



## **General Board Meeting Minutes**

**Thursday, January 17, 2019**

**Present:** Abunoman Rahman, Angel Martinez, Cesar Pagan, Cruz Garcia, Daniel Porro III, Doralina Colon, Felipa Manaiza, Henry Pelayo Jr., Isabelo Adames, James Tynan, Jennifer Ellison-Lackard, Juan Torres, Kevin Kiernan, Kwabena Gabay, Linda Brown, Lisa Diaz, Mitchell Halpern, Mohammad Mujumder, Nellie Santiago-Rivera, Nicholas Himidian Jr., Rosemary Ordonez Jenkins, Sarwar Jahan, Sharan Fernandez, Steven Ochoa, William Rivera (DM)

**Not Present:** Benigno Cuevas, Brandon Ganaishlal Cleneth Dais, Hannia Godinez, Harry Dunlap, Justen Colon, Nevia Gallimore

**Meeting Start Time:** 7:00pm

**Note:** The Chairperson asked the audience to stand and pledge allegiance to the flag, followed by a moment of silence. As per Chairman Himidian, January's General Board Meeting will be extensive due to November's meeting cancellation and December's Holiday.

**Note:** The Chairperson put a motion on the floor to go into the Public Session. The motion was seconded by Rosemary Ordonez-Jenkins. The vote was unanimous. The motion was passed.

### **Public Session**

1. Rev. Sidney Hargrave did a prayer for the community for the New Year. He then announced the 3rd annual 49th Precinct banquet and left flyers at the information table.
2. Kassandra Thomas spoke on behalf of "NYC says enough". Ms. Thomas stated that they are working to end gun violence federally and locally. She mentioned that they organized the rally at Washington state park. Ms. Thompson discussed that the aim is to do more community based work and to keep educating committees. Ms. Thompson also stated that they are planning another rally for March 4th.

### **Business Session**

**Note:** The Chairperson put a motion on the floor to go into the Business Session. The motion was seconded by Mohammad Mujumder. The vote was unanimous. The motion was passed.

1. Justin Sanchez from the Borough President's office, encouraged residents to join the community board and to contact him if they would like an application. Mr. Sanchez announced that the Borough President launched the #CleanUpNYCHA hashtag campaign, community members can take a picture and upload it with that hashtag on social media to get the area cleaned.
2. Andy Burgos from Councilman Ruben Diaz Senior stated that their office is working with DM Rivera to figure out where the capital project in CB9 will be going to this year, such as schools.
3. Josue Melendez from Councilmember Rafael Salamanca office announced the 15% set aside bill that is to deal with the crisis the city is facing for homeless families.
4. Naureen Akhter from Congresswoman Alexandria Ocasio-Cortez stated that the Congresswoman has been hard at work organizing members of congress to reopen to reopen government. Ms. Akhter stated to the residents that if they are a federal employee please reach out to her. Ms. Akhter also stated that the congresswoman signed a lease for the district office in queens and working to secure Bronx office space, and they are looking in the Parkchester area.
5. Daniel Guerrero from Senator Sepulveda office stated that their office has been helping constituents in the District with heat issues. Mr. Guerrero also stated that there will be a clinic for landlord and tenant issues.
6. Antirson Ortiz from the Comptroller's office stated that 2019 will be the year of the tenants and this is what the comptroller would like for it to be. Mr. Ortiz states that a few days ago helping their office was helping Clason Point/NYHCA with heat issues. Mr. Ortiz also discussed "NYC for all, the housing we need" and a lot of people over 500,000 are struggling to afford housing. The focus of the city's current housing plan needs to change. Units need to be built for families earning less than 30k a year.
7. Justin Westbrook-Lowery from Assembly member Karines Reyes stated that the District swearing in ceremony was last week on January 9th. Mr. Lowery stated that assembly member Karines Reyes voted to expand democracy and voted for several bills for pre-registration for voting for 17 year olds, she was also appointed to several committee's such as labor, housing, aging, social services, and alcoholism and drug abuse. Mr. Lowery stated that their office is located at 1973 Westchester Avenue and the contact number is 718-931-2620.

