FULL BOARD MEETING

IN PERSON
Lincoln Hospital (Auditorium)
234 East 149th Street
Bronx, New York 10451
AGENDA
May 25, 2023
6:00 PM

Ms. Arline Parks – Chairperson Mr. Anthony R. Jordan – District Manager

- 1. Introductions
- 2. Call to Order
- 3. Roll Call
- 4. Approval of Agenda
- 5. Approval of April 2023 Full Board Minutes
- 6. Public Session

Re: CONBUD & Summit Canna to Operate Retail Cannabis Dispensary – OCM License Number: Caurd-2022000221 at 2412 Third Avenue, Bronx NY 10454 (Voting Item)

- 7. District Manager's Report
 - 40th Police Precinct
 New York City Police Department
 - PSA7 Police Housing Bureau
 New York City Police Department

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8. Committee Reports

- Economic Development-Land Use & Housing (Voting Item)
- 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
 United States Congress
 New York State Senate
 Honorable Vanessa L. Gibson
 Honorable Richie Torres
 Honorable Jose M. Serrano

Honorable Luis SepulvedaNew York AssemblyHonorable Chantel Jackson

Honorable Amanda SeptimoNew York City ComptrollerHonorable Brad Lander

New York City Public Advocate
 Honorable Jumaane D. Williams

New York City Council
 Honorable Rafael Salamanca

: Honorable Deputy Speaker Diana Ayala

The Bronx District Attorney
 Honorable Darcel D. Clark

10. Old Business

11. New Business

12. Adjournment

FULL BOARD MINUTES

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Ms. Arline Parks, Chairperson said the meeting is now called to order and we're going to start by doing a roll call vote.

The roll called and there was a quorum.

Ms. Arline Parks, Chairperson said good evening everyone and we're going to start the meeting because I've been notified that we've achieved quorum. We have voting items on the agenda so please do not leave the auditorium until we've casts these critical votes in conducting the business of the community, thank you. The next item is approval of the agenda however, because of the law enforcement that is here from the 40th Precinct and from the PSA7 I am going to ask for a motion from the Boardmembers to change the order of the agenda so that we can allow our law enforcement to present first.

Motion made to change the order of the agenda in allowing the law enforcement Officers to present first. Motion duly seconded. Motion called and passed.

Ms. Arline Parks, Chairperson said let the record reflect that the change in the order of agenda, carried. Now that being said can I have a motion to approve the agenda.

Motion made to approve the agenda with the modification. Motion duly seconded. Motion called and passed.

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Ms. Arline Parks, Chairperson said let the record reflect that the motion carried. The next item on the agenda is approval of April 23rd Full Board Minutes.

Motion made to approve the April 23rd Full Board Minutes as presented. Motion duly seconded. Motion called and passed.

Ms. Arline Parks, Chairperson said let the record reflect that the Minutes for the April 23rd Full Board meeting passed. We're now moving into the Public Session and the first presenters is the 40th Police Precinct of the New York City Police Department. Captain George you have the forum.

Captain George, 40th Police Precinct, New York City Police Department said good evening everybody I'm the Executive Officer along with Captain Jose Gomera, we the Executive Officers of the 40 Precinct. Tonight, I brough with me the Neighborhood Coordination Sergeant, Sergeant Polanco.

So, will get right into it in regard to crime we're down in murders, we are up in robberies with being up in robberies we do have a lot of arrests we're pretty good in catching the bad guy once they do what they do. We're up in assaults, up in burglaries, down in grand larcenies but up in thefts of autos. What we're seeing with the thefts of autos they'll dip into a store for five to ten minutes and may leave the car running and somebody jumps in, and they take the vehicle for a ride so, that's the common thread in the theft of motor vehicles. Another common thread that we've been seeing this just didn't start now it's been a normal phenomenon for probably the past year the fob, just keep in mind that we're trying to get out to the public that even if you have the fob to your vehicle in the range of about 15 ft. the car will still know that it's there and start so, if you have it running and have the fob out it's in radius they can still joy ride for up to two to three blocks until the vehicle shuts off. So, that's what we're finding people taking the vehicle for joy rides and then just dump in places when it stops. So, we're trying to get that out to the public keep your hands on your keys if you're going into a store lock the vehicle off completely and then conduct your business.

