



# BRONX COMMUNITY BOARD # 1

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## ECONOMIC DEVELOPMENT-LAND USE & HOUSING COMMITTEE MEETING

JANUARY 11, 2012

5:30 PM

### MINUTES

**Attendance:** Arline Parks, Betty Bryant, Linda Duke, Michael Gilbert, Brenda Goodwin, Lucas Henriquez, A. Mychal Johnson, Walter Christopher Nash, Freddy Perez, Jr., Alice Simmons, Betty Wessley, Delores Waller Worrell.

**Others Present:** Anivelca Cordero, Lemle & Wolff, Inc., John Coogan, R.A., OCV Architects.

### **Lemle & Wolff, Inc. Real Estate Brokers and OCV Architects**

Ms. Anivelca Cordova of Lemle & Wolff said that they were property owners of over 5,000 units in the Bronx and northern Manhattan. We have been working in conjunction with the City of New York to manage and rehabilitate a portfolio of 45 buildings in the South Bronx that were mismanaged for a long time and this is one of the buildings that we have been managing since 2008. We're now looking to rehabilitate and make improvements to 270 Alexander Avenue. It's a 14-unit property one commercial space five stories and hopefully you will agree that the improvements we're proposing will better the property, make the tenants more comfortable and preserve the building for many more years to come that's the goal.

Mr. John Coogan, R.A., Architect specifically it's a landmark block Alexander Avenue we're working to restore the facade and with that the ground floor commercial space is being changed.

So we are revising the storefront on the ground floor and the entry by removing all the existing aluminum work that was done originally in the 50's and 60's and trying to create something more like the building as was originally constructed. If you go down that street you'll see buildings are being restored back the way they were. Presented and explained the design boards.

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One line of the tenants will be relocated temporarily within the South Bronx preferably near their home we have a lot of units in the area for probably a 12-month period and we're going to checkerboard the rest of the line into that vacant line so that we can do the work. There are 3-lines and we will be doing one line at a time. The tenants will sign a temporary location agreement that will give them the right to return to their unit at the original rent. They will have the option to stay at the other unit as well. These are mostly one-bedrooms and studios some of the tenants have outgrown the unit so they may decide to stay and we're offering that option. It will take 12-months for construction and the extra 6-months to relocate tenants back.

The City of New York is providing the funding for the building at a very low cost.

Motion was made to provide Lemle & Wolff, Inc. a letter of support for the renovation of 270 Alexander Avenue with the following stipulations of a letter from HPD acknowledging their commitment to this project; ownership structure; description of interior and exterior repairs approved by Landmarks. Motion duly seconded. Called and passed unanimously.

**Meeting adjourned.**