

FULL BOARD MEETING

AGENDA

February 23, 2023

6:00 PM

Ms. Arline Parks – Chairperson

Mr. Anthony R. Jordan, District Manager

VIRTUAL MEETING

<https://nyccb.webex.com/nyccb/j.php?MTID=m75df13fee17b4e526f6b1b1855868ae8>

By Phone – 1-408-418-9388

Meeting Number – (access code) – 2348 528 2171

Meeting Password – i9pGpCS2RW8

- 1. Introductions**
- 2. Call to Order**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of January Full Board Minutes**
- 6. Chairperson's Report**

PUBLIC HEARING

- Presentation by:
 - NCO Sergeant William Batz
Transit District 11
New York City Police Department
Re: Subway Safety

Questions and Answers

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7. District Manager's Report

8. Committee Reports

- Economic Development-Land Use & Housing
- Education & Youth
- Health-Human Services & Seniors
- Municipal Services

9. Elected Officials Reports

- Mayor of the City of New York : Honorable Eric Adams
- President of the Borough of the Bronx : Honorable Vanessa L. Gibson
- United States Congress : Honorable Richie Torres
- New York State Senate : Honorable Jose M. Serrano
: Honorable Luis Sepulveda
- New York Assembly : Honorable Chantel Jackson
: Honorable Amanda Septimo
- New York City Comptroller : Honorable Brad Lander
- New York City Public Advocate : Honorable Jumaane D. Williams
- New York City Council : Honorable Rafael Salamanca
: Honorable Deputy Speaker Diana Ayala
- Bronx District Attorney : Honorable Darcel D. Clark

10. Old Business

11. New Business

12. Adjournment

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Ms. Arline Parks, Chairperson said welcome everybody, can you just mute yourselves so that we don't get the feedback and the interruptions, thank you. The Full Board meeting is now officially started at 6:06 PM.

The roll was called and there was a quorum.

Ms. Arline Parks, Chairperson said can we have a motion for approval of the agenda.

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

Ms. Arline Parks, Chairperson said that the next item on the agenda is the January Full Board meeting minutes, can I have a motion for approval.

Motion made to approve the January Full Board meeting minutes as presented. Motion duly seconded. Motion called and passed.

Ms. Arline Parks, Chairperson said that the next item on the agenda is my report, I want to start off by following up with an issue that came up at the last meeting and it involved a project on 156th street.

At the time the inquiry was made about the project we didn't have the particulars, now we have more information in fact it came before the Board twice. The first time they came it was just informational, meet and greet and trying to figure out what the Board wanted in terms of

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development at that location. The second time they appeared in December of 2022 and again, it was more of a meet and greet without any specificity about the project. There actually homeowners that live on the block and that church has been a part of the fabric of that neighborhood for over 20 some years. When they found out that there was a potential for the site to be sold, they wrote to the Landmarks Commission because the church is so distorted, and they wanted to preserve it so, they wrote that letter in 2020 and the Landmarks Commission has yet to respond to them and their inquiry.

It's my understanding that they want to put supportive housing for veterans with maybe some set aside for homeless families. It's my further understanding from residents that live on the block that there was no outreach to the homeowners there. So, what we are proposing to do to move the issue going forward is one the Jericho Project has been in touch with Community Board 1, and we are now going to have them back before the next Economic Development-Land Use & Housing committee meeting. To get full disclosure and representation of what they're actually going to build there on that site, how it's going to be financed, the environmental issues that might be there as a result of them tearing down the church on the site, and we're also reaching out to the Landmarks Commission to find out why there was no follow up to the letter that was submitted by the residents regarding the landmark of that church. We're also going to be reaching out to the Department of Homeless Services because while the site is an as-of-right development site it is being financed by tax levy money at which point the Community Board has the right to weigh in and give advice to the agencies. So, we're going to have them come before the Economic Development committee meeting we're going to invite all the homeowners as well, then we'll do our due diligence and just follow up with all parties concerned.