#### Chairman/DM

The Chairman of CB9 Nicholas Himidian asked all Board members who are eligible if they want to be the new secretary of the Board. All eligible Board Members voted no, except Angel Martinez who voted yes. Chairman Himidian called a motion to vote on Angel Martinez becoming the new secretary of the Board, the vote was unanimous and the motion was passed. Angel Martinez is the new secretary of the Board.

#### **Chairperson's Report**

As per Chairman Himidian, welcome back everyone, there is a lot going on in 2019.

The office is currently being moved

There are a lot of new developments coming into the area. There are new committees being formulated.

There are vacancies in other positions, and the board is looking for people that want to fill in those leadership positions.

There is a plan to work on the Bx5, it should happen within the next month or so. There is a proposed meeting with the MTA, Chairman recently got some information on this. MTA is a huge issue in our neighborhood and throughout the city of New York. The BX5 and the Bx27 are of concern in our district. Once the information is received, it will be blasted to the community. The Chair asks everyone who gets affected by the bus to please attend this meeting.

Chairman Himidian will introduce the BSA motion following DM Rivera report. DM Rivera to give more details during DM Report.

### **District Manager's Report**

As per DM Rivera, the Office move has officially begun. The move will be completed the 23rd or 24<sup>th</sup> and a notice will be given to BMs as well as the community at large.

The move should be temporary for 4 months, possibly 6 months but hopefully not longer than this.

Original space will be built out as per CB's liking.

A new software system is being built. It will hopefully be rolled out in February.

CB wrote a letter to CM and cc'd elected officials regarding DOT. The letter worked, there have been 2 meetings with DOT Commissioner and it seems to have worked.

Seniors Connected meeting was cancelled for tomorrow due to the weather.

DM met with newly created subcommittee for Re-entry which is temporarily under Public Safety until the end of the fiscal year, the Chair of this committee is BM Jennifer Ellison Lackard.

DM Rivera will be creating a resource book for all the committees, as of right now, this is available for Parks Committee,

There is now free notary service at the office Mon-Fri 9-5pm.

Loretta Gagraj and DM Rivera completed mental health training, the rest of the staff will be taking it in the near future. DM Rivera is hoping to offer the training to BMs as well.

1755 Watson Ave had a Ground Breaking. The project will take about 30 months to complete.

There are 2 BMs that have unsatisfactory attendance. They were contacted via certified mail. The chairman will make a decision on their status next month.

Mostly all BMs took the EEO Training.

Odell Street Update, DM contacted every single agency regarding this matter. Only one agency said they may have found a discrepancy but DM Rivera will be looking in to this matter further along with Parkchester Management and hopefully have an update report next month.

As per DM Rivera, 32BJ was here and spoke in the public hearing, however, there is another group here, unfortunately the public hearing is over and now we're in business session, but FDM Rivera is interested in speaking to you after the meeting to discuss this matter.

In addition, this ULURP applicant also attended previous Land & Zoning meetings to present this project. As a result, moving forward, the most important meeting to attend regarding any project is the Land & Zoning Committee Meeting here discussions can be had at length

As per DM Rivera, BSA was presented for 444 Soundview Ave. the Gulf Gas Station on Soundview off of Paterson has been there since the 50s they are in a residential area and the zoning doesn't really work for that usage. The committee hasn't had an issue here, not in the past dozen years and not currently.

There will be report on file that will tell CB where they are storing their tanks, etc.

DM Requested direct contact for this gasoline station. It is always good to have contacts for these locations.

As per Chairman Himidian, motion to approve BSA Application 188-96-BZ located at 444 Soundview Ave to extend the term of the variance for gasoline service station and convenience store, usage group 16.

The motion was seconded by BM Rosemary Ordonez-Jenkins and unanimously approved.

