



COMMUNITY BOARD NUMBER 1

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ADOLFO CARRION, JR.
BOROUGH PRESIDENT

GEORGE RODRIGUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

ECONOMIC DEVELOPMENT/LAND USE & HOUSING MEETING MAY 3, 2006

MINUTES

Attendance: Betty Bryant, Herman Francis, Jr., Lucas Henriquez, Aresh Javadi, Myrna Lewis, Estelle Loud, Nellie McKay, Walter Nash, Arline Parks, Gilberto Rivrea, Carmen Santos, Betty Wessley, Delores Waller-Worrell.

Others Present: Jessica Munoz, Lehman College, Arnaldo Arzu, RollinTogetherInc., Keith Smith, RollinTogetherInc., Glenn Rivera, RollinTogetherInc., Angel Lopez, RollinTogetherInc., Jesica Wviwasg, HPD, Kisa Heintz, HPD, Angel V. Valona, New Horizon Management, Robert Morales, New Horizon Management, Giselle Quinones, Hunter College, Andrea Phillips, Annandale, Carl Duncan, Anandale.

Annandale Contracting Inc.

Ms. Andrea Phillips, President said they are proposing to build seven three-family homes on East 152nd Street & Concord Avenue. They are the developer and general contractor for the project.

Basically the plumbing and electrical work will be sub-contracted and possibly a few other trades, but most of the work is being done by ourselves. We do look to hire from the local community.

We would like to work with and reach out to the community so that we can get buyers from the community that's something we do with all our projects.

There a city, state and land subsidies, two homes will receive home funds where they will be about \$100,000 less than the other five homes we haven't determined which two.

They type of construction would be a block and brick with siding in the back. We try to build houses consistent with the neighborhood.

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There is no parking on the property, but they have backyards and one main entrance where owner and rentals come in through.

Looking to start construction and close construction loan in June. Total project cost is five million dollars. We make ten percent on the construction loan, but do not receive developer fees. The project will take twelve months with another three for a permanent C of O, we don't do temporary ones.

Motion made not to give Annandale a letter of support until they come back before the committee with more information on the issue of a buyer's long-term ability to maintain the mortgage payments without rentals, and about the developer and contractor. Motion duly seconded. Called and passed with 1 opposition.

Meeting adjourned.