

1. Opening of the meeting

Chairperson Cesar Zuñiga welcomed everyone and asked that we remember we are all part of the community. It's okay to have different perspectives. We should attack ideas, not each other. There are board members who have expressed concerns related to issues of equity and I would like to explore forming a committee to address these issues on behalf of the community. The Chairperson also stated that the meeting would prioritize those who have not spoken about 737 4th Avenue in the first public comment section and ask those who wish to add to their testimony that they wait until the second public comment. Zuñiga indicated that we want as many voices and perspectives on the record and have enough time for the board members to have a robust conversation. The Chairperson announced a quorum had been reached and officially opened the meeting at 6:18pm.

2. Adoption of the agenda

- a. A correction was made by Julio Peña: Add reading of the bylaws for the committee reports. Cesar Zuñiga added it as item E.
- b. The District Manager stated we need to add the second section for public comment. The Chairperson stated it will be added as item number 8.
- c. Julio Peña made a motion to adopt the agenda, as amended. Pat Ruiz seconded.
- d. The Chairperson requested unanimous consent on the motion. Hearing no objection, the vote was declared unanimous.

3. Adoption of the minutes of October 21, 2020 board meeting

- a. Julio Peña made a motion to approve the minutes. Joan Botti seconded.
- b. The Chairperson requested unanimous consent on the motion. Hearing no objection, the vote was declared unanimous.

4. Adoption of the minutes of the November 12, 2020 public hearing

- a. Point of order from John Fontillas: We are still receiving public comments, 35 additional statements of testimony were received, including that day. We want to hold that open until 30th of November. Please table that and hold it open. - No vote until next month. The Chairperson agreed to table it.

The Chairperson introduced Assemblyperson Robert Carroll. Assemblyperson Carroll stated that NYC public schools were closing the following day and hopefully we can re-open them soon, with infection rates down. He echoed the chairperson's statement about civility and that the Mayor and Governor can't do that. They will be putting out resources for parents and students. The MTA released the doomsday budget, a 40% reduction in service, 10,000 layoffs. It would be catastrophic. We need additional funding, particularly from Congress and from the State level. The MTA has a \$12 Billion budget shortfall, the State is

\$9 Billion and the City is \$5-6 Billion. These are mammoth numbers. We need the MTA to operate or the City will be hurt for years.

5. Public Comment

- a. Maria Roca stated she was trying to reconcile the cost of construction per square foot in the area for a reasonably well-built, but not what one would call a Downtown luxury building and it didn't reconcile with the rents that were quoted for the market rate apartments. The rents have to be much higher than they were projected when someone asked what the rents would be for the market rate, and unless her calculations are off, and this is taking into consideration the affordable apartments at 60% of AMI. Just the numbers cannot pay back all the debt that is being assumed here. The numbers she came up with are much higher than what the high numbers are within a 10-block radius of that building. They assume they are going to borrow money. She asked for the numbers.
- b. Jeremy Kaplan discussed the Made in NY Campus. He stated that during the IC proposal a lot of people on the community board agreed that the ULURP process is failing communities. If we look at EDC and 737, it feels like business as usual. In the middle of COVID, the lack of transparency and community involvement and creating community benefits before deep outreach, they want a more robust community process. They feel like we're going down that same terrible process and are being forced into it. They hope the CB7 members look at the situation from Made in NY, both north and south campus, and a lot more to be discussed with the garment part, especially with over \$200M in subsidies for that. We should change a lot of the process, and they think a statement should be sent Sunset Park wants their voices to be heard. These proposals don't meet those standards and we need to rethink this stuff and shouldn't be forced into false dichotomies and dealing with ULURP in the middle of COVID.
- c. Eduardo Rojas stated they spoke last week on 737 at the meeting and would go at the second public comment section.
- d. Magda Magara was not in attendance.
- e. Antoinette Martinez stated they will speak later.
- f. Madeline Reidy was called but couldn't unmute themselves.
- g. Jih-E Ping stated they wanted to associate themselves with Maria Roca's comments and spoke about displacement.
- h. John Santore stated they will wait until the second comment period.
- i. Melissa Ramos stated they are a lifelong resident of Sunset Park (SP). This is a predominantly Mexican immigrant community that faces systemic disadvantages. This rezoning plan is funded by private investments and does not benefit SP. Immigrants have built this community to what it is now. They will kick out working families if only the rich can afford to stay. If they were interested, they wouldn't kick out the working class. They strongly oppose it and encourage the board to do the same.
- j. Jorge Muñiz Reyes gave a comment on 737 and can hold that unless this is an appropriate place. They discussed the Made in NY Campus proposal. It's a big project. Half a billion dollars in public and private money. One of the big things

