



The City of New York
BRONX COMMUNITY BOARD #1

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Serving and Representing: Port Morris, Mott Haven and Melrose



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CHAIRPERSON

Economic Development, Land Use, Housing & Zoning Committee Minutes

January 7th, 2025

Paola Martinez – Committee Chairperson

DRAFT

Introduction and Meeting Setup

- Committee Chair Paola Martinez welcomes everyone to the meeting, noting the absence of a quorum and the lack of voting items.
- Committee Chair Paola Martinez introduces her co-chair, Susan Camerata, and other committee members.
- Committee Chair Paola Martinez outlines the agenda, including a presentation from Lincoln Hospital and discussions on upcoming priorities.
- District Manager Anthony Jordan reminds everyone to speak clearly and concisely for the live broadcast and recording.

Introductions and Project Overview

- Alan Beckerman from HPD provides an introduction to the Melrose Cornerstone B2 project, a 214-unit, 100% affordable housing project in the Melrose Commons area.
- The project has a long history, originating from the Cornerstone 3 RFP in 2003, and involves complex land use actions, including a special permit and certification for development over a railroad trench.
- Jessica Clemente from Nos Quedamos discusses the development team, including Procida Development and Design, Goldstein Hall, and Proceed of Construction.

Project Details and Community Impact

- Peter Precio from Procida Development explains the project's history, including the challenges posed by a railroad trench and the city's determination of ownership.

- The project includes 214 units, ranging from studios to three-bedroom apartments, with 46% of units being two or three bedrooms.
- The project is being developed under the Ella program, which provides affordable housing options for formerly homeless households.
- The building will feature 4000 feet of ground-floor retail, three elevators, a community room, and a rooftop terrace with a production farm.

Community Concerns and Responses

- Committee members express concerns about the size of the apartments, with Member Dalourny Nemorin noting that 750 square feet might be too small for families.
- District Manager Anthony Jordan asks about the impact of the City of Yes legislation on the project, and Alan Beckerman explains that it simplifies the special permit process.
- Member Dalourny Nemorin inquires about the commercial space, expressing a desire for a food court or sit-down restaurant to serve the local community.
- Peter Precio discusses the challenges of leasing commercial space and the potential for breaking it into multiple smaller spaces.

Security, Trash Management, and Property Management

- Committee members ask about security plans, including fobs, cameras, and package rooms. Peter Precio explains the measures in place and the challenges of monitoring.
- Member Dalourny Nemorin emphasizes the importance of cleanliness and trash management, suggesting that the building staff should also maintain the surrounding neighborhood.
- The committee discusses the criteria for selecting a property management company, with Committee Chair Paola Martinez asking about the financial and experience requirements.
- Peter Precio explains that the management company must have experience with affordable housing and a track record of effective building management.

Environmental Impact and Sustainability

- District Manager Anthony Jordan asks about the environmental impact and the site's history, including the presence of a dry cleaner and the measures to address it.
- Peter Precio explains the site's enrollment in the New York State brownfield cleanup program and the measures to ensure environmental safety.
- The building will be built to passive house standards, making it highly energy efficient and entirely electric.
- The committee discusses the importance of sustainability and the potential for future innovations in energy efficiency.

Financing and Affordability

- District Manager Anthony Jordan inquires about the financing and the specifics of the Ella program, with Breanna Hemmings explaining the terms and requirements.
- The project will have a 30-year term for affordability, with all units being permanently affordable.
- The committee discusses the challenges of maintaining affordability and the importance of ongoing support from HPD and other partners.
- Member Dalourny Nemorin emphasizes the need for innovative solutions to keep residents housed and the importance of community involvement in the process.

Community Engagement and Future Plans

- The committee discusses the importance of community engagement and the need for regular updates and involvement in the project.
- Committee Chair Paola Martinez suggests a site visit and invites community partners to participate.
- The committee plans to summarize the discussion and address any additional questions or concerns before the next meeting.
- The meeting concludes with a commitment to continue working together and ensuring the project meets the needs of the community.

Strategic Goals and Resources Discussion

- Committee Chair Paola Martinez outlines the need to identify resources, activities, and partners for the committee.
- Committee Chair Paola emphasizes the importance of setting four strategic goals and achieving at least three by the end of the year.
- Member Dalourny Nemorin mentions a youth job fair initiative by the youth in education committee and suggests partnering with them.
- Committee Chair Paola Martinez agrees and proposes expanding training opportunities for young people within Community Board One.

Youth Job Fair and Training Initiatives

- Member Dalourny Nemorin suggests partnering with the youth in education committee to support a youth job fair.
- Committee Chair Paola Martinez supports the idea and emphasizes the need for training developers to provide information about accountability and opportunities.

- Committee Vice Chair Susan Camerata proposes education on affordable housing and AMI (Area Median Income) to committee members.
- District Manager Anthony Jordan mentions HPD's commitment to assist with training and the importance of recording sessions for future reference.

Educational Content and Video Production

- Member Dalourny Nemorin suggests creating educational content on AMI and affordable housing, possibly in a short video format.
- District Manager Anthony Jordan confirms HPD's willingness to assist with video production using the Bronx Net Studio.
- Member Dalourny Nemorin highlights the potential for cross-collaboration with other committees and agencies.
- The idea of developing Robert Clemente Circle into a market for economic development is discussed.

Long-Term Projects and Community Engagement

- Member Dalourny Nemorin proposes developing Robert Clemente Circle into a market similar to Corona Plaza in Queens.
- Committee Chair Paola Martinez emphasizes the importance of strategic goals that can be seen to fruition and engaging community members and partners.
- Member Dalourny Nemorin suggests hosting monthly meetings to keep long-term projects on track and ensure continuous engagement.
- The need for community advocacy and the role of elected officials in driving projects is highlighted.

Training and Negotiation Strategies

- Committee Chair Paola Martinez suggests looking at good examples of negotiation and project success to guide community board members.
- Member Dalourny Nemorin emphasizes the importance of training committee members to ask informed questions during presentations.
- The idea of creating a question sheet for HPD presentations to ensure comprehensive understanding and negotiation is discussed.
- Member Dalourny Nemorin mentions an intern from NYU who has created a draft of a Community Bargaining Agreement (CBA) for housing.

Final Thoughts and Next Steps

- The importance of setting clear strategic goals and engaging community members is reiterated.
- The need for continuous training and education for committee members is emphasized.
- The meeting concludes with a commitment to follow up on the discussed initiatives and ensure effective collaboration.

Action Items

Provide more details on the social services and programming planned for the building.

Explore opportunities for larger apartment sizes, even if they don't fully meet HPD guidelines.

Coordinate with the construction team to discuss plans for mitigating impacts on the surrounding community during the construction phase.

Provide a table with specific unit sizes and layouts for the different floors.

Explore options for 24/7 monitoring and security systems for the building.

Discuss plans for the commercial space and potential tenants.