



BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

SERVING PORT MORRIS • MOTT HAVEN • MELROSE



RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

FULL BOARD MEETING MINUTES

September 28, 2017

CEDRIC L. LOFTIN
DISTRICT MANAGER

Board Member Attendance: George Rodriguez, Clarisa Alayeto, George Alvarez, Maria Garcia-Baltazar, Carol Boddie, Betty Bryant-Brown, Passynab Bula-Bula, Josephine Fernandez-Byrne, Carolyn Chamorro, Maura Cosme, Isabel Figueroa, Lynda D. Gaines, Lucas Henriquez, Addie Marrow, Jennifer Montano, Walter C. Nash, Arline Parks, Freddy Perez, Jr., Mohammed Sheikh, Alice Simmons, Nicole Taylor, Tracy Alecia Woodall, Hakiem A. Yahmadi, Cesar Yoc.

Board Members Absent: Barbara Alvarez, Ngande Ambroise, Daniel Barber, Steven Benedith, Ronnie Caraballo, Linda Duke, Brenda Goodwin, John Johnson, John Lemon, Aracelis Lucero, Nellie McKay, Idelsa Mendez, Mohammed Mutawakil, Brenda Rodriguez, Ricardo Cosme Ruiz, Carmen Santos, Sandra Stone, Cesar Vasquez, Delores Waller-Worrell.

The District Manager asked First Vice Chairperson Betty Bryant-Brown to open the meeting with a prayer.

Public Session

Mr. Joseue Melendez representative for Councilmember Salamanca said that I just wanted to remind everyone that this Saturday our office and other offices will be coordinating relief efforts. We will be collecting supplies for Puerto Rico it's going to be happening on Southern Boulevard and Aldus over by Westchester Avenue and the Simpson Street train station. They will be collecting water, batteries and no perishable items and goods. So we're going to try and collect as much as we can and we've been getting a lot of calls from people asking what they can do to help in this effort. The 19th is go purple day it's a day we raise awareness for Domestic Violence and it's for people to wear purple on that day. As I said to bring awareness we're actually going to be working in a couple of the train stations in our district and we will have some literature also to help raise some awareness about that. So we encourage everyone to take part in that. If anyone has any questions or wants to work with our office I'm going to leave some of my cards in the back.

Mr. Fabrice Armand Director of Strategic Partnership for the New York City Department of Corrections said that part of the reason that I'm here today is that I wanted to keep you informed on some of the things we're currently doing. We're currently doing a big push to hire Correction Officers our exam which is Exam 8309 should start November 1st to November 30th the starting salary is \$45,000 thousand after five and a half years they're making over \$90,000 thousand the base salary without including overtime. So if you know of any individuals that would like to be part of law enforcement you

only need an Associate's Degree to become a Correction Officer. The other thing that I wanted to point out to you is that most individuals when they think of the Department of Corrections they think of uniformed positions we actually have currently non-uniform positions I'm not a Corrections Officer but I work at the Department of Corrections. We have about twelve positions from Attorney positions, Community Coordinators some of the salaries begin at \$50,000 thousand and go up to \$180,000 thousand. So these are open competitive position meaning you do not need to have a Civil Service Title for to apply. Most of the time when you apply for a position you actually have to have a Civil Service Title but these are just positions that are open to the public. So the last thing that I would like to bring to your attention is that one of the things that I've been working on diligently is trying to connect individuals that were formerly incarcerated to jobs. One of the biggest issues that they have after they've done their time they cannot actually get back into society. So we're having a panel discussion the first one is in Queens, the second one is in Brooklyn and the third one is in the Bronx but it's really the Fortune Society, the Department of Corrections, the Department of Small Businesses and Robin Hood Foundation talking about what currently are we doing a panel discussion to address recidivism on how to connect individuals that have done their time with employers.

End of Public Session

The Chairman called for the roll.

The roll was called and there were twenty-four members present constituting a quorum.

The Chairman called for the Approval of the Agenda.

Motion made to approve the Agenda as presented. Motion duly seconded. Motion called and passed unanimously.

The Chairman called for the Approval of the Prior Meeting Minutes.

