

MINUTES OF COMMUNITY BOARD #16 – JANUARY 28, 2020

Attendance

David Alexander	Melanie Mendonca
Cynthia Bannister (E)	Shemene Minter (A)
Margaret Brewer	Genese Morgan
Dr. Cleopatra Brown (A)	Deidre Olivera-Douglas
Kaseem Clark-Edwards (A)	Busayo Olupano (A)
Adrainer Coleman	Ariel Perry-DeCamp (A)
Norman Frazier	Anita Pierce
Danny Goodine	Marie Pierre
Chanel Haliburton	Linda Rivera
Sarah Hall	JoAnn Sexton
Balinda Harris	Keturah Suggs (A)
Zalika Headey (E)	Richard Swinson (A)
Michael Howard (E)	Rev. Eric Thompson (A)
Gabriel Jamison (E)	Brenda Thompson-Duchene (E)
Lanetta Jeffers (A)	Christopher Toomer (E)
Carl Joseph (E)	Ernestine Turner
Maurice Joyner (A)	Rev. Miran Ukaegbu (E)
Gwendolyn King	Deborah Williams
Leticia Knowles	Pat Winston
Dr. Betty Kollock-Wallace (A)	Viola D. Greene-Walker, District Manager
Charles Ladson, Sr. (A)	Jimmi Brevil, Community Assistant
Digna Layne	Hon. Alicka Ampry-Samuel
Kelly Lee-McVay (A)	Hon. Inez Barron
Albion Liburd (E)	Melvin Faulkner for Hon. Charles Barron
Deborah Mack	Malcolm McDaniel for Hon. Eric Adams
Yolanda Matthews	Nicholas Perry for Hon. Scott Stringer
John McCadney, Jr.	Shawna Melius for Hon. Yvette Clarke
Andrew McCoy	Frieda Menos for Hakeem Jeffries

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

Chairperson Genese Morgan called the public hearing to order at 6:38 p.m., and an invocation was said by Sarah Hall.

I. IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter for, the acquisition of property located at 1510 Broadway (Block 1489, p/o Lot 11) to facilitate transit infrastructure.

II. IN THE MATTER OF an application submitted by the Department of Housing and 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 1510 Broadway (Block 1489, Lot 121 as an Urban Development Action Area; and

b) Urban Development Action Area Project for such area: and

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

to facilitate a mixed-use development containing approximately 107 affordable residential unit and commercial space, Borough of Brooklyn, Community District 16.

III. IN THE MATTER OF an application submitted by the NYC Department of Housing and Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1) eliminating from within an existing R6 District a C1-3 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;

2) changing from an R6 District to an R7-1 District property bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue; and

3) establishing within the proposed R7-1 a C2-4 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;

Borough of Brooklyn, Community District 16, as shown on a diagram (for illustrative purpose only) dated October 28, 2019.

Chairperson Morgan asked the representatives from the Department of Housing Preservation and Development (HPD) and the developers to come forward and give their presentation.

Ms. Erin Buchanan from HPD stated that the application was certified on December 2, 2019. HPD and the Department of Citywide Administrative Services are responsible for the development of this site.

As was mentioned earlier, the application seeks approval for the designation of an Urban Development Action Area (“UDAA”), Urban Development Action Area Project (“UDAAP”) approval, and the disposition of City-owned property, as well as the acquisition of a portion of the development site by the City, a zoning map amendment to rezone Block 1489, Lots 1 and 11, from R6/C1- 3 to R7-1/C2-4, and a zoning text amendment to designate the development site as a Mandatory Inclusionary Housing Area.

An aerial photograph of the site was displayed showing it to be an irregular lot bounded by Hancock Street, Broadway, Jefferson Avenue, and Saratoga Avenue in the Ocean Hill community surrounded by mostly 3- and 4-story mixed used buildings. South of the site are two New York City Housing Authority developments. Commercial venues are found along Broadway. Several institutional spaces such as childcare facilities and several churches are nearby. Saratoga Square Park is a 3 acres park two blocks southwest of the site. The area is well served by transportation with the J/Z line Halsey Street station, the B7, Q24, and B26 all within the area.

The building will be an eight-story elevator building with approximately 107 affordable rental units, plus a super’s unit. There will be approximately 9,793 square feet of ground floor retail and community facility space. Amenities will include bike storage, laundry room, recreation room, and a second story landscaped courtyard for the use of tenants.

Space along Broadway will be reserved by the developer to allow for a future ADA elevator which would serve the Halsey Street station.