With regards to schools we're focusing on crime in the adjoining parks, we know that the schools are about to finish that's when you have these two week breaks regents that kids aren't taking they like to hang around and we usher them from places like McDonald's and you know places where they congregate because of the bad tensions that are stirring during September and in other months they come to a head in the warmer months. So, we do have a School

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Safety Officer, School Safety Sergeants who patrol the schools, they go to the schools in the beginning of the day, they also go to the schools at dismissal to make sure that these schools are safe. Granted there are a lot of schools in the 40 Precinct so we do have to prioritize depending on how much violence is at a particular school so you may have a school that's not that violent so you may not see Officers, but you may say hay my daughter goes to school, and we see an Officer there and this is the reason for that. We're still also focusing on traffic in and around the schools to make sure that our kids are safe, I say our kids because when I put on this uniform those are my kids. So, this is how we want to treat them, we want to make sure that when they're crossing the street that you know they're safe.

Just to segue into traffic we have a lot of parked commercial trucks on residential blocks, and we've been trying to move that out. When it comes to big heavy duty box trucks there's only one heavy duty tow for the whole NYC and its hard to move those vehicles, but we do summons the vehicles with \$500 dollar fines, and we really try to make sure that they're life is impacted a little bit.

With regards to forged license plates, you know they're around everywhere, we're seeing crimes being committed and they have these temporary paper tags on them. You know we can't trace these cars, so we really do our best to try and find these cars, if we see somebody that's driving one we arrest them, nine times out of ten those plates won't belong to anything, and it just doesn't match so we're getting them off the street.

ATV's motorcycle's you know this is a big problem in the summer months the warmer months because everyone's riding them, in New York it's a mode of transportation so everyone's doing it from the delivery guy to the kid to just have a good time to the grown up who just had an ATV and he or she just wants to drive around in them. I say he or she because male and females they do it, we have been issuing summons and seized a whole bunch of them for the last 28-day period we seized 21 and we issued 92 summonses. At the beginning of the year, we seized 53 and issued 220 summonses. Keep in mind that when we issue the summonses when we seize the vehicles for everyone we take four more pop up. So, you may think that we're not out here doing our job, but we are doing our job it's just that it's so hard to put a dent in them when you arrest one or two people and six people bring the same one's into our neighborhoods. With regards with them bringing them into the neighborhoods we really try to deter them we really try stop whoever is riding the bike because we've had instances where older gentlemen older women, and kids have been hurt, this is what we don't want. We want our streets safe, and these are modes to get away from the Police because it's easier to cut up a block and difficult for a police vehicle to follow on the sidewalk, so this is why this is a vehicle of choice for some criminals.

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When it comes to police presence you're going to find that there's more of an uptake of police presence in the warmer months because we take police officers from all around and we flood them in places that have the potential for high violence and prone to violence. This is some of the reasons why we're down in shootings, and down in robberies because you see the police officer on the street and they're there on foot, and one in the car so you know we're out there and we mean business. So, this is the reason why the streets are a little bit safer and knock-on wood that it stays just that safe.

When it comes to Third Avenue the HUB we're trying to get out the message please keep track of your stuff. If you just bought something keep it on you and your purse keep it on you because there's so many stores on the HUB and its easy pickings for somebody to run past you grab from you something that you've just bought so, please be aware of your surroundings. That's the information we're trying to give out to everybody we're even going into schools trying to give this information to the kids because we see the kids like to buy a lot of nice stuff a lot of expensive stuff more expensive than what we wear. So, we have to make sure that the kids know, and adults know, and we also speak to the store owners to try and improve their safety in their stores there should be camera's, door locks etc., we just everyone safe all around for those shopping and those working in the stores. That's it.

Ms. Arline Parks, Chairperson said that the floor is now open for any Boardmembers that have questions and then the at large community.

Questions and Answers

Ms. Arline Parks, Chairperson said thank you for coming and making your presentation. Let's move the agenda. The next presentation if from the PSA7 Housing Bureau, you have the forum

Deputy Inspector Yerlin Moya, PSA7 Housing Bureau, New York City Police Department said hello everybody, I'm the Commander of PSA7 and we cover public housing in the south Bronx and therefore within the 40th Precinct.

