



**The City of New York**  
**Bronx Community Board Three**

1426 Boston Road, Bronx, NY 10456  
 Telephone No.:(718)378-8054 ext. 140/1/2  
 E-mail Address: eritter@cb.nyc.gov

DIAL	Government Services
311	& Information for NYC

Comm. Bd. Info go to: nyc.gov/bronxcb3

**HON. VANESSA L. GIBSON**  
**BRONX BOROUGH PRESIDENT**

**GLORIA S. ALSTON**  
**CHAIRPERSON EMERITUS**

**JOETTA BROWN**  
**CHAIRPERSON**

**ETTA F. RITTER**  
**DISTRICT MANAGER**

<b>Board Members</b>	<b>41</b>
<b>Present</b>	<b>24</b>
<b>Excused</b>	<b>12</b>
<b>Absent</b>	<b>5</b>
<b>Signed Late</b>	<b>0</b>
<b>Left Early</b>	<b>0</b>

**BOARD MINUTES**

Date: 1/13/26  
 Place: 1332 Fulton Avenue  
 Time: 6:00 P.M.

**Members Present**

- Atta Acheampong
- Kolaco Acqui
- Ibrahim Ahmed
- Joetta Brown
- Robert Brown
- Dawn Carter
- Edgardo Cedeno
- Iraida DeJesus
- Joyce Diggs
- Beverly Emers
- Michele Gantt
- Maurice Gray
- Michelle Holmes
- Abraham Jones
- Diane Jones
- Anddy Perdomo
- Amanda Reed
- Laredo Regular
- Jeannie Ruiz
- Keziah Sullivan-Norman
- Jasmine Uribe
- D'Andra Van-Heusen Thomas
- Chantel Wells
- Beautiful Winston

**Staff Present**

- Etta F. Ritter
- Courtland W. Hankins, III

**Members Excused**

- Xiomara Arriola
- Gilberto Constantinez
- Randy Dillard
- Francis D'Souza
- Wanda Ellis
- Shakira Hart
- Linda Johnson
- Victor Latimer
- Una Lawrence
- Tracie Lucas-Lord
- Aubrey Mike
- Kathy Morris

**Members Absent**

- Eleanor Cano
- Margo Grant
- April Jones
- Paul Navarro
- Kim Roland

**79<sup>th</sup> Assembly District Leader**

- Gene A. Edwards, Jr.
- Lanita Jones

**Senator Luis Sepulveda**

- Elizabeth Marte

**Bronx Borough President Vanessa Gibson's Office**

- Kenny Agosto

**Congressman Ritche Torres**

- Ronn Jordan

**Councilmember Althea Stevens' Office**

- Lisne Bautista

**Councilmember Oswald Feliz Office**

- Sone' Hege-Cornell

**Councilmember Justin Sanchez Office**

- River Alexander

**Bronx DA's Darcel Clarke Office**

- Senovia Simpson

**EXECUTIVE OFFICERS**

Kolaco Acqui 1 <sup>st</sup> Vice-Chairperson	Kathy Morris 2 <sup>nd</sup> Vice-Chairperson	Keziah Sullivan-Norman Secretary	D'Andra Van Heusen-Thomas Treasurer	Robert Brown Sgt.-at-Arms/Parliamentarian
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## CALL TO ORDER

Ms. Joetta Brown, Chairperson of Bronx Community Board Three, called the meeting to order at 6:13 p.m.

## INVOCATION

Rev. Abraham Jones led the meeting in prayer.

## PUBLIC INFORMATION

### **Johari James, Manager of Community Engagement, The Sanitation Foundation**

#### **Topic: Discuss the Sanitation Foundation's current program opportunities for residents**

Ms. Joetta Brown, Chairperson of Bronx Community Board Three, introduced Mr. Johari James to the community at large.

Mr. Johari James stated that the Sanitation Foundation is the official nonprofit partner of the NYC Department of Sanitation (DSNY). Sanitation Foundation turns big ideas like zero waste and community pride into real-world action through citywide cleanups, hands-on education, and bold public campaigns. Their work equips New Yorkers of all ages and backgrounds to take the lead in keeping our streets clean and our waste out of landfills.

Mr. James shared information regarding the following programs and events:

**Trash Academy** - NYC Trash Academy (NYCTA) is an eight-week educational series, offered online and asynchronously, with optional in-person events. Graduates become advocates and problem-solvers - neighbors who reduce waste, champion cleaner streets, uplift their communities, and strengthen sustainability efforts across NYC.

**Trucks of Art** - The Department of Sanitation, along with the Sanitation Foundation, is seeking artists to transform our 46,000-pound collection vehicles into roving works of art.

Questions were entertained and answered satisfactorily after which this portion of the meeting concluded.

### **Lisa Orrantio, Akerman LLP & Jocelyn Torio, Settlement Housing Fund**

#### **TOPIC:**

Application to the Board of Standards and Appeals pursuant to Section 72-21 of the New York City Zoning Resolution to request bulk waivers to facilitate the proposed development of an affordable housing project located at 1680 Boone Avenue / 1717 West Farms Road (Block 3015, Lots 3 and 5), within Bronx Community District Three.

The application is submitted on behalf of Settlement Housing Fund, Inc. and AJ Boone LLC, the co-applicants. The proposal seeks to construct an 18-story residential building comprising 340 affordable dwelling units under the NYC Department of Housing Preservation and Development (HPD) New Construction Finance Program.

The applicant requests waivers from Zoning Resolution requirements related to:

- Rear-yard equivalent
- Maximum building height
- Maximum lot coverage

These waivers would enable the construction of a taller and larger building than allowed under current zoning regulations (see attached summary).

Community Board Recommendation Requested

Ms. Keziah Sullivan-Norman, Co-chairperson of Bronx Community Board Three, provided a summary of this matter that came before the Housing, Land-Use & Economic Development Committee during the November 2025 committee meeting, which summarized the recommendation.

The Housing, Land-Use and Economic Development Committee entertained the Board of Standards and Appeals application pursuant to Section 72-21 of the New York City Zoning Resolution to request bulk waivers to facilitate the proposed development of an affordable housing project located at 1680 Boone Avenue / 1717 West Farms Road (Block 3015, Lots 3 and 5), within Bronx Community District Three.

