

## MINUTES OF COMMUNITY BOARD #16 – MAY 25, 2021

### Attendance

David Alexander	Shemene Minter
Lorenzo Andrews (A)	Genese Morgan
Cynthia Bannister (E)	Rose O’Neill
Margaret Brewer	Deidre Olivera
Dr. Cleopatra Brown	Busayo Olupano (A)
Kaseem Clark-Edwards	Ariel Perry-DeCamp (A)
Adrainer Coleman	Anita Pierce
Norman Frazier (A)	Marie Pierre (A)
Danny Goodine (A)	Linda Rivera
Chanel Haliburton	Shaneek Samuel (A)
Sarah Hall	JoAnn Sexton
Balinda Harris (A)	Dr. Sonia Smith
Zalika Headley	Keturah Suggs (A)
Michael Howard	Beverly Tatham
Gabriel Jamison	Rev. Eric Thompson (A)
Carl Joseph (A)	Brenda Thompson-Duchene
Leticia Knowles	Christopher Toomer (A)
Dr. Bettie Kollock-Wallace	Rev. Miran Ukaegbu
Charles Ladson, Sr. (A)	Deborah Williams
Digna Layne	Pat Winston
Kelly Lee-McVay	Viola D. Walker, District Manager
Albion Liburd (A)	Jimmi Brevil, Community Assistant
Deborah Mack	Hon. Dharma Diaz
Yolanda Matthews (A)	Hon. Zellnor Myrie
John McCadney, Jr.	Malcolm McDaniel for Hon. Eric Adams
Andrew McCoy	Christina Serrano for Hon. A. Ampry-Samuel
Melanie Mendonca	Hon. Latrice Walker

### PUBLIC MEETING HELD VIA WEBEX

Chairperson Genese Morgan called the meeting to order at 6:30 p.m. and stated that today is the first anniversary of the death of George Floyd. She requested a moment of silence in memory of George Floyd.

While waiting for the public hearing presenters, District Manager Viola Greene-Walker read her report (A copy of the report is on file in the Community Board Office).

Chairperson Morgan stated that we will begin the public hearing in the matter of an application by the NYC Housing Preservation and Development for zoning map and text amendment, UDAAP and disposition, and an Urban Renewal Plan amendment to facilitate the development of a new 11-story, approximately 204,000 square feet, mixed use building with approximately 232 units of affordable housing and 19,000 square feet of commercial and community facility space at the corner of Mother Gaston Boulevard, Glenmore Avenue, and Christopher Avenue in Brownsville Brooklyn, Community Board 16.

Ms. Makeda Marshall from NYC Housing Preservation and Development (HPD) stated that the project is proposed for Block 3692, Lots 1-4, 23-32, 34, 35 and 37 on Glenmore Avenue between Mother Gaston Boulevard and Christopher Avenue. The ULURP was certified on April 19, 2021. The land use actions include an Urban Development Action Area designation, disposition of City-owned development site ( Block 3692, Lots 1-4, 23-32, 34, 35 and 37), amendment to the Brownsville II Urban Renewal Plan, zoning map amendment, and zoning text amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas.

The sponsors are Brisa Builders Development LLC, African American Planning Commission Inc, and Lemle & Wolff Companies.

Ms. Marshall stated that HPD led a collaborative community process, launched in 2016, and worked with residents, community partners and elected officials to understand the wants and needs in Brownsville.

HPD continues to lead interagency process, progress of identified projects to meeting the goals and strategies set out in the plan through progress reports, online public tracker and by annual community partners meetings.

The Brownsville Plan identified four goals to act as a framework for current and future investment in Brownsville: 1) to achieve equitable health outcomes. 2) improve neighborhood safety, 3) promote community economic development, and 4) foster local arts and identity.

The process resulted in a plan that created over \$1Billion investment in over 2500 new affordable homes and the coordination of over \$150,000,000 incredible neighborhood investments.

Mr. Matthew Okebiyi from the African American Planning Commission Inc (AAPCI) stated that the agency was founded in 1996. AAPCI is a nonprofit organization focused on solutions of homelessness and the related issues of poverty, domestic violence and unemployment. The organization provides several supportive services to help families transcend beyond these social challenges. Their goal is to address those issues in the communities such as East New York, Brownsville, and Bedford-Stuyvesant.