Motion made to approve the Prior Meeting Minutes as presented. Motion duly seconded. Motion called and passed unanimously.

Chairman and District Manager's Report

Public Hearing was opened by the District Manager

The District Manager read the description of the ULURP Application on 425 Grand Concourse former site of PS31 – Applications C-180031-ZMX and C-180032-HAX for the Public Hearing.

The District Manager introduced Mr. Ted Weinstein Director of Bronx Planning for the New York City Department of Housing Preservation and Development.

Mr. Ted Weinstein said that we're going to hear tonight about a project and this is the ULURP process the Uniform Land procedure. It's the city's process that the city has to go through for a variety of reasons. This is a project that is a little different from most of the projects. You can drive around the district and see many buildings that were built in let's say in the last fifteen years. This is a project that

we're really looking forward to I've been coming to this community for twenty something years now and we always talk about the projects we have for development in this area particularly if there's a ULURP Application which is this case. This is a site which I think everyone knows the history there was a school building that had to be closed many years ago it was deteriorating it got to the point that it was in such bad shape that the Building Department issues an Emergency Declaration that it either had to be fixed or torn down and it was not financially feasible to do that so it was torn down. As has happened in many places around your district and other parts of the South Bronx. Out of adversity out of tragedy came an opportunity and we decided that it would be a great location to build an affordable housing building this happens in many, many parts of your district. We came and spoke to the Committee at the time we then did a Request for Proposals which we usually do for city owned property and we wanted something special. It's gotten to the point where a lot of the buildings that are being developed like in Melrose Commons you know just up the block. There was a story years ago that affordable housing didn't have to look like affordable housing and I have to say that Dattner was the first to make affordable housing look different look more attractive. But it's gotten to the point now that the buildings built in the last ten and fifteen years are starting to look a lot alike and so we felt this location right on the Grand Concourse just down the block from the subway station near buses easy access Lincoln Hospital across the street from HOSTOS Community College near highways walking distance to a Metro-North station that this would be a great location to do something a little different a little bit of a show piece. So this building will certainly not look like most of the affordable housing that has been done in the area the Architects will explain a little better and the Development Team.

It's going to incorporate something called Passive House design which is something different it's going to be a little taller than many of the buildings in the area but you know this is something that's going on all over the city and you know the Bronx should be part of the twenty-first century architecturally and we think that this is a good example of doing that. It's going to have a range of income eligibility this Administration more than any other and I've been around a long time is incorporating into the new buildings being built by our programs a wide range of income eligibility so that there will be units available for people that are low income, units available for people that are moderate income with different levels in between. There's going to be different size of course and we'll get into that. So we think that this is something that will really liven up the area there, it will create activity it's always good to have more street activity. You know when HOSTOS is closed that block as long as it is as big as it is there's not much going on there this will add activity to that street. One of the other things as many of you know right next door to the site is a playground which has been closed unfortunately for a number of years because it deteriorated it got to be in bad shape and the Parks Department felt that they had to close it down and we spoke to the Parks Department and the two agencies have been working together and working with the Development Team and we have somebody here from the Parks Department who will talk about that as well that along with the construction of this building that playground is going to be rebuilt totally and reopened as a Park. So what the community will be getting is not only the new building but they will be getting the reopened Park made available to the community. So we're really excited about this project one that we think is really going to have a positive impact in addition to making available more affordable housing.

Mr. Thomas Brown Trinity Financial said that I oversee development for our company out of our New York office. Trinity Financial is a Real Estate Development Company that's been developing affordable housing throughout the northeast for close to 30 years. On this particular 425 Grand Concourse project we're partnering with a local development organization MBD Development with Derrick Lovett and Ruby Rodriguez and we feel that we have a very exciting project. Our company was built on collaborations with the localities that we develop in and we treat 425 no differently. So we'd like to

introduce the project and ourselves. We're going to give you an overview of the project and at end as Ted mentioned will answer any questions. So I'll just turn it over to Christoph Stump out of our office it's his design and he'll walk you through the development.