that's part of this bigger conversation is how NYC is spending its capital investment dollars. deBlasio and EDC want to spend it on a 50-year lease right next to Bush Terminal Park, a massive proposal that includes weak benefits for a massive project on public land, and it's part of a pattern that we're seeing from deBlasio's administration of giveaways to big corporate sound and television studios, like Steiner Studios. They're not going to be hiring locally; they're doing national productions. Why can't we find money to fund affordable housing opportunities? They hope the CB evaluates very carefully. They asked for a delay.

- k. Laura Espinoza spoke in Spanish, which was then translated into English by Chairperson Zuñiga - These projects don't benefit the community. She opposes programs that are not accessible, that especially don't benefit Latinos. The rents are very high. We don't have any protection from anyone. Why are we supporting this project? We should submit projects that benefit working class people. No one is thinking of us. It's time to stop these kinds of projects. In this community, we pay more than 50% of our income on rent. We need more clarity on the lottery. We need to say no to luxury housing in this community.
- l. Alap Vora stated they support the project and will do the second public comment.
- m. Audrey (no last name provided) was not in attendance.
- n. Brian Garita stated they are a son of immigrants, raised by SP, is in an MA program in urban development and sustainability. He cautioned the board – is this revitalization or gentrification? 90% of sunset park lives in overcrowded housing. You may be displaced. When they were 10, they had to move. Same neighborhood, more overcrowded in the next place. Did they engage the community the same way Industry City did with hand-picked board members? We do not want a few to flourish, and a few to get affordable housing or watch their beloved small businesses run out. They don't have much confidence in this board, as it's the same board that almost sold us out to Jamestown. Capitalism has to create new markets in order to exploit and abuse workers. If this goes through, they will undoubtedly be forced to organize against this developer and against the unelected community board members.
- o. Chris Cherry was not in attendance.
- p. Aidee Canango stated they will speak later.
- q. Jorge Lema Rodriguez stated they will speak later.
- r. Alicia N. was not in attendance.
- s. Eric Frankle was not in attendance.
- t. Justin Collins, a member of CB7, commented that they are 100% opposed to this development application at 737 4th Avenue. Looking at the number of proposed affordable units, it's incredibly small, particularly when looking at this large-sized luxury building. It's going to increase real estate speculation and increase rapid rising rents from across the city. Displacement is a real risk. Buildings like this increase that pace. A few affordable units won't do much for the community by large-scale development projects.. We've seen the impact that luxury development has had across the city. This is something that they can't support in good conscience.

- u. Sam Smith played music in lieu of testimony and was cut off.

6. Committee Reports

- a. Transportation Committee
 - i. The Chairperson referred everyone to the written report as no vote would be taken.
- b. Immigration Committee
 - i. The Chairperson referred everyone to the written report as no vote would be taken.
- c. Economic Development-Waterfront Committee (VOTE REQUIRED)
 - i. Agenda clarification:
 - 1. Committee Chairperson Daniel Murphy stated the committee made a recommendation on a motion, which was not noted on the agenda.
 - 2. The District Manager stated the board meeting agenda was made before the committee meeting was held.
 - ii. Overview of November 10, 2020 Meeting:
 - 1. Daniel Murphy stated the meeting took place November 10, 2020. The one item on the agenda was EDC and Steiner Studios presenting on the planned development at Bush Terminal South Campus.
 - 2. EDC went through the history of Bush Terminal which is being renamed the Made in NY Campus. The south section will be dedicated to film production and the north section to garment manufacturing. After going through a redevelopment plan for the campus, EDC went through a timeline of meetings, the RFP Process and they announced Steiner as the selected applicant this year.
 - 3. Doug Steiner from Steiner Studios spoke at the meeting. Steiner Studios will be designing a playground for the park and funding \$25K annually. The project itself will bring 1800 construction jobs and 2200 permanent jobs. Average annual salary for a job in film/TV is 90K annually. Nearly 50% of workers in that industry don't have a four-year degree. Company will work with SBIDC and Brooklyn Workforce Innovations on workforce development at the site. Said it would be a boon for local businesses in upland businesses. Speaking on behalf of tenancy, Aaron Shiffman from Brooklyn Workforce Innovations, Katie Beck Sutler from the Brooklyn Navy Yard, Ben Margolis from SBIDC, Joe Lhota from NYU Langone, and Dan Wiley from Congresswoman Velazquez' office.
 - 4. Questions from attendees included requests for details on job creation and workforce development for minority populations in the neighborhood; Access to Bush Terminal Piers park for those who are disabled; Pathways for minorities and women into higher-