**The committee members reached a consensus to recommend approval of the waivers for the Zoning Resolution requirements related to the rear-yard equivalent, maximum building height, and maximum lot coverage for full board approval. These approved waivers would permit the construction of an 18-story building that will be 100% affordable housing. This development, if constructed with the current zoning regulations will not be 100% affordable, which will also require that two (2) buildings be developed.**

## PUBLIC HEARING – OPEN

**At this time, Ms. Keziah Sullivan open up the Public Hearing for comments to be directed to Lisa Orrantio, Akerman LLP & Jocelyn Torio, Settlement Housing Fund as follows:**

Q. Ms. Beverly Emers, board member of Bronx Community Board Three, requested to see visuals of the proposed construction, and asked about the project's income requirements

A. The project will be 100% affordable and subject to government regulations to maintain affordability. Area Median Incomes (AMI) was briefly discussed and the majority of members did not find the rents to be affordable.

Q. Ms. Beverly Emers asked how will the annual art festival held at this Boone Avenue location be affected?

A. This will be a proposed residential building to replace the industrial buildings; this question will be taken to the construction project board. (Per the board - the Boone Avenue art festival is organized through an agreement among private property owners along the corridor and the applicant has no ownership, control, or jurisdiction over the event).

Q. Mr. Laredo Regular asked if there were any parking proposals.

A. No parking is required by the zoning.

Councilmember Althea Stevens (District 16) stated that issues around transit and parking need to be a priority when planning development projects.

Q. Cerita Parker - Why is it important to do a zoning change?

A. This will allow for a taller building height of 18 stories instead of 15 stories, which will allow for a 100% affordable building.

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## **EXECUTIVE OFFICERS**

Kolaco Acqui  
1<sup>st</sup> Vice-Chairperson

Kathy Morris  
2<sup>nd</sup> Vice-Chairperson

Keziah Sullivan-Norman  
Secretary

D'Andra Van Heusen-Thomas  
Treasurer

Robert Brown  
Sgt.-at-Arms/Parliamentarian

Q. Is there a study that can determine the impact of overcrowding?  
A. An environmental analysis takes place per governmental rules.

A stakeholder commented that tall buildings affect homeowners by towering over homes, thus taking away the views and privacy of homeowners.

Ms. Kolaco Acqui summarized the issues:

1. The impact on the community as a whole, leading to overcrowding.
2. Adverse effects on community parking
3. The building's height impact on homeowners and their privacy
4. The impact on the annual art festival

### **PUBLIC HEARING - CLOSED**

#### **MOTION**

**It was motioned by Keziah Sullivan-Norman and seconded by Laredo Regular to recommend Community Board approval of the application to the Board of Standards and Appeals pursuant to Section 72-21 of the New York City Zoning Resolution to request bulk waivers to facilitate the proposed development of an affordable housing project located at 1680 Boone Avenue / 1717 West Farms Road (Block 3015, Lots 3 and 5), within Bronx Community District Three.**

The proposal seeks to construct an 18-story residential building comprising 340 affordable dwelling units under the NYC Department of Housing Preservation and Development (HPD) New Construction Finance Program.

The applicant requests waivers from Zoning Resolution requirements related to:

- Rear-yard equivalent
- Maximum building height
- Maximum lot coverage

These waivers would allow for the construction of a taller and larger building than permitted under current zoning laws.

<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
<b>3</b>	<b>19</b>	<b>2</b>

#### **MOTION DENIED**

Bronx Community Board Three will provide a written denial of the proposed application. The denial will summarize the Board's concerns regarding the project's impact on the community, including increased overcrowding, adverse effects on community parking, and the proposed building height and its impact on neighboring homeowners' privacy.

### **PUBLIC SESSION**

#### **Announcements**

- Mr. Daniel Silvera of Bridgebuilders Community Partnership shared time-sensitive information.
- Mr. Gregory Phillips of the Claremont Neighborhood Center spoke on the Claremont Neighborhood Center's Fathers Program.
- Ms. Nicole Benjamin, Executive Director of South East Bronx Neighborhood SEBNC provided information on the programs offered by the organization and shared time-sensitive information.
- Mr. Marcelo Vilagran of Lincoln Hospital shared time-sensitive information.
- Arturo Martinez, from Phipps Neighborhoods, shared time-sensitive information.
- Gabriel Sabina of Essen spoke on the program services provided by the organization.
- Mr. Hawk Newsome, Co-founder of Black Lives Matter NY, stated that the trial for NYPD Sgt. Erik Duran, who is accused of hurling a cooler at a drug suspect Eric Duprey. Mr. Newsome stated that the American judicial system needs to send a message that lawfully enforced actions cannot go unchecked, and he asked for community support by coming to the Bronx Hall of Justice to stand in unity with Black Lives Matter. If anyone is interested, they can call 347.310.5973 for more information..
- Mr. Nelson Rivera, Community Liaison from the Fortune Society, shared time-sensitive information.
- Ms. Shirlene Altidor, Outreach Coordinator at Commonpoint the Bronx shared time-sensitive information.

### **AMENDMENT TO THE AGENDA**

There were no amendments to the agenda.

#### **Roll Call**

Mr. Keziah Sullivan-Norman, Secretary of Bronx Community Board Three, called the roll, and a quorum was established.

#### **Approval Of Members Requesting To Be Excused**

The following members requested to be excused:

Xiomara Arriola  
Gilberto Constantinez  
Randy Dillard  
Francis D'Souza  
Wanda Ellis  
Shakira Hart  
Linda Johnson

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Victor Latimer  
Una Lawrence  
Tracie Lucas-Lord  
Aubrey Mike  
Kathy Morris

**MOTION**

It was motioned by Abraham Jones and seconded by Maurice Gray to excuse the following members:

Xiomara Arriola  
Gilberto Constantinez  
Randy Dillard  
Francis D'Souza  
Wanda Ellis  
Shakira Hart  
Linda Johnson  
Victor Latimer  
Una Lawrence  
Tracie Lucas-Lord  
Aubrey Mike  
Kathy Morris

**ALL IN FAVOR**

**MOTION CARRIED**

**Approval Of Minutes**

It was motioned by Abraham Jones and seconded by Maurice Gray to approve the December 2025 minutes, with any necessary corrections, if there be any.