Ms. Stacy Wong, from the architectural firm Gluck+, stated that the building encompasses 116,000 square feet and has eight-stories above ground level. It is an unusual shape site that is somewhat triangular. The plan calls for commercial space along Broadway and reinforces that commercial corridor. There will be two residential entries; one at Jefferson Avenue and the other at the corner of Broadway and Hancock Street. There will be two sets of elevators and stairwells, one serving each side of the building. Six apartment units will be on the ground floor with the remaining 102 units on the second through eighth floors.

There are no parking requirements for this project, and none will be allotted. They are providing for a commercial loading dock along the Hancock Street side of the building. The loading dock is intentionally being placed as far away from the Broadway intersection as possible to avoid causing congestion.

The next slide shows an elevation view of the building along Broadway with a view of the proposed landscaped courtyard which also serves as the roof for the retail spaces below. The courtyard is intended to be a major amenity to the tenants. The laundry room and indoor

recreation space also overlook the courtyard. The goal is to have it foster a sense of community and provide a beautiful and safe space for the residents of the building.

Another feature of the building is the setback from Broadway. Normally, the footprint of the building would extend through the upper floors. In this case, they chose to have the second through eighth floors setback to form two bars along Hancock Street and Saratoga Avenue. The layout allows for more quality apartments and allows for greater amount of daylight to reach Broadway. On Broadway, they will use extensive amounts of glass on the retail storefronts to activate the street and make it feel safe for passersby.

The next slide displayed an isometric view of the building facing the northerly side of Hancock Street with one of its residential entrances. Ms. Wong stated that the area being reserved for the possible placement of an elevator to access the MTA train platform. A series of tree planters will create a buffer for the ground floor apartments.

The next slide showed a view of the building looking south along Saratoga Avenue which elevation pays homage to the neighboring townhome’s colorful exteriors.

Healthy homes and sustainability is important to them. To provide this to the residents, the building will be built to Enterprise Green and LEED New Construction v4 Standards.

The building’s design will include:

- High efficiency mechanical equipment to reduce utility costs
- Energy efficient lighting and lighting sensors
- Reduced heat island effect through use of high albedo roofing materials
- ENERGY STAR labeled clothes washers, dishwashers, and refrigerators
- WaterSense labeled low flow water conserving fixtures to reduce indoor water consumption
- Native or adaptive plant section to decrease outdoor water consumption
- No/low VOC adhesives, sealants, etc., to increase indoor air quality
- Highly insulated and airtight envelope

Mr. Ron Schulman, consultant for MacQuesten Development, stated that the project will be financed using HPD’s Extremely Low and Low-Income Affordability (ELLA) program and will serve households earning between 30% and 80% AMI. The building will contain 8 studios, 48 one-bedrooms, 39 two-bedrooms (including 1 super’s unit), and 13 three-bedrooms. Residents of Community District #16 will have fifty percent preference to the units. The following rent guidelines were displayed:

AMI Income Limit	# of Units	HH Income*	Net Monthly Rent
Formerly Homeless**	16	\$17,307 - \$33,300	\$362 - \$650
40% AMI	20	\$23,717 - \$44,400	\$522 - \$927
50% AMI	19	\$30,127 - \$55,500	\$683 - \$1,205
60% AMI	18	\$36,537 - \$57,660	\$843 - \$1,482
80% AMI	34	\$49,357 - \$88,800	\$1,163 - \$2,037

*Incomes and rents vary according to unit size. Estimated rents and income are based on 2019 AMIs and are subject to change.

** Units set aside for formerly homeless households will be underwritten to shelter rents.

Mr. Schulman stated that they hope to have the project financed by December 2020. Once they begin construction, they expect to market the units 18 to 20 months later. They will reach out to the community during the marketing process.

Mr. Bill Wilkins, Director of Housing Development with the Local Development Corporation of East New York, stated that their starting point was the Brownsville Plan and Community Board #16’s District Needs Statement with a focus on Broadway. They found the site to be dark and did not have room for children to play. By having the courtyard, parents will have the ability to watch their children at play from the laundry room or their apartments. It also gives the developers the ability the check the box for multi-generational space.

As it relates to economic synergy within the community, they expect the project to create at least 30 retail jobs for the community and 25 construction jobs. They will outreach with workforce

development entities to the best of their ability along with Central Brooklyn Economic Development Corporation to put community back to work in as many ways as possible.

The principle owner of MacQuesten Development is a woman who helps toward the goal of making the project as inclusive as possible.

Ms. Buchanan reported that the timeline beyond this evening is to present to the Borough Board within 30 days, then the City Planning Commission, and finally the City Council.

The floor was opened to questions and someone asked if solar panels will be implemented?

Ms. Wong stated that they are not expecting to make use of solar energy, but they are exploring the possibility of cogeneration (the use of natural gas a heat engine or power station to generate electricity and useful heat at the same time) as a possibility.

Someone asked what is the anticipated date of completion?

