

*The City of New York*  
BRONX COMMUNITY BOARD FOUR  
GENERAL BOARD MEETING  
TUESDAY, May 25, 2021 | 6PM  
ONLINE VIA ZOOM PLATFORM  
**Mr. Robert Garmendiz, Board Chair, Presiding**

**MEMBERS PRESENT:**

Ms. Beverly Bond, Mr. Kweku Brew, Mr. Jason Caraballo, Mrs. Rossmery Dais, Mr. Michael Durant, Mr. Spencer Edwards, Mr. Robert Garmendiz, Ms. Veronique Green, Ms. Frances Hudson-Marrow, Ms. Robin Jackson, Ms. Mildred James, Ms. Nurys Laureano, Ms. Anita Long, Mr. Paul Onyx Lozito, Mr. Mohammed Mardah, Ms. Marie McCullough, Bishop Earl McKay, Mr. Leandro Monzon, Mr. Anthony Nacerino, Mr. Ebrahim Dawda Ndure, Mr. Jonah Nigh, Mrs. Zonia Ortiz, Ms. Arelis Pineda, Ms. Martha Reyes, Ms. Yohanny Rincon, Mr. Jimmy Rivera, Ms. Elba Rodriguez, Ms. Lilliam Rosa, Mr. Avery Smith, Mr. Jackson Strong, Ms. Kinanda Williams-Murray.

**MEMBERS ABSENT:**

Mr. Maynard Charles, Mr. John Fielder, Ms. Ariane Garcia.

**MEMBERS EXCUSED:**

Ms. Rasheida Alston, Ms. Ishaira Garcia, Mr. Constantious Stavroulakis, Dr. Grace Zarate.

**STAFF:**

Mr. Paul Philps, District Manager  
Ms. Lynne Thompson, Administrative Assistant  
Ms. Elizabeth Gonzalez-Rodriguez, Senior Secretary

**ELECTED OFFICIALS:**

Hon. Ritchie Torres, US Congressman  
Hon. Luis Sepulveda, New York State Senator Member  
Hon. Fernando Cabrera, NYC Council Member  
Alexis Ruiz, representing Bronx Borough President Ruben Diaz, Jr.  
Cecil Brooks Jr., Representing Congressman Ritchie Torres  
Latanya Christian, representing NYS Senator Gustavo Rivera  
June Soto, representing NYS Senator Jose M. Serrano  
Ritchard Ewings, representing NYS Senator Luis Sepulveda  
Hennessy Reyes, representing NYS Senator Luis Sepulveda  
Adrian Cacho, representing NYS Assembly Member Chantel Jackson  
Jose Rodriguez, representing NYC Council Member Diana Ayala  
Justin Cortes, representing NYC Council Member Vanessa Gibson  
Stacey Strong, representing NYC Council Member Vanessa Gibson  
Thierno Younoussa Bah, representing NYC Council Member Vanessa Gibson  
Anthony Springer, representing NYC Council Member Fernando Cabrera  
Russell Cheeks, representing NYC Council Member Fernando Cabrera