paying jobs; Translation for non-English speakers who are looking for workforce development; project cost overruns, as well as cost of site amenities and programs for local filmmakers.

5. Zachary Jasie had motioned at the meeting to recommend support, citing Steiner Studios economic and community benefits. The motion passed through committee (vote - 15 yes, 0 nos, 1 abstention) and presented to the full board.
- iii. MOTION: Daniel Murphy proposed a motion to support the citing of Steiner Studios and requests that EDC answer questions on traffic, workforce development and transparency and communications going forward that came from the committee meeting.
 1. Antoinette Martinez proposed an amendment to the motion to add that workforce data tracking be mandatory, discussion of a green roof that can be used for the community's solar cooperative and reconsideration of the community benefits agreement signed by EDC, especially since the lease has not been signed yet with Steiner Studios.
 2. Dan Murphy stated that he accepted the amendment as a friendly amendment.
 3. Nick Azadian made a clarification: it can be counterproductive to reserve space for solar. They stated the language should state that the leftover space be used for a green roof.
 4. Cynthia VandenBosch stated that she was ineligible to vote due to a conflict.
 5. The Chairperson asked for unanimous consent of the motion, as amended, noting Cynthia VandenBosch's required abstention.
 6. Hearing no objection, the vote was determined to be unanimous, with the aforementioned abstention. MOTION PASSED
 - iv. Daniel Murphy apologized for his behavior at the last board meeting to the board.
- d. Land Use/Landmarks Committee (VOTE REQUIRED)
 - i. Committee Chairperson John Fontillas reviewed and summarized the committee notes that were sent to the board.
 - ii. John Fontillas reported that one of the developers for 737 4th Avenue, Vivian Lao from Totem Brooklyn, wanted to address the board members. Vivian Lao spoke about their efforts in engaging the community board and the local community to address their concerns for the development of 737 4th Avenue. They stated that this development will create 135 new units of housing with 35 units of permanent affordable housing for the district. They stated that the developers have taken the views of the local community requesting for this project to be 100% affordable into account however they mentioned that is not feasible for this project at this time. Vivian Lao stated that the land would have had to be purchased at a minimal cost for the project to be 100% affordable housing.
 - iii. John Fontillas read ULURP Application#200029ZMK &#N200030ZRK -

The applicant, 737 4th Avenue LLC, seeks a zoning map amendment that would affect a portion of Brooklyn Block 652 in the Greenwood Heights neighborhood of Brooklyn Community District (CD) 7 to establish the proposed rezoning area as Mandatory Inclusionary Housing (MIH) area subject to the affordability requirements of Option 1 of the MIH program. The proposed zoning map amendment would change the zoning of the Project Area from M1-1D to R8A. In addition, a C2-4 commercial overlay would be mapped to a depth of 100 feet along the southwest side of Fourth Avenue between 24th & 25th Streets.