They currently operate several homeless shelters in the neighborhood.

They are looking forward to developing Glenmore Manor which is also affordable housing of 233 units. They try to encompass many populations from seniors to working families and single adults.

As a social service organization, their goal is to provide a host of services to the tenants.

Mr. Patrick Logan from Lemle & Wolff Companies stated that they were founded in 1938 as a property management company of Manhattan real estate. The company has transitioned in the last 83 years not only providing property management but also to provide development, general contracting and construction management services to communities throughout the five boroughs of New York.

They have preserved or developed over 4,000 affordable apartments. They are a vertically integrated real estate firm with a focus on affordable developer, general contractor, property manager, and maintenance company.

They manage 6,000 apartments across the city. A majority of their rent stabilized or housing focus on affordability. This include new construction and rehabilitation that range from deeply affordable to mix income developments. They are proud to be part of the Glenmore Manor project.

Ms. Erica Keller from Brisa Builders Development LLC stated that the agency was established in 2016. It's a minority and women owned business enterprise, an affiliate of the parent organization Brisa Builders Corp which is a second generation family owned Brooklyn-based general contracting and development firm.

The development team has a plethora of experience in developing affordable housing.

As Mr. Okebiyi mentioned, Edwin Place, which is located at 7 Livonia Avenue and is in close proximity to Glenmore Manor, is completed and occupied. It's 126 units of family and single supportive housing.

Lemlet & Wolff completed the Bronx Supportive Housing, a new construction of supportive and family housing consisting of 86 units, also providing a similar structure to what they are proposing at Glenmore Manor.

Brisa Builders is a joint venture partner with the Church of God in East Flatbush for Ebenezer Plaza, which is 523 units of affordable housing also located in close proximity to Glenmore Manor.

Ms. Keller stated that the Glenmore Manor project will have approximately 11 stories at the highest point facing Mother Gaston Boulevard, and the building will descend down as we circle the block towards Christopher Avenue.

There will be approximately 50 units dedicated to families of 2- and 3-bedroom apartments. There are approximately 16 AIRS units, which are part of the bonus allowing for marketing specifically to low income seniors age 62 and above.

There is approximately 18,601 square feet of commercial and community facility space with current plans for Central Brooklyn Economic Development Corporation (CBEDC)- to support entrepreneurship and education training on the second floor. On the ground floor, they are proposing tenancy by the Central Brooklyn Co-op Credit Union and FolkBeauty which is the for profit arm of WeRun Brownsville and will offer beauty supplies and health and wellness materials. We also are proposing a restaurant on the ground floor. It would be the third location for Fusion East, which is currently located in East New York as well as at Interfaith Hospital.

Residential amenities including a computer room, laundry room, fitness room, bike storage, tenant storage, and a landscaped multilevel rear yard of approximately 9,553 square feet that will be accessible to all building residents and 59 underground commercial parking car spaces.

She stated that HPD was cognizant of the different scales contextually in the neighborhood. The building does scale up as we move around the corner going down Christopher Avenue towards Glenmore Avenue, and then around the corner to Mother Gaston Boulevard.

On the roof, we are focused on ensuring that we have an energy efficient building that's taking into accountability, some of the building footprint and ways to be energy efficient consists of solar panels, terracing and green roof proposed at the different levels.

The landscape area in the back of the building consist of a terrace where you see the step-down garden proposed in the rear of the building.

On Christopher Avenue, they have the community room that will be accessible to the residents, entrance to the residential building and the entrance to the commercial parking space will be at the end of the building.

Ms. Keller stated that the project will be financed using HPD’s ELLA program, and will serve households earning between 30% and 80% Area Median Income (AMI).

<b>AMI</b>	<b>Income Range</b>	<b>Rent Range</b>
Formerly Homeless	\$0- \$49,640	Tenant pay 30% of income
30% AMI	\$19,332- \$37,230	\$419- \$722
60% AMI	\$40,812- \$74,460	\$956- \$1,653
70% AMI	\$47,972- \$86,870	\$1,135- \$1,963
80% AMI	\$55,132- \$99,280	\$1,314- \$2,273

Ms. Keller stated that 50% of the units will be at or below 50% AMI in the entire project. The unit mix and affordability are subject to change. Incomes and rents vary according to unit size. Estimated rents and income are based on 2019 AMIs. Units set aside for formerly homeless households will be underwritten to shelter rents.

