



The City of New York
BRONX COMMUNITY BOARD #1

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Economic Development, Land Use, Housing & Zoning Committee Minutes

March 4th, 2025

Paola Martinez – Committee Chairperson

DRAFT

Meeting Logistics and Initial Remarks

- Committee Chair Paola Martinez apologizes for the issues with their office and suggests using the chairs in the room for better visibility.
- Committee Chair Paola Martinez thanks everyone for attending and introduces Angel Pinto to manage the presentation.
- Angel Pinto explains the team received their notice to proceed in August and have been working on the conceptual design for the Borobudur HVAC facility.
- The team is seeking feedback on the conceptual design and will submit it to the New York City Public Design Commission by March 28.

Project Overview and Community Engagement

- Joe Mizzi introduces himself as the president of Sami Construction and project executive for TRG.
- Larry Gutterman outlines the presentation structure, including community process, project goals, and guiding principles, and the different aspects of the building.
- Larry details the community engagement process, including meetings with the project team, council members, and neighborhood advisory presentations.
- The first community design input workshop was held on December 17, and the second is scheduled for March 5.
- The project aims to design a secure, humane facility that is a great public architecture asset and makes a meaningful connection to the community.

Design and Community Feedback

- Larry discusses the project's design goals, including minimizing disruption to the community and incorporating a robust minority women-owned business program.
- The facility will have 1040 beds, outdoor recreation areas, and 40,000 square feet of community space on the ground floor.
- The design includes a three-story base with a tower on top, using materials to subdivide the scale and create a welcoming entrance.
- The public lobby will have a reception area, children's play area, and seating for visitors, with a focus on natural light and warm finishes.
- The outdoor recreation area will have metal mesh to allow natural light and fresh air while maintaining security.

Public Space and Traffic Concerns

- Beth Franz discusses the community feedback from the first workshop, highlighting concerns about traffic, lighting, and seating.
- The design team has addressed these concerns by creating a more welcoming and vibrant public space with plantings, seating, and shade trees.
- The plan includes a curving path with plant materials on both sides, making the space feel more organic and less institutional.
- The main entrances will be focused on wayfinding and accessibility, with the southeast entrance being the main community gathering space.
- The design includes a perimeter of at least five feet to separate the public space from traffic and provide a buffer.

Security and Public Safety

- Alex Maldonado explains that the facility will house pre-trial detainees, not prisoners, and will offer robust programming and educational spaces.
- The facility will have a staff ratio of approximately 900 members, with secure transportation for individuals in custody.
- The design includes a lobby to fit approximately 50 individuals at a time, with a scheduling system to manage visitor flow.
- The facility will have surveillance cameras and security measures to ensure public safety, with collaboration with NYPD for additional security.
- The design team is committed to engaging local businesses and residents, including minority and women-owned businesses, in the project.

Community Concerns and Questions

- Committee Chair Paola Martinez raises concerns about the impact of the facility on the community, including economic development and public safety.
- The design team emphasizes the importance of community engagement and addressing concerns through the design process.
- Alex Maldonado explains the increase in bed capacity from 886 to 1040 beds and assures that programming space and mental health facilities have not been compromised.
- The team discusses the importance of providing safe and secure transportation for individuals in custody and minimizing disruption to the community.
- The design team is committed to working with local organizations and community members to ensure the facility meets the needs of the community.

Increased Access to Medical and Mental Health Care

- Alex Maldonado discusses the increase in access to medical and mental health care in each facility, noting an exponential increase from current levels on Rikers.
- The calculation to increase bed sizes and reduce therapeutic beds considered therapeutic jail facilities in hospitals, with approximately 350 beds dedicated to therapeutic purposes.
- District Manager Anthony Jordan yields to the Vice Chair, who inquires about the percentage of migrants versus regular Americans in the 7000-person population.
- Alex Maldonado admits uncertainty about the specific numbers but offers to provide the data if available.

