



The City of New York
BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE
BRONX, NEW YORK 10455
(718) 585-7117 • Fax (718) 292-0558 • Email: BX01@CB.NYC.Gov

Serving and Representing: Port Morris, Mott Haven and Melrose



VANESSA L. GIBSON
BOROUGH PRESIDENT

CLARISA M. ALAYETO
CHAIRPERSON

ANTHONY R. JORDAN
DISTRICT MANAGER

General Board Meeting Minutes

June 27th, 2025

DRAFT

Borough-Based Jail Presentation Introduction

- Freddy Perez introduces himself as the 1st Vice Chair and mentions the limited time available for the meeting.
- 1st Vice Chair Freddy Perez outlines the agenda, noting the absence of members for approval of agenda, minutes, public speakers, and voting items due to lack of quorum.
- The focus is shifted to the borough-based jail presentation, with Freddy Perez inviting the presenters to step forward.
- Committee Chairperson Daniel Barber and other speakers discuss the importance of process and doing the right thing.

Design Team Introduction and Project Overview

- Larry from the design team introduces himself and the design-build team responsible for the borough-based jail facility.
- The presentation covers the community engagement process, including community design workshops and meetings with the Public Design Commission.
- The project is described as being in the middle of the design process, with construction anticipated to begin in 2026.
- The jail will feature 1040 cells, therapeutic and supportive resources, a hospital unit, vocational educational functions, and 40,000 square feet of community and retail space.

Community Engagement and Design Updates

- The design team has conducted several community design workshops and received feedback on the building's size, appearance, community space, and lighting.
- Updates to the design include improvements to the main entrance canopies, the building's relationship to its surroundings, and setbacks to create a more welcoming public space.
- The building will use materials to break down its scale and relate to neighboring buildings, with a focus on natural light and community engagement.

- The interior public spaces will include a public lobby with seating, restrooms, strollers, storage lockers, vending machines, and a children's play area.

Interior Secure Spaces and Energy Consumption

- The jail will have 1040 cells, each with a bed, storage, a desk, and task lighting, and will provide natural light through windows.
- Day rooms will be open to the day room, providing informal activity areas and outdoor recreation spaces.
- The building will be designed to meet LEED Gold Certification standards and will include photovoltaic panels and emergency generators for power outages.
- The design team discusses the importance of natural light, energy efficiency, and the impact of the building on the community.

Community Concerns and Programming

- The community has expressed concerns about the building's size, appearance, and lighting, and the design team has addressed these concerns in the updates.
- The design team is open to community suggestions for programming and will work with the community to develop potential programs for the incarcerated population.
- The building will have a horticulture program on the third floor, providing a therapeutic and educational space for the incarcerated.
- The design team emphasizes the importance of community engagement and the building's role as a civic asset.

Community Board Questions and Concerns

- Committee Chairperson Daniel Barber asks about the project labor agreement and how the community will be hired and fulfilled the section three obligation.
- The design team confirms the presence of a project labor agreement and mentions efforts to provide opportunities for local residents to join the workforce.
- Cesar Yoc asks about the energy consumption of the building and the potential for programming related to solar energy and photovoltaics.
- The design team provides information on the building's energy use, LEED certification, and the inclusion of photovoltaic panels.

NYPD Policy and Community Engagement

- Committee Chairperson Daniel Barber asks about NYPD policy regarding ICE detainment and the protection of community residents.

- The NYPD representative explains that they do not ask for immigration status from victims or perpetrators of crimes and emphasizes the importance of community engagement.
- The NYPD representative discusses the importance of treating everyone with respect and being personable in interactions with the community.
- The community raises concerns about police presence, syringe collection, and quality of life issues, with the NYPD representative providing updates and addressing these concerns.

Affordable Housing and Public Housing

- The community raises concerns about affordable housing and the lack of low-income housing in the Bronx.
- The representative from the Department of Housing Preservation and Development explains the process for developing city-owned properties and the importance of community engagement.
- The community asks about the timeline for releasing city-owned sites for redevelopment and the types of housing that will be built.
- The representative provides information on specific sites and the development process, emphasizing the importance of community input and participation.

Final Remarks and Next Steps

- The meeting concludes with Freddy Perez thanking the presenters and community members for their participation.
- The representative from the Department of Housing Preservation and Development provides contact information for further questions and follow-up.
- The community is encouraged to continue participating in community board meetings and to advocate for their needs and concerns.
- The meeting ends with a reminder of the importance of community engagement and the role of the community board in addressing local issues.

Introductions and Initial Remarks

- 1st Vice Chair Freddy Perez thanks the participants and acknowledges the presence of key officials from various offices.
- Freddy Perez calls for updates from the Borough President's office, United States Congress, and New York State Senate.
- Orena Community Liaison from NYS Senator Jose Serrano's office provides information about constituent hours and encourages community engagement.

Community Engagement and Constituent Services

- Orena Community Liaison emphasizes the importance of community members calling their offices for assistance.
- The office conducts outreach at senior centers, libraries, and other community locations.
- Specific dates and locations for constituent hours in July are shared, including senior centers and libraries.
- Contact information for the office is provided, including phone number and office hours.

Discussion on Virtual Meeting Attendance

- Member Maura Cosme raises a question about the possibility of virtual meeting attendance for board members.
- 1st Vice Chair Freddy Perez and District Manager Anthony Jordan discuss the challenges and legal requirements of virtual meetings under the Open Meetings Law.
- District Manager Anthony Jordan explains the need for a quorum in person and the conditions under which virtual participation is allowed.
- The discussion highlights the need for a resolution to allow hybrid or virtual meetings.

Community Concerns and Advocacy

- Committee Chairperson Daniel Barber shares his experience with community engagement and advocacy for public housing.
- Committee Chairperson Daniel Barber expresses frustration with the lack of response from elected officials and threatens to go public with his concerns.
- 1st Vice Chair Freddy Perez assures Daniel Barber that he will pass on the information to the relevant officials.
- 1st Vice Chair Freddy Perez calls for representatives from other offices to make announcements or address concerns.

Office Announcements and Services

- Whitney Rematch from Senator Sepulveda's office provides information about the services offered, including rent and tenant issues, food access, and legal advice.
- Contact information for the office is shared, including hours of operation and phone number.
- Whitney Rematch mentions the availability of bilingual constituent liaison services.
- 1st Vice Chair Freddy Perez calls for representatives from other offices to make their announcements.

Public Session and Community Announcements

- Gloria Cruz from the office of Deputy Speaker Diana Ayala provides information about an upcoming HPD event in the district.

- The event will address affordable housing, housing complaints, and building remediation.
- Contact information for Diana Ayala's office is shared, including email and office hours.
- Jumanah Escalera from the Bronx District Attorney's office announces upcoming community events, including a reentry fair and a gun violence awareness project.

Final Remarks and Meeting Conclusion

- 1st Vice Chair Freddy Perez thanks the participants and acknowledges the lack of quorum for the meeting.
- 1st Vice Chair Freddy Perez urges community members to contact the Borough President's office to express their dissatisfaction.
- 1st Vice Chair Freddy Perez thanks the board members for their attendance and wishes everyone a safe summer.
- The meeting is officially concluded without a motion due to the lack of quorum.

Action Items

- Work with the community to develop programming for individuals incarcerated or formerly incarcerated in the neighborhood.
- Follow up on concerns about the lack of warmth and welcoming attitude from police officers at the 40th precinct.
- Advocate for the release of city-owned development sites in Community Board 1 to build affordable and homeownership housing.
- Provide better data and information to the public on housing developments and affordable housing in the area.