



BRONX COMMUNITY BOARD #1

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

FULL BOARD MEETING

MINUTES

June 27, 2018

BOARD MEMBERS PRESENT: George Rodriguez, Clarisa Aleyeto, Maria Garcia-Baltazar, Daniel Barber, Steven Benedith, Carol Boddie, Betty Bryant-Brow, Passyna Bula-Bula, Josephine Fernandez-Byrne, Carolyn Chamorro, Isabel Figueroa, Lynda D. Gaines, Brenda Goodwin, Lucas Henriquez, Richard Iyasere, Latasha Jackson, John Johnson, John Lemon, Addie Marrow, Nellie M. McKay, Idelsa Mendez, Walter C. Nash, Arline Parks, Carmen Santos, Mohammed Sheikh, Alice Simmons, Alberto Torres, Jose Vasquez, Hakiem A. Yahmadi, Cesar Yoc.

BOARD MEMBERS ABSENT: George Alvarez, Ngande Ambroise, Cedil Brooks, Jr. Kevin Clyne, LaShawn Coleman, Maura Cosme, Linda Duke, Rosa Garcia, Jennifer Montano, Mohammed Mutawakil, Freddy Perez, Jr. Diana Rodriguez, Ricardo Cosme-Ruiz, Patricia Simpson, Samdra Stone, Nicole Taylor, Cesar Vasquez, Tracy Alecia Woodall,.

The Chairman asked the First Vice Chairperson Ms. Betty Bryant-Brown for a prayer before the meeting commenced.

No Public Session

The Chairman called for the roll.

The roll was called and there were thirty members present constituting a quorum.

The Chairman called for a motion on the Agenda.

Motion made to approve the Agenda as presented. Motion duly seconded. Motion called and passed unanimously.

The Chairman called for a motion on the Prior Meeting Minutes.

Motion made to approve the Prior Meeting Minutes as presented. Motion duly seconded. Motion called and passed with 7-abstentions.

CHAIRMAN AND DISTRICT MANAGER'S REPORT

The District Manager said as you can see on the Agenda we have two presentations and we will begin with the first one on the construction of the new 40th Police Precinct.

Mr. Philip Heller Director of Capital Construction for the New York City Police

Department said that of the New York City Police Department said that we're here to actually tell you that we're going to finally start building this thing. In my unit we're charged with building new buildings for the Police Department so we recently completed the new Police Academy on College Point and in meantime have turned our attention to the 40th Precinct now in impending construction. We have a new design and we're really going to get going on it. So Cleveland Adams is with the Department of Design and Construction the New York City agency that's actually building this thing. So the Architects and Contractors they all work for Cleveland so any issues he's the guy. We're very close the two teams we have a Management Firm involved.

As anybody whose just been a block away or has been by there's some trailers on the site and we're getting started on construction probably in another month or so. As these things go we have the Contractors on board they have to kind of get everything going they have to get permits in place we're really going to get to see some action hopefully by the end of July beginning of August and we anticipate everything being done by early 2021 is kind of what we're looking at for completion of construction. So I'll show you just a little bit of the overall design of the building and kind of get into the details a little bit. So the first slide is actually from East 149th Street and if you're on the street here kind of going east this is how the building will appear. One of things I'm going to talk about right away is the Community Room. This building is 45 thousand square feet that's three floors and a basement. Just for comparison the existing 40th is about half that size. Really what we try to do now a days is build our new buildings to serve the community and police needs so part of that is building a building with lots of different functions. There's also the need for adequate locker space one of the things that drives the size of these buildings is lockers. They built the original building back in the 1920's we didn't have quite the equipment needs we really didn't have the separation of male and female because it was men mostly so men and female lockers take up a lot of space. Not only just making a modern efficient space to work in but for to address the cramped conditions. Anyone whom has been in the 40th knows of the cramped conditions. Fortunately this site has been available it was made available in the 80's and here we are actually doing something.

One of the important things to note this is the Horizon Juvenile facility. So essentially the building is going to be on the corner here and then it's this whole sort of length of St. Ann's Avenue all the way back to Westchester. So will show you a little bit about what that's going to look like this is just kind of from the two corners the top view is from St. Ann's and East 149th and the bottom view is from Westchester and St. Ann's. The existing lower railroad remains it's not ours and it actually goes under our site. So we have again a three story building here and about 90 parking spaces total. One of the big things we like to do when we look for sites for Precincts is find parking. When building a new building we're required to have some on-site parking anyway we want to get as much as we can because the big issue that communities have is cars NYPD vehicles and personal vehicles out on the street so we have 90 spaces which is pretty good. So our intent is to get as many cars off the street as possible. So there are a lot of guidelines to follow and some of this comes from citywide initiatives having to do with sustainability and efficiency. By actually building a modern building it really assists in the citywide portfolio of buildings. So it's a very high efficiency building with green roofs on top of the building. One of those things about

