

*The City of New York*  
**Bronx Community Board Four**  
**General Board Meeting**  
**Tuesday, September 23, 2025 | 6 pm**  
**Bronx Museum of the Arts**  
**1040 Grand Concourse, Bronx, NY**  
**MS. SHEKERA ALGARIN, 1<sup>st</sup> VICE BOARD CHAIR, PRESIDING**

**MEMBERS PRESENT:**

Ms. Priscilla Alexander, Ms. Shekera Algarin, Ms. Rasheida Alston, Ms. Angeli Cabrera Ventura, Ms. Triciah Claxton, Ms. Leticia N. Dinkins, Mr. Robert Garmendiz, Ms. Johanna Gomez, Ms. Veronique Green, Ms. Nurys Laureano, Dr. Veronie Lawrence, Ms. Prettystar Lopez, Mr. Mohammed Mardah, Ms. Marie McCullough, Mr. Rafael McDonlad, Ms. Monique McMahon-Stancil, Mr. Leandro Monzon, Mr. Ebrahim Dawda Ndure, Mr. Daniel Nieves, Ms. Martha Reyes, Ms. Yohanny Rincon, Ms. Lilliam Rosa, Mr. Alexander Ruiz, Mr. Winston Ward, Ms. Kinanda Williams-Murray, Ms. Latasha Wright.

**MEMBERS ABSENT:**

Dr. Serge Caceres, Ms. Gleny J. Camacho, Ms. Musu Drammeh, Ms. Towona Joye, Rev. Julian Stephenson, Ms. Marie A. Stroud.

**MEMBERS EXCUSED:**

Ms. Beverly Bond, Ms. Ishaira Garcia, Mrs. Zonia Ortiz, Ms. Elba Rodriguez, Ms. Dena Williams.

**STAFF:**

Leonardo Coello, District Manager  
Elizabeth Gonzalez-Rodriguez, Community Coordinator

**ELECTED OFFICIALS:**

Hon. Vanessa L. Gibson, Bronx Borough President  
Hon. Landon Dais, New York State Assembly Member  
Hon. Althea Stevens, New York City Council Member  
Emmanuel Martinez, representing NYC Mayor Eric Adams  
Courtney Aubain, representing US Congressman Ritchie Torres  
Alexis Ruiz, representing Bronx Borough President Vanessa L Gibson  
Jumanah Escalera, representing Bronx County District Attorney Darcel D. Clark  
Nicole Liberato, representing NYS Senate Luis R. Sepúlveda  
Sharon Williams, representing NYS Assembly Landon Dais  
Greer Mayhew, representing NYC Council Althea Stevens  
Gloria Cruz, representing NYC Council Deputy Speaker Diana Ayala

**GUEST PRESENT:**

Mariano Laboy-Morrisania Diagnostics & Treatment Clinic, Jacqueline Hinds-Community Resident, 27 Sports Bar & Café Inc., Marvin McFadden-Volunteers of America Greater NY, Greg Gonzalez-MPG, Jimena Elmufdi-Reporter, Yosheka Bryant-Community Resident, Macy Hanzlik-Barend-Mott Haven Herald, Luis Rodriguez-Volunteers of America East Clarke Place, Esther Polanco-Volunteers of America University Family Residency, Mark Barrera-Community Resident, Chelsea Phillips-Findlay Ave Bronary, Daniel P. Silvera-Bridge Builders Community Partnership, Diana Otano-Volunteers of America, Jonathan Tavares-Volunteers of America, Rosemary Ofili-New Settlement PAC, Michelle Lee St Marte-Community Resident, Judy Crawford-NYPL Grand Concourse Branch Library, CO Deputy Inspector Joe Pulgarin-NYPD 44<sup>th</sup> Precinct, Detective Shala-NYPD 44<sup>th</sup> Precinct, A.L.James-Community Resident, Carol Chen-CUNY, Nancy Dela Rosa-101 E 161 ST Restaurant Corp/161 Bar & Grill, Fritz Pierre Jr-Guns Down Life Up, Josephine Ofili-New Settlement PAC.

### **PUBLIC SESSION:**

1. Daniel P. Silvera – Bridge Builders Community Partnership
2. Mario Ramos – ConBud- Yankee Stadium location
3. Mariano Laboy- Morrisania Diagnostics & Treatment Clinic
4. Jacqueline Hinds – Community Resident
5. Chelsea Phillips- Community Resident

### **ANNOUNCEMENTS:**

- ❖ Ms. Chelsea Phillips, community resident, noted CB meetings should be fully accessible online and live in 2025. Described sanitation is another problem, apartment buildings are not containerized. Expressed concerns with allowing certain kinds of developments into the neighborhood.
- ❖ Mr. Robert Garmendiz chimed in to express concerns regarding the position of CB in community matters.