Mr. Joseph Apicella, Managing Director for MacQuesten Development, stated that it should take about 36 months from the time they break ground (which is expected to be December 2020).

He also stated that it is their intent to, as best as possible, hire from the community and market in the community.

A roll call of the membership was done and a quorum was established.

Chairperson Morgan recognized Captain Hugo Dominguez, Executive Officer of the 73rd Precinct, who stated that 2019 was a good year for the 73rd Precinct with record lows in crime and shootings.

The numbers were made possible through the collaborative efforts of the men and women of the 73rd Precinct as well as members of the community. He asks that the community continue to work with them in making the neighborhood a safer and better place to live and work.

Unfortunately, they have picked up a shooting with fatality in January. The incident occurred inside 634 Rockaway Avenue between Livonia and Dumont Avenues. The incident is currently under investigation.

Someone related a condition with improper parking in front of their church.

Captain Dominguez suggested that they contact their Neighborhood Coordinating Officers to report the condition.

Elder Robert Bostic of the Apostolic Gospel Church of Christ warned the audience of check fraud taking place. They church lost \$80,000. Although the money was insured, it caused heartache for his pastor and the congregation. He advised the audience to not place checks in on street mailboxes but to bring the mail into the post office instead.

Captain Dominguez agreed and stated that we should avoid mailing checks when possible and when necessary do not use mailboxes with the wide mail chute that opens with a pull-down handle. (The new anti-fishing mailboxes replace the chute with a small slot.)

Mr. Andrew McCoy asked if the police are doing anything new to combat assaults that take place?

Captain Dominguez stated that most of them are domestic violence incidents and they try to prevent them from ever occurring through outreach.

Chairperson Morgan recognized Councilmember Inez Barron.

Councilmember Barron reported that she had a victory in behalf of the residents of Community District #5 wherein an effort to demolish HELP [Genesis] Homes and replace them with new temporary shelters along with supportive housing. Members of Community Board #5 stated that people are deserving of permanent and affordable housing not temporary shelters. They stated that they are not in support of any projects that bring more temporary shelters into our

communities. They asked that all units be permanent and affordable housing. In the end, this is what they will get. Five-hundred units of affordable permanent housing will now be built.

This tell us that when we, as a community, work together and are represented by someone fighting to ensure that our voices are heard, we can achieve our goals. She encourages this community to fight for all permanent housing.

Applications for Ebenezer Plaza are now available, and she encourages our community to apply for the units which are affordable to incomes earned by people in our community.

District Manager Viola Greene-Walker highlighted the following from her report:

- Ladders for Leaders is offering outstanding high school and college students the opportunity to participate in paid professional summer internships with organizations, and government agencies in New York City. The program is an initiative of the Department of Youth and Community Development (DYCD) and supported by the NYC Center for Youth Employment and the Mayor's Fund to Advance New York City.
- Doctors Without Borders/Médecins Sans Frontières (MSF-USA) has also announce its paid Internship Program. Interns gain practical work experience and support the work of their Communications, Development, Program, Human. The deadline to apply for this merit-based internship is April 17, 2020. For more information, visit <https://www.doctorswithoutborders.org/careers/work-us-office/office-internships>.

Additional employment opportunities are listed in the report and she also encourages persons seeking employment to apply for census jobs. Information is available on the information table.

Several community-based organizations are offering free tax preparation services and addresses and times can be found in the report.

A motion was made by Mr. David Alexander, seconded by Ms. Adrainer Coleman, and carried to accept the District Manager's Report.

A motion was made by Mr. David Alexander, seconded by Ms. Adrainer Coleman, and carried to accept the minutes of the December 17, 2019 Community Board Meeting.

Chairperson Morgan recognized Ms. Kelly Lam and Ms. Dorothy Lee from the Department of Sanitation's Zero Waste Communication Corp.

Ms. Lam and Lee introduced themselves as Americorps members working for the Zero Waste Communications Team at New York City Department of Sanitation. They presented at last month's Board meeting on New York's new plastic bag ban. Tonight's distribution table contains information on the ban, reusable bags, and other items related to recycling.

Someone stated that with paper bags being mandated, it should not fall on consumers to dialogue with retailers on the quality of bags being offered.

Ms. Lam stated that this was mentioned at the previous meeting and reported to their supervisor. This is a something that was not thought about when the legislation was being drafted. It is difficult to regulate businesses county by county. They understand the burden it places on the community and suggest a dialogue with the Department of Consumer Affairs. The Department of Sanitation is trying to ease the burden with issuance of the reusable bags. However, they do not have much clout with regards to the quality of bags used by businesses. She will bring the issue up with her supervisor again.

Chairperson Morgan stated that consumers are allowed to bring their own bags and can reuse bags that were previously dispensed by the retailers.