The Development team is dedicated to working with the community and to hiring locally:

- The General Contractor is working with Central Brooklyn Economic Development Corp. to identify new Non-Certified and Certified Minority and Women Business Enterprises (M/WBEs) to prepare these businesses to participate in the bidding process.
- Set asides will be made in various trades identified by the development team for Minority and Women Owned Businesses to ensure that we exceed the minimum 25% requirement established by the M/WBE Build Up Program.
- We will create a local hiring plan with all awarded subcontractors including identified M/WBEs to ensure local workforce is effectively reached for new opportunities.
- Labor hired directly by the General Contractor will be identified and facilitated by working closely with local community based organizations.

She stated that the building is designated to be aesthetically beautiful with double tier vaulted HUB ceiling, exterior glazing, Enterprise Green Communities 2020 design features, solar panels, and other features for sustainability and active design.

They are excited about the innovation and entrepreneurship and to partner with existing organizations in the community to support their growth as well as the growth of the community economic development and entrepreneurship.

The building is designed by I Think Architecture which is incorporating active design and many of the solar considerations and other Enterprise Green Communities 2020 design features that

will ensure that it is a reduced carbon footprint. We are building to meet the design and the energy efficiencies that will become effective as of 2024 to ensure that the building is healthy for the residents and that they are able to address health concerns by designing the building in a way that is a breathable healthy building.

They are proud of the residential amenities that they will be offering. The African American Planning Commission as well as the management company will be on site daily to work with the tenants and establish a strong relationship.

There is 9,000 square feet open access garden area that will be accessible to the tenants where they can congregate and get fresh air and participate in other healthy activities.

It is anticipated that ULURP approval will be given in Fall 2021 and the closing in June 2022. Construction is anticipated to be completed by Spring 2024.

Chairperson Morgan opened the floor for questions to be directed to the Glenmore Manor project team.

Dr. Cleopatra Brown asked if there are any apartments set aside for veterans?

Ms. Keller stated that they don't have a veteran apartment set aside in this project, however, they assume that they will have some veterans that will be applying. There may be veterans that fall into other categories that would give them an opportunity to access the apartments.

She stated that there is a 50% set aside for Community Board resident preference.

Ms. Keller stated that she thinks that they can look at it in reference to the programming and maybe some other capital stats that they can bring in to see if there's a way to include a potential set aside for veterans. The issue with a set aside for veterans are through federally funded programs and they have City and State funding sources. However, they will look into it to see if there's a way to increase the opportunity for veterans and their families.

Mr. David Alexander asked how many construction and permanent employment opportunities do they anticipate for the community?

Ms. Keller stated that they don't know the specific number of the jobs that will be offered until they finish the design of the building. They can estimate based on the fact that the project size and scale to know what the hiring capacity is needed for each project. They don't want to commit to that until they are closer in the process.

Mr. Okibeyi stated that once construction is completed, they will be looking to employ 20 to 30 full time employees. Director of Social Services, case workers, recreation specialists, HIV and AID specialist, job training counselors and benefits counselors. Few months closer to completing the construction, they will advertise those positions and begin to interview people. Approximately, 80% to 90% of the people that they are going to hire will be from the community.

He stated that with the assistance of the community board and local elected officials, they will put out advertisement about the positions.

Mrs. Deidra Olivera stated that when it comes to set aside, how many people are going to receive those contracts. How many residents are going to be selected for the units? While the units maybe allocated to the residents, there's no compliance to track and trace to make sure that the people that need housing get it.

Chairperson Morgan stated that the developer is required to give a letter of community benefits which state their commitment to work with the local organization and hire locally.

Ms. Anita Pierce asked if there is an opportunity for leasing to small businesses to be included in the commercial space on the 2nd floor?

Ms. Keller stated that in reference to the zoning, the 2<sup>nd</sup> floor only allows for community facility use. There couldn't be any commercial detail on the 2nd floor.

Because the intended the ground floor user was as part of the response for the RFP, they have to commit to leases, however, we did leave open space of approximately 1,600 square feet where they can do an incubation program or an additional lease to interested businesses in ground floor lobby area which has to be a commercial retail because that's what that space is zoned for.

