



**MINUTES OF THE
MONDAY, FEBRUARY 3, 2020
COMMUNITY BOARD MEETING
BEDFORD-STUYVESANT RESTORATION CORP.
1368 FULTON STREET, Lower Level
BROOKLYN, NY 11216**

In Attendance:

Members Present:

Felicia Alexander, Dr. Kim Best, Anthony Buissereth, Michael Catlyn, Ivy Gamble-Cobb, Evelyn Collier, Pastor Gwendolyn Dingle, Taina Evans, Richard Fleteau, Sharon Forbes, Keith Forest, Gregory Glasgow, Shia Greenfeld, Mary Jemison-Head, Abitzel Robinson-Hobson, Everett Hughes, Keisha Jerryman, Edna Johnson, Dr. Kerliene Johnson, Dr. Debra Lamb, Lisa Lewis, Marion Little, Hardy "Joe" Long, Ellen Miller, Kenneth Mbonu, Melissa Plowden-Norman, Santina Payton, C. Doris Pinn, Simone Pratt, Wendy Robinson, Stacey Ruffin, Suzette Sheppard, Chinyelu Udoh, Alice Walton, Rev. Dr. Robert Waterman, Douglas Williams, TJ Wilson

Members Absent/Excused: Babatunde Akowe, Tywan Anthony, Monique Antoine, Lillian Bowman, Vanessa Clark, Marc Abou-Faissal, Oma Holloway, Victor Iroh, Dionicio Liz, Dovie Matthews, Karen Rhau, Carolyn Richburg, Jamella Swift

Elected Officials/Reps:

Jabreel Jalluh – Hon. Jumaane Williams; Gabriel Torres – Hon. Walter Mosley; Maceo Karriem – Hon. Tremaine Wright; Candice Julien – Hon. Eric Adams; Taahira Maynard – Hon. Laurie Cumbo; Stefani Zinerman – Hon. Velmanette Montgomery; Jacqueline Wright-Williams – Hon. Robert Cornegy, Jr.; Kim Robinson – Hon. Alicka Ampry-Samuel; Shelton Jones – Hon. Eric Gonzalez; ADA Gloria Rios – Chief of Immigrant Affairs; Rev. Eddie Karim – Hon. Latrice Walker; Karen Cherry – Hon. Erik Dilan; Hon. Darlene Mealy – 55th Assembly District Leader

REMARKS FROM THE CHAIRPERSON – Richard Fleteau

Mr. Fleteau read the agenda into the record and then gave his report. He then gave his remarks. Weill Cornell, New York Presbyterian and the Census Bureau all tabled outside.

[Remarks.pdf](#)

ACKNOWLEDGMENT OF ELECTED OFFICIALS & COMMUNITY PARTNERS

Deputy Inspector Skretch of the 79th Precinct gave remarks along with Capt. Williams Glynn of the 81st Precinct. P.O. Barnes and Det. Conrad Narcisse, 81st Precinct; Idris Abdullah and Daniel Fisher invited everyone to the respective Community Precinct Council meetings.

Nicole Bryan is the new Branch Manager at the Macon Branch Library and Alicia Pritchard is the new Branch Manager at the Bedford Branch Library. Judge Betty Staton – Brooklyn Legal Services; Lynette Battle from the Bedford Stuyvesant Gateway BID; Roger Brito – Popular Bank

I. INFORMATIONAL PRESENTATION

A. Transportation, Sanitation & Environment Committee:

Teresa Cunningham, Department of Sanitation gave a presentation on the New York State Plastic Bag Ban which will be go into effect March 1, 2020.

Effective March 1, 2020 plastic bags will be banned in New York State. Businesses will begin to charge customers a five-cents fee for paper bags. She recommended that everyone utilize reusable bags, some of which were distributed at the meeting. Reusable bags are more environmentally friendly.

