



The City of New York
BRONX COMMUNITY BOARD #1

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ANTHONY R. JORDAN
DISTRICT MANAGER

Economic Development, Land Use, Housing & Zoning Committee Minutes

October 28th, 2025

Freddy Perez Jr., Committee Chairperson

DRAFT

Community Benefit Agreement Tracking Form Introduction

- Member Argelia Ortiz introduces herself and District Manager Anthony Jordan mentions the Bronx team and residents associations at 40 Bruckner and Bankside.
- District Manager Anthony Jordan explains the need for a tracking system for Community Benefit Agreements (CBAs) and mentions working with the general counsel to create enforceable CBAs.
- District Manager Anthony Jordan discusses the 15% set-aside for affordable housing in certain community projects, which was reduced due to a lawsuit.
- Brenda Goodwin questions the tracking process for CBAs, and Anthony Jordan explains the internal tracking process being developed.

Development of the Tracking Form

- Member Dalourny Nemorin clarifies that the tracking form is custom for their community board.
- Brenda Goodwin emphasizes the need for a committee to track CBAs and ensure promises are fulfilled.
- District Manager Anthony Jordan asks the committee what they would like to see tracked in the form, suggesting apartments and jobs as initial items.
- Committee Chair Freddy Perez suggests giving the committee a developed form to review and modify.

Discussion on Tracking Process and Responsibilities

- Member Dalourny Nemorin highlights the importance of having a clear agreement before the full board vote.
- Committee Chair Freddy Perez explains the process of the committee's recommendation to the full board and the importance of tracking promises.

- Brenda Goodwin stresses the need for committee members to follow up on promises and track progress.
- Committee Chair Freddy Perez suggests setting up a timeline and milestones for tracking CBAs.

Introduction of the 427 East 140th Street Project

- Committee Chair Freddy Perez introduces the 427 East 140th Street project and its principal owner, Josh Dardash.
- Joshua Dardashtian provides a background on the project, including its history and the restoration of the original building.
- Joshua Dardashtian explains the design and features of the new building, including the number of units, amenities, and energy efficiency.
- Joshua Dardashtian discusses the community preference process and the involvement of the Attorney General's office.

Community Questions and Concerns

- Brenda Goodwin asks about the management agent for the units, and Joshua Dardashtian explains the initial self-management and future board management.
- Member Argelia Ortiz raises concerns about parking for condominium owners, and Josh Dardash explains the limitations due to the landmark status.
- Member Dalourny Nemorin questions the pricing range and the comparison with other condos in the area.
- Committee Chair Freddy Perez asks about the construction cost, completion date, and noise mitigation measures.

Discussion on Pricing and Community Outreach

- Member Dalourny Nemorin and Freddy Perez discuss the pricing strategy and the potential impact on the community.
- Chairperson Paola Martinez suggests working with local lenders and homeownership programs to help community members qualify for purchases.
- Joshua Dardashtian explains the selection process for buyers and the importance of community outreach.
- Committee Chair Freddy Perez and Member Dalourny Nemorin discuss the potential for investors to buy units and the importance of prioritizing homeowners.

Final Questions and Adjournment

- District Manager Anthony Jordan asks about the preservation of historic features inside the building.
- Joshua Dardashtian explains the efforts to preserve historic elements and the challenges of converting the building.

- District Manager Anthony Jordan inquires about common areas and ADA compliance, and Josh Dardash provides details on the recreation space and ADA units.
- Committee Chair Freddy Perez calls for a motion to adjourn the meeting, and Member Argelia Ortiz seconds the motion.

Action Items

- Explore opportunities to host events or provide information sessions to help prepare community members who are interested in purchasing units.
- Follow up with the developer once the Attorney General's approval is obtained to coordinate a site visit or open house for the community.
- Provide the community board with the list of lenders the developer is working with.