So, for us in the 40th Precinct crime is slightly up 47 crimes versus 40 obviously a small fraction of the overall crime in the precinct. Our issues right now very simply is robberies, we're up in robberies 117 percent mainly due to food delivery service workers being robbed when they go

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to make the food deliveries. Unfortunately, if you order some food and the person doesn't want to come upstairs that's probably the reason why and I know that you guys can understand that. We have made an arrest and the main place that this was happening is the Millbrook Houses we had about five incidents there. We caught one live where one of the perpetrators went into one of the apartments and we were able to make and arrest on that. It has since moved on we've had two incidents in Patterson Houses and it's happened in Betances, it's pretty much a spread-out condition periodically in housing so, hopefully we can keep a lid on it moving forward.

Another issue we've had is grand larceny auto of vehicles including mopeds and scooters right now we have five for the 28-day period but one of these crimes is too many, right we'd love to have it zero, statistically we have five versus zero compared to the same period last year. The main issue is the stealing of cars, there was a tic tock video showing people how to steal these cars and it's become a big issue so if you have any newer cars since 2018 there's apps connected to the vehicle that you can track the vehicle so if you have those please look into that and not to leave your vehicle unattended but it's a small fraction of the overall crime.

When it comes to housing our main concern is violence with the crews and the gangs, we do have two shootings for the year compared to eight last year it has decreased obviously. The first one was March 27th it was a domestic situation and it happened on the side of Westchester a young man basically followed his ex-girlfriend he confronted her, and he ended up shot but he's okay. I'd like to mention that the 40thPrecinct has one of the best Detective Squads in the NYPD in my opinion and they're very good at finding out who did it and bringing them to justice, so we have who it is. The second shooting was April 13th at 745 East 152nd Street, it was two young men that had a dispute, and one ends up shooting the other and we have an idea who it is as well. In success with the shooters recently we did have a shots fired incident that's when somebody attempts to shoot somebody doesn't make contact, and that did happen on Tuesday, the condition there is presumably people from Mott Haven going into an area of another crew and this is just retaliation so we're investigating that as well. For the year the main development of our concern is Mitchell Houses however, its mainly felony assaults, for the period I do have nineteen felony assaults fifteen of them are domestic related and with ten of them have an arrest already effected. With the domestic assaults we pretty much know who it did so therefore it's only a matter of time before we arrest them. Obviously the focus is to protect the family and they can be placed in programs. The Domestic Violence Unit does home visits on all these crimes, and they also keep of list of individuals that are at high risk. If one family keeps having incidents of assault they need special attention, so we make sure that we visit them multiple times a month and we refer them to programs outside of the NYPD and to other services that the city has.

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Another concern that we do have is burglaries which is trespassing into a location that they're either stealing or another type of crime we do have eight compared to three and there are maintenance rooms being broken into whether it's a senior center or people breaking in and stealing equipment, unfortunately it's a condition that we do see periodically.

As far as arrests, we are up in arrests 150 arrests versus 87 for this period, with summonses we are slightly down 123 versus 197 last year at this time for this period we've got some quality assurance when it comes to summonses it has to be the right people you have to use discretion we don't want the old lady getting a summons or one individual get three summonses at the same time so if it doesn't make sense we try to use discretion with the community. That's pretty much all I have does anyone have any questions.

Ms. Arline Parks, Chairperson asked does any Boardmember have any questions.

Questions and Answers

Ms. Arline Parks, Chairperson said thank you for coming. The next presentation is the CONBUD & Summit Canna and they've been issued a temporary license to Operate Retail Cannabis Dispensary in reference to OCM License Number: Caurd-2022000221 and they want to open the dispensary at 2412 Third Avenue, Bronx, NY 10454 the site of the old Bruckner Bar & Grill. You have the forum.

Mr. Alfredo Angueira, CONBUD said good evening Chairperson Parks, District Manager Jordan it's an honor to be here this evening as well as the esteemed members of the Board. We are here about a dispensary coming to 2412 Third Avenue. We're here because the MRTA required we notify the Community Board with 30-day notice prior to us opening. So, for the sake of brevity I've been asked to cut the presentation short but there is a more in depth look into the operation that was provided to the Board so you can look through that at your leisure.