The next item that I'm so happy to report on is in response to everybody's concerns about the lack of services not being provided to the district and some other issues. I had a meeting with the Borough President Vanessa Gibson, it was a great meeting she wanted to know what our issues were, and I was able to articulate to her about the traffic congestion issues, the support of housing concerns, public safety concerns all of which she really understands. She's heard and her goal is to listen and to work with the community to the best of her ability that was conveyed to me. So, one of the things I told her that was eminent for us was St. Mary's Park it was a concern, and that a community resident had written a letter and took pictures of what happens in that park on a daily basis, and she had a copy of the letter. So, I asked on behalf of the district if we could start by showing some good faith an getting that needle receptor program removed for safety issues and just overall cleanliness of the park. So, I'm proud to

announce that as we speak this week they took those receptacles out of that park and they're no longer there, that's a win for the community. We had Park Rangers in there that were dealing with all the other issues just to make sure that we take that park back and make it a

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safe haven. I also recommended that signage is put up in the parks regarding no drugs. As I said there was a letter that was so brilliant that was sent out and all the Elected Officials were included it resulted in the park getting cleaned up and that's the end game. We need a safe haven in Mott Haven where everybody can go there walk freely and just enjoy that we've got a \$30 million dollar investment in that park and so the Parks Department is going to make the effort to really maintain the park so, I think that's a win for the community.

So, the next thing I want to basically discuss is the State of the Borough announcement which is going to take place on March 1st, we sent you the notice about it and I encourage everybody from Community Board 1 to be there to support the Borough President and her first State of the Borough address. That concludes my report for tonight. Mr. Jordan you have the floor.

Mr. Anthony R. Jordan, District Manager said thank you Madam Chair, ladies and gentlemen it's amazing to join you all today as your District Manager. I want to thank you for the honor to serve you and this community which I grew up in and worked in for many years. So, I'm excited about the work ahead and I appreciate your trust in me to be able to serve as your District Manager.

Some of the work that I'm working on going forward we are currently working on assessing what could be some budget needs for the office as we look at the equipment and all the needs of this district as it begins to grow by leaps and bounds and all the housing and other things that are being developed. We are evaluating some techniques and some other opportunities for staff training and so on. I'm excited about looking and assessing how we can find savings and the best use of your tax dollars to the city and this district to be able to do the work to make sure that we have ascertained the municipal services required. I'm going to on my own making a tour of the entire district so, you'll see me near your business. This is making general District Manager assessments to ensure that we could look at how traffic is flowing throughout the district, other municipal services, problems and issues. But, I would like to have your input if there are areas within the district that you would like me to visit specifically please feel free to email me using the Community Board email address at brxcb1@optonline.net. So, this is not just a one-day thing, it's going to be an on-going thing because the job as I see it is not always being in the office. The district is huge and I'm a visual learner so, this work has to be done outside in the community and you need to see me and touch me because I serve as a District Manager. So, I'm excited about that and I look forward to you guys' input in several places, but I'm going to be all around the district so look for me hopefully buy me a sandwich, a cup of

coffee of course within the guidelines of the ethics but I look forward to visiting and touring the district. Then in April we plan on doing a district tour with you as Community Boardmembers, we need you to know passionately intimately what the district consists of and so, please

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prepare as in the coming days you're going to receive a request to reserve a day on a weekend in April to be able to go out and see this district. You can't do the job effectively and efficiently as you could unless you know what the district consists of, where our businesses are, where cultural institutions are, where essentially we need to focus our resources at. So, I'm glad for each of you to passionately be able to go out and see what's happening in your district and excited about the work ahead and I can't wait to make that happen. I wanted to also emphasize some important dates coming up soon and I'm sure the Borough President's Office will talk more about this, if you are looking at getting reappointed, if your membership to the Board is expiring those applications need to be electronic and done by March 3rd we haven't heard back that date has been extended. But right now, that's our understanding that you need to make sure you fill out this application online and we're excited about that work ahead. Again, I'll be around the district visiting to assess what is happening around the district and where we can best focus our principal services and reporting back to you more about what's happening around the district, but also some of the things that are coming about and in this district.

I'm very leadership inclusive District Manager so this Board works not only because of the great staff we have had here for a long time, but each of you doing it for the shared responsibility of making this a strong district and strong Community Board. So, I look forward to your help and everyone's leadership and engagement and Madam Chair that concludes traditional management report.

Ms. Arline Parks, Chairperson asked is there any questions that anybody has of Mr. Jordan at this time, okay let's move the agenda. We're now going into the Public Hearing session with Transit District 11 of the New York City Police Department around subway safety. Police Officer Caceres you have the floor.