- iv. John Fontillas reported that the committee held two informational meetings, a public hearing and a committee meeting to discuss and review the application. John Fontillas reported that the committee drafted a recommendation to approve the application with conditions **(Please view the attached final response and recommendations for the application)**.
- v. There was a discussion among the board members regarding the Land Use/Landmarks Committee's recommendation. Cesar Zuñiga expressed concern that racial impact studies are not part of the process when reviewing ULURP applications. John Fontillas said he would add this to the conditions.
- vi. Victor Swinton asked for the percentage of units would be available to the residents of Community Board #7. John Fontillas reported that 50% of the affordable units would be available for the residents in CB7.
- vii. David Estrada inquired if one of the conditions addressed the issue of ADA compliance at the 25th Street train station. John Fontillas replied that the MTA is mandated by law to make that train station ADA complainant and therefore it is not required to be a condition as part of the Board approving the ULURP
- viii. Fred Wolf voiced their objection against the ULURP application and stated that spot rezonings are bad urban planning.
- ix. Antoinette Martinez voiced her objection to the application stating that the influx of 100 market rate units would be detrimental to the community.
- x. Daniel Murphy voiced his support for the recommendation with the conditions.
- xi. Katie Walsh stated that she is voting against the application and requested clarification of the committee vote. John Fontillas reported it was 7 in favor, with 5 opposed.
- xii. Christina Lem stated Totem mentioned they want to help with the affordability problem, a goal of the board.
- xiii. Kenny Guan spoke in support of the application and that it is tough to find people two make investments at this time and it will be a benefit for the community.

- xiv. Julio Peña announced that he has a conflict and cannot vote, and expressed concerns about the lack of affordable housing in CB7 and their own struggles in locating an affordable place to live in the district.
- xv. Justin Collins stated that there needs to be more effort in providing affordable housing. While Collins understands the point people are making about 35 affordable units, it is not enough to justify this project.
- xvi. Joseph Canale wondered how this is considered green development if they are creating underground parking.
- xvii. John Fontillas stated the requirement is for 40% of the units by code. The number is 45. They are providing 52 because at some of the meetings in August and September, several community members requested that spaces be allocated in their garage in case a community member wanted to park their garage there. The spaces that are allocated will fit about 52 cars, of which 45 are required.
- xviii. Joan Botti stated no one has considered that the 5th Avenue Committee has partnered with the developers and the 5th Ave Committee has always done the right thing by SP. They've been around for decades. They started in the Slope when nobody wanted to even look at those projects. We have to consider that, even though it's 35 units, that they will provide housing to 35 needy families.
- xix. Alexa Aviles stated that they are voting no on this project. The 35 units of affordable housing are outweighed by the market rate. Aviles stated that the market rate apartments will create an increase in rents throughout the district which will push families out of the community that can no longer afford to live there. The Board should set a high standard.
- xx. Genesis Aquino stated that she is opposed to the ULURP. We are already at risk of losing 5000 affordable apartments
- xxi. John Fontillas stated everyone is focused on this development because it's what in front of us, but urged everyone to consider that there are 5,200 families living in affordable units mostly in 2-3 family homes, some using section 8 vouchers for apartments, several in multi-family apartment buildings in a consortium that gets subsidies from the federal government that keeps the rates low. If those property owners opt out of those programs, we have a much bigger problem. 35 units may seem like a small piece. There are 5,000 units we can fight for affordability for people that live in them, a fight that has to be a priority. Every person who owns a house that might have an apartment, that might want someone to live there with an affordable housing voucher. If we can get them increased or preserved, we have a much larger chance of addressing this problem. 35 units is tiny. The amount of effort to maintain or preserve those 5,000 units should be at the top of the list.
- xxii. Barbara Lee expressed feeling conflicted about this project. Lee sees the need for housing but is concerned about the affordability of the units for people in the neighborhood who earn minimum wage. Lee is also