So, we're going to fast forward a little bit and go directly to the leadership model so you can understand who is going to be responsible for the business and what their roles are going to be, Michael Montas the CEO born and raised in the Bronx, currently residing in Westchester, NY; Ronald Martinez, COO that's the Chief Operating Officer responsible for all operational ongoings within the business; George Jimenez, CCO the Chief Compliance Officer and for those

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of you who may not be familiar with the term he is the individual who is responsible for ensuring that the business stays within New York City guidelines; and laws and in relation to the group that is going to be consulting there is Coss Marte who is the CEO of CONBUD; Junior Martinez who is the COO and myself Alfredo Angueira who is the CCO as we described earlier which is the Chief Compliance Officer.

Will be skipping ahead to the company comprehensive snapshot. What you see before you is a picture of 2412 Third Avenue that is the front of the building. We were founded in 2022 that is again the address, the actual property manager is One Bruckner LLC, the services that will be provided there will be pickup, delivery, online order and in-person shopping. We will approximately be hiring 50 plus individuals, so there will be individuals hired up and down the ladder and what I mean is individual who will be working on the floor, individuals who will be managing, and those who will be packing so there will be an integration of jobs. The products that will be provided will be the actual consumable flower, pre-rolls, oils and extracts, edibles, tropical creams, accessories, branded apparel and merchandise. If anyone here wishes to learn more about the in-depth story feel free to visit the website.

Project overview so, the location is approximately 2,650 square feet, the parking will be on street there are other facilities within the area some projects that were developed and there is parking in those buildings but we will not have reserved spaces there so it will be on street parking but there are facilities off street. We're in the process of negotiating with NorthStar Security, Smith Architects is the individual who will be doing the buildout and Temeka Group we are currently in discussions with to do construction, we estimate it will take approximately 90 to 120 days once we receive permits to be up and operational, the total cost of the project we estimate to be about \$900,000 thousand. We had some questions in reference to the financing structure is \$100,000 thousand for the buildout and operational costs and totally privately financed and that is without any city, state or governmental funds. We're going to fast forward a few slides to discuss the jobs and job creations.

As I indicated earlier 50 percent of the jobs that we will be bringing will be at a prevailing wage or higher, what does that mean, it means that the jobs we are creating there will be above the minimum wage we estimate that our lowest level employee will be making approximately \$20 dollars an hour. Our current business model that we currently operate in the Bronx we own 7 businesses here and within the number of whom we employ we ran our numbers, and we provided a payroll of over \$1.1 million dollars to individuals who are operating in the Bronx. On that model we extricated out and determined the monies that we will be providing and how the tax base will be generated to the individuals working at the dispensary we estimate that it will be approximately \$2.7 million in salary for those individuals working at the dispensary again, a guesstimate will be approximately 50 individuals at different levels.

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Our current model is on or about a 20 percent of these individuals that we currently employ and the 50 individuals that we are projecting to employ will most likely be 80 percent Bronx residents, that is imperative within this model once we do the math, and we understand every dollar that an individual earns 70 cents of your dollar stays within the community. So, we are talking about adding over \$2.7 million to that economic base and that recycles within this community.

The current company that we're working with is an insured and bonded security company, it's owned by a former NYPD Officer we will be providing guards at the entrance and exit of the establishment. High end security systems that consist of interior and exterior digital cameras, two-step biometric authorization, panic button and auxiliary power in case of emergency we also have perimeter lighting and 24-hour live monitoring. All patrons will be checked for government issued identification as per New York State law no persons under the age of 21 will be permitted onto the premises. Security will be monitoring perimeters to avoid loitering which will not be permitted as well as line surveillance to ensure compliance on a smoke free line at all times. I know that there have also been some concerns and questions about how money will be moving around we've partnered with a local community bank which is Ponce Bank which is here in the Bronx was founded by individuals of color because they couldn't get any banking needs. We bank with them, and we've created a partnership and they will be providing a daily armored truck for any kind of cash or any needs we may have with our banking and our security with that level.

