



The City of New York
BRONX COMMUNITY BOARD #1

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Serving and Representing: Port Morris, Mott Haven and Melrose



VANESSA L. GIBSON
BOROUGH PRESIDENT

PAOLA M. MARTINEZ
CHAIRPERSON

ANTHONY R. JORDAN
DISTRICT MANAGER

Economic Development, Land Use, Housing & Zoning Committee Minutes

December 15th, 2025

Freddy Perez Jr., Committee Chairperson

DRAFT

Introduction and Meeting Start

- Committee Chair Freddy Perez calls the meeting to order, introduces himself, and asks board members to introduce themselves.
- Member Argelia Ortiz introduces herself as a board member representing the Bronx community.
- Committee Chair Freddy Perez notes that they will not establish a quorum and decides to listen to the presentation again and meet as an executive committee.
- Committee Chair Freddy Perez alters the agenda due to the absence of the first presenter.

Presentation by Lamorada Restaurant

- Yajaira Saavedra introduces La Morada, a family-owned restaurant in the South Bronx, and lists their awards and community involvement.
- La Morada has been operating a HOA kitchen since the pandemic, hosting cultural events and community activities.
- The restaurant is planning to move to a new location with three floors: a restaurant/cafe, an art gallery, and a rooftop garden.
- The estimated cost of the project is over \$7 million, with \$3.5 million already fundraised.

Financial Details and Operational Plans

- La Morada's estimated costs include \$1.9 million for building acquisition, \$3.8 million for capital improvements, and \$5.2 million for operational expenses.
- The restaurant expects to hire 95 employees by the end of fiscal year two, with a high retention rate.

- Revenue projections for the first year include \$1.6 million from the restaurant, \$194,000 from catering, and \$200,000 from online orders.
- La Morada plans to expand into catering for shelters and schools, sell their products in supermarkets, and host community events.

Questions and Concerns from Board Members

- Committee Chair Freddy Perez questions the absence of a report on asbestos abatement, which was requested in the previous presentation.
- Yajaira Saavedra admits to not having the document but promises to provide it to the district manager.
- District Manager Anthony Jordan emphasizes the importance of environmental impact statements and asks about the specific goals of the EDC RFP.
- Yajaira Saavedra explains that 31.74% of the grant will go to hiring 95 employees, 35% to capital improvements, and the rest to various expenses.

Discussion on Space Rental and Additional Details

- Committee Chair Freddy Perez inquires about the seating capacity and hours of operation for the space rental.
- Yajaira Saavedra provides details on the different seating capacities for the kitchen, rooftop, and art gallery.
- The restaurant is considering serving mescal, a traditional Mexican drink.
- Committee Chair Freddy Perez mentions the need to go through the SLA process for serving alcohol.

New York Women's Chamber of Commerce Presentation

- Quenia Abreu introduces herself as the president of the New York Women's Chamber of Commerce and her team.
- The organization focuses on economic empowerment for women, particularly black and Latino women, through business training and support.
- They provide services from their incubator in the Bronx and offer programs like childcare provider training and event planning.
- The organization helps businesses become MWBE certified and assists with obtaining city contracts.

Support and Partnership Requests

- Quenia Abreu requests support for their program, Startup Bronx, which aims to economically empower women and men in the community.
- The program provides training, technical assistance, and space for workshops and meetings.

- The organization seeks partnerships with local organizations like CB1 to promote the program and provide space for activities.
- Committee Chair Freddy Perez and District Manager Anthony Jordan discuss the importance of supporting small businesses and ensuring they have the resources to grow and succeed.

Challenges and Solutions for Small Business Owners

- Member Argelia Ortiz shares a story about a hair salon owner who faced high rent prices and had to move to a smaller space.
- Quenia Abreu explains the importance of legal and accounting services for small business owners and the challenges they face.
- The organization provides pro bono legal services and partners with accounting firms to offer lower-cost services.
- They also organize business plan competitions to help businesses secure funding and support.

Conclusion and Next Steps

- Committee Chair Freddy Perez advises Quenia Abreu to address the letter of support to the specific organization, the NYCED.
- The letter should be submitted before the renewal of the contract.
- The meeting is adjourned, and the board members are invited to attend the executive committee meeting on Thursday for further discussion.

Action Items

- Bring the La Morada application and related materials (including received asbestos paperwork) to the executive committee, present the case, and make a recommendation to the executive committee/full board
- Discuss the NY Women's Chamber partnership request and drafted letter with Gina, bring the item to the executive committee/full board for a decision, and coordinate issuance of any letter of support
- Reach out to La Morada after the executive committee decision to follow up and convey the board's recommendation/next steps
- Send asbestos abatement and demolition paperwork (asbestos report, abatement permits and remediation procedures) immediately to the district manager so the chair can have the documents before his Thursday executive committee presentation
- Submit the grant application for the project by the stated deadline of December 31
- Provide CB1 with finalized partnership materials, draft letter details and the submission deadline so CB1 can prepare a letter of support to DYCD for the Startup Bronx (Startup Bronx/Brenda Bronze) program
- Schedule and attend a follow-up meeting with CB1 leadership (Chair and Gina) to discuss local business needs, partnership details, and outreach coordination for the Startup Bronx program.