- concerned about parking issues in the area and asked if the construction will be union staffed. John Fontillas requested a response from Totem.
- xxiii. Tucker Reed stated that they have made a commitment to hire area locals but in discussion with the carpenter's union, they prefer to place their members on projects. Discussion on bringing local people into the union is ongoing. The first priority will be hiring local people and the second is hiring union members. He will do calculations to answer whether people making minimum wage will be able to afford the units and get back to us.
- xxiv. Nick Azadian shared his understanding of how these projects are developed and agrees with the approach yet believes it is not grounded on the economics of this neighborhood. Azadian stated that once you go to 20-40% of the building, it is no longer feasible to support the building and it will not work and will not be built. All current housing developments with minor exceptions are market rate. We should coerce developers to provide more but at this time. We only have MIH because of how these projects work. Secondly, Azadian urged the CB7 Housing Committee to help locals apply for the lottery and to qualify them, even if the projects are outside the community or borough. We will not be able to help everyone because the AMI is determined at the federal level. Elected officials have bills pending to change the AMI calculations.
- xxv. Tucker Reed stated that people earning \$15 per hour make \$31,840 annually, qualifying them for the 30% AMI for the affordable units.
- xxvi. John Johnston shared concerns about affordable housing and spot zoning but supports this project. Johnston stated that developers have dropped affordable housing projects because they do not want to come before community boards. The 421A tax credits are expiring and this will affect middle income people living in coops and condos. It is not this developer who needs to solve this problem. They are coming up with a solution for this property and we need to see this as a good project bringing good jobs and revenue to the city.
- xxvii. Karen Rolnick agrees that affordable housing is a crisis affecting everyone. The Housing Committee needs to come up with a plan for the community that includes large projects. They do not think that we will get a better deal than this. The site is zoned M1 and we may just end up with a bigger Dunkin Donuts. This developer has worked with us to add larger units to accommodate bigger families and we may get a subway with an elevator. When we get over the financial crisis, we might look at the rail yard by the cemetery for affordable housing.
- xxviii. Cynthia Gonzalez opposes the project because city housing lotteries do not favor the community, but rather city residents that can afford the rents. The community will be getting 35 units where only one or two will go to our community.
- xxix. Cindy VandenBosch echoed what has been said, sharing that she has applied to many lotteries without success and is also at risk of being

displaced. The community board needs to take a comprehensive approach to the problem. VandenBosch reluctantly supports the project because the developers have been responsive and have partnered with a local community organization and they understand they can sell the property or develop as of right where the community board will not have a say.

- xxx. Marilyn Melman expressed support for the project but had questions regarding the retail ground floor space. Committee Chair Fontillas said that they have asked the developers to favor local retailers over large national chains and made it a condition to the application. The developers agreed.
- xxx.i. Sam Sierra stated that we need to look at the 35 units and the impact that this will have to the families by having a stable home. Sierra also stated that the 12 union jobs and the hundreds of other jobs going to local people will provide a path out of poverty to many families. At this time, this is the best we can get for our community. Sierra supports the project and expects more from future developers.
- xxx.ii. Marcela Mitaynes stated that while we have different views, we are looking at the same thing: agreement on the need for affordable housing. Allowing this development will mean that others can come and develop too. It is not just 100 units of market rate and 35 affordable, of which only 17 will go to our community, but a repeated process. We will get another 100 and another 35 and in time, such a small amount is not enough in comparison to what is happening. We need to think big. Private, small two and three family non-regulated homes with high rent can and should be affordable. There is a way of bringing those units to affordability and of saving the 5200 families in those units, and bringing basic tenant protections, making it affordable for 1 million apartments if we push our elected officials to pass a good cause.
- xxx.iii. Patricia Ruiz is supporting the project. Ruiz believes this developer could set an example for future developers. While it is only 35 units of affordable housing, it is a start. For someone with a family making \$15 per hour, it is a start. That means 35 families who will not be on the street, in a shelter, or whose family will not be separated.
- xxx.iv. The District Manager announced that the Brooklyn Borough President will be holding a public hearing on this issue on November 30th.
- xxx.v. Cesar Zuñiga expressed pride in the entire board for wanting in good faith to do the right thing. CB7 is leading the charge around how to model community engagement. In the prior rezoning before this one, we had over 30 community engagements. Community boards are representative bodies, and we strive to make sure that a cross-section of opinions are represented at these public engagements. We can and should do more. This is just the beginning. Mr. Zuñiga challenges the board to engage in comprehensive planning and recognizes that some came into the conversation later than others. In our efforts to engage the community,

we provided language access. This is above and beyond the charter requirements. Can we do more? Yes. We all agree that the MIH, ULURP and 197A Plan are flawed public policies. This city has a housing crisis that began decades ago. We are trying to have a conversation about what is best for our community. Mr. Zuñiga believes that affordable housing is a protective factor to children and families and for these reasons, he supports the project.