Rev. Miran Ukaegbu stated that during the presentation Ms. Keller stated that they have 59 commercial parking spaces.

Ms. Keller stated that the zoning ordinance that was passed by the city 6 years ago stated that an affordable housing project that is in a transit zone can waive parking. Because the project is in a transit zone, they cannot offer parking to the residents for 100% affordable housing project. It is against the zoning amendment, however, they advocated for a commercial community facility parking to support the businesses such as Central Brooklyn Economic Development Corporation and the commercial retail businesses on the ground floor to encourage the uses of those parking spaces. The parking will be attended to ensure that it's safe and the cars are managed well.

Rev. Ukaegbu stated that the community board is aware of the 6 years rule of zoning for parking, however, the development is closer to Ebenezer Plaza and we have the same parking problem. With this project proposing 232 units, how are people going to maneuver or park their cars?

Looking at the quality of life in this environment, it's going to be crowded in the area and parking will be needed.

Chairperson Morgan asked if the project is subject to prevailing wages?

Ms. Keller stated that the project is not subjected to prevailing wages based on the funding sources.

Chairperson Morgan thanked the development team for the presentation.

Chairperson Morgan recognized Senator Zellnor Myrie.

Senator Myrie stated that on May 25, 2021 Governor Andrew Cuomo announced that the Emergency Rental Assistance program application will be open in June. Tenants and landlords who need rent relief for the past 12 months and for the next 3 months should apply.

He stated that he's working on a small business recovery grant. It will be available in June.

He is working to pass a bill on gun violence that negatively impacted our community. It will declare a public health crisis for the first time in the State history.

We are aware that most of the guns are not from New York. We're working on a bill that is going to hold other States accountable for illegal guns which end up killing kids in our communities. Also, they are working on a bill that would automatically seal and expunge conviction records after a certain period because a lot of people in our communities want to move on with their lives. They want housing, education, jobs, but they can't because of their conviction records even after they've served time and been crime free.

Chairperson Morgan thanked Senator Myrie for joining us this evening and wished him well.

Chairperson Morgan recognized Dr. John Flateau to present on redistricting.

Dr. Flateau stated that redistricting is based on gerrymandering which is a practice intended to establish an unfair political advantage for a particular party or group by manipulating the boundaries of electoral districts. There are three types of gerrymandering: 1) Racial (illegal). 2) Prisoner (exist, but not in NY) and 3) Political.

He stated that one of the main purposes for the Census is to use those numbers in a process called reapportionment and redistricting. Redistricting is the redistribution of political power, money and public policy by redrawing political boundaries that take place every ten years.

From 2010-2020, New York State lost one congressional seat. For example, in 2010, the population count was 718,000 in New York with 27 U.S House of Representatives. Based on the 2020 Census, the population count is 777,000 in New York with 26 U.S House of

Representatives. A congressional district increased by 50,000. We need to figure out which of our districts are underpopulated? Which are overpopulated?

Dr. Flateau stated that there are two members of the congress who represent Brownsville. The more representatives a neighborhood has, the harder it is to hold a representative responsible to represent the resident's interest.

As part of the New York Independent Redistricting Commission, they are assigned to redraw every congressional, State Senate and State Assembly district in New York using the 2020 Census data.

Before drawing the map, they are planning to hold two public hearings in Brooklyn between June and July to give community residents an opportunity to draw and present their own maps, define their community of interest, critique their current district, and recommend changes.

In the next 18 months, let us all be on top of the redistricting process. Your voice and your vote empower our communities.

Chairperson Morgan opened the floor for questions to be directed to Dr. Flateau.

Someone asked how can she be appointed to be a member of the New York Independent Redistricting Commission?

Dr. Flateau stated that appointments will start early next year after the new city government comes into power.

Assemblymember Latrice Walker stated that there were courses on redistricting that were offered in the past and we should look out for an opportunity to attend similar courses during this process.

Chairperson Morgan recognized Councilmember Darma Diaz.

Councilmember Diaz stated that they are offering assistance to those who need to apply for Section 8. For more information, please contact her office.