A power point presentation was provided

Mr. Christoph Stump Trinity Financial said that so for 425 Grand Concourse Thomas introduced the team again it's a Trinity Mid Bronx Development. It's a joint team with MBD Housing, Trinity Financial, Architects are Dittmer we are working with a Landscaping Architect Weintraub Diaz our Management Company is Wave crest Management and Trinity has its own Management Company to help manage the property on the legal side we have Nixon Peabody and on the Real Estate side we have CBRE/Halstead also our partners.

Just a quick overview whoever is not familiar with the site it's about 29 thousand square feet vacant lot on 144th Street and Grand Concourse and we're proposing to build a 28-story building with approximately 322 thousand square feet of building. The main purpose of the building is to provide for affordable housing. The building currently has 289 affordable units we have a mix of studios, one, two and three bedroom units. The non-residential components we have a Medical Urgent Care Center in the building, we have Retail space, we have a sizable educational facility and a cultural facility all located in this one building. We want to make it as comprehensive and fully equipped for this location as possible. We anticipate the construction to start in December 2017 the end of next year it will be a 2 year construction process.

We were asked to quickly speak to the ULURP action we will come before you again in the spring. So you're the Land Use Committee and Ted already mentioned it's a Land Use issue and we're applying for rezoning from the current C4-4 to C63 part of the ULURP Ted mentioned that there will be some Text Amendments to the Zoning Resolution and the site will be a Mandatory Inclusionary site other than that we're not asking for any zoning variances. This building is a very passive green building Ted mentioned Via Verde a ground breaking building and that it had a number of very green features similar to here. This is going to be a passive house building. We have an airtight envelope which means that the air inside the units will have to be replaced with mechanical fresh air. Nobody knows better than you how plagues the South Bronx is with asthma coming from truck traffic from the highways and so this filter system allows a very clean environment it's very good for people who suffer under asthma it's a real problem in the South Bronx. It's a very quiet interior space an interior that is also capsulated from your neighbor you won't have cooking smells from your neighbor it's a very high building standard that we are coming for not just for the residential portion but also for the non-residential aspects for the building. We will go for NYSERDA grants multi-family program it's an active and healthy building and we are trying to incorporate a number of resiliencies and we want to be solar ready for the future. This is the building just to give you an overview we're on 144th Street and we have Hosts Community College over here and this is a rendering from the opposite side on 144th Street Grand Concourse. The reason why we're showing Hosts Community College is because there's actually a park between Hosts and this project site the Garrison Park. Part of this proposal is the renovation of Garrison Playground and to provide a pedestrian connector between Grand Concourse and Walton Avenue which would be located next to the project. Other than that we have a cultural facility on the northeast corner, we have the Urgent Care Center on Grand Concourse, the residential entrance is on Grand Concourse, retail on the corner and the school entrance on the back of the building. I want to point out that we're not closing the building off to this pedestrian connector but it's a transparent design here to provide some security sense of connection to

the park. Here's a section through the building to understand better where the uses are located. What we're trying to do is provide a host of community beneficial non-residential uses to the community that really enliven this section of the Grand Concourse and creates a community space that currently isn't there. A quick view of the pedestrian connector. As you recall on this site there used to be PS31 and during the demolition some artifacts were preserved and we want to create a display on the pedestrian pathway with these artifacts. Just to create a sense of place and also make these artifacts accessible to everyone to the public putting them somewhere in an enclosed space. In the RFP we felt that this was an important feature.

With the floor plans I'm not going to go into too much detail we will have a community space in the northwestern portion of the building, double loaded apartments. Something here to note is our residential corridor has a window an important resiliency feature for us. If you don't have windows in the corridors it can become dangerous. Often times you have enclosed corridors that can become an unsafe environment. This is a rendering by night it shows again our idea and really our concept to provide for a lot of activity in this building and to make it as safe as possible. This is an active building and we want to provide the neighborhood with a number of services, security and a comfortable neighborhood. With this I'm going to turn this back to Thomas he's going to speak about the affordable apartment levels.