## **GUESTS PRESENT:**

Detective Carmen Tejada-NYPD 44<sup>th</sup> Precinct/Community Affairs Unit, PO Juanita McMillian-NYPD 44<sup>th</sup> Precinct/Community Affairs Unit, Captain Ryan Pierce-NYPD 44<sup>th</sup> Precinct, Deborah Allman-NY Public Library Grand Concourse Branch, Kimberly Jefferson-NY Public Library Melrose Branch, Enrique Colon-CASA New Settlement Apartments, Ana Cuevas-Creo College Prep Charter School, Waheera Mardah-NYC EDC, Jamie Horton-NYC EDC, Nate Gray-NYC EDC, Lon Wilson-N.Y. Walkers Club/Parks Committee Member, Kedisha Samuels-Resident, Sofia Costa-Resident, Tony Costa-Resident, Chris Campbell-Resident, Wendy Gallegos-MADDD Equities LLC, Jorge Madruga-MADDD Equities LLC, Lauren George-MADDD Equities LLC, MADDD EQUITIES LLC-Verbena Management, Tom Lucania-Bronx Borough President Ruben Diaz Jr Office, Richardo Cosme Ruiz-NAICA, Juton Horstman-NYC Department of City Planning, Daniel White-FDNY, Jasmine Garcia-Bodega Social LLC, Alfredo Angueira-Bodega Social LLC, Bronx Drafthouse-Bodega Social LLC, Danesh Jaiprashad-Resident, Linda Moshett-VOA Greater NY, Tyrone Ashby-University Family Residence-VOA Greater NY, Kathleen Saunders-Resident, Taurean Silas-CEC Entertainment Chuck E. Cheese 641, Takisha Dozier-Bronx Children's Museum, Derick Spaulding-CEO of the AECI Charter Schools Network, Winnie Campbell-NYC HPD, Tiffanie Dorch-BronxWorks, Susan Shields-Co Founder Virtual Gatherings, Joyce Hogi-Harlem River Working Group, H Martinez, Charmaine Graham, D DeLos Santos, Liz Baker, Neal's iPhone, Graham Oxley, Mahesh K, Erich B, Karly Rincon, Howard, Margaret Alexander, Jonathan Ste, Adam Grossman, Nate Heffron, Abby Goldstein, Jonathan Levin, Sam G, Michael St, MK, Gbenga, Abbey, iPhone, Verena Powell, 917-\*\*\*-0538, 917-\*\*\*-3186.

## **KEY TAKEAWAYS AND AGENDA ITEMS**

*Public session commenced at 6:11 p.m.*

### **1. Public Session**

- Enrique Colon from CASA presented.
  - CASA Workshop on MCI's (Major Capital Improvements) and NonRent Fees Wednesday, May 26 from 6-8pm.
  - Workshop will be in English/Spanish.
  - Contact Enrique directly at 646-301-2131 or [e.colon@newsettlement.org](mailto:e.colon@newsettlement.org)
- Ana Cuevas
  - They have seats available for 5th grade students for the 2021-2022 School Year.
  - They offer bus transportation, after school clubs and a curriculum that includes ELA, Mathematics, Science, Computer Science, History and Health and Wellness (Yoga and Organized Team Activities).
  - Families can submit their inquiries at <http://apply.creoprep.org> or by calling the school at 347-216-9246.
  - Ana Cuevas - [acuevas@creoprep.org](mailto:acuevas@creoprep.org)

### **2. Welcoming remarks and announcements by Robert Garmendiz, Board Chair**

### **3. Invocation and Pledge of Allegiance by Bishop Earl McKay**

#### **4. Roll Call**

- 31 Present; 4 Excused, 3 Absent

#### **5. Review/Correction/Adoption of General Board Meeting minutes**

- The April 2021 minutes were approved.
  - 31 approved; 0 abstained; 0 voted against

#### **6. Report by NYPD 44<sup>th</sup> Precinct**

- Captain Pierce and Juanita McMillan presented.
  - Report was inaudible due to IT issues. An email of the report will follow.

#### **7. Discussion/Overview: Bronx Parking Development Company, LLC (BPDC) restructuring and proposed lease severance agreement**