The speaker stated eventually one's reserves of bags will run out. Poor quality bags should be addressed. Our rights as consumers should be considered.

Chairperson Morgan stated that we need to find out which legislators supported the bill and go to them to ask that it be revisited and adjustments be made. She asks that if on March 1st you find a

retailer in this community who is providing subpar bags, please inform the Community Board. There is no incentive to offer subpar bags as the money is turned over to the city and state.

Ms. Melanie Mendonca asked if the containers distributed by restaurants are recyclable?

Ms. Lam stated that it depends on their composition. Some are compostable and can be placed in either regular garbage or the brown bins. The hard-plastic boxes are recyclable if they are grease free.

Mr. John McCadney, Jr. asked if kitchen garbage bags continue to be allowed?

Ms. Lam stated that garbage bags will still be allowed and sold.

Mr. Andrew McCoy asked if this is state or city legislation?

Ms. Lam stated that it is state legislation.

Mr. McCoy asked if this like a tax?

Chairperson Morgan stated that it is a penalty being imposed to encourage people to use recyclable bags. The way to avoid the penalty is to bring your bags.

She suggested that the Sanitation Committee look into the and appeal to the legislators who supported the ban and amend the rule to better fit the needs of our community.

Chairperson Morgan recognized Councilmember Alicka Ampry-Samuel.

Councilmember Ampry-Samuel stated that Mayor de Blasio has introduced his preliminary budget for Fiscal Year 2021 and its 95.3 billion dollars in spending. The Executive Summary of the budget is a five-page document which speaks volumes about its lack of content. It is slim because it focuses on what is happening on the state level.

She finds it interesting that there are two new items mentioned in the budget related to public safety and resiliency. In the public safety section it calls for an allocation of \$98,000,000 for street safety along 4th Avenue in Brooklyn.

She wants the community to be aware that it important that when we look at budgets, we look at what is being added. Use the information when we are fighting for our needs and corresponding to other councilmembers and the mayor.

She reminds the audience that the City Council is also in the process of allocating their discretionary funds and she encourages community-based organizations to apply for funding for their projects.

Ms. Adrainer Coleman, Chairperson of the Land Use, Planning, and Zoning Committee reported that the Equity Planning Work Group met on Tuesday, January 14, 2020 with representatives from the Department of Housing Preservation and Development and developers for the vacant site at 1510 Broadway which you heard at tonight's public hearing.

The Work Group met on December 10, 2019 with developers of a site at 2435 Pacific Street. They are requesting a letter of support from the Community Board to accompany their application for funding to develop approximately 236 units of affordable housing for individuals and families earning up to 80% AMI. She called forward Mr. Michael McCarthy and his associates to present their proposal.

Ms. Angela Moses of the Love Fellowship Tabernacle stated they are here to present their project to be located at 2435 Pacific Street. They have been working on the project for several years. She is present this evening with other members of their development team, Mr. Melvin Turner and Mr. Dennis Taylor of TnT Development, Mr. Michael McCarthy of Alembic Development, and Mr. Jeff Nemetsky of Brooklyn Community Housing and Services.

Mr. Nemetsky stated that he is pleased to be a part of this project. Brooklyn Community Housing and Services (BCHS) was founded more than 40-years ago by a group of local clergy from Downtown Brooklyn. Currently, BCHS provides housing for 412 individuals daily and 1,000 annually. On-site services include case management, mental health and substance abuse

counseling, nursing, childcare, vocational training, and recreational/socialization activities such as horticultural, drama and art therapy. Additional programming includes homelessness and eviction prevention, veteran’s services, and specialized services for criminal justice involved individuals and formerly homeless seniors.

Mr. Dennis Taylor stated that he is a long-time resident of the East New York/Brownsville community. Along with his partner Melvin Turner are the co-founders of TnT Development which acting as the owner’s representative for this project which will produce approximately 236 units of affordable and supportive housing where East New York Avenue meets Junius Avenue and Pacific Street. He is proud of the team that he is collaborating with and of the proposed project.

Mr. McCarthy stated that the site is currently vacant and is owned outright by Love Fellowship Tabernacle. The site is zoned: R7D/C4-5D and is in the East New York Rezoning Area and thus required to include Mandatory affordability bands targeting extremely low-income households follow Mandatory Inclusionary Housing guidelines. Making several the units in the building affordable forever.

They are proposing 215,000 square feet, 10 story building with ground floor commercial and an on-site social service suite. The on-site social service suite will also include a small clinical office for visiting medical professionals.

The cellar plans call for bicycle storage, an exercise room, the building’s administration suite, and the super’s office and workshop. The ground floor will contain 6,900 square feet commercial space, a community room, children’s playroom, a library and computer room, laundry room, a social service suite, including clinical and counseling spaces, an outdoor landscaped recreation area, and five residential units, plus the super’s unit. The remaining residential units will be spread from the second through tenth floors. The distribution of apartments is as flows: 63 studios, 72 1-bedroom, 73 2-bedrooms, and 28 3-bedrooms.

