

***Harlem Piers, Waterfront &
Economic Development Minutes
February 1, 2005***

Harlem Piers:

Ms. Alyssa Cobb of NYC Economic Development Corp asked to be excused from the February meeting because they had no progress report regarding the Harlem Piers. They are still working on the amelioration request from the Marine & Fishers division of the Army Corp of Engineers. They will attend the March meeting to give us an update and a start date for work on the waterfront.

Once again the issue of the future use of the Marine Transfer Station was discussed. It was stated and agreed that it should be developed as a revenue generating facility for the Piers that housed, among other things, aqua farming and an ecology center where children and adults could learn about the water.

Economic Development:

No one from Citarella was present at the February meeting. In the past, Citarella has sent Mr. John Carbo, the Operation Manager to our meetings. Unfortunately, Mr. Carbo is not a decision maker with the company and has repeatedly stated this. To date, little to nothing has been done with this property.

The retail space on 125th Street that was to open in October of 2004 was pushed back to February of 2005 and now Citarella is requesting a further pushback to May, 2005. ***This will essentially place them a minimum of three years and eight months behind schedule.*** Most recently Citarella missed three (3) major consumer holidays; Thanksgiving, Christmas, and Valentines.

The larger space (roughly $\frac{3}{4}$ of a city block) on 126th Street will not be developed for its original use since they have subsequently acquired property in the Bronx and have built their processing facility there. Citarella is now asking EDC to approve a different use for this property.

Mr. Steven Hayes, VP of Real Estate for EDC was present at this meeting and stated the following:

1. Citarella has already been in violation of their contract for one (1) year.
2. Citarella has promised to submit a new proposal for the use of the property on 126th Street by Friday, February 4, 2005.

After much discussion the following was stated:

1. The real estate value has and will increase
2. If Citarella is allowed to remain there must an increase that is retroactive and reflects the current value of the property and the signing of the new agreement.

3. If the Citarella proposal involves any housing, the following must be addressed:

- Citarella has no experience in housing development.
- Any and all developers must be approved by the Board and meet the needs of the CB9 community.
- CB9 must be kept current on all development progress of any project in its area.

Mr. Hayes was asked to assist in having the President of Citarella at the March meeting and a company decision maker at all subsequent meetings.

Waterfront:

Reminder: Regarding the Henry Hudson Parkway designation involving CB9, the New York State Scenic Byway Committee will attend the March 1st meeting to give an update and share information on the draft RFP that they are planning to release.

Meeting Adjourned
Next meeting is March 1, 2005

Respectfully submitted by:
Maritta Dunn, Committee Chair