B. Economic Development Committee

The Economic Development Committee Chair, Tywan Anthony and 1st Vice Chair, Keith Forest gave a brief synopsis of CB3's State Liquor Authority (SLA) process.

Tywan Anthony informed the audience that a package it sent out to the applicant once the Board office receives notifications. The following information is requested:

1. Five (5) copies of the Application for Letter of Support
2. One (1) copy of the completed State Liquor Authority Application
3. Letter of Support (Letters of Support must be on official letterhead, with the telephone number of the person submitting the letter.)
 - a) At least one (1) letter of support from the block association of the block on which your establishment is located or at least twenty-five signatures from residents of the block on which your establishment is located.
 - b) Two (2) letters of support from businesses within a four-block radius
 - c) Letter(s) of support from any school(s) within 200 feet of the establishment
 - d) Letter(s) of support from any house(s) of worship within 200 feet of the establishment
4. At least one (1) exterior photograph of the building
5. At least two (2) interior photographs or architect's renderings of the interior
6. One (1) copy of the 500 Foot Rule Statement, from your SLA Application
7. One (1) copy of the Statement of Area Plan, from your SLA Application
8. At least five (5) copies of the Alcoholic Beverage Control Retail License Application
9. A personal statement on why the location was chosen.

Within the committee, there are Designated Commercial Corridors: Broadway, Fulton Street, Atlantic Avenue and Myrtle Avenue. The committee will vote to allow a 4:00 a.m. alcohol cease time in these areas.

Keith Forest added that they the committee performs site visits to confirm that the business is legit. A check is done of the egress, verification of the information on the application is done, whether sound proofing is needed, verify the signatures.

Tywan Anthony added that every applicant is referred to Jobs Plus through Restoration.

C. Capital & Expense Budget Committee

The Budget Coordinators Anthony Buissereth and TJ Wilson gave a brief synopsis of the responses to the Mayor's Preliminary Budget for Fiscal Year 2021.

A brief overview of the agencies' responses was given to the Board's requests. The Board submitted 22 Capital Request and 25 Expense Request.

[FY2021 Preliminary Budget.pdf](#)

II. PUBLIC HEARING

A. Housing & Land Use Committee:

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 the New York State for:
 - a) The designation of property located at 633-639 DeKalb Avenue (Block 1774, Lots 74, 75, 76 and 77) 648-654 DeKalb Avenue (Block 1779, Lots 22, 24 and 26), 1187 Fulton Street (Block 2000, Lot 43) 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 City Charter for the disposition of such property to a developer to be selected by HPD;
To facilitate development of three buildings containing an approximate total of 84 affordable residential units and commercial space.

Makeda Marshall-NeSmith, Planner HPD & Gordon Bell, Bedford Stuyvesant Restoration Plaza and Philip Hofmann, St. Nicks Alliance

Ms. Marshall-NeSmith stated that HPD is requesting the disposition of eight City-owned lots to develop three buildings which will be known as DeKalb Commons. 705 of which will be low income rate. St. Nick's Alliance and Bedford-Stuyvesant Restoration Corp. were awarded the RFQ through the NIHOP/NCP.

Gordon Bell stated that 13 units will be for the homeless. Both organizations have experience and will be working to serve the community through economic development by hiring from the community.

Site 1:

633-639 Dekalb Avenue between Nostrand & Marcy Avenues (across from K-Pool). This building consists of 37 units: 4 units – studios; 11 units – 1-bedrooms; 16 units – 2-bedrooms and 6 units – 3-bedrooms. It will be energy efficient. There are solar panels. It has received a NYSERDA award.

Site II:

648-654 DeKalb Avenue (adjacent to K-Pool) will be a 45-unit building. 6 unit will be Studios; 19 units will be 1-bedroom; 17 units will be 2-bedrooms; and 2 units will be 3-bedrooms. There will also be a shared community center for both buildings, laundry room. This will also be energy building.