being able to police in the proper way to have a good working environment so with more space to work provides for better environment so then you're a better Officer. The Officers are amongst you out in the community but when they come back to the building they should have a decent place to take a shower, change their clothes, file reports all those things could happen in a good working environment. There are physical fitness areas within the building itself. So what we've really done for the first time in any Police Precinct is a dedicated community space. So essentially the idea is that programming of activities can happen in coordination with the Precinct but it's really a place for community and a place to come together. Questions we get a lot what are you going to do in that space well I'm not going to do anything I'm building it so that you and the NCO's can work together and find a use for it. What we have always had in our commands is the Muster Room a two thousand square room where a lot of times you have the Community Precinct Council meetings. This is smaller but you still have that and can hold the larger meetings there and you can also have a smaller more informal space. Important to note that it is all the way in the front of the building and has its own door from the outside next to the main entrance to the command. So you are coming into an NYPD building but it's a new standard for that. So this is the front of the building and this is the main entrance and the Muster Room is actually right here and all that stuff there would be accessible to you is at the front of the building. This is along St. Ann's Avenue so coming around the side this is the parking lot that is directly behind the building so the police entrance is directly to the back. Again one of the things we do in a modern building not everybody comes through the front door. In that central space the Desk Sergeant has total view of the command and will be able to see upstairs, downstairs, the doors and elevators. So we've really made that spacious and roomy enough for the traffic that comes in and out.

Mr. Cleveland Adams Architect said that two of the art pieces being designated for the 40th Precinct will have an Artist working with us to do a custom design which is going to add to the character and then we're also working with an Artist in the community room to give it life. Those Artists both of them have been working with the NCO's at the 40th and been doing some community outreach which has been happening over the last couple of months trying to get a little more input before designing something.

Questions and Comments

The District Manager said that there would be a Public Hearing on an item that has come before the Economic Development-Land Use and Housing Committee back in September of 2017. It is now an item going through the ULURP Process was certified this month under that process and the project is 599 Courtlandt Avenue project.

The District Manager said that the Councilmember was present and asked if he would like to make some comments.

Councilmember Rafael Salamanca said that very briefly I just wanted to come and just wish you all a happy summer. I know the last couple of days and last week has been rough for everyone who has been following the media with that vicious murder that happened to that fifteen year old. That happened in Richie Torres's district in the Belmont area not too far from the end of my district. It is my understanding that young men have been apprehended and some of them that were in Jersey I think are being extradited as we speak. But I know that in speaking with Darcel Clarke that the DA's Office is focused in ensuring that we get justice for Junior. So it's a very emotional case I have an eighteen year old at home and I

have a three year old at home and I think what if my eighteen year old went outside and this happens to him. You know my wife and I got very emotional because how would we react and it's just unfortunate of what happened and please keep them in your prayers.

Just two weeks ago we passed the budget at the City Council and we approved about an \$87 billion dollar budget for the City of New York and some of the wins that we have been able to bring we were able to approve what is called Fair Fares. I don't know if you've been following that we got \$212 million dollars for Fair Fares basically for low-income families or low-income individuals that have a hard time purchasing a metro card whether its' a monthly metro card or weekly metro card and its for individuals in a certain income bracket. As you know that is one of the main reasons that the NYPD make arrests in community of color they're jumping the turnstile and it is illegal to jump the turnstile and what happens you go straight to jail. We have individuals who need help that are looking for work and they may not have that metro card to go to their interview. It's good to know that we will be able to help low-income families in communities of color such as mine to give them discounted metro cards. We got some money for NYCHA \$500 million dollars it's not going to cover everything it's just to know that we were able to allocate x amount of dollars to NYCHA. The Melrose Library it's not too far from here they had come and asked me for \$1.2 million dollars for a third floor that they needed and I was able to secure the \$1.2 million dollars for them. We increased the funding for what is called and Alternative for Incarceration basically to help the youth in the community who are struggling who are having issues or just going through the Justice System and they need help and it's our responsibility as a community to provide them with those resources. So that was it I know that you have a lot of presentations and I just wanted to say thank you for everything that you do as a Community Boardmember to come on a Wednesday evening to come to meetings you're dedicated and I really appreciate the service that you're providing within Community Board 1.