On Thursday, May 27, 2021, the Council will be voting on increasing the dollar amount of vouchers in the State. She is excited to know that there is a plan for permanent housing within our communities for the effort of stopping shelters.

Chairperson Morgan recognized Assemblymember Latrice Walker.

Assemblymember Walker stated that they just finished the process of drafting their budget.

They are also working to make sure that our seniors, families and small businesses are being taken care of.

Schools are planning to open in the Fall. They are working to make sure that there are activities for them, as well as making sure that the streets are safe for them as well. They are looking at a number of cure violence initiatives.

There're millions of dollars allocated to crime prevention based on the number of incidences of gun violence and crimes that have been happening in the community.

They recently passed 4 constitutional amendments on voter education campaign, to facilitate voting rights in New York and to implement early voting and ballot voting by mail.

She stated that her office is working on a budget address to explain where a lot of the resources are being allocated within the district in order to respond to the needs of the community.

Chairperson Morgan requested that Secretary Zalika Headley call the roll. A quorum was present.

Chairperson Morgan advanced the agenda to the reading of work group reports.

Ms. Adrainer Colman reported that the Equity Planning Work Group met on Tuesday, May 11, 2021, via WebEx. A copy of the report is on file in the Community Board Office.

Chairperson Morgan requested a motion to accept the Equity Planning Work Group report. A motion was made by Ms. Linda Rivera, seconded by Mr. Andrew McCoy, and carried with 23 in favor, 0 against and 0 abstention.

The vote for the Glenmore Manor ULURP action was 8 in favor, 10 against ( M. Brewer, C. Brown, K. Clark-Edward, A. Coleman, J. McCadney, M. Mendonca, D. Olivera, B. Tatham, B. Thomson-Duchene, P. Winston) 10 abstentions (D. Alexander, S. Hall, Z. Headley, M. Howard, L. Knowles, D. Layne, D. Mack, R. O’Neil, J. Sexton, M. Ukaegbu).

The vote for the Stated Liquor Authority application for Ooh La La Lounge, located at 391 Howard Avenue was 17 in favor, 4 against (J. McCadney, A. Pierce, S. Smith, B. Tatham) and 5 abstentions (C. Brown, M. Mendonca, D. Olivera, J. Sexton, M. Ukaegbu).

Chairperson Morgan recognized Senator Charles Schumer.

Senator Schumer thanked everyone on the Board for the hard work they are doing.

Today was the anniversary of the murder of George Floyd in broad daylight.

He is working with the Floyd family and their lawyer Benjamin Crump, who is the greatest civil rights lawyer, to get the Justice Policing Act passed, which will eliminate choke hole, eliminate no knock warrants but most importantly no longer have police officers who display racism and brutality and be immune from prosecution. They are working with Senator Cory Booker from New Jersey to get this bill passed.

On May 25<sup>th</sup>, 2021, the Senate nominated Ms. Kristen Clarke as the head of the Civil Rights Division. It is the first time that an African American woman holds that position. U. S attorneys are the most powerful federal prosecutors appointed by Washington in New York.

He nominated 3 African Americans for the first time to head the 3 U.S attorney's offices. Mr. Brian Peace was nominated for the Eastern District, which is Brooklyn, Queens, and Long Island. Mr. Damian Williams was nominated for the Southern District, which is Manhattan and the Bronx. Ms. Trini Ross was nominated for Western District, which is Buffalo, Rochester, and upstate.

All 3 attorneys have federal jurisdiction over the local police departments.

Recently, the Senate voted to double the child tax credit which will start in July. A single parent who makes below \$75,000 and a couple who makes below \$150,000 will get 300 dollars a month from the federal government beginning in July for every child 0 to 6 years old and 250 dollars a month for every child 6 to 17 years old. This is going to take half the kids in our community and in New York out of poverty.

We all know when a child is born in poverty, they have two strikes against them. They may not get properly fed, clothed, housed and may not get the right education by the time they're 18 years old.

The second item they voted on was the MTA. They allocated money to keep them running. A lot of people who work as bus drivers and MTA employees did not get laid off and every subway kept running.

They allocated money for to the Department of Education to fully reopen the schools in September and summer sessions for the students who are behind can go to summer school and catch up.