Site III:

1187 Fulton Street between Spencer Place & Bedford Avenue. It will be a 3-unit building over 1,187 sq. ft. of commercial space.

It will be a total of 84 residential units, 1 super unit and the commercial space.

13 units will be for the homeless; 17 units will be at 40% AMI; 17 units will be at 50% AMI; 17 units at 70% AMI and 20 units at 80% AMI.

Questions & Answers

Gregory Glasgow: Which organization will manage the day to day operation?

Gordon Bell: St. Nick's Alliance has a company and Restoration will monitor.

Kenneth Mbonu: What is the structure of the partnership?

Gordon Bell: Restoration has 20% and St. Nick's has 80%. They are co-developers. They are funding the project and restoration is offering guidance.

Simone Pratt: Can you explain the breakdown of the AMI?

Makeda Marshall-NeSmith:

Homeless: 0 – 37,140 - \$215 annually - \$618 per month

Studios: \$27,640 - \$57, 519 annually - \$696 - \$1176 per month

This project is 100% affordable, there is no market rate.

TJ Wilson: What other locations have St. Nicks managed?

Philip Hofmann: St. Nicks has 40 years of experience with over 1000 units. 695 Grand Street has 51 units. They also have shattered buildings in Bed-Stuy, and Brownsville.

There was an extensive discussion by the Freeman family (Eddie, Aaron and Kisha) of SugarHill Supper Club about the property and as to why they were not given an opportunity to participate in this project.

B. Economic Development Committee:

Alcohol Beverage Control License Application for Artel Hotel LLC, located at 9 Malcolm X Blvd (DeKalb & Pulaski)

Andre Hammond, General Manager stated that there is also an event space at 1107 DeKalb Avenue. He named other locations where they are building other hotels however, the presentation was not poorly delivered.

III. COMMUNITY ANNOUNCEMENTS

Announcements were made by George Hutchinson, Jasmine Chong – Friends of St. Andrews, Mary Jamison-Head – Concord Baptist Church and Justin Cohen regarding 227 Duffield Street.

IV. ROLL CALL

There were 37 members present and 13 absent.

V. COMMITTEE UPDATES & RESOLUTIONS

Anthony Buissereth stated that the Education Committee will be meeting on February 12th.

VI. ACTION ON THE PUBLIC HEARING

- A.** HPD request for a letter of support for the DeKalb Commons project (Application # C 200155HAK) (CEQR # 18HPD078K) consisting of 84 affordable residential units and commercial space.

Doris Pinn reported that the committee met with St. Nicks Alliance and Restoration Corp. on several occasions. The project was vetted. The committee voted to give a letter of support for the project.

A motion to accept the recommendation was made by Gregory Glasgow and seconded by Douglas Williams.

[Vote for DeKalb Commons.pdf](#)

B. Artel Hotel LLC request for a letter of support for an Alcohol Beverage Control License.

Keith Forest stated that the committee's recommendation is to give a letter of NON-SUPPORT. A motion was made to accept the recommendation by Edna Johnson and seconded by Gregory Glasgow.

[Vote for Artel Hotel LLC.pdf](#)

VII. CHAIRPERSON'S REPORT – Richard Fleteau

[Report.pdf](#)

Mr. Fleteau stated that notification was sent to Dionicio Liz on the Board's intention. A motion was made to remove the Board member Dionicio Liz by Dr. Debra Lamb and seconded by Lisa Lewis. The result is as follows:

[Vote to Remove Dionicio Liz.pdf](#)

VIII. ACCEPTANCE OF THE JANUARY 6, 2020 MINUTES

A motion was made to accept the minutes by Ivy Gamble-Cobb and seconded by Evelyn Collier.

IX. ADJOURNMENT

A motion to adjourn the meeting was made by Simone Pratt and seconded by Evelyn Collier. The meeting was adjourned at 10:19 p.m.

Respectfully submitted by,
Beryl Nyack
February 20, 2020