Questions and Comments

Councilmember Fernando Cabrera said that I've come with good news. Let me just give you the context for those that missed me the last time I was here. I came recruiting your help so we could get funding to Community Boards. As many of you know you have only received \$27 thousand since 2021 for your base funding for budget for your Community Board. That's really not fair Councilmembers, the Mayor's Office and just about everybody else gets the proper funding that we need but those who do volunteer and I know because I was a Community Boardmember at Community Board No. 7 who are volunteering week after week are not getting the resources that they are supposed to get. So I went to the Mayor's Office during the budget negotiations and I'm very disappointed to let you know that the Mayor's Office refused to give funding to the Community Boards. But I come with good news we have a tremendous new Speaker Corey Johnson we worked on the budget we were able to find about \$2.5 million so it comes out to \$43 thousand dollars for each of the Community Boards that you will have this year and you will be able to spend it on anything you want other than unfortunately salary because it falls under our initiative so that means you will be able to hire a Consultant if you want to have the biggest concert you've ever had in your district National Night Out it's up to you. So congratulations and thank you for the letters of support and at the end of the day really the thanks belongs to you for the work that you do and I know that you have a full agenda. So thank you so much and God Bless You.

PUBIC HEARING OPEN

The District Manager said now will begin the Public Hearing on the 599 Courtlandt Avenue Project.

Ms. Kay Real from HPD said that the project is 599 Courtland Avenue located between 150th Street and 151st Street. In 2005 the City conveyed this property to Procida construction group under the New Foundations ownership. Due to the small size of the project ULURP was not required and it was approved through the Accelerated UDAP Process and the project then ran into difficulty due to the structural instability of the adjacent abandoned church and the project was ultimately stalled due to economic constraints. So now we are proposing an As-of-Right building that will provide eight units of affordable rental housing with ground floor commercial. Due to the increase size of the building ULURP Process is now needed and to facilitate this process the city must reacquire the property and properly dispose of it so as a result the ULURP action you're voting on tonight are acquisition of property by the city and then the UDAP designation and disposition of the property. So I'll turn it over now to the Development Team who are here to present the details of the project.

Mr. Peter Procida said that I work with Procida Construction Corp it's a family owned business we've been located on 173rd between Park and Washington since 1976 I'm the fourth generation in the family and right now I work on most of our development projects. We're a General Contractor and Developer we've worked throughout the Bronx on projects such as Melrose Court which is on St. Ann's, the Orion and Dorado on Third Avenue and 156th currently we're working as a builder on the Tres Puente Project which is at the corner of 138th and Third Avenue. So we've been active in the Bronx for a pretty long time and we've worked with HPD for a very long time. 599 Courtlandt is an 8-unit project it's located on Courtlandt between 150th and 151st. So we're probably about here right now and here's the site is pretty small right now there's a larger vacant parcel but we only own this 30 foot piece this is owned by a non-profit who owns the corner site. We've spoken to them about trying to do a partnership and tried to acquire they're site and they weren't interested so we've moved forward with the 8-unit development.

Right here is a 5-story mixed use building and there's a bodega on the ground floor with apartments above. Here's a quick site plan we have a 4-story building which has a setback on the third floor and a small rear yard for the use of the tenants. The site contains for the Development Team Procida is the Developer we're working with UDI the Architects we're still trying to determine who the General Contractor is going to be there's a small chance that we do it however most projects are a little bit bigger so we are trying to find a smaller General Contractor preferably someone whose local to take on this project and then from the Management side we're going to work with the Wavecrest Management whom we've had a long standing relationship with. So as I said its 8-units its mostly small units there are 5-studios, 2-one-bedrooms, and 1-three-bedroom. The fourth floor is a 3-bedroom unit that has its own private outdoor space and there's 750 square feet of ground floor retail space. The retail rent we're trying to market it at a discount we're targeting somewhere in the range of \$950 dollars to \$2,000 dollars a month for this space and we will see what the market will bear and we're hoping for somebody local who wants to run a small restaurant, a small coffee shop or a small boutique something of that nature. So I'll leave my contact information with the District Manager. We're probably two years out but if there are people who you might think are interested we're always happy to meet with them. For the AMI levels this is on the higher side for this district there are 4-units at 100 percent AMI, 3-units at 80 percent AMI and 1-unit at 60 percent AMI. Most of you have the handouts where I have all the income levels listed for the household size, the different incomes and then the rents for the different unit types that's on the last page of your handout.

Questions and Comments

The District Manager said that there would be a roll call vote on the 599 Courtland Avenue Project.

The roll was called and the 599 Courtlandt Avenue Project was approved and passed with modifications/conditions.

