



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

PAOLA M. MARTINEZ
CHAIRPERSON

ANTHONY R. JORDAN
DISTRICT MANAGER

General Board Meeting Minutes

June 25th, 2026

Paola M. Martinez, Chairperson

Attendance: *Deborah Aviles, Ngande Ambroise, Robert Barnes, Christina Cover, Audrey Dejesus, Jacqueline Dejesus, Edwin Diaz, Josephine Fernandez-Byrne, Brenda Goodwin, Christine Licata, Andres Madrigal, Dalourny Nemorin, Argelia Ortiz, Marilyn Pena, Freddy Perez Jr., Amanda Perez, Rosa Pinero, Joyce Pulphus, Patricia Simpson*

Roll Call and Meeting Commencement

- 1st Vice Chair Josephine Fernandez-Byrne calls the community board meeting to order and hands over to Freddie Perez as the chair.
- 1st Vice Chair Josephine Fernandez-Byrne confirms having a quorum and proceeds with the meeting.
- Member Freddy Perez Jr. introduces the public hearing for the proposed development by Housing Preservation & Development/Phipps Houses at 110 East 138th Street and 63 Exterior Street, Bronx, New York.

Presentation by Housing Preservation & Development

- Member Freddy Perez Jr. explains the purpose of the public hearing and the rules for community comments.
- Joseph from Housing Preservation & Development presents the project, highlighting its location between the Harlem River, the Deegan Expressway, Madison Avenue Bridge.

- The site is currently occupied by a former auto auction business building and the Pad and Reagan Company.
- The project aims to provide 100% income-restricted, 100% affordable housing, addressing the lack of affordable housing in the area.
- The project involves two buildings: a 13-story building with 180 units for seniors and a 27-story building with 350 units for families, both designed to be affordable.

Detailed Project Overview

- Isaac from Douglaston Development provides a detailed overview of the project, including the development team's background and experience.
- The project will include 537 affordable housing units, with Building One being a 13-story senior building and Building Two being a 27-story family building.
- The project will be financed through HDC bonds, HPD subsidy, low-income housing tax credits, investment tax credits, and ground lease tax credits.
- The retail space in Building One will be community-responsive, and the shared lobby will create an intergenerational community.
- Building Two will include a gym, children's playroom, and community facility space, with a focus on community feedback for programming.

Publicly Accessible Open Space and Transportation Improvements

- The project will feature a publicly accessible open space on the Harlem River waterfront, including a shore public walkway, dog run, playground, exercise area, picnic area, and shared street.
- The open space will include over 9000 square feet of plantings, native and resilient plants, and 150 trees.
- The project team has worked closely with the Department of Transportation to improve traffic conditions in the area, including protected bike lanes, widened sidewalks, and pedestrian medians.

- The project will also include a bike path connecting to the greenway and a dismount zone for cyclists near the building entrance.
- A loading zone will be available for vehicle drop-offs and deliveries, ensuring safe access for seniors and residents.

Community Concerns and Feedback

- Angel Garcia from South Bronx Unite expresses concerns about the high AMI levels and the lack of true affordability for the community.
- Brian La Fontaine highlights the disparity between the project's AMI range and the actual income levels in the community.
- Evan and other speakers emphasize the need for more family-sized homes and deeply affordable housing for the community.
- Ken Yavrio from the Rio Queens Chamber of Commerce asks about MWBE and local hiring goals, and the project team responds with their commitment to local hiring and MWBE goals.
- Lewis and Heaven Torres echo the concerns about affordability and the need for housing that meets the community's needs.

Board Member Questions and Discussion

- Board members express concerns about the AMI levels, the number of studio apartments, and the need for more deeply affordable units.
- The project team acknowledges the feedback and discusses potential adjustments to the AMI levels and unit sizes.
- The board members discuss the importance of community engagement and the need for the project to reflect the community's needs.
- The board members also discuss the potential for revisiting the project and working with the community to address their concerns.

- The meeting concludes with a motion to approve the agenda and the minutes from previous meetings.

Introduction of Miss Chanel Monroe and the Mayor's New Family Home Business Initiative

- Miss Chanel Monroe introduces herself as a liaison with the Department of Health Family Connections Network.
- She explains the Mayor's New Family Home Business Initiative, which aims to connect with healthcare providers and community-based organizations.
- The initiative focuses on a coordinated intake referral system to provide efficient support to expecting parents and families.
- Monroe highlights the high maternal and infant mortality rate in the Bronx and the importance of community support and services.

