	Y	Y
G TINSLEY	excused.....								
L WALTON	P	P	Y	Y	Y	Y	Y	Y	Y
E WELCH	P	P	Y	Y	Y	Y	Y	Y	Y
D WILSON	P	P	Y	Y	Y	Y	Y	Y	N
TOTAL	29	39	35-0-1-1	35-0-0	34-1-0	27-1-6-1	26-1-5-2	37-0-0	18-16-1

COALITION TO PRESERVE COMMUNITY -
UNITED FOR AN OPEN AND STRONG COMMUNITY
POST OFFICE BOX 50 - MANHATTANVILLE STATION
365 WEST 125TH STREET
NEW YORK CITY, NEW YORK 10027

**To: Ms. Amanda Burden, the City Planning Dept, and
all City Planning Commissioners: RESCHEDULE THE ULURP**

6/4/07

We urge the above not to schedule the land use process for the West Harlem rezoning during the summer months so that West Harlem residents can have a decent chance to respond to the unique land use issues that Community Board 9 is confronting. Certifying before the end of the summer will effectively disenfranchise our low-income community.

(1) Community Board 9 faces a real challenge due to City Planning's decision to consider both the CB 9 197A plan and Columbia's 197-C at the same time. Even though the community plan was ready a long time ago, the preference in timing, and all other matters, has always been given to Columbia. CB 9 had no choice but to accept this concurrent review process and community members have felt discriminated against because of this and other City Planning decisions. We should get extra time since we have a unique double task to handle in 60 days - to defend the 197-A and deal with the 197-C. Instead, you are planning to schedule this in the summer! THIS IS NOT RIGHT.

(2) For three years Community Board 9 has requested, over and over again, that the land use process NOT take place in the summer, most recently at a meeting on May 21. The board has no meetings in July and August, and consultants and experts who can help us with the EIS, as well as members of the public, are less likely to be here consistently.

(3) City Planning told the press that the ULURP process takes 7 months so there is ample time for community response. Talk about a disingenuous statement. The CB 9 response is due in 60 days, right in midst of the dog days of August. An additional hurdle is that CB 9 offices, which had been in the same place for over two decades, are being re-located.

Columbia spokespeople say the decision is not up to them. Yet we know Pres. Lee Bollinger is involved directly. Columbia's high paid, and politically connected, lobbyists are putting on the full court press to railroad this ULURP process because this expansion plan is so embarrassingly inflexible and depends on evictions using eminent domain.

We, the residents and business people of West Harlem and numerous local organizations and the Coalition to Preserve Community, join with Community Board 9, the West Harlem Local Development Corporation, as well as Senator Bill Perkins and Assemblyman Keith Wright in asking that this process not occur over the summer months. There is too much at stake and we are disadvantaged enough in the face of Columbia's deep financial and political resources. **RESCHEDULE THE ULURP
NO LAND USE PROCESSES IN THE SUMMER MONTHS.**

Liberation Program's Demands for the Restoration of P.S.186

GENERAL

- Follow through with Contract (85% of the usable floor to be restricted to not-for-profit uses)
- Monthly Update meeting hosted at Community Board 9 with representatives from the development team and MLBG open to all community members

HOUSING

- No Luxury Housing
- Affordable, Low to Middle-Income Housing (the median income of residents in community board 9 is barely \$30,000; housing should be created for households that have no more than \$60,000)

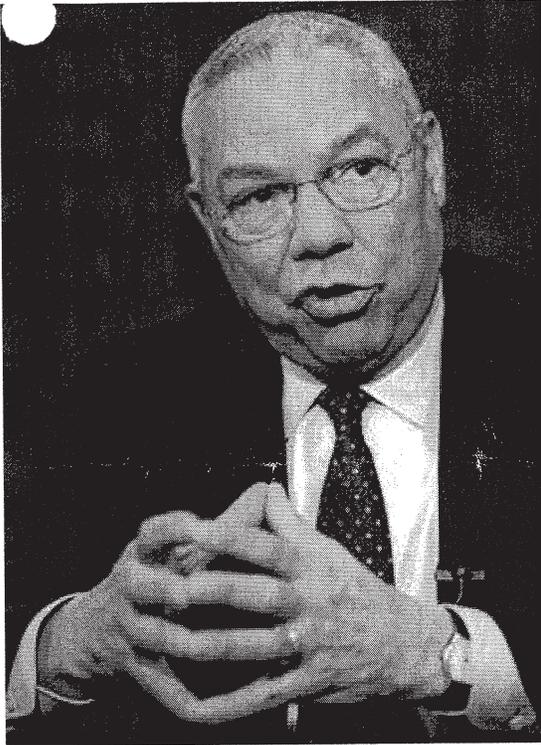
OTHER SPACE USE

- Build a school to alleviate overcrowdedness in School District 6
- No Chain/Franchise commercial space
- Preserve community garden on 146 St. between Broadway and Amsterdam
- A Site for a recreation/education center