- xxxvi. MOTION TO VOTE: David Estrada called to conduct the vote and it was seconded by Zachary Jasie. The Land Use Committee recommends to the full board to vote to approve the application with the 9 original conditions and the additional condition that DCP consider racial and ethnic impact as part of their deliberations.
 - xxxvii. Antoinette Martinez requested that people from the public who signed up for the second public comment be allowed to make their comments before the votes are cast. Cesar Zuñiga stated that the request is out of order. He will allow the people to comment after the vote.
 - xxxviii. Genesis Aquino made a motion to listen to people from the floor before the vote. Mr. Zuñiga stated there already was a motion on the floor.
 - xxxix. Alexa Aviles did not understand the logic of telling the public that they get to speak later. Aren't the comments used as part of the dialogue used in consideration of voting for the project? Mr. Zuñiga clarified that his understanding is that the first part of the public comment was to allow the people who did not have an opportunity to testify on the issue either at the public hearing or in the committee to do so. The second public comment was to allow people to add to their testimony.
 - xl. Alexa Aviles stated that not everyone on the board was privy to those meetings and did not hear the voices and what they would like to offer as part of the consideration for the vote. It does not make sense for those voices not to be considered for the vote. Mr. Zuñiga repeated that there was a motion on the floor that has been seconded. He directed the District Manager to conduct the roll call vote.
 - xli. A roll call vote was taken to support the committee's recommendations (Yes, with conditions). The District Manager announced that 25 were in favor, 16 opposed, 1 abstention and 1 present. The motion carried. THE MOTION PASSED.
- e. Bylaws
- i. Committee Chair Julio Peña read the proposed recommendations that the committee voted on in the February 11, 2020 meeting. At this meeting, Peña read into the record from the Executive Summary for Proposed Changes. This is the second of three readings required before the November meeting.
 - ii. Beverly Kleinman recalled a request to have the By-Laws changes reviewed by an attorney and wanted to know what the response was. Julio Peña has not heard back from Richard Guay and sent a follow-up message. Julio Peña agrees it should be reviewed.

- iii. Patricia Ruiz stated that since the By-Laws changes have to be read at 3 consecutive meetings, this being the second reading, and how do we vote if we do not have an update from Richard Guay? Julio Peña stated that without a response there will be no vote. Ms. Ruiz made a motion that we do not have a reading in December if we have not heard from Richard Guay. Julio Peña recommended that we not have the third reading without a response. Patricia Ruiz agreed.

7. Elected Officials / Representatives

- a. Taeka Haraguchi from Comptroller Stringer's spoke about a new worker and family survey to improve workplace accommodations and flexibility for working New Yorkers. The Comptroller is also engaged with the New York Taxi Alliance Proposal for a medallion debt relief. The Comptroller seeks to close the digital divide for all NYC students lacking access to wi-fi in order to realize their right to learning and a free education.
- b. Eli Slavin from the Office of Congress Member Yvette Clarke's office referred to comments regarding the AMI bill (HR 4984) brought before the board tonight which was recently in briefing. A delegation including Congress Members Clark, Mylie, Serrano, Jeffries, and Nadler participated. The recommendation was made to keep it to the borders of New York City. Congress Member Clarke is trying to finish up the Heroes Act that will benefit New York.
- c. Edward Cerna from the Mayor's Office of Community Affairs stated that due to the pandemic, beginning tomorrow, all schools will be closed. If anyone needs a device, they can call the DOE Help Desk at (718) 935-5100 or go to the schools.nyc.gov website. The Learning Bridges Program will provide free childcare for grades 3-K for the students in blended learning. Edward Cerna had a meeting with the 72nd Precinct regarding gender-based and domestic violence. They will provide an hour-long training intervention that participants can take back to their communities. The Mayor is committed to ending domestic and gender-based violence.
- d. Freda Zurita from Senator Myrie's Office stated that they along with Catholic Charities has held food distribution events for 800+ families. They will also be giving away PPE. The office is also doing a small business survey to determine how best to support local businesses during COVID-19.