Voting Items and Approval of Licenses

- District Manager Anthony Jordan calls for a vote on the agenda items.
- Robert Barnes, chair of the license committee, lists three land applications for approval: 619 bar, Restaurant El Salvadoreno, Aura Lounge, and A&B Hospitality Groups.
- 1st Vice Chair Josephine Fernandez-Byrne makes a motion to approve the renewal or application of licenses for these three organizations.
- The motion is seconded and carried, with no opposition or abstention.

Fund for the City of New York Community Planning Fellowship

- Member Amanda Perez, chair of Youth Education and Minnesota, discusses a potential partnership with the Third Avenue BID for a community planning fellow.
- The project proposal includes requesting a community planning fellow for the 2026-2027 academic year to work alongside the district manager and other committees.

- The fellow would focus on traffic and public safety issues, particularly with the opening of new charter schools on Third Avenue.
- 1st Vice Chair Josephine Fernandez-Byrne makes a motion to approve the fund for the City of New York Community Planning Fellowship, which is seconded and carried.

Roll Call Vote for Land Use Applications

- A roll call vote is requested for land use applications N2 6019 4z A S, N2 6019 5z A S, N2 6033 6z A S, N2 60190 Z S X, N2 6019 1z C X, and N2 6019 2l V x2 6019 3h A X.
- The vote is conducted with each member indicating their approval or rejection.
- With 11 no votes, 3 abstentions, and 2 yes votes, the motion fails, and the application is reported to the Borough President's Office for review.

Public Safety Report and Community Concerns

- Captain Ramos from the 40th Precinct provides a public safety report, highlighting a 21.3% decrease in index crimes.
- Specific crime statistics are discussed, including a 27% decrease in robberies and a 35.9% decrease in burglaries.
- The report also notes an increase in felony assaults, with 91 incidents in the last 28 days, including a triple shooting.
- Community members raise concerns about illegal parking, noise, and mental health issues in their neighborhoods.

Elected Officials' Reports

- Maxwell Dickinson from the Mayor's Office of Mass Engagement announces investments in Ponce Bank and the rent freeze for rent-stabilized tenants.
- The Bronx Borough President's office provides a comprehensive report on community board activities, gun violence awareness, and new initiatives like the 2K program for early childhood education.

- Congresswoman Alexandria Ocasio-Cortez's office announces a congressional app competition and a summer reading challenge.
- Other elected officials' representatives discuss upcoming events, community services, and the importance of 311 calls for addressing neighborhood issues.

Community Board Reports and New Business

- The community board discusses upcoming health fairs and other community events.
- Oscar Alvarado from Walnut Bar and Grill shares his plans to beautify the neighborhood and create an art cultural district on 134th Street.
- The meeting concludes with a motion to adjourn, which is seconded and carried.

Action Items

- **Review and, if needed, revise the MWBE hiring goal for the 110 East 138th Street / 63 Exterior Street project to meet or exceed the 30% MWBE requirement under MWBE and Article 58, and report back to the Rio de Janeiro Chamber of Commerce contact.**
- **Provide the Rio de Janeiro Chamber of Commerce contact with the written MWBE and Article 58 requirements for this project so they can verify the 30% MWBE goal.**
- **Schedule and conduct a site tour for Christine Lakata and other Community Board 1 members to visit Phipps Houses properties to see the condition of the buildings firsthand.**
- **Provide Community Board 1 with a copy of the 2024 emergency audit that was requested by Community Board 6 regarding Phipps Houses management.**
- **After the meeting, collect the business owner's contact information regarding illegal parking and truck blocking at 101 34th Street and CNN Avenue and immediately address that parking issue.**
- **Collect the contact information from the resident near Bruckner and Brown Place who reported repeated incidents of glass-breaking and mental health-related disturbances and follow up on those incidents.**

- **Complete the review of all Community Board 1 appointment applications and notify applicants by email and letter of their appointment status or that their applications will be held in consideration, targeting completion by the start of the new fiscal year before September.**
- **Plan and host a community board appreciation event for Community Board 1.**
- **Organize and host the August 1 health fair in collaboration with the Bronx Borough President's office, including outreach to vendors and ensuring the event is fully staffed.**
- **Plan and host the July 22 health fair on 142nd Street between St. Ann and Brook Avenue, including outreach to vendors and ensuring the event is fully staffed.**