They designed the unit distribution to accommodate a large number of apartments for families, and plan to include a 30% set aside for chronically homeless families with children with a head of household diagnosed with a severe mental illness. BCHS will be providing services for these tenants.

When they initially met with the Board’s Equity Planning Working Group, they presented the options below as to how to best distribute the apartment sizes.

	OPTION 1		OPTION 2		OPTION 3 (SELECTED BY COMMITTEE)		AS DESIGNED (CHANGED 10 STUDIOS TO 1-BED)	
	Units	Supportive Units	Units	Supportive Units	Units	Supportive Units	Units	Supportive Units
Studios	71	71	88	88	63	63	63	63
1-Bed	90	38	91	32	82	40	72	38
2-Bed	54	38	45	32	62	39	72	36
3-Bed	28	0	28	0	28	0	28	5
Subtotal	243	147	252	152	235	142	235	142
Super’s	1	n/a	1	n/a	1	n/a	1	n/a
TOTAL	244	147	253	152	236	142	236	142

Based on their discussions with the Equity Planning Working Group, it was agreed to pursue Option 3 for unit distribution and incorporated a higher proportion of 2-bedroom apartments to house more families. After the architect amended the drawings to reflect these changes, they were able to further increase the number of 2-bedrooms by 10 units.

They have also incorporated their feedback to designate 5 of the 3-bedroom apartments as supportive housing units.

They are planning to have the following rent guidelines:

<u>AMI</u>	<u>INCOME</u>	<u>MONTHLY RENT</u>			
		(Family of 4)	Studio	1 bdr	2 bdr
30%	\$32,010	\$410	\$525	\$641	\$733
40%	\$42,680	\$571	\$725	\$882	\$1,012
50%	\$53,350	\$730	\$925	\$1,122	\$1,288
60%	\$64,020	\$890	\$1,125	\$1,362	\$1,567
70%	\$74,690	\$1,051	\$1,325	\$1,602	\$1,843
80%	\$85,360	\$1,211	\$1,526	\$1,842	\$2,121

Amenities will include:

- 13,207 square feet of outdoor landscaped area and garden that will be programed by BCHS
- Exercise room in cellar
- Community rooms, family playroom and lounges with on-site laundry
- 6,900 square feet of ground floor commercial space
- 24/7 front desk coverage and security
- Building to Enterprise Green Communities standards
- On site building staff: 4 FTE employees and property manager
- Social service suite, including clinical & counseling spaces

Ms. Moses stated that they are seeking to hire licensed professionals from the community to help build this project.

Ms. Marie Pierre asked if they have the units broken down by income levels as well?

Mr. McCarthy stated that they do not but can make it available for a later date.

Someone asked when will people be able to apply for the apartments?

Mr. McCarthy stated that approximately six months after construction begins, people will be able to apply through Housing Connect.

Ms. Zalika Headley asked if there are provisions for parking?

Mr. McCarthy stated that there not, as it is not required per zoning.

Mr. John McCadney, Jr. asked what transportation amenities are available at the location?

Mr. Taylor stated that the B12 bus currently stops right in front of the location and it is in close proximity to the Broadway Junction Station [as well the Atlantic Avenue L Station and the East New York Long Island Railroad Station].

Dr. Cleopatra Brown asked if there will be any set asides for veterans and will any of the units be accessible?

Mr. McCarthy stated that currently, there are no set asides for veterans, but they can examine doing so. He also stated that all units will be accessible.

Ms. Chanel Haliburton asked how long will the units remain affordable?

Mr. McCarthy stated that they are required to be affordable for 60 years. However, their organization intends to keep them affordable indefinitely and Mandatory Inclusionary Housing guidelines require a certain number to remain affordable in perpetuity.

Ms. Haliburton asked this could be placed in writing?

Mr. McCarthy that it can be.

Ms. Deidre Olivera-Douglass stated that there should be some parking allocated. Secondly, are they hiring MWBEs and who will ensure compliance?

Mr. Taylor stated that he and his partner, Mr. Turner, are residents of the community. Furthermore, they were co-developers of a building on Rockaway and Riverdale Avenues that was very inclusive. TnT Development's job is to ensure inclusiveness.

Mr. McCarthy added that if the Board has a template of a community benefits agreement, they will gladly look at it and work on making an agreement that will work for the community.

Chairperson Morgan stated the Land Use, Planning, and Zoning Committee has stated that no developer can come to them without putting in writing what community benefits they plan to provide. There is also an application which each developer is asked to complete with specific information about their project. The process is not perfect but it is what they are and feel it is a step in the right direction.