Mr. Thomas Brown Trinity Financial said that we look at this as a mixed income project and as such we wanted to provide a distribution of affordability through a number of AMI tiers going down from 30 up to 100 percent AMI and it's distributed throughout our project. So we're building for not only low income or very low and there are a number of tiers depending on affordability. We can provide the Board with a chart that goes into detail on family sizes it's a large chart. But I can tell you that the ranges go from 30 percent AMI on a one person in a studio an example would be that individual would be at \$19 thousand and the example of one person in an 100 percent AMI unit approximately \$63 thousand and bringing it down to a family of four for instance that would be \$38 thousand in a 30 percent tier up to \$90,600 in a 100 percent tier. So pretty much the range of the project would fall between that. Again our intent with this project is to really meet the full needs of the Bronx. We've heard and I'm a New Yorker and understand there's a need for both extremely low income housing and also middle income housing for professionals that may be in the area. So again that's our intent on the project. We are also committed to securing and improving Garrison Playground right next to our development.

Mr. Nick Molinari Chief of Planning for the New York City Parks Department said so this is our design for Garrison Park which you guys saw back in March. We announced that we were moving along with design Garrison Park in December of last year. We had our community input meeting October of last year worked out all the design kinks and came up with a design that we think works pretty well. It has a multi-purpose play area here, synthetic lawn space play equipment for smaller children and older children, spray shower a plaza space that also has a water feature here, fitness equipment, game tables. Really it's a site that we think is going to function for lots of different members of the community. Everyone knows that the park has been closed for quite some time. It's a really interesting layout of a site the reason it looks the way it looks is because the train runs right underneath it which is one of the things that has made this quite a complex park to work on but that's also why it has a lot of retaining walls on the side. Right now it only has entrances from this walkway and one of the things that we've added in is additional entrances so this is going to be a much more accessible site and a much more inviting site.

In terms of schedule for the project so we started design last October and it's typically a year long process design it just wrapping up. Then we will be entering the procurement process basically procuring and reviewing all the contracts and then hiring the Contractor who is going to be doing the construction work. The construction work will take approximately one year. So construction is anticipated to start in late summer of next year and to wrap up the summer of the following year.

Mr. Thomas Brown Trinity Financial said that the funding on the project and all the elements we've talked about the passive house the hi-rise nature of the building we're working with HPD through their funding program as well as other funding sources. The total development cost of this project as of right now is projected at \$140 million. The approximate distribution would be \$95 million on the hard costs which would be constructing the building and \$45 million on soft cost which would be associated costs. Right now our projected funding sources are Tax Exempt Bonds from HPD, a subsidy from HDC, Equity raised from sale of Low-Income Tax Credits on the project and we're also looking for Redo a Funds from various parties within the City Council, Borough President and we're also putting in Developer's Equity. We've made a change to our Management Team on our RFP we went in with Wavecrest and based on our feedback we're making a change to that so we're removing Wavecrest and going through a process now to identify a suitable agent for the project.

To sum this up it's a mixed income project that we've put a lot of effort into internally and working with our partners with HPD in coming up with a project that has diverse community components. Based on the design we want to provide active, vibrant ground floor uses on Grand Concourse, Walton Avenue and East 144th Street. We're building a passive house that is very energy efficient this would be state-of-the-art green building. This would be unlike any building built or conceived for mixed income housing to date we have a distinctive architectural design on the project. As an organization both Trinity and MBD have commitment of employment of MWBE entities, workers and businesses. I think that this is a very innovative project that will be of value to the community.

Board Member Questions and Comments

Mr. Bryant Brown 32BJ SEIU was the only speaker.

The Chairperson called for a roll call vote of support on the Trinity Financial-Trinity Mid-Bronx Development LLC 425 Grand Concourse former site of PS31 – Applications C-180031-ZMX and C-180031-HAX Project.

The roll was called 15 Board Members voted yes with modifications/conditions and 9 voted no. The item was passed.

Public Hearing Closed

Committee Reports

The Municipal Services Committee Chairman Hakiem A. Yahmadi said that the committee report was in the Board Member folders. He then said that the committee had unanimously voted to provide the New York City Parks Department with a letter of support on their St. Mary's West Comfort Station reconstruction project and was now requesting a motion of support from the Full Board on this project.