### **WELCOMING REMARKS & ANNOUNCEMENTS:**

- ❖ Chair Bonds excused from General Board Meeting. Meeting led by Ms. Shekera Algarin, 1st Vice Chair Presiding. Ms. Algarin read the greeting Chair Bonds prepared for the board meeting which welcomed new board members and Interim Recording Secretary, Ms. Lopez.

### **INVOCATION & PLEDGE OF ALLEGIANCE:**

- ❖ Led by Ms. Martha Reyes.

### **REPORT BY ASSEMBLY MEMBER LANDON DAIS:**

- ❖ Shared office location and his legislative duties in Albany and constituent services/resources in the district. The district holds the highest rates of evictions and noted energy prices are going up. Food insecurity is also very prevalent. Funding successes: \$2.5 million for BronxWorks. New Settlement fixing their pool. Bring more artistic programming to Hip Hop Museum and Bronx Children's Museum. AM Dais noted the DMV is relocating from Fordham Road to the Bronx Terminal Market on October 1st. Veteran's rally on September 30th. Discussed legislative items RE: surrogate judges.
- ❖ Q&A:
  - Community resident shared concerns RE: coverage
  - CB 4 member mentioned concerns RE: towing cars on Plimpton and Jessup Avenue, as well as syringes
  - Take a picture and get money for illegal dumping.

### **REPORT BY NYPD 44TH PCT:**

- ❖ Captain Garcia, 48% down in shootings. 28 day period: Murder 1v1, rape 4v2, felony 80v88, and etc. 24% down in crime for the period.
- ❖ Detective Challah, great national night out. Council meeting Wednesday, October 8th at the Bronx Museum of the Arts. There is a new quality of life team. You can meet the quality of life team. 917-853-5030.

### **PERSONNEL ACTION:**

- ❖ Mark Barrera, Candidate for CB 4 Community Liaison. Mr. Barrera spoke about his professional experience.
- ❖ CB 4 Members & Residents deliberate regarding the position:

- Dr. Lawrence, the vote wasn't affirmative. The vote was conducted in error because it should have been conducted in public. Members asked to go into executive session. We were not shown more candidates and resumes.
- Ms. Reyes was on the hiring committee and she doesn't recall interviewing more than one candidate.
- Ms. Green, the request was to have multiple options for the general board vote.
- Ms. Rosa, one meeting, one candidate.
- A community resident expressed concern regarding job posting.
- ROLL CALL **VOTE:**
  - Motion to table the vote for CB 4's Community Liaison position and request to be presented to more candidates for the position..
    - 1st motion: Dr. Lawrence
    - 2nd motion: Ms. Dinkins
    - Final:
      - ◆ Yes: 18 members
      - ◆ No: 7 members
      - ◆ Abstention: 1 member
  - The motion carries

#### **REVIEW/CORRECTION/ADOPTION OF GENERAL BOARD MEETING MINUTES:**

- ❖ April 2025 and June 2025 being tabled until October 2025.
- ❖ May 2025 CB 4 Minutes:
  - **VOTE:**
    - Motion to accept the May 2025 minutes.
      - 1st motion: Ms. Green
      - 2nd motion: Mr. Monzon
      - Abstentions: 8 (All new members and members who were absent abstained from voting.)
    - ◆ The motion carries

#### **REPORT BY COUNCIL MEMBER ALTHEA STEVENS:**

- ❖ We are 5th in the city in having more affordable housing. Expressed concerns regarding the ULURP process and the ballot proposals. She also mentioned health bucks.

#### **REPORT BY BRONX BOROUGH PRESIDENT VANESSA GIBSON:**

- ❖ Congratulations to the board members. Urged to connect with Alexis Ruiz. Spoke about upcoming events.
- ❖ Capital allocation for FY 26:
  - Bronx STEAM center, HS juniors taking classes in college center.
  - Ribbon cutting for the new 9million field at taft campus.
  - among many more projects.
- ❖ The 149th Street Bronx general post office will be an extension of Hostos Community College for Life Sciences building.
- ❖ Talked about interagency collaboration; Allocating money to DSNY for illegal dumping cameras.
- ❖ Collaborating with bodegas for healthier foods. Discussed getting healthy foods with health bucks.

- ❖ Discussed Bronx Fashion Week and Future Forward Bronx, Wednesday October the 1st. Tour de Bronx coming up.

#### **REPORT BY CB4 DISTRICT MANAGER BY LEONARDO COELLO:**

- ❖ Thanked new board members for attending CB4 orientation. Thanked committees for their budget priorities discussions. Gave shoutouts to: the 44 PCT for being good partners; Mr. Robert Garmendiz for bringing up pothole conditions; Dr. Lawrence for lighting conditions in the municipal service committee