Police Officer Caceres, New York City Police Department Transit Bureau 11 said I just pretty much wanted to talk to everybody today about us and safety especially at the 138th subway station and the Grand Concourse lines, those are the areas that Transit District 11 covers. Right now, we're seeing our biggest issue is cellphones with people who have them out and aren't aware of their surroundings especially when the stations are crowded. If the train is pulling into the station and you're sitting by the door the train pulls in and the door opens, and somebody grabs your phone and runs off the train. Not only do we not get a good description because

normally they don't see the person that did it. It's hard because we have to join video campuses working with the Detectives to try to figure out how to get their phone. I know that a lot of people have their personal lives on their phone and that's just property that is kind of

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hard to replace just for sentimental values and for the dollar value as well. Then also the person with bags pulling out their wallets and phones and they're just not knowing what's going on and this just doesn't happen in our district but also happens on the 4 lines in district 4 going all the way down to lower Manhattan as well. So, just want to make sure everybody's aware of that issue to be protective and safe on the trains.

Ms. Arline Parks, Chairperson asked is that the extent of your report?

Police Officer Caceres, New York City Police Department Transit Bureau 11 said yes unless anybody has any questions.

Ms. Arline Parks, Chairperson said do the Boardmembers have any questions?

Questions and Answers

Ms. Arline Parks, Chairperson said thank you for coming and making your presentation tonight. Let's move the agenda to committee reports and the first is Economic Development-Land Use & Housing, Mr. Perez you have the floor.

Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing said thank you Madam Chair. So, the committee met on Wednesday, February 8, 2023, there was a quorum and on the agenda were two voting items.

The first presentation was made by Mr. Joshua Dardashtian of the Dash Real Estate Group, Inc. it was his second time coming, they had also presented in the prior month. He was requesting a letter of support to the Landmarks Preservation Commission recommending approval of the renovation, restoration and the addition to the current 4-story building located at 427 East 140th street. It will become a 10-unit condominium project with each unit having central heat, AC, washing machines, dryers with modern kitchen appliances, hardwood floors, high efficiency windows and the building will have a Central Station fire alarm sprinkler system.

They purchased the building for \$1.17 million dollars and are not requesting any government funding, the total project costs would be \$4.4 to \$5 million dollars. The project sales price for

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each unit to be between three hundred and seventy-five thousand and seven hundred and seventy-five thousand dollars.

The questions by my committee members were related to warranty on appliances in the condo, non-payment of mortgages and maintenance fees all of which were answered by Mr. Dardashtian to the members satisfaction. A motion to approve the letter of support was made, seconded, a vote was taken, and the motion passed with 13-yes and 1-no with no abstentions. A second presentation was supposed to be made but they were not present.

Ms. Arline Parks, Chairperson asked is there a recommendation being made on this matter for a letter of support from the Full Board with respect to this project.

Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing said yes it's a letter of support for the Landmarks Preservation Commission.

Motion made by Mr. Freddy Perez, Jr., on behalf of the committee for giving a letter of support to the Landmarks Preservation Commission recommending approval of the renovation, restoration and addition to the project. Motion duly seconded. Called and passed with 16-Yes, 6-Oppositon, and 2-Abstentions. Motion passed.

Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & housing said so, that concludes my report.

Ms. Arline Parks, Chairperson said the next committee report is Education & Youth, he's excused, and his report went out to all the members so please read it. The next item on the agenda is the Health-Human Services & Seniors committee report. Ms. Goodwin you have the floor.

Ms. Brenda Goodwin, Chairperson Health-Human Services & Seniors said thank you, the meeting was held on February 14, 2023, and there was one presenter Ms. Barbara Baer, Home

Sharing Program Director for New York Foundation for Senior Citizens Home Sharing Program and all the members should have received the report.

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The presentation was on the Home Sharing Program which is finding people that want to share a room in their house with a senior who may need somewhere to stay. She explained about the rents, the senior incomes and how people are being overwhelmed and not really having a place to stay. The agency handles all the particulars with the host as well as with the person who needs to share a room. Thank you, that concludes my report.

Ms. Arline Parks, Chairperson asked does anyone have any questions for Ms. Goodwin at this time? So, I'm going to address the Municipal Services committee because I think it's very key, very crucial.