**ALL IN FAVOR**

**MOTION CARRIED**

**Elected Official's Reports**

**Councilman Justin Sanchez's Report**

Mr. River Alexander, Legislative Director, Councilmember Justin Sanchez's office, did not provide a written report and shared time-sensitive information.

**Assemblymember Chantel Jackson's Report**

Ms. Crystal Diaz, Director of Constituent Services, at AM Chantel Jackson's Office, shared the following written report:

**Upcoming AD79 Events**

<b>Event Name</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>
<b>Next Wave Career Summit</b>	February 18th 2026	10AM-3PM	Bronx Community College 2155 University Avenue, Bronx, NY 10453

**LEGISLATION & GRANTS**

**Session Summary**

The beginning of the Legislative Session is soon approaching! January 7th marks the first day of NYS legislative session, which is the period in which NYS elected officials meet to discuss and pass the NYS budget and pending legislation. From January to June, Assemblywoman Chantel Jackson will be in Albany to continue her legislative duties Monday through Wednesday most weeks. Despite her presence in Albany, there will still be presence in our district office, so please continue to forward your community concerns and inquiry to our District Staff!

Natasha Edwards, our Legislative Director, is available via phone (518-455-5272) and email (edwardsn@nyassembly.gov) in our Albany office for any legislative, budget or grant funding related inquiries.

**Hot Topics**

Many topics have been discussed in the off session by several members of the legislature that will likely be brought to the main stage this session:

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**EXECUTIVE OFFICERS**

Kolaco Acqui                      Kathy Morris                      Keziah Sullivan-Norman                      D'Andra Van Heusen-Thomas                      Robert Brown  
1<sup>st</sup> Vice-Chairperson                      2<sup>nd</sup> Vice-Chairperson                      Secretary                      Treasurer                      Sgt.-at-Arms/Parliamentarian

**Financial Exploitation of Elders:** On December 2nd, the NYS Assembly Banks, Aging and Children and Families committees hosted a joint hearing surrounding the financial exploitation of elders in NYS. The Assemblywoman sits on the Banks committee and finds this issue important to address. In 2024, the FBI reported that crimes that targeted NYSers over 60 resulted in 6,200 complaints and over \$257 million in financial losses. This represented a 44% increase in reported complaints and a 27% increase in resulting financial losses. The financial exploitation of older adults includes methods such as AI generated scams, phishing, social media interactions and direct messages/phone calls. Potential solutions discussed in this hearing included:

- A mandatory 15 day hold by banks on withdrawals/purchases when financial exploitation is expected
- Mandatory banking alerts for potential scam transactions
- Delays in large transactions to check in on potential scamming
- Second verification laws
- Universal protections on social media to prevent scams
- A special division within the Attorney General's office to target financial exploitation cases
- Scam awareness training

**MTA Fare Increase:** In September an increase in fare prices for NYC transit was approved. The increase will begin in January. Base fare for subways, local buses and Access-A-Ride will increase from \$2.90 to \$3.00. Reduced fare rates will increase from \$1.45 to \$1.50. Express bus fare will increase from \$7 to \$7.25 and reduced fare will increase from \$3.50 to \$3.60. Single ride tickets will increase from \$3.25 to \$3.50.

\*Please check the MTA website for more information\*

**Raise the Age:** During the 2025 SOMOS Conference in Puerto Rico, Assemblymember Jackson, Black Taskforce Members, other NYS officials, and representatives of NYS organizations gathered to discuss Raise the Age, a law passed by the NYS legislature in 2017. Before Raise the Age took effect in 2019, New York was one of only two states that prosecuted all 16- and 17-year-olds as adults, regardless of the offense. As of 2019, the law changed what happens when a 16- or 17-year-old is arrested for a crime. Instead of adult criminal court, most of these cases now go through family court, where the focus is on accountability and providing services rather than criminalization. Assemblywoman Jackson supports this legislation and helped lead a discussion on issues such as the allocation of funds under the law, opposition calls for potential rollbacks, possible improvements or expansions, and more.

**Education Related:**

**Grants given to schools**

**- Pending**

- Melrose Wolves: used to support school basketball team (\$13,000)
- PS 35 Franz Sigal: playground renovation (\$125,000)
- PS 140 Eagle School: library renovation (\$125,000)

**- Completed**

- C.S. 055X: The Benjamin Franklin School: THE HIP HOP MUSIC AND ART PROGRAM AND THE SATURDAY CLEAN-UP PROGRAM (\$33,000)
- Concourse Village Elementary School PS 359: THE CALMING SPACES PROGRAM WHICH AIMS TO PROVIDE SPACES TO ELEMENTARY SCHOOL CHILDREN THROUGHOUT THE SCHOOL BUILDING (\$33,000)
- IS 318 School of Mathematics, Science, and Technology through Arts: purchase of furniture for multi media center (\$25,000)
- IS 318 School of Mathematics, Science, and Technology through Arts: support technology planning (\$27,500)

**- Bills**

- A5855: Requires ACS and schools to inform students of their interview rights and support options.
- A8128: Removes the cap on funds for teacher resource and computer training centers for the city school district for the city of New York.
- A8726: Requires schools to follow seizure action plans developed by health care providers of students diagnosed with a seizure disorder; requires schools to provide seizure awareness training to certain employees on the recognition of signs and symptoms of a seizure and the appropriate steps to be taken to respond to such symptoms.
- A1087: Relates to enacting the making equitable and alternative lunches (MEAL) act
- A1078: Enacts the Drink Up Act
- A5540: Requires schools to provide a calming space for prayer, meditation, and relaxation.
- A311: Creates programs for pre-K to third grade focused on literacy, career readiness, and financial literacy.
- A316: Requires the education commissioner to report on swimming instruction resources and best practices in public schools and create a swimming education working group.