#### **COMMITTEE REPORTS:**

##### ❖ **Housing & Land Use:**

- Led by Committee Chair Rosa. Discussed info session on 280 E 165th street lot and affordable housing led by Stagg Group who is requesting a letter of support:
  - Committee members asked questions regarding affordability, income ranges, creating more parking, and community preference.
  - **VOTE:**
    - Motion to provide a letter of support to Stagg Group to replace the parking lot at 1140 River Avenue in the Special Jerome Corridor District zone, for a 293 apartment building with commercial space and parking for 50 vehicles in the lower floors of the building.
      - a. 1st motion: Housing & Land Use Committee
      - b. 2nd motion: Martha Reyes
      - c. Yes: unanimous vote. No nay's or abstentions.
- **The motion passes**

##### ❖ **Municipal Services:**

- Led by Committee Chair, Dr. Lawrence. Discussed the scarcity of landmarked bridges in the city. Discussed environment protection, individuals will be in containment areas. Noise evaluation will be conducted to be sure they are within limits. NYC DOT is requesting a letter of support to repaint the bridge the color munsell gray 2163 and maintain it.
  - **VOTE:**
    - Motion to provide a letter of support to the NYC Department of Transportation to repaint and provide protective coating to the Macomb's Dam Bridge.
      - a. 1st motion: Municipal Services Committee
      - b. 2nd motion: Robert Garmendiz
      - c. Unanimous vote
- **The motion passes**

##### ❖ **Economic Development:**

- Led by Committee Chair Monzon.
  - **VOTE:**
    - Two Liquor, Wine, Beer & Cider Renewal Applications:
      - a. 101 East 161st Street Restaurant Corp/161 Bar Grill (located at 101 East 161st Street)
      - b. 27 Sports Bar and Cafe INC. (located at 2 West Mount Eden Avenue)

- Motion to grant Liquor, Wine, Beer & Cider Renewal Applications for 101 East 161st Street Restaurant Corp/161 Bar Grill and 27 Sports Bar and Cafe INC
  - a. 1st motion: Economic Development Committee
  - b. 2nd motion: Lilliam Rosa
  - c. 2 abstentions.
    - The motion carries.
- **VOTE:**
  - Two New Applications:
    - a. Coco Rosa Restaurant Corp (located at 1155 Webster Avenue)
    - b. Emergency Sports Bar Corp (located 1372 Jesup Avenue)
      - And temporary retail permit
  - Board members deliberated:
    - a. Ms. Alston expressed concerns regarding the multiple 311 calls made on the Emergency Sports Bar Corp establishment.
    - b. Ms. Algarin said the board is to bring it back to us so it can be fully vetted. Emergency Sports Bar Corp is tabled.
  - Motion to grant Coco Rosa Restaurant Corp a new Wine, Beer, and Cider license and table the new Liquor license and temporary retail permit for Emergency Sports Bar Corp. and
    - a. 1st motion: Economic Development Committee
    - b. 2nd motion: Veronique Green
    - c. 3 abstentions.
      - The motion carries.
- ❖ **Youth Services & Education:**
  - Led by Committee Member Mohammed Mardah. Discussed at-risk youth and formerly incarcerated people, budget priorities. Urged for more members to encourage young people in CB 4.
- ❖ **Parks:**
  - Led by Committee Chair Rincon. Discussed Bronx is Blooming is hiring, in case anyone is interested. Noted there is a soccer field that does not have access to bathrooms, is working on district needs, mentioned ribbon cutting at a park this summer.
- ❖ **Health & Human Services:**
  - Led by Committee Chair Green. Discussed: Bronx Nutrition program; health bucks; the subcommittee that was created to organize the health fair; how Morrisania Gotham Health is seeking board members; and addressed attendance for committee meetings. The committees also worked on district needs and budget priorities for FY26.
    - A community resident shared concerns regarding hosting more info sessions on different illnesses.

## **REPORT BY ELECTED OFFICIALS & REPS:**

- ❖ **Greer, Council Member Althea Steven:**
  - Discussed website for DSNY to submit complaints and streamline process. \$8.6 million for district and talked about shortage of foster parents.
- ❖ **Jumanah, Bronx District Attorney:**
  - Discussed re-entry employment resource fair including on-site interviews, 5K run-walk-roll to end DV. Offering workshops and court tours.
- ❖ **Gloria, Council Member Ayala's office:**
  - Discussed their "HPD is in your district" event offered at their office.
- ❖ **Courtney, Congress Member Ritchie Torres:**
  - Discussed legislation and facilities addressing climate change and dreamers.
- ❖ **Nicole, State Senator Luis Sepulveda:**
  - Discussed the financial literacy series office is offering.
- ❖ **Emmanuel, Mayor Eric Adams:**

- Delivered chromebooks to NYC schools and is focusing on open air drug use.

### **UNFINISHED BUSINESS/NEW BUSINESS:**

❖ N/A

### **ADJOURNMENT:**

❖ VOTE:

- Motion to adjourn the September 23rd, 2025 CB 4 General Board Meeting at 8:37pm.
  - 1st motion: Shekera Algarin
  - 2nd motion: Robert Garmendiz
    - The motion passes to adjourn.

General board meeting minutes were recorded and submitted by Interim Recording Secretary,  
Prettystar Lopez.