



Matthew S. Washington  
Chairman

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District Manager

## COMMUNITY BOARD ELEVEN

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**City Properties & Land Use**  
**Monday, January 9, 2012, 7:00 pm**  
**Bonifacio Senior Center**  
**7 East 116<sup>th</sup> Street**  
**New York, NY 10035**

**\*\*\* Minutes \*\*\***

**Present:** Hally Chu, Diane Collier, LaShawn Henry, Alvin Johnson, Jewel Jones, Keith Massey, Frances Mastrotta, Adejose Rosario McKoy, Candy Vives-Vasquez, Lee Chong, Lucian Reynolds, Theresa Richardson, Matthew Washington

**Excused:** Beverly Alston, Hans Desnoyers, Carmen Villegas

**Absent:** Brodie Enoch, Israel Miranda, Tasha Williams

**Guests:** R. Imbrenda, McKissack & McKissack  
Cheryl McKissack, McKissack & McKissack  
Walter Roberts, Hope Community  
Bob Diener, Gilbane Building Company  
William DeCamp, Gilbane Building Company  
Jose Zapata, Citibank  
Warren James  
Dmitri Konon, NYC EDC  
LaRay Brown, NYC HHC

**\*\*Meeting was called to order by committee chair Lashawn Henry at 7:05pm\*\***

### **1. Presentations and Discussions**

- a. Update on Hope Community/Bluestone organization Cornerstone project

Walter Roberts, Executive Director of Hope Community, updated the committee on the Calvert Apartments. There are four buildings with a total of 23 units, 5 units with Section 8 from NYS Homes and Community Renewal and 18 units that are affordable. The breakdown consisted of 9 units with community preference, 2 units with handicapped preference and 1 unit with municipal employee preference.

Mr. Roberts reported that the units were marketed in December 2010 according to HPD guidelines in terms of marketing (i.e. local newspapers, ads, mailings, flyers). Hope also reached out and sent information to community stakeholders including the community board.

Hope received 1,620 applications, of which 155 applicants came from Community Board 11. Of those, 155 were rejected for various reasons including: 88 under income, 38 over income, 1 credit history/housing judgment, 22 no show at interview, 1 noncompliant household composition, 5 other.

Hope requested a waiver from HPD in October 2011, to allow them to pull applicants from the HOPE waiting list. They anticipate meeting community preference once the final approvals come from HPD.

Diane Collier asked Mr. Roberts what he would do differently in terms of marketing since 155 of the applicants were rejected. Mr. Roberts responded that he could argue that even if the pool was larger the results may be the same.

Note: CP/LU committee developed a marketing plan that will require developers to do a lot more to ensure that applicants are educated and equipped about the process earlier to ensure community preference.

b. Planned rehabilitation and construction project at former North General Hospital site

Laray Brown from HHC presented the program overview which included the conversion of the former North General Hospital. 276,000 square feet will be renovated, will include 201 beds. A skilled nursing facility will be built where the parking lot exists now, which will be 133,850 square feet and include 164 beds.

The purpose of this presentation was to update the committee but also discuss the MWLBE initiatives, which include the small business opportunities for trade contractors. 10% of project procured with contracts below \$1million - \$12 million for approximately 25 contracts. 55% of those contracts will go to MWLBE firms for a total of \$6.6 million there will also be additional subcontracting and vendor opportunities. Ms. Brown spoke about requirements such contractors being union, being bondable, being able to pass a Vendex and to be SBS certified.

Cheryl Mc Kissick of Mckissick and McKissick stated that they will work with contractors to maximize participation.

Committee members asked why this project was on such a fast track. Ms Brown responded that they had been preparing to move for some time but that the recently announced plan for Cornell University to build a new campus on Roosevelt Island had expedited plans. The new campus will be largely situated at the current site of the Coler Goldwater facility.

This is where EDC comes in to assist them in making this transition.

There was discussion about the benefits for the community. Committee members asked if there would be any jobs available at the site. Ms. Brown stated that while they always try to hire from within the community, there would likely not be many jobs resulting from this project because most the current staff would be moving from the existing site.

Ms. Brown stated that the intention was to reduce the amount of patients through placements like housing, long-term placement and discharges. Ms Brown was asked what the longest amount of time was for any patient. She responded that some patients have been there over 4 years. Ms. Brown made it clear that no patient will be displaced there will be individual assessment done for each patient in compliance with all applicable laws.

Ms Brown also expressed her need to find affordable housing for patients who don't have anywhere to go and cannot afford market rate housing. She stated that HHC was looking for ways to help get subsidies for patients who are able to live independently.

Vice Chair Diane Collier made a comment directed to HHC and EDC that our community has helped HHC and EDC deal with the issue of relocation and paving the way for the new school. VC Collier also stated that this community is consistently solving problems for others and we don't receive the lion's share of the benefits and the expectation is that we have opportunities for present/future jobs and our community benefit from scholarships to this new engineering school and that our community be at the table when decisions are made moving forward.

c. Review of CB11 Statement of District Needs

Chair Henry told the committee that she will email a strategy for the committee to review and respond back

## **2. Announcements**

Candy Vives-Vasquez stated the Mount Sinai Lottery was underway and that she took pictures and documented the process. She encouraged committee members to go and see for themselves.

## **3. Adjournment**

Alvin Johnson made a motion to adjourn, which was seconded by Keith Massey and passed unanimously. Meeting adjourned at 8:50pm.