**Budget & Grants**

Community organizations are encouraged to submit capital and programmatic funding requests for this year as well as discretionary funding requests for next year\* (see resources below for submission process)

[https://drive.google.com/drive/folders/1IX-iCdvJCMEGbpl\\_1zT1Ug9PZvTX0FPR](https://drive.google.com/drive/folders/1IX-iCdvJCMEGbpl_1zT1Ug9PZvTX0FPR)

**NEW YORK STATE BLACK LEGISLATIVE TASK FORCE (NYSBLT)**

This year, the New York State Black Legislative Task Force (NYSBLT) received enhanced recognition from the New York State Assembly.

- The Black Legislative Task Force is composed of 35 Black legislators serving in both the New York State Senate and Assembly.
- Assembly Member Chantel Jackson serves as the Chair.
- Founded in 2022, the NYSBLT harnesses the political power of its members to advance economic security and racial justice for Black communities.
- Our mission is to advance legislation and secure financial resources that uplift Black communities.
- Legislative priorities include:
  - Health & Mental Health
  - Economic Empowerment
  - Criminal Justice Reform
  - Housing
  - Education

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- Technology
- Justice

**Recent Accomplishments:**

- During the 2025 legislative session, we secured a historic \$30 million in the state budget to uplift underserved communities across NYS. To ensure these resources reflect community needs, we launched a Statewide Listening Tour from July 24 to November 21, making 12 stops across the state—from the five boroughs, Long Island, and Westchester to the five major upstate cities: Albany, Binghamton, Rochester, Buffalo, and Syracuse.
- A \$22 million funding application was released on November 3 and closed on November 17.
- A final application was released on Monday, December 1, for organizations seeking funding for housing-related projects. Applications are due by the end of the day on Wednesday, December 10.
  - Application link: <https://lisc.tfaforms.net/145>
  - Criteria for Consideration:
    - Nonprofit 501(c)(3) organization
    - Examples for projects or programs (not required):
      - Housing development projects requiring investment in the capital stack
      - First-time homebuyer programming
    - Ability to complete a project phase or programming within 12 months
  - Important:
    - This application focuses specifically on housing-related initiatives, with a total of \$8 million remaining for distribution. Please note that an organization does not need to be a housing organization in order to apply; however, it must be seeking funding for a housing-related project.
    - Another application was released on November 3rd and closed on November 17th for organizations providing services in the areas of health, criminal justice reform, education, cultural preservation, nonprofit capacity building - A total of \$22 million has already been allocated through that process.
    - Please note that the current application is separate from the previous application, however both applications are still connected with the NYSBLT \$30 million funding opportunity - It is not a second round, and organizations do not need to submit any supplemental information related to their previous application.
    - LISC-NY, our fiscal conduit, will be receiving and reviewing all applications. If organizations have any questions, they can reach out to Valerie White at [vwhite@lisc.org](mailto:vwhite@lisc.org), Christine O'Connell at [coconnell@lisc.org](mailto:coconnell@lisc.org).

NYSBLT WEBSITE:

[Black Task Force | Committees | New York State Assembly](#)

For all matters: [nysbltaskforce@gmail.com](mailto:nysbltaskforce@gmail.com) (518-455-5273) Executive Director: Dorcia Williams, [williamsd@nyassembly.gov](mailto:williamsd@nyassembly.gov)

OFFICE CONTACT INFORMATION

Assembly Member Chantel Jackson  
780 Concourse Village West Ground FL  
Professional Bronx NY 10451  
718-538-3829

Constituent matters: [District79@nyassembly.gov](mailto:District79@nyassembly.gov)

Scheduling requests: [schedulingbx79@gmail.com](mailto:schedulingbx79@gmail.com)

AM JACKSON STAFF

Sabriena Campbell Chief of Staff  
[campbells@nyassembly.gov](mailto:campbells@nyassembly.gov)

Nya Vincent Communications Director  
[Vincentn@nyassembly.gov](mailto:Vincentn@nyassembly.gov)

Crystal Diaz Constituent Services Director  
[diazc@nyassembly.gov](mailto:diazc@nyassembly.gov)

Natasha Edwards Legislative Director  
[edwardsn@nyassembly.gov](mailto:edwardsn@nyassembly.gov)

**Bronx District Attorney Darcel Clark's Report**

Ms. Senovia Simpson, Community Engagement Coordinator, Bronx DA's Office, provided the following written report:

To keep up with our office

Instagram : @bronxdaclark  
Twitter: @bronxdaclark  
Facebook: @bronxdaclark  
[www.bronxda.nycgov](http://www.bronxda.nycgov)  
718-590-2000  
198 East 161 East 161 Street Bronx, NY 10451

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**Councilmember Althea Stevens' Report**

Lisne Batista, Scheduler, Councilmember Althea Stevens' Office, shared the following written report

Contact: Lisne Bautista, lbautista@council.nyc.gov , 718-588-7500  
CB3 Meeting Date: 1/13/2026

**Community Updates:**

1. Funding applications are open for both capital and expense (programing) - more info can be found on <https://council.nyc.gov/district-16/>
  - a. If you are a Nonprofit or CBO that would like to request funding through our office in order to have a budget meeting the following is required:
    - i. Must have completed the FY27 Expense application or in process of completion - Deadline February 18, 2025 @ 6pm
    - ii. Must fill out the meeting request form: <https://forms.office.com/pages/responsepage.aspx?id=SH9iCmVrfkWUN3MTf3b5oi7sxoF1XhDnVHRBLWnkHxUODJXSjZJNkiSNFk0UlqzMFBBQU45UU9IVyQIQCN0PWcu&route=shorturl>
    - iii. Must send a one pager of your organization and its impact in District 16
2. Participatory Budgeting - Deadline to submit is January 16th
  - a. \$1,000,000 in capital funds is spent within NYC Council District 16! Submit capital project ideas through this link. The ideas must range from \$50,000-\$1,000,000 in cost, have to have at least a 5-year lifespan, must be accessible to the public, and CAPITAL (not for programs - usually physical infrastructure)
  - b. Examples: school auditorium upgrades, fencing for trees around a neighborhood public library, technology, park upgrades, HVAC for a school cafeteria, etc
  - c. CB3/D16 crossover: Webster to Fulton/Franklin from 163rd to Claremont
3. Our office will be beginning distributions on a monthly basis and we have an updated pantry list in D16 on our council website