It is the Board's desire to perfect the process and that requires participation by members of the community who can each bring in their expertise to make the process better. In this way when developers come to the Board meetings, they would have already gone through the process and learned what the community requires of them.

Councilmember Ampry-Samuel asked if they have reached out to the councilmember for this location and Borough President Adams?

Mr. McCarthy stated that they have and received \$500,000 from Councilmember Espinal before he resigned and another \$500,000 from Borough President Adams. They also received funding from Speaker Corey Johnson.

Ms. Adrainer Coleman asked if there will be a set aside for residents of Community District #16?

Mr. McCarthy stated that 50% of the of the lottery units will be set aside for current residents of Community District #16.

Ms. Coleman stated that the rent guidelines presented are a bit confusing. What would be the income range for an individual to qualify for a studio apartment?

Mr. McCarthy stated the guidelines he presented are for a family of four. They would not place a family of four in a studio apartment. He will make available the guidelines for different family sizes.

Chairperson Morgan stated that the project is in the early planning stages. Now is the time that we should make known what we like and don't like about the project. What we should not do is wait until it is in ULURP and then say that we don't like it. She encourages interested person to participate in the process by attending the committee meeting where more time can be allocated to the project.

For this evening, what the development team is seeking is a letter of support to continue to explore funding from other government sources.

On January 14th, the Work Group also met with Laticha Sotero-Schamann who is seeking a letter of support from the Community Board for her application to the State Liquor Authority for her business at 63 Sutter Avenue. She called Ms. Sotero-Schamann forward to explain why she is seeking the Board's support.

Mr. Adam Clayton Powell, IV, stated that he is Ms. Sotero-Schamann's representative for the application. The venue is a themed pizza restaurant run by Ms. Sotero-Schamann and her husband and will be located at 63 Sutter Avenue near Howard Avenue. It will be an upmarket pizzeria that will be affordable to the community.

Ms. Sotero-Schamann stated the restaurant will have a comic book theme and they are seeking to be able to serve wine, liquor, and beer to their clientele. It is a family-oriented and nice place for everyone to come and share a meal. While most people are interested in comic book heroes, they chose to focus on the villains and named the restaurant Villains' Lair. They are collaborating with students from Art and Design High School, many of whom live in the community, to design wall art for the venue. She and her husband feel that the work can serve as a portfolio piece for the students. (Ninety percent of the schools graduates go on to college.)

Mr. Andrew McCoy asked how large is the space?

Ms. Sotero-Schamann stated that it is about 1,500 square feet.

Mr. McCoy asked how much of that area is reserved for diners?

Ms. Sotero-Schamann stated that there is a full bar, and the remainder encompasses the dining area and a limited kitchen.

Mr. John McCadney, Jr. stated that it seems like a nice idea. However, that there is a conflict between the idea of being family friendly and having liquor on premise. What is the purpose of having the liquor, is it to increase their profit margin?

Ms. Sotero-Schamann stated that oftentimes after a long day, parents want to sit down and have a meal with their children and enjoy a cocktail with the meal. This not a regular bar.

Mr. McCadney asked if they have surveyed the area? It is a hotspot for violence. Perhaps, this is what is needed to change that around, but he has concerns that it may feed into it.

Ms. Deborah Williams asked what are the hours of operation?

Mr. Powell stated that they open from 11:00 a.m. to 12:00 a.m. Sunday through Wednesday and 11:00 a.m. to 4:00 a.m. Thursday through Saturday.

Ms. Anita Pierce stated that there are a school and childcare center nearby. Have they considered this in opening at that location?

Ms. Sotero-Schamann stated that she is aware of the school and daycare. However, the restaurant is not your typical bar. It a place for people to have a sit-down meal and maybe a cocktail. They are not looking at rowdy type business.

Ms. Pierce asked if they are willing to adjust the hours when they will serve alcohol?

Ms. Sotero-Schamann stated that they were looking to operate within the hours allowed by law but are willing to adjust to meet the community's desire.

Mr. McCoy asked if there are levels of liquor licenses?

Chairperson Morgan stated that there are.

Ms. Sotero-Schamann stated that they are seeking a full liquor license so that they will be able to serve cocktails that require liquor, ie.: a Pina Colada.

Chairperson Morgan stated that they are seeking the same type of license that an Applebee's would have.

She opined that while safety concerns are valid, we should not stop something positive coming to the community because there is a certain element on the corner. Having a slice of pizza and a glass of wine is not the problem; the element is. We need to speak on the element because we should be able to have a slice of pizza in our neighborhood. If a business wants to open at vacant location and there is a crime concern, we need to speak to the police, not the business.

Ms. Margaret Brewer asked if they will be hiring from the community?