There was a request made by the Fire Department to change the traffic direction of Courtlandt Avenue so that they could respond to fires a lot quicker. At the request of the Board we sent out a letter to the DOT Bronx Borough Commissioner Keith Kalb to address the issue and what they've agreed to do was a couple of things 1) they're not going to make any changes until after they have in fact conducted a study of the area to ensure that what they are recommending is not going to cause other traffic problems and that whatever their findings are they agreed to come back to the Board before they actually make any changes; and number 2) they also agreed because of the environmental and traffic congestion issues that we're having all over the district to take a tour of the district so he can see what we experience and have to live through. He was adamant that the overall direction, the policy of the city is to reduce traffic congestion and have everybody take mass transit. So, we're going to keep lobbying our calls to get changes where we can basically have a good quality of life here like everybody else enjoys throughout the City of New York. But again, that was pretty much in response to the Board's concern about the congestion and the need to have a traffic study done of that area before any changes were made to accommodate the Fire Department. So, that concludes the Municipal Services report. Does anybody have any questions? Okay, let's move the agenda the next portion is the Elected Officials reports.

The representative from the Office of the Honorable Eric Adams, Mayor of the City of New York said good evening, I just want to say welcome to Mr. Jordan, I look forward to working with you sir I'll send you a communication so we can setup some sort of meeting and I would love to participate in a tour of the district as well. If anybody has any questions, I will be online, thank you so much.

Questions and Answers

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The representative from the Office of the Honorable Vanessa Gibson, Bronx Borough

President said good evening everyone, two of the items I was going to mention were discussed today, but I'll just fill in a few of the details. The doors open at 5 PM, the speech is going to start at 6 PM in the college the Borough President's State of the Borough address. The other thing is that the online applications are due as of now on March Friday, March 3rd and it only takes 5 minutes to complete. A lot of Community Boards specifically coming to Board 1 have a lot of complaints about overnight truck parking, there's a survey online it's supposed to close tomorrow, but we're hoping that maybe they'll extend it so we can continue to get the word out. And make sure that the community is heard on this survey. I'll try to find the link in the chat, or I'll send it to the District Manager. Finally, I'll say that we have a new Community Board Director Ms. Gannon, you know where our offices are and we have a few things coming up in March after the State of the Borough so, stay tuned for that, and I'll put my information in the chat. I'm here to answer any questions.

Questions and Answers

The representative from the Office of the Honorable Jose M. Serrano, State Senator said good evening and there were requests from the last Full Board meeting about class size, Peaker Plants, and the Randall and Ward Islands. So, one of our staff members spoke to Senator Robert Jackson's office about classroom size and they said that they had sent a letter on January 5th and they have not still received any response from the Department of Education, after the Congress met with the Chancellor the office followed up with Mark Tracker and he said that he's waiting for an answer from the Department of Education leadership to respond. So, Senator Jackson's office wants to send a follow up email this week regarding that issue. Then the Peaker Plants that's the other thing so, they entered into an agreement with Environmental Justice organization in 2020 to try to replace Peaker's with battery storage by 2030 that was the plan, there are other plans to close by 2030 or 2035. Many environmental groups as you know do not want the Peaker Plants to be renewed at all and there is currently a push against the renewal of the permit this year. So, the Senator toured the Peaker Plants with We Act for Environmental Justice last month and he's knowledgeable on the negative health impacts that it creates in the South Bronx, we are aware of that so, we're working on that with the mayor's office.

As always we are more than happy to hear opinions or ideas from the Community Board and its members. Do you have any questions feel free to ask me anything?

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Ms. Arline Parks, Chairperson said thank you for following up on those issues and for an excellent report. Does anyone have any questions for Mr. Lopez at this time? Finally, New York City Council representatives.

Honorable Deputy Speaker and Councilwoman Diana Ayala said thank you and good evening Madam Chair, members of the Board I'm happy to be here with you all today and I wanted to first and foremost congratulate and welcome Anthony Jordan to the role of the District Manager. I've had the pleasure of working with him for many, many, many years and he's an outstanding human being with a heart of gold, very knowledgeable on the community and its issues. I'm that you know he's going to be a great value to us all so, welcome Anthony.

I wanted to just offer that my office has been having conversations with Borough President Gibson about hosting a job fair because as you know and mentioned there is a shortage of workers that's not only impacting the agencies but also our non-profit organizations. So, we have had that conversation and we're happy to collaborate on doing something locally.