**Legislative Updates**

1. N/A

**City Hall Updates:**

1. NYC Council has a new Speaker - Council Member Julie Menin

**Upcoming Events**

- Multicultural Advisory Board MLK Day Panel
  - 1/19/26, 1:00pm, Claremont Neighborhood Center
- Skate Night w/ NYC Parks
  - 2/4/26, 3:00pm, Kwame Recreational Center

**District 16 In-Office Services**

Service Agency	Frequency
CUNY Citizenship Now	Every Monday
NAICA	By referral
Department of Buildings	By referral
Choice (Medicaid assistance)	By referral
CUNY Law	First Wednesday of every month
SNAP	Request referral from our office

**Join our District 16 Advisory Boards**

Board:	Health & Wellness	Youth	Tenant Block & Neighborhood	Seniors	Multicultural
Date:	June 12th	June 23rd	July 7th	June 26th	September (TBD)
Time:	5:30pm	4:30pm	6:00pm	2:00pm	5:30pm

For anyone who would like to sign up for text message updates from Council Member Althea Stevens sign up via this link: <https://lp.constantcontactpages.com/sl/k0DBwAd>

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### Constituent Service Hours

Mondays & Wednesdays (9am -5pm)	Tuesdays & Thursdays (9am -5pm)	Fridays (9am - 5pm)
<b>*No Walk-Ins* Appointment Only!</b>	<b>Walk-Ins &amp; Follow Up Appointments</b>	<b>*Fridays are administration days, no walk-ins or appointments will be accepted. *</b>

**How to make an appointment:**

- Email: [District16@council.nyc.gov](mailto:District16@council.nyc.gov) or Call: (718) 588-7500
- Make sure to include:
  - Full name
  - Address
  - Contact information
  - Description of case

**Councilmember Oswald Feliz's Report**

Sone' Hege-Cornell, Legislative Fellow, shared the following written report:

Representative: Soné Hege-Cornell, Legislative Fellow  
[SHege-Cornell@council.nyc.gov](mailto:SHege-Cornell@council.nyc.gov)  
 Office Number: (718) 842-8100  
 573 East Fordham Road, Bronx, NY 10458

**Office Information:**

Our office is available to help District 15 constituents with a wide range of issues, including housing and quality of life issues.

- Our office is open 10AM-5PM, from Monday to Thursday.
- We can be reached by phone, (718) 842-8100, 10AM-5PM from Monday to Friday.

We have an immigration attorney in office every Tuesday through CUNY Citizenship Now!

- Please call 646-664-9400 or 212-652-2071 to make an appointment, or for more information.

**Legislative Updates:**

Three acts of legislation led by Council Member Feliz were recently passed by council.

- Intro 1237-2025, which will require the NYPD to post on its website data related to all criminal complaints and arrests recorded by the Department since 2007. The dataset would include, among other fields: (i) the location, date, time, and nature of the offense; (ii) demographic information for victims, suspects, and arrestees; and (iii) information on whether a complaint resulted in an arrest or departmental resolution, and the date of such resolution. Further, the data would be stored permanently and be updated on a biannual basis.
- Intro 1169-2025, which will require syringe service programs in New York City to give participants guidance on safely disposing of used needles and syringes, provide information about nearby disposal sites, and offer portable disposal containers.
- Intro 0868-2025, which will prohibit the distribution by mobile syringe service programs of hypodermic syringes and needles within any playground; within 50 feet of a playground, where practicable; on any school premises, or adjacent to any school premises

**Senator Luis Sepulveda's Report**

Ms. Elizabeth Marte, Community Affairs Director, Senator Sepulveda's office, shared time-sensitive information.

**Public Advocate Jumaane Williams' Report**

Gina Costello-Williams, Bronx Representative, shared time-sensitive information.

**Bronx Borough President's Office**

Mr. Kenny Agosto, Community Boards Liaison, shared time-sensitive information.

**COMMUNITY BOARDS**

As we prepare to go live with Community Board Applications soon, we encourage current board members to help spread the word by sharing the opportunity with friends, family, and community networks. A flyer is also being prepared and will be distributed soon to promote the application period.

The Bronx SWAB is a citizens board working in tandem with the borough president's office to advance sustainability and recycling initiatives outlined in the Solid Waste Management Plan. We are here to encourage community participation, including youth civic engagement in recycling programs, while advocating for legislation that encourages waste equity and sustainable materials management in Environmental Justice communities in our borough. Our current vision is to build a community-led zero-waste recycling/composting center. For more information, please contact Dior at (917) 727-4453 or email [bronxswab@gmail.com](mailto:bronxswab@gmail.com)

**EXECUTIVE OFFICERS**

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Flyers for upcoming events have been placed at the end of the meeting report and will be placed on the table at meeting location. As always, our office is open to everyone to assist with any issues and/or concerns they may have.

**BOROUGH PRESIDENT GIBSON JOINS STATE AND CITY LEADERS AND NYC SCHOOLS TO PRESENT OVER \$5.6M CHECK TO LEHMAN HIGH SCHOOL EDUCATION CAMPUS TOWARD RENOVATIONS TO THE ATHLETIC FIELD**

Bronx Borough President Vanessa L. Gibson, alongside Assembly Member Michael Benedetto, New York City Council Majority Leader Amanda Farias, New York City Council Member Kristy Marmorato, Deputy Chancellor Kevin Moran, and Bronx High School Superintendent Marcell Deans, announced a major investment of \$5,604,000 in capital funding to renovate the athletic field at the Herbert H. Lehman High School Educational Campus.

The funding includes \$1 million in FY25 capital funding allocated by Bronx Borough President Vanessa L. Gibson, along with contributions from New York State Assembly Speaker Carl Heastie, Assembly Member Michael Benedetto, New York City Council Majority Leader Amanda Farias, and New York City Council Member Kristy Marmorato. The project will address long-standing infrastructure issues that have limited student access to physical education and extracurricular activities.

"This investment is about equity, opportunity, and ensuring our young people have the resources they need to succeed" said Bronx Borough President Vanessa L. Gibson. "For years, students at Lehman High School have dealt with inadequate athletic facilities. This funding represents years of advocacy and collaboration, and is our Christmas gift to the students, parents, staff, and faculty who have fought tirelessly for an athletic field where our young scholars can learn, compete, and build community."