Motion made to provide the New York City Parks Department with a letter of support on their St. Mary's West Comfort Station reconstruction project. Motion duly seconded. Motion called and passed unanimously.

Elected Officials Reports

The representative from the Borough President's Office said that just a quick reminder for any new Board Members on Monday, October 2nd is the orientation. Regarding Puerto Rico and Mexico as you know they went through some natural disasters and we're actually having a big drive on Saturday, September 30th over on Southern Boulevard and Aldus Avenue. If you have clothing, non-perishable food please come and donate if you're not able to go to that site you can drop off the clothing and the food over at your local Precincts the event is from 12-5. Over the summer the Borough President released his 2018 Fiscal Capital Funding he allocated over \$20 million dollars to schools here in Community Board 1 38 schools received funding some of that funding will be for new computer equipment, white boards, stem labs, construction for the playgrounds. If you go to the Borough President's website you can see the full listing of the schools in Community Board 1 that received funding. Tour of the Bronx is our Annual Bike Tour registration is now open so if you're an avid cyclist and it's something you like doing you can register at I Love the Bronx.com you get to choose from two courses a 25 mile course and a 40 mile course. It's a very leisure ride it's free and it's not a race. I know we talked about some developments but this is one development that's really great for the borough finally the Bronx is going to have a Hip Hop Museum it's going to be located on 145th and Exterior that's part of a waterfront rezoning project. It's not in this district it's in Community Board 4 but it's very near to this community district. In addition to the Hip Hop Museum there's also going to be 600 units of housing on the site there's going to be some economic retail there as well there's going to be a new Park built on that site. Microsoft has already signed on to put some of the computer and interactive features on the Museum. This is not going to be a rinky dink Museum if anyone has been to the Rock and Roll Museum in Cleveland it's going to be at that level. So this is a huge, huge win for the borough. There was a lot of talk of the Museum going to Harlem but we were able to find a site here in the Bronx. So I think it's scheduled to open in 2021 or 2022.

The representative from the Public Advocate's Office Letitia James said that just a quick reminder that the Public Advocate oversees City Agencies such as HPD so if you have any issues you can always contact her office contact me at 212-669-4121. Also because of Tish's Public Advocate push thank God we have universal school lunch throughout New York City. Another thing during the summer the Public Advocate called out ten Banks called them the worst ten Bands and she wants them to be accountable for lending money to those worst landlords that she put out last year. So she's doing things.

The representative from Congressman Jose E. Serrano's Office said that just a few updates on what's been going on in Puerto Rico and what the Congressman has been doing. So as a member of the Appropriations Committee he's really pushing for the President to finally get things going on the ground. Today we finally got the Jones Act lifted so we're getting some of the help all throughout the island. But really pushing to have a Task Force created just like the one that was created here for Sandy to be put not only in Puerto Rico but the US Virgin Islands because they're all places where humans live. Just so you know if you know of anyone that has not heard from a family member in Puerto Rico there's this email address that you can use first name, last name, date of birth, last location that you had some sort of contact with them and so that email address is Marial@prfaa.pr.gov you can also call and they're creating

a list for people that need special medical attention and the phone number is 202-800 3133. So those are a couple of things going on in Puerto Rico right now. The Congressman has also joined with Cuomo to help get relief over to the island. DACA is something that has kind of taken a fore shot over because of things that have been going on but he is still a strong supporter of the Dreamers. We want to let you all know of the upcoming deadline for those of you whose DACA expires March 24, 2018 between now and then they can renew should renew their DACA by October 5, 2017 of this upcoming month next week Thursday. So please urge anyone that you know that may be a Dreamer to file that application because we really don't know how things can change after that. Then another thing just recently found out the US Postal Service will be removing mailboxes from our district. So if you want to know about any specific locations just contact our office and we'll share the entire list with you of where they will be removing the mailboxes. So if you want to call our office the number is 718-620-0084.

Old Business

None

New Business

Board Member Tracy A. Woodall provided an update on C-Ball activities and events.

The Chairman called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed unanimously.

Meeting adjourned.