BUILDING'S CONSTRUCTION

- Harlem residents employed for construction
- No more than 8-story building
- Keep shell or impression of old P.S.186 in the new facility

COME CHAT WITH SECRETARY COLIN POWELL



Please join GenerationEngage and the Riverside Church when we connect GenGagers in S. Florida, New York, and Charlotte for an interactive conversation with Secretary of State Colin Powell, via Apple's iChat videoconference technology.

**Secretary of State Powell will field
your questions on
"Young leaders and public service:
effecting global change through
local action."**



Speaker Newt Gingrich, President Bill Clinton keynote past iChats

Where: The Riverside Church

91 Claremont Avenue, 9th fl. lounge
1 train to 116th, between 120th and 122nd sts.

When:

7 PM, Friday, July 6th

RSVP is Required:

Jason.Page@GenerationEngage.org
(646) 792-8085

The Riverside Church

Interdenominational • Interracial • International



GenerationEngage: a nonpartisan youth-civic-engagement initiative that connects young Americans to political leaders, other civic organizations, and to meaningful debate about the future they will inherit.

Good Evening. My name is Pamela Clarke and I am the Director of Housing for Broadway Housing Communities.

Broadway Housing has a 20 year track record of commitment to the West Harlem and Washington Heights communities. We've developed six projects in those communities providing nearly 300 units of affordable housing. Our project at 135th Street and Riverside Drive also provides quality childcare, after school and technology programs and offers a full schedule of cultural arts and community events. Many of you have visited the building and know the quality of our work.

Broadway Housing has a long history with the P.S. 186 site. We are one of the groups who responded to the original Requests for Proposals issued by the M.L. Wilson Club two years ago. We've long advocated that the Community Board take action to ensure that this valuable site be developed for community benefit.

The property was conveyed by the City of New York to the M.L. Wilson Club two decades ago with a clear purpose. The deed restriction was put in place to guarantee this community that it would benefit from the development of the site. The property has been exempt from real estate taxes for twenty years based on a long unfulfilled promise to develop the property for not-for profit use. The deed restriction should not be lifted to allow the property to be utilized for private benefit. Priority community needs should be the guiding principle for development. To allow otherwise, would be a breach of the public trust.

We urge the Community Board to use the priority community needs outlined in the 197-A plan to guide the development of this site. Vote against lifting the deed restriction until you have been assured that the proposed development will fulfill the owner's obligation to develop this property for community benefit.

Increasingly, new development in our neighborhood is no longer affordable to long term residents of West Harlem. The median household income in CB 9 is just under \$30,000. The developer the M.L. Wilson Club has selected intends to build coop apartments targeted to families making \$80 to \$90,000 per year. How is that affordable housing? Where is the community benefit?

Residents of West Harlem have endured the blight on the neighborhood created by the neglect and abandonment of P.S. 186 for more than twenty years. This once glorious building commands a prime location on our busiest commercial street. The Community Board should require the developer to substantially rehabilitate and preserve the architectural heritage of the building. Contextual fit and the height of the proposed development should be another major concern. The wonderful courtyards on both 145th Street and West 146th should be preserved as open green spaces.

Long term residents of this community and members of Community Board #9 know of the repeated failures and false starts to develop this property. We understand the need to move forward. But we urge you not to lift the deed restriction until you are assured that

the proposed development will benefit our communities' residents. It is your responsibility to see that the owner delivers on the promise they made 20 years ago to this community. Do not lift the deed restriction to pave the way for private development.

In closing, I'd like to acknowledge and reaffirm Broadway Housing's own interest in working with CB #9 to develop the site as a model of community development. Our proposal includes truly affordable housing, childcare, and educational and youth program space. The Faith Ringgold Children's Museum of Art and Storytelling would anchor our project. Faith Ringgold is a world renowned African American artist. She is also a graduate of P.S. 186. We would be honored to work with the community to transform this abandoned property into a showcase of affordable housing and community space.

Thank you.