"Every young person in New York City deserves the opportunity to experience the power of sports and teamwork, and that starts with providing top-notch facilities," said New York Public Schools Chancellor Melissa Aviles-Ramos. "When our students have safe, modern spaces to play, compete, and grow together, their physical health, mental well-being, and sense of belonging flourish."

"As a proud Lehman Lion and graduate of Lehman High School, this investment is incredibly personal to me. I fought to secure this funding because I know firsthand how much these facilities matter to our students. Being able to deliver this investment to my alma mater is both a professional achievement and a personal point of pride. Lehman students deserve safe, modern athletic spaces, and I'm proud to have partnered with my colleagues to make these long-overdue investments a reality," said Council Member Kristy Marmorato.

The football field currently measures only 80 yards, falling short of the regulation 100 yards required for high school games. This has led to sports teams being unable to host home games has contributed to a competitive disadvantage by denying athletes the morale boost of a home crowd and limiting opportunities for school spirit and community engagement.

The athletic field renovation is part of a broader commitment by Borough President Gibson and her colleagues in government to invest in schools across the Bronx, ensuring that educational campuses are equipped to support student wellness, achievement, and long term success.

**BOROUGH PRESIDENT GIBSON HOSTS ANNUAL CHANUKAH CELEBRATION AND MENORAH LIGHTING WITH CHABAD OF SOUTH BRONX AT BRONX BOROUGH HALL**

Bronx Borough President Vanessa L. Gibson joined community members, faith leaders, and families for a Chanukah Celebration and Menorah Lighting in the South Bronx, bringing together residents to honor the Festival of Lights and reflect on the values of faith, resilience, and unity. The event celebrated the enduring message of hope and perseverance associated with Chanukah, while creating a space for community connection during the holiday season.

The celebration was hosted in partnership with Chabad of the South Bronx and Chabad of Riverdale, and included the ceremonial lighting of the menorah, marking the holiday's significance and reinforcing the importance of religious freedom and cultural pride across the borough.

"Chanukah reminds us of the importance of faith, perseverance, and standing together as a community," said Bronx Borough President Vanessa L. Gibson. "As we have seen horrific attacks on our Jewish communities here in New York City and abroad, it is important now more than ever for us to stand up against hate, bigotry, and antisemitism. Hate of any kind has no place in our borough and city. We are proud to support our Jewish neighbors and reaffirm our commitment to love, unity, and empowerment. As we light the menorah, we honor the strength of our community and the enduring power of hope."

**BOROUGH PRESIDENT GIBSON'S STATEMENT ON RECENT YOUTH VIOLENCE AND LOSS IN THE NORTHEAST BRONX**

Our borough is heartbroken and in mourning over the loss of a 15-year-old boy and injuries sustained by a 14-year-old during a violent attack in Eastchester, and the passing of a 4-year-old girl in Williamsbridge. These tragic situations are any family's worst nightmare and have left us all devastated, especially during the holiday season. As we await more information, we ask that everyone please keep the families and loved ones of these youth in their prayers during this incredibly difficult time. I also want to thank the NYPD, emergency personnel, and hospital staff for responding with care and compassion under these heartbreaking circumstances.

**BOROUGH PRESIDENT GIBSON'S STATEMENT ON THE INAUGURATION OF MAYOR ZOHRA MAMDANI AND CITYWIDE LEADERS**

Yesterday marked the beginning of a new chapter for New York City. As Mayor Zohran Mamdani held his inauguration ceremony at City Hall on the same day as the inaugurations of our Public Advocate, Jumanne Williams, and our new Comptroller, Mark Levine, we are ready to embark on a new era characterized by opportunity, responsibility, and a collective dedication to the future of our city.

At a time when New Yorkers are grappling with rising costs for basic necessities, housing instability, and public safety concerns, this administration's focus on affordability and public safety remains both pertinent and essential. Families throughout the Bronx and the five boroughs deserve a city that functions effectively for their well-being, providing a space where they can live, raise their families, and build a sustainable future with dignity and security.

The Bronx is ready to work in partnership with Mayor Mamdani, Public Advocate Williams, Comptroller Levine, and our colleagues across city and state government on a shared agenda that emphasizes equitable investment, truly affordable housing, economic development, enhanced public safety, and robust support for our public institutions. From advancing longstanding projects, such as the reimagining of the Kingsbridge Armory, to expanding Metro-North service to additional stations in the East Bronx, we remain dedicated to ensuring that our borough's priorities remain at the forefront.

This inauguration signifies the commencement of a new chapter founded on collaboration, accountability, and bold action. We look forward to working together with this

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administration to deliver real results for Bronx residents and all New Yorkers in the upcoming months and years ahead.

**BOROUGH PRESIDENT VANESSA L. GIBSON AND COUNCIL  
MEMBER JUSTIN SANCHEZ HOST THREE KINGS DAY  
CELEBRATION AT CASITA MARIA CENTER FOR ARTS &  
EDUCATION**

Bronx Borough President Vanessa L. Gibson and New York City Council Member Justin Sanchez joined Pro Health Connect, BronxCare, Transport Workers Union of America, Moses Medical, and Sentry to host a Three Kings Day celebration at Casita Maria Center for Arts & Education in the South Bronx. The event brought together families, community leaders, and local partners for an evening of cultural celebration, music, and holiday joy.

Also known as the Epiphany, and celebrated in parts of Europe, the Caribbean, and Latin America, Three Kings Day falls each year on January 6th, marking the twelfth day of Christmas. It recognizes the biblical tale of three kings named Melchior, Casper, and Balthazar who traveled from the East to bear gifts of gold, frankincense, and myrrh to the infant Jesus in Bethlehem. The tradition continues as a meaningful cultural celebration centered on family, generosity, and community, particularly for children.

The celebration featured welcoming remarks from Borough President Vanessa L. Gibson and Council Member Justin Sanchez, a music selection by Casita Maria's choirs, a special musical performance by Kaila Vicioso Paulino, and the distribution of over 300 toys for children and families in attendance. Community leaders and partners also participated in the program, highlighting the importance of preserving cultural traditions while uplifting Bronx families.