Ms. Sotero-Schamann stated that they will be hiring three persons, a bartender and two others to help out.

Someone asked if they have informed the police department about their undertaking?

Mr. Powell stated that they will be attending the Precinct Council meeting and meet with the Neighborhood Coordinating Officers.

Chairperson Morgan stated that it is not required that they communicate with the police in order to open a legal business. The question we should be asking is: "Have we called the police to inform of the element on the corner that is discouraging from having a business opening at the corner?"

Ms. Coleman continued with the report stating that on January 24, 2020, there was an official ceremony at Popular Bank where the Superintendent of Banking designated Community District #16 as a Banking Development District.

The Work Group asks that you give a round of applause to our Chairperson, Genese Morgan, who spearheaded the application that created the Banking Development District.

The next meeting of the Equity Planning Work Group will be on Tuesday, February 11, 2020 at 6:00 pm.

A motion was made by Mr. David Alexander, seconded Ms. Linda Rivera, and carried to accept the Equity Work Group Report.

A motion was made by Mr. David Alexander, seconded by Mr. John McCadney, Jr., and carried to accept the October 22, 2019, November 26, 2019, and December 17, 2019 Equity Work Group Reports.

Chairperson Morgan stated that at the October 22, 2019 meeting, Family Services Network sought a letter of support from Community Board #16 to accompany their application for funding regarding their proposal to develop 95 units of housing with 5,000 square feet of community facility space on property they own at 1546 East New York Avenue.

In a roll call vote of 10 – in favor, 8 -against, and 9 -abstentions members of Community Board #16 elected to not support issuing a letter of support to Family Services to accompany their application to develop 95 units of housing with 5,00 square feet of community space at 1546 East New York Avenue.

In a roll call vote of 16 -in favor, 6 -against, and 4 -abstentions, members of Community Board #16 elected to support the application of All-Night Skates for a Liquor, Wine, Beer, and Cider license at 54 Rockaway Avenue with the stipulation that the hours operation be confined to Sunday through Thursday from 2:00 p.m. to 1:00 a.m. and closing time on Friday and Saturday be 2:00 a.m.

In a roll call vote of 15 -in favor, 5 -against, and 6 -abstentions, members of Community Board #16 elected to support the public hearing items related to 1510 Broadway.

In a roll call vote of 6 -in favor, 14 -against, and 6 -abstentions, members of Community Board #16 elected to not provide a letter of support to Love Fellowship Tabernacle Church to accompany their application for funding to develop approximately 236 units of affordable housing for individuals and families earning up to 80% AMI.

In a roll call vote of 15 -in favor, 6 -against, and 5 -abstentions, members elected to support the application by Villains Lair for a Beer, Wine, and Liquor License at 63 Sutter Avenue.

A motion was made Mr. David Alexander, seconded by Ms. Ernestine Turner, and carried to accept the minutes the October 22, 2019, November 26, 2019, and December 17, 2019 Community Board meetings.

Ms. Melanie Mendonca, member of the Youth Services Planning Committee, reported that on January 8, 2020, members of the Community Resident Planning Work Group met to discuss the upcoming 4th Annual Youth and Family Empowerment Conference which will be held on June 6, 2020. There will be workshops for all school aged students. The students too young to participate in the workshops will be entertained by activities that are being considered. Parents will be asked to participate in the workshops as well.

The Conference Committee will be seeking the support of community-based organizations and elected officials. The committee is asking for any suggestions from the community to make this a great event. Please call District Manager Greene-Walker at (718) 385-0323, if you have any ideas, or simply want to attend the next Annual Youth and Family Empowerment Conference meeting.

The following programs are open for enrollment:

- SONYC BIZ Entrepreneurial Programs for students attending middle schools

- Youth Community Ambassador Program recruiting middle/high school students
- Open Enrollment for GED Program ages 17 and up. Both programs are located at 444 Thomas Boyland on the 3rd Floor – telephone number (718) 498-4513.

- The CAMPUS Afterschool Tech & Arts Program for Middle School Students – at the Brownsville Collaborative Middle School (BCMS), located at 85 Watkins Street. To enroll call (718) 284-4700 for applications.

- Fathers and mentors are now meeting. If you are interested in the Fathers and Mentors Program call Mr. William Rochford at (718) 240-3657/(917) 428-0647, to obtain the date and time of the meetings because the meeting moves from location to location.

The next Community Resident Planning Group meeting will be held on Wednesday, February 12, 2020 at 6:00 p.m.

A motion was made by Ms. Linda Rivera, seconded by Ms. Adrainer Coleman, and carried to accept the Community Resident Planning Work Group Report.

