



COMMUNITY BOARD 11
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Borough President Ruben Diaz Jr.

Chairman Albert D'Angelo

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January 22, 2021

Mayor Bill de Blasio
City Hall
New York, NY 10007

Commissioner Steven Banks
New York City Department of Social Services
4 World Trade Center
New York, NY 10007

Gentlemen:

Thank you for giving Bronx Community Board 11 the opportunity to submit viable sites for the replacement of the proposed homeless shelter at 1682 Stillwell Avenue. The addresses below are sites, which can be obtained, and owners are ready to give site control. The lots are vacant, and the construction timeline will be the same as Stillwell, since these other sites will not be a six-story campus. Additionally, these other sites allow for more operational conduct, as they have large floorplates and can be built on three stories maximum.

We have not started negotiating prices on all sites, as we wanted to present sites for your review first. We have several experienced developers who are interested in procuring and developing the site as **purpose-built shelters**. The developers are familiar with OTDA Part 491 requirements.

One site we feel really works is **1956 Birchall Ave in BxCB11**. The site is an M1-zoned site, so no special permit is required for Use Group 5 use. The site also sits on 23,013 square feet lot lines and can easily accommodate 35,000 square feet with cellar space. This potential two-story structure is more conducive to operations than a six-story campus. The owner is particularly interested and is willing to develop the site in accordance with OTDA standards, particularly part 491. (Please see attached Letter of Intent.)

The site is at the foot of a subway stop and not near any schools and single-family homes. The site can be developed quickly, as there is no acquisition period and the owner can start immediately with plans. Because the owner does not have acquisition costs and has comparable developmental costs, the per annum lease will be significantly cheaper than the 1682 Stillwell Avenue proposal, which is \$3.5 million per annum.

The owner of 1956 Birchall is open to a lease under \$2.8 million for a new 35,000 square foot facility. This will be for a double net lease where the owner pays base

tax after improvements and tenant pays escalation only. Rent escalations will be considered at 3% every three years. The owner is also open to having a purchase option put in the lease for the tenant.

This would save the City of New York close to \$1,000,000.00 a year compared to Stillwell Avenue, when considering the operational cost savings of a six-story building (Stillwell) compared to a two-story building (Birchall).

Below are other sites where we are obtaining site control/Letters of Intent:

Available Site	Block	Lot	Square Feet Lot	Buildable	Zoning	Owner	Community Board	Comment
1901 Amethyst Street	4011	153/152	15,791	31,582	M1	John Marricco	11	Mostly vacant lot; owner has been engaged and Board meeting with him
1915 White Plains Road	4254	32	14,071	28,142	C8-1	Raymond Restaino	11	As of right build; owner has been engaged and Board scheduling meeting
900 Arnow Ave.	4515	30/31	9,352	20,000	C8-1	Durgaj Paulin	11	As of right build; owner has been engaged and Board scheduling meeting; potential 140 beds
500-508 Van Nest Avenue	4018	2-Jan	10,375	25,000	R5	Van Nest Assoc.	11	Council Member engaged owner and pending meeting

We look forward to hearing from you.