I also wanted to point out as we've seen our gun violence numbers are continuing to rise, they've already started, and the summer is not even here. We want to make sure that we're employing as many young people as possible and getting them off the streets.

I'm sure that you know that there is something that is important to the Community Board in regard to St. Mary's Park and the opioid crisis. I want to thank Carmen Santiago. We've also been in contact with the Parks Department it's a very difficult situation that's happening not only in St. Mary's, but in multiple Parks throughout the city. Ms. Simpson is on the line and she and I worked tirelessly on mediating a lot of these conditions also at Patterson Playground and it's something that primarily impacts most of my district, it tends to get a little bit better and then it gets worse. The introduction of sentinel obviously has made it very difficult because it's so powerful that the substance abusers really love how it feels and they continue to go to it really taking the chances that they won't survive. Now there's something that's coming out in the market that's being introduced that eats at your skin so, it creates a bacteria in your own body and is deadly. So, we will continue to do our due diligence to be out there not only ensuring that we are addressing the public safety concerns, but also engaging with folks that really need help that don't yet understand, and you know how desperately they need the help.

I wanted to just share there was a report of arrears that has been happening citywide so, we did receive a list of developments in our district. A lot of people lost their jobs and they're having a lot of difficulty, but when you live or have section 8 you always have the ability to have your rent reduced if you lose your income or there's a change. So, I want to encourage folks to go to the management office and make sure to let them know there has been a change, a

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significant change in income coming into the household so that we're not accumulating arrears. There are so many programs and services in the community BronxWorks is excellent in this Home-Based Program and also offers One Shot Deals that can help pay back because we want to make sure that people are not taken to court unnecessarily and evicted. One of the things that we specifically hear from this Board is the over saturation of shelters. Well, we have right now the highest census of people in shelters that we've ever had in the City of New York, and we want to make sure that we're working to reduce it and not to continue to add to it. So, we're working on a few legislative pieces right now that we're hoping will kind of help address a lot of the root causes of homelessness, and so that we're able to keep people in their homes while also addressing the reasons why they can't move out of the shelters. I know that's something that you guys have been advocating for a long time.

The existing parking lot on 187th street will be transitioned over to the city, and we'll be turned into a youth hub and the hub will be modeled after the Door, which is a program that in the Lower Eastside and we have an annex in the South Bronx as well. It would offer, you know obviously places where young people can go in and get a resume done, it will also offer mental health service is obviously a free clinic. A lot of the young people from the South Bronx travel into East Harlem to the adolescent health clinic because they don't find those resources readily available in their own communities. We also want to give them the tools they need to find jobs to complete their education, if that's something that they're interested in and in a safe space that understands their unique needs of being a young adult, it's a very complicated process.

Then the Lincoln Recovery Center, there was an RFP that was issued, and we were successful in securing \$5 million dollars towards the renovations of that building, the total cost of renovations is \$18 million right now. I'm hoping that this year we'll be able to obtain a significant amount of money to be added to the \$5 million. The RFP hasn't been designated yet, so we don't know who's going to get it, but whoever does they will ultimately also have to put in some funds. So, my hope is to try to make it as easy as possible considering that this is going to be a community resource that's going to house a lot of our non-profit groups that right now are literally in the church basements because they can't afford a brick-and-mortar location.

I just want to give you two last things we're doing free tax services at the office in partnership with Urban Outbound on Tuesday's and Thursdays between 10 and 4, we're getting some traction so could share this with your networks, that would be great, it's free of charge. The

last finally obviously the application process for reappointments are ongoing. I want to encourage folks that apply that we're looking to ensure that members we're appointing to the Board are participating and that they are attending meetings. With that I conclude my report Madam Chair.

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Ms. Arline Parks, Chairperson does anybody at this time have any questions that they want to ask of Deputy Speaker Diana Ayala.

Questions and Answers

Ms. Arline Parks, Chairperson said Deputy Speaker Ayala good to have you here. Can I have a motion from the members present to accept the reports that were presented tonight from the Elected Officials, the District Manager and the Chairs reports.

Motion made to accept the Elected Officials, the District Managers and the Chair reports as presented. Motion duly seconded. Motion called and passed.

Ms. Arline Parks, Chairperson asked if there was any Old Business, no, any New Business, no. Can I have a motion to adjourn the meeting.

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

MEETING ADJOURNED