8. Public Comment

- a. Eduardo Rojas stated that they have been an active member of the community for 25 years and spoke of the introduction of housing cooperative apartments in the city of Brooklyn and the migration of Hispanics to the community. It took time for Sunset Park to be the community it is now. Rojas objects to the principle that Totem states that only the private sector can provide a solution to our housing crisis and finds this to be insensitive and racist. Rojas feel this negates the work done by local organizations in the last decade to steer New York City government officials to create meaningful legislation that will grant our community to have real housing ownership opportunities. The proposal to develop a 14-story luxury building with 140 units of which only 35 will be affordable will not solve the housing crisis we are facing. The only reason to offer this is to take advantage of

the mandatory inclusion requirement to help with the zoning change. Rojas warns that this is very much the same process used to dislocate the natives when the Dutch came to settle here.

- b. Madeline Reidy was not in attendance.
- c. Melissa Ramos was not in attendance.
- d. Felicia DeVita verbalized distress about what is happening on 28th Street between 3rd and 4th Avenues. This is a block with 14 houses and her family has lived there since the early 1900s. DeVita complained of trailer truck traffic from big box stores that barrel down the street since the rebuilding of the community and Industry City. It has become too dangerous for children to play outside due to the speeding and dangers resulting from these trucks. Many residents have sustained damages to their vehicles. The Department of Transportation approved and provided signage, but there is no enforcement.
- e. Rodrigo Camarena stated he was embarrassed to be speaking at this point and should have been allowed to speak before the vote.
- f. Jorge Lema Rodriguez spoke and was born and raised in Sunset Park. The community board did not allow everyone to speak but allowed the developers to speak on multiple occasions. Rodriguez felt disrespected and commented that they opposed the rezoning because what is important in the community is getting affordable housing, and not displacing families.
- g. Saadia Khalid expressed that the board misled the public into thinking that they would be able to speak before the vote. Khalid appreciated all the meetings that the board had held but felt that the board was silencing the community. The residents deserved more than what the developers were offering and that the community should have been given a better and fair deal. Khalid felt that the neighborhood was sold out.
- h. Fr. Francis Skelly spoke on how they worked with churches in the Bronx and saw how gentrification came into the neighborhood. Fr. Skelly felt that the Community Board settled for very little and is seeing the same thing happening in this community that happened in the Bronx.
- i. Aidee Canongo stated that this was about unaffordable housing, misleading and dangerous when we feed the narrative of this community. Congo is a lifelong resident of SP. Totem engagement with the community was biased or nonexistent.
- j. Jocelyn Suriel stated we don't want to know the rezoning. If we vote no, what's the move now. If we win again, what's going to happen? They want to say no rezoning.

9. District Manager's Report

- a. Tabled

10. Chairperson's Report

- a. Cesar Zuñiga stated that he is appointing Genesis Aquino and Antoinette Martinez respectively as Chair and Vice Chair of the housing committee.
- b. More public comment might not have changed the vote. We don't know that there's an attrition of board members as meetings go 3-5 hours. A vote can change because you lose quorum. This is a community board meeting. At some

point, you have to get to the vote because it's our legal obligation. Zuñiga was confident that a variety of points of view were expressed and regretted anyone who didn't get to speak.

- c. Zuñiga raised a point of old business about a humanitarian crisis at 41st and 5th Avenue. Homeless outreach has not been effective. Loss of social construct when we have a breakdown of civic institutions.