Ms. Zalika Headley, Chairperson of the Transportation and Franchises Committee, reported that members of the City Services Planning Work Group met on January 9, 2020 with a representative of Revell Mopeds who informed us of their plans to expand to Brownsville, They are located in Red Hook and provide rideshare service to parts of Brooklyn and Queens.

You need to be over 21 years of age and have a valid driver's license to subscribe to the service. They charge \$1.00 to unlock the moped and 25 cents per minute thereafter. If you want to pause and go into a store for a few minutes, it will cost 10 cents per minute.

The current service areas are the East River to Broadway Junction and from 38th Street in Sunset Park to Astoria, Queens. You can drive it anywhere in Brooklyn and Queens, but you must end your ride within the service area.

They plan to expand in the spring of 2020 to include all community districts. They are local employers who train their own workers to include mechanics, mechanic helpers and clerical. They have over 200 employees who are hourly based.

Since they began in 2018, they have had over 1 million rides. They have had a lot of positive interactions with their customers who are saying that it has really changed their lives. It gives them more options to move around.

As information about their expansion becomes available, the community will be informed.

Ms. Headley informed the members about several safety issues at the East New York station on the LIRR that were brought to the attention of the MTA. MTA is in the process of resolving them and she will give an update at next month's Board meeting.

The next meeting of the City Services Work Group will be on Thursday, February 13, 2020 at 6:00 pm.

A motion was made by Ms. Adrainer Coleman, seconded by Mr. David Alexander, and carried to accept the City Services Planning Work Group Report.

Ms. Marie Pierre, Chairperson of the Legislative Committee, reported that the 2020 Census Complete Count Committee held a teleconference on January 13, 2020 and discussed their project to reach out to the residents of Tilden Houses on January 18th.

She is pleased to report that despite the inclement weather a total of 18 volunteers, including members of the Delta Sigma Theta Sorority's East Kings County Alumnae Chapter, Senator Zellnor Myrie's office, the National Association of University Women, members and staff of Community Board #16 knocked on doors and spoke to the residents about the importance of completing the 2020 census form. They gave out reusable bags which were provided by the Department of Sanitation with information on recycling, leaflets from the United States Census Bureau informing readers on frequently asked questions about the census, a trifold from Senator Zellnor Myrie with information explaining how the census impacts our community, and a trifold from Assemblywoman Latrice Walker which also answered frequently asked questions about the census.

She thanks, first Miss Amaya, Property Manager of Tilden Houses and her staff for allowing us to disseminate information to the residents, to Ronald Baez of Senator Myrie's office and also to the Senator, himself, for the information that was sent and to Assemblywoman Latrice Walker for her input, and of course to all the volunteers who showed up in spite of the inclement weather.

They will be door knocking at Langston Hughes Houses on February 22nd. They are asking for volunteers so that they can continue to reach out to residents about the importance of being counted in the 2020 census. If you can give us one or two hours of your time, please reach out to District Manager Greene-Walker by calling (718) 385-0323 by February 10th.

The next meeting of the Fiscal and Policy Work Group will be on February 18, 2020, 6:00 p.m. at 444 Thomas S. Boyland Street.

A motion was made by Ms. Linda Rivera, seconded by Ms. Adrainer Coleman, and carried to accept the Fiscal and Policy Work Group Report.

Chairperson Morgan recognized Ms. Shana Mellius, representing the Office of Congresswoman Yvette Clarke.

Ms. Mellius announced that Congresswoman Clarke recently introduced the Area Median Income Fairness Act which, if enacted, will overhaul a number of the fundamental processes, and could cut rents in subsidized developments in the five boroughs by more than a third. Her proposal to reformulate the "area median income" by which the Department of Housing and Urban Development defines affordable housing, and on which the city relies in setting its own parameters.

At present, the AMI calculation incorporates not just mean earnings in Manhattan, Brooklyn, Staten Island, Queens and the Bronx, but also of affluent Westchester and Rockland counties. Congresswoman Clarke's bill would subtract those suburbs from the equation—radically reducing the resulting figure.

Ms. Mellius also announced that Congresswoman Clarke will host a Small Business Conference on Thursday, January 30th from 6:00 p.m. to 8:00 p.m. at Medgar Evers College.

Mr. Melvin Faulkner, representing the Office of Assemblyman Charles Barron, reported that the number being reported for communities of have very low in the past few years. He stressed the importance of completing the census and how it impacts funding in our communities.

Their Office of Assemblyman Barron can be reached by calling (718) 257-5824.

Mr. Malcolm McDaniel, representing the Office of Borough President Eric Adams, announced several events to take place at Brooklyn Borough which contained in the Borough President's newsletter available on the distribution table. He also stated the deadline to apply and reapply for community board membership is February 14, 2020. He will be forwarding to District Manager Greene-Walker a list of members who need to reapply.

There being no further business to discuss, the meeting was adjourned.