"Three Kings Day is a joyful reminder and celebration of culture, tradition, and community," said Bronx Borough President Vanessa L. Gibson. "It is important that we come together as a community during times of uncertainty and discord to create happiness and lasting memories for our families and especially for our children. Our borough is stronger when we work together. Thank you to Council Member Sanchez, Casita Maria Center for Arts & Education, and our community partners for ensuring that our families and children are seen, supported, and celebrated."

"Three Kings Day is a reminder of our roots and the traditions that remain alive and well. Gatherings like this are so important because they show our young people that their culture is worthy of being seen, celebrated, and uplifted," said New York City Council Member Justin Sanchez. "I'm proud to have a partner in Borough President Gibson who understands the importance of cultural programming and the importance of community organizations like Casita Maria, who are ensuring that our neighborhoods feel represented and respected."

**BOROUGH PRESIDENT GIBSON HOSTS WREATH-LAYING  
CEREMONY TO COMMEMORATE 4-YEAR ANNIVERSARY  
OF TRAGIC TWIN PARKS FIRE**

Bronx Borough President Vanessa L. Gibson joined members of the community to host a wreath-laying ceremony at Borough Hall to pay homage to the 17 residents whose lives were lost during a deadly fire at Twin Parks North West. The five-alarm fire that occurred on the morning of January 9, 2022, has been described as New York City's deadliest in over thirty years.

The event was attended by NYS Assembly Member Yudelka Tapia, NYC Comptroller Mark Levine, Public Advocate Jumaane Williams, Bronx District Attorney Darcel Clark, Council Members Oswald Feliz and Pierina Sanchez, and Commissioner of the Mayor's Office of International Affairs Aissata Camara. Also in attendance were Andrew Ansbro, President of the Uniformed Firefighters Association, FDNY; Bronx Community Board 5 Chair Osiris Guzman; Tenant Association President Phyllis Harris; and Haji Dukuray, who lost several family members that morning.

"It has been four years since the tragic fire at Twin Parks North West, and our borough continues to mourn the loss of 17 of our neighbors," said Bronx Borough President Vanessa L. Gibson. "We will never forget the families whose lives were foreverchanged by this tragedy, the bravery, courage, and heroism of our first responders, or the overwhelming support shown by our city agencies, community organizations, colleagues in government, hip-hop artists, and community members who came together for our neighbors in their time of need. January 9th will always be a day of mourning and remembrance for our borough and a solemn reminder of our responsibility to honor those we have lost by ensuring that such a tragedy never happens again. Four years later, let us continue to keep the families of Twin Parks in our prayers and never forget the lives lost."

**District Managers Report**

**2026 January District Managers Report – Period covering December 10th to the Present**

**Proposed Affordable and Supportive Housing Development – 1848 Vyse Avenue (Project Update)**

Goddard Riverside has provided an update regarding its proposed affordable and supportive housing development at 1848 Vyse Avenue, a long vacant site located at the intersection of Vyse Avenue, Boston Road, and East 176th Street. The project is being developed in partnership with Fish Plate Development LLC.

The development team reports continued progress in assembling project financing and completing the building design. As part of preparations for the construction phase, the developers have finalized the purchase of the property at 1848 Vyse Avenue.

The proposed project consists of an 11-story building with 120 residential units, including 72 studio apartments for permanent supportive housing, 47 one-bedroom apartments for low- and very low-income households to be marketed through HPD's Housing Connect system, and one two-bedroom superintendent's unit. Planned amenities include 24-hour front desk staffing, community and computer rooms, exercise room, rear deck patio, laundry facilities, bike storage, and on-site office space for property management and social service staff.

Goddard Riverside is a longstanding nonprofit social services organization formed from the merger of two settlement houses in the 1950s, with organizational roots dating back to the late 19th-century settlement house movement. The organization has provided housing and social services for more than a century, originally serving Manhattan's Upper West Side and, in recent years, expanding into other areas of New York City. Across its programs, Goddard Riverside currently serves approximately 24,000 New Yorkers annually. The proposed development would establish the organization's presence in the Central Bronx and support the delivery of housing and social services to the local community.

**453 East 166th Street/1091-1103 Washington Avenue**

OER has accepted the Remedial Action Report submitted by 453 East 166th Street, LLC for the property at 453 East 166th Street/ 1091-1103 Washington Avenue, Bronx, New York. The Site consisted of a 7,658.28 square-foot lot capped with concrete slab and was used as a parking lot and vacant areas. Restricted Residential (Site Specific) use cleanup has been achieved and the property has been improved with a new 10-story residential slab-on-grade apartment building with a parking garage.

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### **Sol on Park Affordable Senior Housing – 3728 Park Avenue Project Update**

Sol on Park LLC, a joint venture between the NRP Group, Selfhelp Realty Group, Inc., and Foxy Management Ltd., is planning the development of a new 100 percent affordable senior housing building at 3728 Park Avenue, located on the Morris I & II Houses campus at the intersection of Park Avenue and St. Paul's Place. Construction is anticipated to begin no sooner than mid to late 2026, with an estimated three-year construction timeline and projected completion in 2029.

The proposed development will include approximately 229 affordable units for seniors and approximately 8,000 square feet of community facility space, including a community health center, an urban agriculture and nutrition education facility, and dedicated space for the Morris Houses Tenant Association.

A portion of the new affordable apartments will be made available to Morris I & II Houses residents through Project-Based Section 8 under a Transfer of Assistance model. Eligible households—where the head of household or spouse is 62 years of age or older—will have the opportunity to apply for a voluntary transfer. Approximately 80 households are expected to be selected.

The Transfer of Assistance is administered through the federal Rental Assistance Demonstration (RAD) program, which allows public housing authorities to convert assistance to Project-Based Section 8 while preserving resident rights. Under this program, households selected for transfer will retain key protections, including rent capped at 30 percent of adjusted household income, continuity of household composition and succession rights, access to an appropriately sized unit, and federal relocation protections, including advance notice and moving assistance, as applicable.