ULURP at 2069 Bruckner Blvd. It used to be an A&P and a Church. The applicant put an application to city planning for 2 buildings. One is affordable housing and the next is for new condo/coop program for homeownership, the first in the Bronx. CB supports home ownership, this is a prime way to combat gentrification. The program allows the city to subsidize these units. This holds equity in value. There is a tax abatement Article 11 on this which means there is no taxes on this property for around 40 years. The affordable unit is mix match, low income mix with minimal and higher income. 20% would be formally homeless and 50% will be preference for CB9.

CB9 wants 25 % of construction workers to be from 10473, 10472, 10462 and 10460 and the Bronx.

CB9 will have a relationship with the general contractor. We have worked with them previously successfully. CB9 also requested for project to create high standard paying jobs as well as pay all workers union standard wages.

They will also set aside retails space for community programming and senior and veteran preference if applicable as well as funding for Virginia Park and Space for Parking for retail as per CBs request because this is a priority for the community.

As per Chairman Himidian, request was for retail that would benefit the community, daycares, etc.

Bus stop was removed in this area and Chairman Himidian suggested to have this put back,

Chairman Himidian presented a motion to approve ULURP 190102ZMX located at 265 Bruckner Blvd with the following conditions, collaborate with the independent nonprofit Hispanic Construction Workers UHCW Building Skills NYC to facilitate and insure up to 25% of the construction workforces for the development of residents in our community board of the Bronx, Zip Code 10473, 10472, 10462, 10460. Community creating high quality, high serving service jobs and pay all building service workers union standard wages and benefits, contributed yearly to the closets neighborhood schools to assist to specific programs with needs, and council with the NYC DOE & CB9 set aside retail community space for community programming, and developing a senior/veteran preference if possible, sponsoring yearly to the Virginia Park and Hugh J Grant Circle Park, to assist with operating cost and programming with the local youth community initiative and set aside a portion of the allocated parking for the retail space of the building.

Motion was seconded by BM Mohammed Mujumder. BM Abunoman Rahman abstains, BM Steven Ochoa votes no, Approved by all other 21 Board Members. The motion was passed.

As per DM Rivera, there was no negative declaration on this project from City Planning Environmental Review.

Chairperson encouraged all to attend committee meetings with ULURP items especially.

As per DM Rivera in response to a BM question, it is not easy to recommend someone to work for these projects, there are a lot of stipulations in place. As a result, there is a push to get contractors to hire people through nonprofits that are qualified that live in our zip codes.

Affordable housing projects are not required to be union.

As per Chairperson Himidian, CB should look into how to ascertain that these conditions are met.

As per DM Rivera, the WEDGE program attended the Land & Zoning Meeting, They are a nonprofit that advocates access to waterfront and they want the board to support their program.

The motion is for CB9 to supports the requirement that all waterfront projects in CB9 should refer to the WEDGE standards from beginning of design process and implement to the best of their ability design standards that maximize resiliency, ecology and access. Board agreed for DM Rivera to draft support letter.

As per BM Jennifer Ellison Lackard, the re-entry subcommittee is looking for BM participation. There needs to be another 2 BMs in committee for voting items.

As per DM Rivera, there was a request for an all way stop sign following the bad accident on Gleason and Theriot Ave. CB9 is looking forward to the study.

As per DM Rivera, the lottery for the Westchester Ave Apts will be rolled out either at the end of the month or early Feb. Once the applications are out, this will be blasted.

**OFFICE INFO**

*District Manager William Rivera - [wrivera@cb.nyc.gov](mailto:wrivera@cb.nyc.gov)  
Phone (718) 823-3034 - Fax (718) 823-6461 - Office Email [bx09@cb.nyc.gov](mailto:bx09@cb.nyc.gov) - Website [nyc.gov/bxcb9](http://nyc.gov/bxcb9)  
Office Hours - Monday thru Friday 9AM to 5PM*