For crowd control again they've been some concerns and we wanted to make sure that we addressed it in relation to the storefront and how things would operate we're going to install LED bright lights all around the exterior and perimeter of the establishment, there will be organized and structured flow line and stanchions and for those of you that don't know what stanchions are the ropes that kind of stand between that kind of magnetic thing, live monitoring to ensure no smoking compliance, no loitering, no disorderly conduct permitted, exit and entry supervision, surveillance system with facial recognition to identify banned individuals so that they can no longer return, target and transaction time to minimize in lines and on line pre-orders so individuals can order on their phone and computer and pickup so as to reduce the amount of time the individual can be outside. There are some more comprehensive items that are within the package and again for the sake of brevity we're going to cut it short and open for questions I'm sure that there are quite a few.

Ms. Arline Parks, Chairperson said thank you for your presentation. Is there any questions from Boardmembers.

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Questions and Answers

Ms. Arline Parks, Chairperson said thank you for your presentation tonight. Then asked may I have a motion they are asking for a letter of support for their cannabis operation to come into Board 1.

Motion made for Planning Board 1 to give a letter of support to CONBUD & Summit Canna to Operate Retail Cannabis Dispensary – OCM License Number: Caurd-2022000221 at 2412 Third Avenue, Bronx, NY 10454. Motion duly seconded. A roll vote was taken with 15-Yes, 2-No, and 5-Abstentions. The motion passed.

Ms. Arline Parks said the motion passed. The next item on the agenda is Committee Reports and the first committee will be Economic Development-Land Use & Housing and there's a voting item.

Mr. Freddy Perez, Jr., Chairperson Economic Development-Land Use & Housing said we had the Economic Development-Land Use & Housing Committee meeting here at Lincoln Hospital on Wednesday, May 10th. The committee entertained a presentation from Vertical Community Development Corporation for a project at 290 East 149th Street the old Yolanda's Restaurant site.

It's residential buildings one is 9-stories and the other one is 10-stories it will comprise of 163 residential units of mixed affordable housing with 30 percent of the units set aside for seniors it will be a total of 48 units out of 163. Also, they've included 31 parking spaces in the project, but the parking spaces are not free. They will have a live-in superintendent, two maintenance men one on the senior building and one on the residential building. They anticipate beginning construction in July of this year and ending in December of 2025. The project cost is approximately \$100 million dollars. The environmental study was made without any contaminable problems. They will have a virtual doorman, gym, laundry room and Wi-Fi throughout the building. Out of the 163 units 40 percent are for extremely and very low-income residents, 60 percent for low or moderate and 15 percent of the units have to be set aside for formerly homeless. A motion to approve a letter of support was made by a Boardmember, it was seconded, and a roll call vote was taken, and the results were 13-Yes, 0-No and 1-Abstention the item passed and that concludes my report.

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Ms. Arline Parks, Chairperson asked does anybody have any questions or concerns that they would like to ask in respect to this project.

Questions and Answers

Ms. Arline Parks, Chairperson said so we're going to entertain a motion on this project at 290 East 149th Street Melrose, the Bronx.

Motion made to provide a letter of support to Vertical Community Development for their project at 290 East 149th Street Melrose, the Bronx. Motion duly seconded. A roll call vote was taken with 15-Yes, 6-No, and 1-Abstention. The motion passed.

Ms. Arline Parks, Chairperson said the next committee report is the Health-Human Services & Seniors. The Chairperson is not here but you have her report, please read it and if you have any questions send them in and they will be addressed. The next committee report is Municipal Services, and you have her committee report and all those questions that you may have regarding her report please send them in and will get them addressed. Moving the agenda forward is the Elected Officials Reports. Is there anyone here from the Mayor's Office, no. Is there anyone here from the Bronx Borough President's Office.

The representative from the Office of the Bronx Borough President, Honorable Vanessa L. Gibson said good evening. On behalf of Borough President Vanessa Gibson, I'd like to report that we have vetted 547 applicants to the Community Board for reappointment and appointment. Those that we have already recommended have gone to the second level recommendations to the Borough President and the Borough President will be making final decisions. There has been a robust plea from the Borough President through social media and we've been trying to get more people involved. We've had a very robust Bronx Week and we honored people from the community Sunny Alston from the View, Dr. Luis Torres from PS55 and Sisters with Voices from Forest Houses. Right here in Community Board 1 we had a very robust Health Day at St. Mary's Park people were seen, people were treated for screenings. We've given out 500 or more prom dresses and tuxes to needy students that was on Friday. We've been working very hard with the Mayor's Office regarding the E-Bike crisis.