PUBLIC HEARING CLOSED

ELECTION OF BOARD OFFICERS

The District Manager said that now we move to the third item under the Chairman and District Manager's Report which is the 2018 Election of Board Officers. As all Boardmembers know every two years there is an election of Officers in the positions of Chairperson, First Vice Chairperson and Second Vice Chairperson. I will go over the positions, the first vote is for Chairperson, second vote for First Vice Chairperson and third vote for Second Vice Chairperson those are the Officers. Currently in the position of Chairperson is Mr. George Rodriguez, in the position of First Vice Chairperson Ms. Betty Bryant-Brown and in position of Second Vice Chairperson Ms. Carmen Santos. We will deal with the first item of the vote for Chairperson.

The District Manager called for any nominations from the floor for the position of Chairperson. There were none. Mr. George Rodriguez was the sole name in nomination. Nominations closed. The roll was called and George Rodriguez was unanimously reappointed as Chairman of the Board.

The District Manager called for nominations from the floor for the position of First Vice Chairperson. Boardmember Ms. Carolyn Chamorro placed her name in nomination. Nominations closed. The roll was called Ms. Carolyn Chamorro 2-votes and Ms. Betty Bryant-Brown received 18-votes. Ms. Betty Bryant-Brown was reappointed as First Vice Chairperson.

The District Manager called for nominations from the floor for the position of Second Vice Chairperson. Boardmember John Lemon placed Mr. John Johnsons name in nomination. Ms. Clarisa Alayeto, Mr. Mohammed Sheikh, and Mr. Cesar Yoc placed their names in nomination. Ms. Carmen Santos currently holds this position. Nominations closed. The roll was called Mr. John Johnson 8-votes, Ms. Claris Alayeto 10-votes, Mr. Mohammed Sheikh 2-votes, Mr. Cesar Yoc 2-votes and Ms. Carmen Santos 7-votes. Ms. Clarisa Alayeto with 10-votes was nominated for the position of Second Vice Chairperson.

The Appointed Board Officers are Mr. George Rodriguez, Chairman, Ms. Betty Bryant-Brown, First Vice Chairperson and Ms. Clarisa Alayeto, Second Vice Chairperson.

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The Chairman called for a motion on the Chairman and District Manager’s Report

Motion made to approve the Chairman and District Manager’s Report as presented. Motion duly seconded. Motion called and passed unanimously.

ELECTED OFFICIALS REPORTS

Ms. Saadia Santos representative for Senator Jose M. Serrano said that I just began a few weeks ago working as a Community Liaison for the Senator Jose Serrano. The 2018 Legislative session ended last week and after months of constant blocking and inaction by the Senate Republicans the Democratic Congress was pretty much prevented from advancing most of their legislative goals. One piece of legislation that the Senator is excited about is the New York State Liberty Act focuses on how Local and State Law Enforcement Agencies, Healthcare Providers and others approach and handle immigration information and issues so among other options this legislation would prevent Law Enforcement from stopping, questioning investigating or arresting a person based on perceived immigration status and would curtail the use of state and local facilities for Federal Immigration enforcement. There has not been any action on this bill since it was introduced into the Finance Committee in January but next Legislative Session the Senator will again try to bring this serious issue to the Senate Floor.

Mr. Aurman Kejela the representative for Assemblyman Michael Blake said that the first thing that I just wanted to talk about was that the Assemblymember and everyone in his office has been working to canvass the entire district to talk to his constituents so there’s a real connection and we can talk about how the office solve all of your life’s problems for any of his constituents and the office really does help with any quality of life problems everything from housing to immigration and legal aid. The Assemblymember also wanted you to know that specifically with housing the Assemblymember has Tenant Tuesday’s at his District Office at 780 Concourse Village West where anybody can come in and get help from the Tenant Service support staff there especially relating to housing issues. We’re also looking for volunteers help so if you want to volunteer or you know someone that would like to volunteer I will be leaving the Assemblyman’s information. We are also looking for interns this summer so if you know any young people who might want to intern for the Assemblyman I’d definitely give the office a call. Finally, we’d like to thank Community Board 1 for continuing to serve our constituents and a special thank you to the Chairman George Rodriguez, the District Manager Cedric Loftin and all the Boardmembers. The Assemblyman wishes you a great summer.

The Chairman called for a motion to accept the Elected Officials Reports.

Motion made to approve the Elected Officials Reports as presented. Motion duly seconded. Motion called and passed unanimously.

COMMITTEE REPORTS

Ms. Josephine Fernandez-Byrne Chairperson of the Education and Youth Committee said that there had been one presentation and provided an overview.

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The Chairman called for a motion on the Committee Report.

Motion made to approve the Committee Report as presented. Motion duly seconded. Motion called and passed unanimously.

OLD BUSINESS

NONE

NEW BUSINESS

NONE

The Chairman called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed unanimously.

MEETING ADJOURNED.