They allocated money for the incarcerated population to get a Pell grant to enroll in technical and college courses and make something of themselves when they get out of prison.

Those who lost loved ones to COVID-19 will be able to apply for retroactive reimbursements for burial costs. Applicants can receive up to \$9,000 per burial. For more information on the COVID-19 Funeral Assistance, please visit:

<https://www.fema.gov/disasters/coronavirus/economic/funeral-assistance> or call 844-684-6333.

They allocated money to New York State and local governments to prevent lay off of City employees. Under the Paycheck Protection Program (PPP), they got money allocated to churches, and they set aside a separate \$10 Billion dollar for minority businesses and minority churches to pay the pastor's salary, their employees, pay rent, mortgage and insurance. A lot of our bigger churches have applied, but the smaller churches have not applied. He asked the community to spread the word to all the churches and he urges them to apply. If they need help to apply, please contact his office.

They allocated money for childcare. Childcare centers are going to reopen.

They also allocated money for broadband for the schools. If a child can't afford broadband and not have internet service in their house, this money will pay for it.

Senator Schumer stated that he is working on decriminalizing marijuana, making it legal in New York state.

They are working on having President Biden forgive \$50,000 dollars in student debt.

Chairperson Morgan opened the floor for questions to be directed to Senator Schumer.

Ms. Adrainer Coleman asked for contact information to reach his office and thanked Senator Schumer for allocating money to the Department of Education.

Mr. John McCadney Jr. asked how can his church participate in the funding?

Senator Schumer stated that you can reach out to Steve Iлека at his New York City office.

Ms. Julia Foster stated that she works with Adult Education in the City. As children return to school, parents don't have the technology to continue their education. Is there money allocated for adults in school? Is there anything that is allocated to a single person?

Senator Schumer stated that there is money allocated to the Department of Education for the children who need internet service in their house. Please reach out to Mr. Steve Iлека for assistance.

Ms. Zalika Headley asked what is the status of the student loan forgiveness?

Senator Schumer stated that there is no bill or legislation needed. President Biden can easily forgive \$50,000. He encouraged everyone to email the president and state that you are in support of Senator Schumer's proposal to forgive \$50,000 in student loan.

Ms. Deborah Williams asked if the fund allocated for the funeral expenses covers people who died of COVID-19?

Senator Schumer stated that it only covers funeral expenses for someone who died of COVID-19. For more information, please call 1-844-684-6333.

Dr. Brown asked if there is any type of benefits allocated to veterans?

Senator Schumer stated that you can reach out to Mr. Steve Iлека and he will email you the list of the services.

Chairperson Morgan thanked Senator Schumer for all the hard work he is doing.

Ms. Deborah Williams, Chairperson of the Parks and Recreation Committee, reported that the City Services Planning Work Group met on Thursday, May 13, 2021, via WebEx. A copy of the report is on file in the Community Board Office.

Mr. Chris Yandoli, Director of Capital Projects for Brooklyn, stated that they are present at the Board for an approval of the redesign and reconstruction of Chester playground located between Pitkin and Sutter Avenues. A total of \$8 Million dollars is allocated to the project.

Mr. Thomas Cirillo stated that the goal of the project is to recognize Timi Oyebola, develop a site to benefit the needs of the schools and the surrounding community, maximize play space using creative play features, manage storm water using green infrastructure practices, provide



flexible play space for the school and community, and create community accessibility entrances to comfort station restrooms.

There are two mid-block entrances, one on Bristol and one on Chester Streets. There's a comfort station, a sitting area, existing spray shower, play equipment with a small 2 to 5 play unit, 2 handball courts and the 2 basketball courts.

On October 6, 2020, they held a community input meeting which proposes to add creative play equipment, more accessibility, flexible space, improve basketball courts, update spray shower, sitting area used for community gathering, modernize tables and chairs, and picnic tables, place new fences and gates, and increase visibility into the playground, add native plant, more green space and more color. They will keep the existing park features.

The biggest changes are adding the synthetic turf and a running track to the asphalt play area and removing one of the handball courts to expand the play area.

The ramps will be removed from the comfort station and they will regrade that area to provide better access to the comfort station restrooms.

To the south, they are going to keep the picnic tables within the play area for the school use.