- Waheera Mardah, Jamie Horton, and Nate Gray from the NYC Economic Development Corporation; and Wendy Gallegos and Jorge Madruga from MADD Equities LLC presented and took questions from board members.
- Background:
  - The 2006 Yankee Stadium Redevelopment Project included the construction of a new Yankee Stadium one block to the north of the old stadium, construction of four new parking garages (subsequently reduced to three new garages in 2007), and the construction of new and replacement park facilities in the area around the new stadium.
  - The new stadium, which has a capacity for approximately 54,000 spectators (53,000 seats and 1,000 standing spaces), replaced the previous 82-year-old Yankee Stadium, which had approximately 56,928 seats, and had become outdated and did not meet modern standards.
  - NYCEDC and the City of New York are seeking the approval of the Bronx Borough Board under Section 384(b)(4) of the City Charter to approve a severance of the existing lease (the “BPDC Lease”) between the City and Bronx Parking Development Company, LLC (“BPDC”), into a Severance Lease and a Balance Lease which would have revised business terms that are more favorable to the City.
  - The BPDC Lease was entered into in 2007 and has a term of 99 years (including extensions) and covers five garages and eight lots on City-owned land in the area around Yankee Stadium (the “Leased Premises”).
  - This 384(b)(4) approval is essential to resolving a long-standing default of the tax-exempt bonds secured by the BPDC Lease and restructuring the BPDC Lease on terms that are more beneficial to the City.
  - The 384(b)(4) approval is required to create the opportunity for any potential future redevelopment of these underutilized properties into more productive, community-serving uses.
  - It is important to note that this 384(b)(4) approval, which is needed to effect the severance and restructuring of business terms of the BPDC Lease, will not alter the current use of the six parking lots and five garages that comprise the Yankee Stadium Parking System (“YSPS”)1, which will remain restricted to parking uses and the same parking facilities will serve Yankee Stadium patrons on Stadium event days.

- Any change to the restricted use (which is currently for parking only within the YSPS), would require additional processes, including another 384(b)(4) approval.
- For more background, see the Conditions Responses and BPDC History Memo that were distributed prior to the board meeting.
- Questions from board members concerning upfront acquisition payments (approx. \$50MM for the severance), the bankruptcy process, general transparency going forward, commitments made with South Bronx Community Ventures, financial administrative flows, fair market value of the lots, among other topics were addressed.
- Other takeaways:
  - The lots are encumbered by \$230MM of debt.
  - The city is waiving the accrued rent and pilot. Going forward EDC is taking a senior position in the new lease, so that that won't happen again.
  - Rent payments typically go into the city's general fund.
  - There are currently no specific plans to spend rent payments in Community District 4.

## 8. Committee Reports by (as called by the Board Chair)

- Economic Development Committee
  - Committee Chair Beverly Bond reported.
    - New liquor licenses
      - Bodega Social
    - Renewals
      - Anyelisa Restaurant Corp.
      - Zona de Cuba (seasonal patio outdoor rooftop only)
    - Tabled
      - Tony's Billiard and Café
    - Other letters of support:
      - Bronx Night Market Popup: To bring a monthly pop-up version an open-air concept to the surrounding community
      - Bronx County Fair & Expo Assn:
        - First new dates: May 28<sup>th</sup> -June 6<sup>th</sup> 2021, location: 100 East 161 street
        - Second new date for Bronx Spring Carnival: July 6<sup>th</sup> -July 11 2021
          - Location: Major Deegan Yankee Parking Lots
    - Motion carried for these as a group: 30 in favor; 1 opposed; 2 abstentions
    - Renewal for CEC Entertainment, LLC/Chuck E. Cheese's
      - Separate vote after a group discussion about past issues.
      - 16 in favor; 11 opposed; 3 abstentions
- Parks Committee
  - Committee Chair Paul Lozito reported.
  - No voting items.
  - Discussed NYC Bronx Capital budget, accomplishments, parks under procurement, need for community walking tours, among other items, at their last meeting.

- Municipal Services
  - Committee Chair Rosie Dais reported.
  - Discussed EDC initiative for infrastructure upgrades and the building of a park in lower Concourse area with District four.
  - The majority of this work is in CB1; however, due to adjacent CB4 information is provided to CB4.  
Work to be done:
    - Mill Pond Park extension
    - Commercial broadband infrastructure
    - Waterfront park at 144th street and Exterior street
    - Street infrastructure improvements
    - Goal of project:
      - Rationalize traffic flow along Exterior street
      - Improve pedestrian experience through new sidewalks and lighting
      - Upgrade existing utilities
      - Upgrade water mains
      - New and upgraded sewer system
      - Street improvements on east 149th and Exterior streets
      - Widen east 149th street sidewalk and River Avenue
      - Extend medians on Exterior street
      - Provide a bike lane
      - Replace signals
      - The project began in 2019 and estimated completion is 2025.
    - Discussed Open Streets Initiative that will transform streets into public space. There are two types of open streets:
      - Temporary limited access are streets designated for pedestrian and cyclist use and enjoyment.
      - The temporary limited access must be multi-block corridor, at least two days a week from 8am-9pm.
      - Temporary full closure – are streets with no vehicle access and no parking.
  - Letter of support request on the artist conceptual design for public artwork for the new EMS Station 17 (FDNY) located at 1257 Morris Avenue.
    - Motion carried: 29 in favor; 2 opposed; 0 abstentions
- Housing
  - Committee Chair Jackson Strong reported.
  - Letter of support requested for Zoning for Accessibility
    - Robert motioned. Jonah seconded.
    - Motion carried: 28 in favor; 0 opposed; 0 abstentions
  - Discussed presentation from Housing Preservation.
- Youth Services & Education
  - Committee Chair Zonia Ortiz reported.
  - Discussed presentations by CITC and Bronx Lacrosse.