As the project advances, the New York City Housing Authority (NYCHA) and the development team will continue to engage residents and the surrounding community to provide updates, outline workforce and hiring opportunities, and share information regarding the future application process. Community meetings will be scheduled and noticed by NYCHA, and resident feedback will be documented and reported to the U.S. Department of Housing and Urban Development as required.

This project remains in the pre-construction phase. Additional updates will be provided to the Board as timelines are finalized and community engagement milestones are reached.

### **1481 Boston Road**

Permits have been filed for a six-story affordable housing building at 1481 Boston Road in Crotona Park East, The Bronx. Located between Wilkins Avenue and Prospect Avenue, the lot is closest to the Freeman Street subway station, served by the 2 and 5 trains. Aleksander Mici is listed as the owner behind the applications.

Permits have been filed for a six-story affordable housing building at 1481 Boston Road in Crotona Park East, The Bronx. Located between Wilkins Avenue and Prospect Avenue, the lot is closest to the Freeman Street subway station, served by the 2 and 5 trains.

John Backos of Grid Drafting and Consulting LLC is listed as the architect of record. Demolition permits have not yet been filed. An estimated completion date has not been announced.

### **666 East 170th Street**

Permits have been filed for a five-story residential building at 666 East 170th Street in Morrisania, The Bronx. Located at the intersection of Crotona Avenue and East 170th Street, the corner lot is closest to the Freeman Street subway station, served by the 2 and 5 trains. Chaim Eisdorfer is listed as the owner behind the applications.

The proposed 50-foot-tall development will yield 21,733 square feet designated for residential space. The building will have 37 residences, most likely rentals based on the average unit scope of 587 square feet. The concrete-based structure will not have any accessory parking. Ariel Golshan of AG Engineering is listed as the architect of record.

Demolition permits will likely not be needed as the lot is vacant. An estimated completion date has not been announced.

### **DSNY Winter Update**

#### **Operations Update**

Thanks to historic investments in DSNY, the Department's Workers and equipment are more prepared for winter weather than ever before. After 13 snow activations last winter, Department personnel continued throughout the year to prepare for snow season, as we do every year. DSNY recently completed an annual service training with a focus on snow. Every street is on a route, and unlike in past years, every route can be dispatched at the same time, bringing equity in snow clearance to the entire City. Thanks to historic investments in DSNY, bike lanes will also be serviced simultaneously alongside car lanes. DSNY will be tracking these operations via the new Bladerunner 2.0 platform. When a plowable depth of 2" or more is reached, residents will be able to track the progress of DSNY snow removal vehicles at [nyc.gov/PlowNYC](http://nyc.gov/PlowNYC). Remember, a plowed or salted street will not show blacktop right away.

#### **Trash/Recycling Collection:**

There is no change to DSNY collection or to bin requirements at this time. Delays are possible following the New Year's holiday.

#### **Snow Clearing Information**

While DSNY clears streets and bike lanes, property owners are responsible for clearing sidewalks. As a reminder, property owners and car owners may NOT push snow into the street, including bike lanes. This impedes snow clearing operations and is illegal. Snow may be moved against the building, to the curb line, or areas on private property. Sidewalks should be passable for all pedestrians, including a minimum 4-foot clear path, where possible.

If the snow stops falling between:

- 7 a.m. and 5 p.m., property owners must clear sidewalks within 4 hours
- 5 p.m. and 9 p.m., property owners must clear sidewalks within 14 hours
- 9 p.m. and 7 a.m., property owners must clear sidewalks by 11 a.m.

Property owners with Empire Bins are responsible for clearing snow and ice from and around the Empire Bin to facilitate collection.

The fine for failure to clear sidewalks is \$100 for the first offense, \$150 for the second offense and \$250 for the third offense.

New Yorkers are also encouraged to sign up for NotifyNYC, the City's free emergency notification system, available in 14 languages, including ASL.

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Through NotifyNYC, New Yorkers can sign up to receive phone calls, text messages, and emails alerts about severe weather events and emergencies. To sign up for Notify NYC, call 311, visit [nyc.gov/notify](http://nyc.gov/notify) or follow @NotifyNYC on Twitter.

Find information on Sanitation snow operations along with residents' responsibilities during and after snow at [nyc.gov/snow](http://nyc.gov/snow)

#### **DSNY News:**

Calling All Artists: Paint .A DSNY Collection Truck!

The New York City Department of Sanitation, together with the Sanitation Foundation, has announced Trucks of Art – a paid opportunity for artists to creatively paint an entire collection truck. All applications must be submitted by Sunday, February 8, 2026, at 11:59 pm. The Department and the Sanitation Foundation, along with special guests, will choose the finalists. Paint will be provided, and trucks will be painted in April.

Full details for the Trucks of Art project, including submission information is available in the Request for Expressions of Interest at [nyc.gov/TruckArt](http://nyc.gov/TruckArt). Those interested in applying should fill out an application, including design mock-ups, and submit it via the online application. The selected artists will receive a stipend of up to \$1,500 from the Sanitation Foundation.

#### **ANNOUNCEMENTS**

NYC PARKS DEPARTMENT and CM Althea Stevens for a Skate Party at Kwame Ture Recreation Center located at 1427 Jesup Avenue on Wednesday, February 4, 3 pm to 6 pm. For more information call 718-293-5934.

MLK DAY OF SERVICE – FOOD GIVEAWAY SPECIAL THANKS TO NY COMMON PANTRY

Monday, January 19th at 955 Tinton Avenue, the Gymnasium from 10-12

The Artist Collective Presents

LET THE GAMES BEGIN

Saturday, January 31, from 6 pm to midnight

FREE ENTRY!!!

El Fogón

989 Home Street

#### **BRONX SWAB – SOLID WASTE MANAGEMENT PLAN**

Community participation is encouraged, including youth civic engagement in recycling programs to promote sustainability, while supporting legislation that advocates for waste equity and sustainable materials management in Environmental Justice communities in the Bronx. For more information, please contact Ms. Dior at 917-727-4453. Bronx Community Board Three has Francis Dsouza and Beautiful Winston as representatives for our district.

#### **BENEDICTION**

Mr. Edgardo Cedeno led us in prayer.

#### **ADJOURNMENT**

The meeting was adjourned at 7:47 p.m.

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