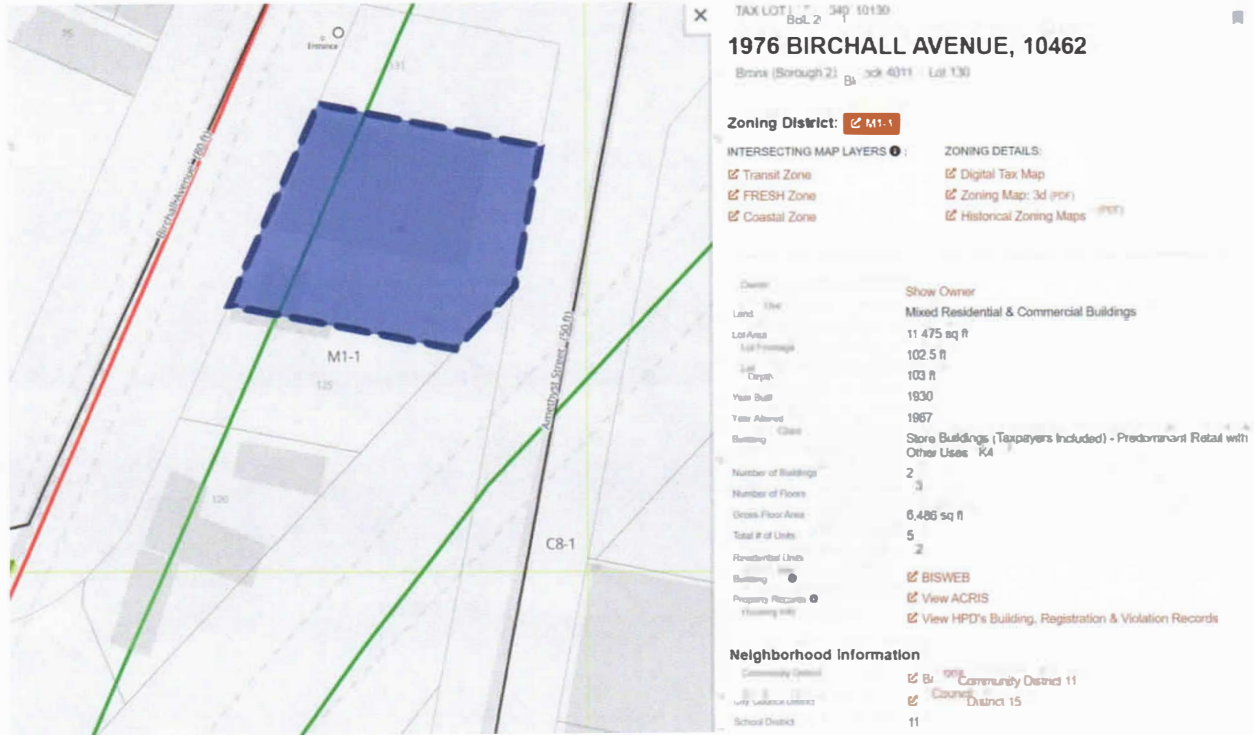
Cordially,

Albert D'Angelo

Cc: Governor Andrew M. Cuomo
 Attorney General Letitia James
 Public Advocate Jumaane D. Williams
 Comptroller Scott M. Stringer
 Bronx Borough President Ruben Diaz Jr.
 Council Member Mark Gjonaj
 Assembly Member Nathalia Fernandez
 Senator Alessandra Biaggi
 Congress Member Alexandria Ocasio-Cortez
 First Deputy Commissioner Molly Parks, DHS
 Administrator Jocelyn Carter, DHS
 Bronx Borough Director Nicole J. Jordan, DSS
 Diane Louard-Michel, Lantern Community Services
 Amy Berg, Lantern Community Services
 BxCB11's Leadership Committee

Letter of Intent

This Letter of Intent is executed between, James Jordan, owner of Jimjor Corporation, and Albert D'Angelo, Chairman of Community Board 11 on January 21, 2021.



Jimjor Corporation is the sole owner of site identified as 1976 Birchall Street, Bronx, NY located in Community Board 11. The site is also identified as Block 4011 and Lots: 130, 125 and 120. The total square feet of all three lots is 23,013 square feet and building can be estimated at 35,000 square feet including cellar area. Most of the area above is open vacant with only one small structure that can easily be demolished.

Jimjor Corporation intends to work with Community Board 11 and all other governing agencies to work towards providing a 200 bed single adult shelter in compliance with Part 491 of OTDA regulations. Jimjor Corporation is also agreeable to working with Lantern Community Services or any other nonprofit provider the City chooses. This letter of intent is given in good faith and non-binding.

Signed:

[Redacted Signature]

Albert D'Angelo, Community Board 11, Chair