ICE Agents' Access to Correctional Facilities

- District Manager Anthony Jordan asks about the policy regarding ICE agents' access to correctional facilities.
- Alex Maldonado clarifies that they are not directly involved in these conversations and that no changes have occurred yet.
- Alex Maldonado emphasizes that ICE agents should not have access to correctional facilities at this time.
- Alex Maldonado acknowledges ongoing conversations but reiterates the current policy.

Therapeutic and General Population Beds

- District Manager Anthony Jordan inquires about the number of therapeutic and general population beds in the facility.
- Alex Maldonado explains that 20% of the beds are therapeutic for the most vulnerable medical and mental health patients, while 80% are for the general population.
- Only 20% of the overall population has a serious mental illness, with 50% having some mental health history.

- Speaker 13 compares the need for mental health treatment to personal experiences, emphasizing the importance of providing care to all individuals.

Overcrowding and Bed Allocation

- District Manager Anthony Jordan asks about the consequences of exceeding the number of beds available.
- Alex Maldonado explains the risk of overcrowding and the need to increase facility capacity to avoid double-bumping or housing individuals in inhumane conditions.
- Alex Maldonado mentions working with the administration to increase capacity and ensure safe and secure housing for all.
- District Manager Anthony Jordan emphasizes the importance of community investment in reducing the number of individuals returning to the jail system.

Community Investment and Reentry Programs

- District Manager Anthony Jordan asks about the department's commitment to community investment and reentry programs.
- Alex Maldonado highlights the department's work with partners like the Mayor's Office of Criminal Justice on decarcerating and reentry programming.
- The goal is to provide tools for individuals to reintegrate into society and reduce the number of first-time offenders.
- Alex Maldonado mentions efforts to ensure individuals are better prepared upon release, whether they are going upstate or returning to their communities.

Solitary Confinement and Restrictive Housing

- District Manager Anthony Jordan inquires about the facility's plans for solitary confinement or restrictive housing.
- Alex Maldonado explains that solitary confinement is banned by the state of New York, and the department practices restrictive housing to reduce violence and keep people safe.
- The department has two restrictive housing models: enhanced supervision housing for rule violators and a special management unit for individuals posing a significant threat.
- Alex Maldonado clarifies that the department does not practice solitary confinement as defined by the UN, ensuring individuals have at least seven hours out of their cell daily.

Restrictive Housing in New Buildings

- Member Dalourny Nemorin asks about the implementation of restrictive housing in new buildings.
- Alex Maldonado describes the special management unit in new buildings, which allows for congregate interactions with sub-day rooms for separation.
- The unit can also be used for quarantine housing or new admissions who refuse medical screening.

- Alex Maldonado emphasizes the flexibility of the special management unit to serve multiple purposes beyond restrictive housing.

Community Concerns and Facility Design

- District Manager Anthony Jordan raises concerns about the association of the facility with the surrounding community and the potential for increased crime.
- Member Michael Pimentel suggests that the facility's design should balance pedestrian access with parking to accommodate people coming from other parts of the borough.
- Alex Maldonado acknowledges the feedback and promises to consider it in future planning.

Staffing and Completion Dates

- Member Dalourny Nemorin asks about the staffing plan for the facility, including medical staff.
- Alex Maldonado admits that the staffing plan is not finalized and will be developed as the project progresses.
- Member Dalourny Nemorin inquires about the current staffing levels for Correctional Health Services.
- Alex Maldonado mentions that the facility is expected to be substantially completed within the year, with occupancy expected shortly after.

Action Items

- Provide information on the percentage breakdown of the jail population between migrants/non-citizens and regular citizens.
- Clarify the policy and plans regarding ICE agents' access to the correctional facility.
- Provide details on the staffing plan for the facility, including the ratio of medical/mental health staff to correctional officers.
- Explore opportunities for partnerships with CUNY/SUNY to provide vocational and educational programs for incarcerated individuals.
- Consider increasing the number of parking spaces and improving vehicle access to the facility to accommodate visitors and staff who may not have easy access to public transportation.