11. Old Business

- a. Genesis Aquino stated that they hope to do a good job as chair of the Housing Committee and hope to address the community's housing issues. Aquino stated that they were upset on how the board did not allow all of the community voices to be heard.
- b. Antoinette Martinez spoke on how a board member had spoken negatively on a recommendation that they had made. They commented that it had started an email thread to discuss how to elevate voices. Martinez commented that the board's leadership had failed the community. Additionally, Antoinette Martinez reported that she had received an email from Elizabeth Canela from Totem informing her that they wanted to schedule a chat before the vote happened; she felt that it was disgusting that the developer was lobbying before the vote and was sure they were not the only one contacted. Antoinette Martinez felt that the process was broken and that the primary stakeholders should have been heard.
- c. Jimmy Li expressed disappointment in accusations and the attacks that were being made on the integrity of the board by the community and members on the board. Li stated that just because board members voted yes to the rezoning it does not mean that they had sold out the community. Li further commented that when they vote, they vote with the best interest of the community. Li also wanted to inform the board that he has not been contacted by the developers.
- d. Patricia Ruiz stated that they had been on the board for a long time and when they vote they vote with the best interest of the community. Ruiz stated that not everyone is going to be happy with your choices and informed everyone that the board is only advisory and only makes recommendations and the public will have an opportunity to voice their opinions during the Borough President's and Council's Public Hearing. Board members should not be blamed for how they voted. Ruiz thanked everyone who stayed till the end.
- e. Barbara Lee commented that the Chairperson had stated in the beginning that the only individuals that could speak were those who had not spoken at the Public Hearing and that everyone else could speak during the second Public Comment.
- f. Justin Collins spoke on how people were disappointed that they were not allowed to speak before the vote and that the board failed for not allowing everyone to be heard before the vote.
- g. Nick Azadian stated that the board could have handled the situation better and allowed everyone to speak and hopes that the board will use this as a learning lesson for future meetings. Board members should not have to justify how they voted.
- h. Cynthia Felix commented that this reminded her of what happened with Industry City. Felix felt that there was too much confusion and it should have been better

clarified. Felix also stated that people should feel safe voicing their opinion and that the board is here to listen to the community.

- i. Cynthia VandenBosch commented that people were confused about the speaking portion and that the board is doing their best with the current circumstances and how the board is now holding meetings.
- j. David Estrada commented that the process should be reviewed. They did have the opportunity to hear the different views of the community before they voted. David Estrada also spoke on individuals hanging out in the 41st Street entrance of the park all day and night drinking and using drugs. These individuals need help and hopes that the board committee will pick this issue up.
- k. Daniel Murphy spoke on how years ago as a resident he attended his first board meeting and saw first hand the boards process. Murphy decided to become a board member and thanked everyone for being on the board.
- l. Cynthia Gonzalez spoke on how they had attended a Public Hearing at Borough Hall and was unable to speak because the public hearing had been disrupted. Gonzalez stated that was not what happened here. Voices needed to be heard and she respects the board and its members.
- m. Genesis Aquino commented that no one had attacked the board members for their vote, but what concerned them was the silencing of voices and how the developer was given more time to speak. Aquino also reported that over the summer she was contacted by the developer and was offered money towards her political campaign, which she did not accept. Aquino has no doubt that they used the same tactics with other board members and hopes that there were no conflicts of interest when it came to the vote. Aquino additionally commented that it was disgusting that they were offered money.
- n. Chairperson Zuñiga commented that as the Chair, he takes full responsibility and will engage with everyone in order to do better. Zuñiga spoke on why the decision was made to change the agenda by adding a second public comment and felt that they may have made a mistake. The Chair commented that the notion that the board was trying to silence the community was not true and will commit to making it better.

12. New Business

- a. Fred Wolf spoke on being involved with several compost projects over the summer since the brown bins have been halted. Wolf wanted the board to draft a letter in conjunction with the Department of Sanitation, which will be sent to the Parks Department because of sites that are going to be evicted, and also wanted to propose that Big Reuse open up a scrap site in Sunset Park. Wolf felt that it would be ideal to do it with the Community Board. Chairperson Zuñiga stated that this would be referred to the Sanitation Committee.
- b. Cynthia Felix urged the board to discuss the Wi-Fi issues for remote learning and how members of the community are having trouble accessing Wi-Fi.
- c. Cynthia Gonzalez voiced full support for Mr. Wolf's proposal.
- d. Cynthia VandenBosch asked if the board will be having a Holiday Gift Drive. The District Manager responded that the board cannot be the middleman this year, but the board is trying to connect those who want to donate with organizations in need.

- e. Chairperson Zuñiga reported on behalf of Julio Peña that P.S. 516 will be giving free flu shots on 11/24/20 from 12:00pm-2:00pm, applications are required.

13. Adjournment

- a. Patricia Ruiz made a motion to adjourn. Joan Botti seconded. The board members voted and the meeting was adjourned