They will lower the 16 feet fence around the basketball courts to 12 feet. They will lower the 7 feet steel fence along the playground to 4 feet for better visibility into the site.

Along the park path, they are going to keep a small 6 feet fence.

Along the handball wall, they are going to have anti climb fence towards the north of the sitting area. They are proposing a screen system for the exposed brick wall for a better perimeter from the sitting area. It shows a close up of the playground area.

On the basketball courts, they will place polycarbonate rims, redo the color seal coat and will provide steel bleachers.

The spray shower area will be moved to the center of the park to provide more space to the play area and provide access points.

They are going to provide new seating with game tables in the seating area and replace the bucket seats.

At the community meeting, it was suggested to change the spray bollard to ground sprays for the smaller kids.

The play area for 5 to 12 years old will be next to the wall feature that they created by removing 1 of the handball courts. They're able to use the exposed wall for a climbing feature.

To the north of the sitting area, they are going to place a screen in front of the Seamen Society brick wall to help prevent graffiti and provide a better edge for seating.

They will place a historic sign rear the Chester Street entrance to commemorate Timi Oyebola.

They will place asphalt block through the playground and concrete in the synthetic turf area. Also, they will replace the water fountain to high low drinking fountains with a bottle filler.

The existing comfort station will be repainted, and the steel roof will be replaced.

The basketball and handball courts will be painted dark green with a seal coat and the running track will be painted tan.

They will plant seasonal flowers and tall trees such as London planet, honey locust and eastern redbud around the park.

There is an interest shown in a community project along the Bristol Street entrance wall to coordinate the project. For more information, please reach out to Ms. Claudette Ramos at [claudette.ramos@park.nyc.gov](mailto:claudette.ramos@park.nyc.gov).

Chairperson Morgan opened the floor for questions to be directed to Mr. Thomas Cirillo and Mr. Chris Yandoli.

Ms. Julia Foster asked if there is room for modification to the design for kids who are autistic such as sand or art play to draw and create?

Mr. Cirillo stated that they will look into it.

Chairperson Morgan stated that she thinks it's a great suggestion. If something like that could be incorporated in the design, it would be great. This question needs to be taken up in committee because she thinks that all parts of the design should be reviewed for that type of engagement. It's an important matter that you raise and something to be considered for any future presentations that is brought before the Board.

Chairperson Morgan urged Ms. Foster to join the Parks Committee to help lead this type of conversation. The committees are open to everyone.

Before the design is presented to the Board, it is presented to the committee and if there are any concerns and suggestions, the designer will make the adjustment and address the concern before presenting it to the Board.

Ms. Deidra Olivera asked if there is a workforce component to work on the Park?

Mr. Chris Yandoli asked if she's inquiring if propriety will be giving to people who live in the neighborhood when hiring for the jobs?

Mr. Chris Yandoli stated that all the projects are open to the public and goes through the bid process. Local contractors have to register with the City to be able to work for the City. They prioritize working with Minority and Women Owned Business Enterprises (MWBE).

Ms. Deidra Olivera stated that when you created the Request For Proposal (RFP), you should have included that component to reach out to contract as because it's not just about getting the MWBE contractor if you don't have a localized business enterprise (LBE), then that really isn't going to have an effect on the request component, but it can be written into the RFP. I just want to know if that's something you would consider.

Mr. Chris Yandoli stated that's the city's decision not the Park Department, however, he will let his team know. He doesn't know if this contract will have those elements, but he agrees that the agency in the city itself should be thinking more in that direction.

Dr. Cleopatra Brown asked how many swings are being placed in the park?

Mr. Chris Yandoli stated that they will replace the existing swings. He doesn't know how many swings there are.

Chairperson Morgan thanked Mr. Chris Yandoli and Mr. Thomas Cirillo for the presentation.

Chairperson Morgan requested a motion to accept the City Services Planning Work Group report for May 13, 2021. A motion was made by Ms. Adrainer Coleman, seconded by Mr. David Alexander and carried with all in favor.

The vote for redesign and reconstruction of Chester playground located between Pitkin and Sutter Avenues was 18 in favor, 0 against and 3 abstentions (D. Alexander, D. Layne, R. O'Neil).

Ms. Melanie Mendonca reported that the Community Resident Planning Work Group met on Wednesday, May 12, 2021, via WebEx. A copy of the report is on file in the Community Board Office.