- Jimmy is working on Google Doc to collect board member input for the community resource manual.
- Health & Human Resources
  - Committee Chair Jason A. Caraballo reported.
  - Presented COVID stats update from CDC.
  - Discussed presentations by social work students from Fordham.

**9. Report by the Office of the Bronx Borough President, Ruben Diaz, Jr. and Local Elected Officials or their representatives.**

- Senator Luis Sepulveda (reported after Economic Development report)
  - Discussed several recent bills:
    - One will require correctional facilities to allow people to visit their incarcerated family members;
    - One will require notification for construction and removal of bike lanes and racks; and
    - One will allow DACA recipients to apply for professional licenses.
  - For the first time since 2006, the New York State Homes and Community Renewal is opening its Section 8 waitlist for NYC residents until Friday, May 28th only.
  - The eviction moratorium was extended until August 31st to protect residential and commercial tenants from evictions. This bill also extends mortgage and tax foreclosure prevention for homeowners and small landlords with 10 or fewer units.
  - In-person office visits will resume June 1.
  - Contact Senator Sepulveda directly at 718-991-3161 or [Rltchard@senatorsepulveda.com](mailto:Rltchard@senatorsepulveda.com).
  - Personal cell: 347-582-817.
- Alexis Ruiz, representing Bronx Borough President Ruben Diaz, Jr.
  - Community Board reappointment letters will be mailed soon.
  - Contact directly at [aruiz@bronxbp.nyc.gov](mailto:aruiz@bronxbp.nyc.gov)
- Jose Rodriguez, representing NYC Council Member Diana Ayala
  - Discussed summer Movie Nights, food distribution, Puerto Rican Day Parade (June 12), Pride Event (June 25), park clean ups, among other items.
- Cecil Brooks, Jr., representing US Congress Ritchie Torres
  - Discussed missing stimulus checks, partnership with Presbyterian Hospital, vaccine hesitancy, immigration, Child Tax Credit starting in July, small business aid, 504C program,
- Latanya Christian, representing NYS Senator Gustavo Rivera
  - Discussed recent legislation requiring hospitals to establish clinical staffing committees as well as nurse staffing levels at nursing homes.
  - Reach out to office for employment bulletins.
  - Contact directly at 718-933-2034 or [grivera@nysenate.gov](mailto:grivera@nysenate.gov) or [lachrist@nysenate.gov](mailto:lachrist@nysenate.gov)
- Adrian Cacho, representing Assembly Member Chantal Jackson
  - Discussed legislation regarding the SNAP Restaurant Meals Program and Disabilities Awareness Day.
- Russell Cheek, representing NYC Council Member Fernando Cabrera
  - Discussed legislation regarding fines for vandalism at houses of worship.
- Stacey Strong and Theirno Younoussa Bah, representing Council Member Vanessa Gibson

- Discussed new legislation that provides public information on licensed midwives.
- June Soto, Senator Serrano
  - Discussed legislation concerning farmers markets in state and local parks and a temporary state commission concerning the incidence of asthma in the Bronx.

**10. Old Business/New Business**

**11. Announcements/Adjournment**

*Meeting adjourned at 8:44 p.m.*

*Prepared and submitted by Mr. Jonah Nigh*