

**THE CITY OF NEW YORK**  
**BOROUGH OF THE BRONX**  
**COMMUNITY BOARD 7**



HON. VANESSA L. GIBSON, BOROUGH PRESIDENT

YAJAIRA ARIAS, CHAIRPERSON

KARLA CABRERA CARRERA, DISTRICT MANAGER

**HOUSING, LAND USE & ECONOMIC DEVELOPMENT**

<b>Chair:</b>	<b>Yajaira Arias</b>
<b>Meeting Date:</b>	<b>January 14, 2025</b>
<b>Meeting Time:</b>	<b>6:30 pm</b>
<b>Meeting Location:</b>	<b><u><a href="#">The Bedford's Community Room</a></u> 211 East 203rd Street, Bronx, NY 10458</b>
<b>Meeting Recording:</b>	<b><u><a href="https://youtu.be/R3pvpBWu8PA">https://youtu.be/R3pvpBWu8PA</a></u></b>
<b>Members In Attendance:</b>	<b>✓ Yajaira Arias ✓ Sandra Erickson ✓ Barbara Stronczer ✓ Kimali Corley ✓ Momodou Sawaneh ✓ Edgar Ramos ✓ Jesús López-Jensen</b>
<b>Minutes done by:</b>	<b>Yajaira Arias</b>

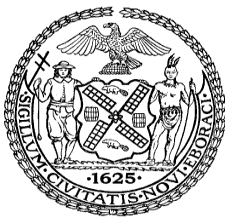
**Minutes:**

- I. Meeting Guidelines and Code of Conduct read by Yajaira Arias**
- II. Introductions/Attendance - Quorum was met**
- III. Review of Previous Minutes - Minutes were approved**
- IV. Follow-up from Previous Month**
- V. New Business**
  - A. Kingsbridge Armory Update by MADDD Equities: <https://bit.ly/40F7ZrT>**
    - 1. MADDD Introduction by Lauren George**
      - a) are a certified MBE real estate firm that focuses on their investments, development and asset management.
      - b) The team has done over 13 ULURP rezonings in NYC.
      - c) They have experience working with city agencies.
      - d) This will be the largest project that MADDD has ever done.
    - 2. Vision for Kingsbridge Armory:**

THIS MEETING'S MINUTES ARE SUBJECT TO CHANGE. FOR THE MOST UP-TO-DATE INFORMATION, CONTACT US AT:

229-A EAST 204TH STREET ♦ BRONX, NY 10458 ♦ PHONE: (718) 933-5650

E-MAIL: [KCABRERACARRERA@CB.NYC.GOV](mailto:KCABRERACARRERA@CB.NYC.GOV) ♦ WEBSITE: [WWW.NYC.GOV/BRONXCB7](http://WWW.NYC.GOV/BRONXCB7)



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- a) The primary ethos of this project is to create jobs and be an engine for employment opportunities.
- b) The project will include a mixed-use of commercial and affordable housing.
- c) There will be union jobs as per the Project Labor Agreement.

### 3. Proposed Programs & Use:

- a) 450 units of new, affordable housing (this will be outside of the armory).
- b) 13k set arena and up to 550 parking spaces. The arena will be a multipurpose space.
- c) Cultural space with a focus on the Bronx community.
- d) Commercial spaces for economic development and jobs.
- e) 25,000 square feet of community and recreational spaces.

### 4. Design Approach:

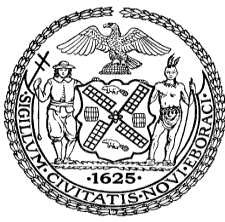
- a) The design team is looking to maximize public access and provide community amenities.
- b) Promote healthy environments and sustainability.
- c) 20% of the parking spaces will be used as electric chargers.

### 5. Proposed Timeline:

- a) Environmental review and public scoping on February 11, 2025.
- b) Landmark review will take place from March to October 2025.
- c) ULURP Certification in May 2025.
- d) SHPO Historic Tax Credit Approval in January 2026.
- e) Expected target date to finish is 2032.

### 6. Q&A:

- a) A question was asked regarding will the firm be working with the BID? Yes, they will be working with the BIDS.
- b) A question was asked regarding the Financial Feasibility of the project, who will be paying rent to be in the space? There needs to be financial



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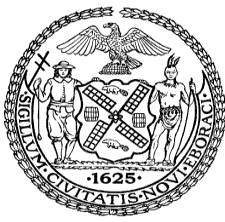
feasibility and subsidy involved, so that commercial users can rent the space and the firm is cautiously optimistic about this.

- c) A question was asked about job opportunities in the area: They will work with non for profit organizations, job recruitment agencies and retention programming. They estimate there will be 750 permanent jobs. The firm will also be working with local community members
- d) What is the firm's relationship with Joy construction company? One of the investment partners is Eli Wise who is a principal of Joy Construction, however, Joy construction will not be involved in the construction of this project. A general contractor has not been chosen, but will be based on the size of a project and work with labor unions
- e) There are concerns over drug issues in the area, particularly around PS 86.-The firm can work with precinct and install more cameras on the area

**7. A public hearing will be held next month with the public scoping meeting starting at 4pm and more details will be given out at that public scoping meeting.**

**B. Sinergia, Inc. supervised by Office for People with Developmental Disability- Presentation by Lore Barcelona (<https://bit.ly/3Cb9HI4>).**

- 1. Since 1977, Sinergia, Inc. are a multiservice agency that assist and uplift New Yorkers with disabilities and their families
- 2. The Office for People with Developmental Disabilities (OPWDD) coordinates with Singergia to provide services and integrate people into the community.
- 3. There will be 3 female individuals with developmental disabilities that will be staying at 227 East 204th Street proposed location. Lease is for 2 years.
- 4. There will be staff 24 hours to help the clients bathe, get dressed, etc.
- 5. Sinergia's request is to have a letter of support to allow 3 individuals to reside at 227 East 204th Street with 24 hours staff.



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#### a) Q & A -

- (1) Are they able to go out alone? Yes, some can go out alone, but they will have assistance
  - (2) How many staffers will be there? There will be 1 staff per resident
  - (3) Do you have any other facilities in the Bronx? 3016 and 3018 Corlear avenue both in CB8 , 2 apartments in 221 East 221 street , and at 2126 cross bronx expressway
  - (4) How many years at the site? There will be a lease for at least 2 years
6. Board Members Barbara Stronczer made a motion to vote for a letter of support. The motion was seconded by Edgar Ramos.
- a) Motion passed unanimously in favor of sending a letter of support.

#### C. Department of Finance (DOF) - Michael Sharp:

1. He spoke about people who own homes or condos regarding programs offered by DOF, such as the STAR Benefit which is aimed at seniors and veterans and a condo abatement program.

#### D. Housing, Preservation & Development (HPD) - Ted Wistein:

1. He attended the meeting to give a general overview of HPD's involvement, specifically on the Second Phase of the Project, which involves a residential aspect on the Kingsbridge Armory grounds. It will be 40-50 units of affordable housing.

#### VI. Next Meeting Date: February 11, 2025

#### VII. Discussion on Next Agenda

##### A. Fordham Landing South Update and Fordham Landing South 2

#### VIII. Adjournment - Meeting adjourned