Ms. Deidra Olivera reported that the Nominating Committee met on Tuesday, May 18, 2021, and Monday, May 24, 2021 via teleconference and discussed candidates to fill the Executive Offices for the period of June 1, 2021 to June 1, 2022.

We recommend the following candidates:

Chairperson – Genese Morgan  
1<sup>st</sup> Vice Chairperson – David Alexander  
2<sup>nd</sup> Vice Chairperson – Adrainer K. Coleman  
Secretary – Melanie Mendonca  
Treasurer – Sarah Hall  
Parliamentarian – Margaret Brewer

The floor is now open for further nominations.

There being no further nominations, Ms. Olivera stated that the slate will be passed to the Board as it is.

Chairperson Morgan requested a motion to accept the Nominating Committee report for May 18 and May 24, 2021. A motion was made by Ms. Digna Layna, seconded by Mr. Andrew McCoy and carried with all in favor.

Chairperson Morgan stated that at this time, we are going to have the presentation from the Saratoga Library project.

Mr. John Fontillas from the Department of Design and Construction (DDC) stated that Saratoga Library was built in 1908 between Thomas S. Boyland and Macon Streets.

He stated that in early 2000, the library roof was replaced but for some reason the gutters were not installed as part of that project. Unfortunately, over the past 20 years, there have been issues about water infiltration at the gutter line from the new roof into the library itself causing several conditions of water damage on the interior of the library. The library is not a landmark yet, but it is considered landmark eligible for the neighborhood.

The project is primarily on the exterior of the library to handle some issues that developed over time with the gutter and the roof drainage system. They plan to replace the entire perimeter of gutters as well as repaint and clean up the limestone around the perimeter of the top of the building. They will also add several gutter leaders to the corners of the building to bring rainwater down from the roof.

Mr. Jomo Blackman from the Department of Design and Construction (DDC) stated that the community board will be fully notified in case of any vehicle traffic or obstructions that will cause traffic.

He stated that he has reached out to the local precinct and to the Fire Department to inform them that there is a construction project going on in the area.

They are finalizing the contract documents which should be completed in the next month or two which then goes through the DDC bidding and registration process. Construction will begin in approximately 6 to 7 months.

The library will remain open while the construction is taking place because the impact on the library is on the exterior and the perimeter will be scaffolded and protected for patrons entering and leaving.

Chairperson Morgan requested a motion to accept the Community Resident Planning Work Group report for May 12, 2021. A motion was made by Ms. Linda Rivera, seconded by Mr. Andrew McCoy with 20 in favor, 0 against and 1 abstention (B. Tatham).

The vote for the Saratoga Avenue Library project was 21 in favor, 0 against and 0 abstentions.

Chairperson Morgan stated that the recommendation of the Board is to support the Saratoga Avenue Library project.

Chairperson Morgan requested a motion to accept the May 25, 2021 District Manager report. A motion was made by Linda Rivera, seconded by Dr. Cleopatra Brown and carried with all in favor.

Chairperson Morgan opened the floor for announcements.

Someone stated that on Sunday, May 23, 2021, there was a shooting on Bainbridge Street between Thomas S. Boyland Street and Rockaway Avenue. Who can she reach at the precinct to report her concern?

Chairperson Morgan stated that you can report it to Deputy Inspector Terrell Anderson at [terrell.anderson@nypd.org](mailto:terrell.anderson@nypd.org) and the Community Board at [bk16@cb.nyc.gov](mailto:bk16@cb.nyc.gov).

Ms. Deborah Williams stated that you reach out to the Neighborhood Coordination Officer (NCO) PO Marisa Diguseppe at (917) 690-1457 or [Marisa.Diguseppe@nypd.org](mailto:Marisa.Diguseppe@nypd.org)

Mrs. Sharon Pope-Marshall from Bike New York stated that on June 19<sup>th</sup>, 10:30 a.m. at Linden Park they are offering free bike lessons to children and an opportunity for parents to sign up for FREE Summer Camp.

Chairperson Morgan thanked everyone for attending the meeting, encouraged everyone to stay safe, and have a happy memorial weekend.

There being no further business to discuss, the meeting was adjourn at 10:32 p.m.