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Also, the foremost thing on her mind has been the high infant mortality rate, it's the highest in the state she's been with the commission working on that. She activated her HIV Committee will have our annual meeting and will do the first ever march right here at Lincoln Hospital. The Gender Based Violence Taskforce has been meeting, so they've been working on those ends.

Our telephone number is 347-213-0375 and we're wishing everybody a belated happy Mother's Day and a pre happy Father's Day. Thank you very much.

Ms. Arline Parks, Chairperson asked is there anyone here from Congressman Richie Torres's Office.

The representative from the Office of the Congressman, Honorable Richie Torres said hello, I'm here representing Congressman Richie Torres. I've got a few announcements for you guys one of them is I believe Kenny spoke a little bit about the E-Bikes. At the ground level the Congressman, he introduced a bill related to the lithium battery mobility devices specially to create a consumer safety standard for these devices especially with the situations of the fires happening and it has increased in the past years.

The second announcement is related although this is a little bit north to CB1, last year DOT received \$2 million dollars from the city to work on a study to reimagine the Cross Bronx. This is something that the Congressmember along with Senator Schumer like was fighting for it with many environmental justice groups from the Bronx. Now there's some workshops and I've left some flyers in the back to get community input when we talk about reimagining the Cross Bronx like what should be part of that should we cap the Cross Bronx, should we put more housing, if we cap should we put more parks with some of the different ideas that you have as well, should we have more bike lanes, there's multiple options we could think about for the Cross Bronx. That's what's happening right now and after that hopefully there will be some workshops within the next month or so and then at the end of next year the results of the study will come.

The other announcement that I have is that we have made many inquiries about people that were born in Puerto Rico, and it was difficult for them to get like documents like birth certificates or any other kind of documents from the government of Puerto Rico. So, we got together with the government of Puerto Rico and with Governor Hochul we were able like to make a partnership and now Puerto Rico's is going have an office here in the Bronx providing these services. So, if you need more information about these services or hear of anyone that requires documents you can call to our office, and we will provide you with the

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information. They're setting up the office right now and in the process of hiring people but that will come like soon.

Our office was previously located at the Banknote we had to move because of redistricting so our office is now 540 East Fordham Road, and we provide any services related to federal agencies like IRS, Social Security and so on. Have a great night.

Arline Parks, Chairperson asked is there anyone here from Senator Serrano's Office, no. Is there anyone here from Senator Sepulveda's Office, no. Is there anyone here from Assembly woman Chantel Jackson.

The representative from the Office of the Assemblywoman, Honorable Chantel Jackson said how's everybody doing. My job is basically to let you guys know what resources we are offering.

I don't know if you guys know that the budget was recently passed so \$360 million dollars was allocated specifically for ERAP. If you know or are someone who needs assistance in arrears dating back to the Pandemic and need assistance paying those rent arrears please reach out to the office.

Other than that, we have two events coming up specifically for the youth. We were able to partner with the NYC Public Library and that event will come out at Concourse Village school on this coming Tuesday which is May 30th from 11 to 3. So, we're giving out library cards that give the children the opportunity to get books and they have them for three weeks before they have to take them back to any public library in the five boroughs. We also have an expunged event coming up on June the 3rd so anybody that has a criminal record ranging from simple things to more severe things like a felony they'll let you know what your options are whether it can be sealed or expunged.

Ms. Arline Parks, Chairperson asked is there anyone here from Assemblywoman Amanda Septimo's Office, no. Is there anyone here from the City Comptroller's Office Brad Lander, no. Is there here from the Public Advocate's Office Jumaane D. Williams, no. Is there anyone here from Councilman Salamanca's Office, no. Is there anyone here from the Deputy Speaker's Office Diana Ayala, no. Is there anyone here from the Bronx District Attorney's Office Darcel D. Clark, no. That completes all the Elected Officials Reports.

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I'd like to ask for motion to accept all the Committee and Elected Officials reports.

Motion made to accept all the Committee and Elected Officials Reports as presented. Motion duly seconded. Motion called and passed.

Ms. Arline Parks, Chairperson asked is there any Old Business, there was none. Is there any New Business, there was none. Could I have a motion to adjourn.

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

MEETING ADJOURNED