

MINUTES OF COMMUNITY BOARD #16 – September 12, 2006

Attendance

Rev. Reuben Akinfime (A)
David Alexander
Joyce Anderson (E)
Josephine Blakeley (E)
Patricia Boone
James A. Bowens
Esther Cobb (A)
Adrainer Kim Coleman
Gregory Coad
Bonnie Crump (A)
Essie Duggan
Sam Gardner (A)
Shirley Gonsalves (A)
Daniel Goodine
Sarah Hall
Henry Hill
Kofi Hormeku
Michael Howard
Hattie Hunt
Allene Ingram
Daisy Jackson
Wordell Johnson
Dr. Cade Jones, III (A)
Eula Key (A)

Danny King (A)
Bettie Kollock-Wallace
Shawn Lewis (A)
Deborah Mack
James Mack (E)
Rev. Thelma Martin (E)
Yolanda Matthews
Sadie McNamara
Joseph Norton
Marie Pierre
Elder Devon Ponds (E)
Mattie Pusey (E)
Isaiah Simmons (E)
Ernestine Turner (A)
Rev. Miran Ukaegbu (E)
Marcus Victory
Alice Vines (E)
Annie Walkes (E)
Dr. Merrill White
Herman Winston (A)
Hazel Younger
Viola D. Greene-Walker, DM
E. Jane Coleman, ADM
Jimmi Brevil, Community Assistant

MEETING HELD AT BROWNSVILLE MULTI-SERVICE CENTER, 444 THOMAS S. BOYLAND STREET, BROOKLYN

PUBLIC HEARING

Chairperson Hazel Younger called the Public Hearing to order at 7:01 p.m.. An invocation was said by Rev. Joseph Norton.

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a. the designation of property located at 7 Saratoga Avenue, and 1510-1524 Broadway (Block 1489, Lots 6, 11-18), as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of 2-story commercial building, tentatively known as Anchor Broadway Site 3, to be developed under the Department of Preservation and Development's ANCHOR program.

A team from Broadway Bushwick Builders consisting of Mr. Henry Hewes, Mr. Daniel Gerard, and Ms. Nilsa Duran, along with Ms. Alicia Board, representing the Department of Housing Preservation and Development were introduced by District Manager Viola Greene-Walker.

Mr. Hewes stated that they have been active along the Broadway corridor for about ten years. They have built many buildings in the area, including the post office at Broadway and Gates Avenue, a church and day care center for Dawn Ministries, a storefront for R&S Strauss, a pet supply store, and a medical center.

Architectural drawings of the proposed building were presented. Mr. Hewes indicated that there will be a 2-story building with frontage along Broadway and Saratoga Avenue. A loading dock and passage to an underground parking garage will be on Saratoga Avenue. There will be 15,000

square-feet of space on each floor. They anticipate that the first floor will be used for commercial space and the second story will be used as community space.

Rev. Joseph Norton asked how many parking spaces are being allotted?

Mr. Hewes stated that there will be fifty parking spaces.

Mr. Marcus Victory asked if there will be any residential units in the proposal.

Mr. Hewes stated that there will not be any residential units.

Ms. Patricia Boone asked if the community facilities will include banking facilities?

Mr. Hewes stated that it could. They have been in talks with a school for challenged children and a home care agency that is in need of office space. They have not yet entered into an agreement with any agency.

Ms. Essie Duggan asked if there are specific plans for an anchor store?

Mr. Hewes stated that they have been in discussions with a supermarket chain to be the anchor store. A drugstore, a toy store, and a pet supply store have also expressed some interest in the site but no agreements have been signed thus far. Generally, merchants are wary of signing agreements this far in advance of actual construction.

Ms. Deborah Mack asked how many retail units will the space allow?

Mr. Hewes stated that the actual number of units is dependent on the amount of space required by each occupant.

Mr. Gerard stated that the building will have supporting columns throughout but may be partitioned in many configurations to accommodate as few as one or as many as seven units, depending on the requirements of the occupants.

Ms. Duggan asked if Broadway Bushwick Builders is the general contractor for the site?

Mr. Hewes stated that they are both the general contractor and the developer.

Ms. Duggan asked how do they intend to obtain sub-contractors?

Mr. Hewes stated that they like to use local sub-contractors for various reasons. In the past, they have informed the community board for the district that they have worked in of upcoming bids. They will do the same here.

Mr. Kofi Hormeku asked if the proposal was presented to the Department of Housing Preservation and Development (HPD) without a proposed tenant?

Mr. Hewes stated that the proposal was presented with Letters of Interest. It is generally unlikely that a signed lease would have been obtained on a project of this type due to the amount of time involved. HPD does not require that they have signed commitments, there need only be genuine interest in leasing the property. They will work with local merchants who show interest in becoming tenants.

Rev. Norton asked what the rental cost per square foot will be?

Mr. Hewes stated that the rent will probably be between \$16.00 and \$24.00, depending on the type and number of systems that are needed.

Rev. Norton asked if the project will be privately funded?

Mr. Hewes stated that it will be funded privately. They will secure a loan from a bank or the Community Preservation Corporation and provide an equity investment themselves.

Chairperson Younger thanked the presenters for their presentation and requested a report from the Land Use, Planning and Zoning Committee.

Ms. Bettie Kollock-Wallace, Acting Chairperson of the Committee, reported that the Committee

met with the representatives of Broadway Bushwick Builders earlier today and discussed their proposal for Anchor Site III. The Committee recommends that the Board support their proposal to build a 2-story commercial building at 7 Saratoga Avenue, and 1510-1524 Broadway (Block 1489, Lots 6, 11-18).

A vote was taken which resulted in 20 for, 3 against, and 1 abstention to approve tonight's Public Hearing item.

There being no further comments, the Public Hearing was closed and the meeting adjourned.