



Robert Rodriguez
Chair

George Sarkissian
District Manager

COMMUNITY BOARD ELEVEN

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City Properties and Land Use Committee Minutes
Monday, February 9, 2009 – 6:30 PM
North General Hospital
1879 Madison Avenue
New York, NY 10035

- Present:** Matthew Washington, Lashawn Henry, Robert Rodriguez, Israel Miranda, Frank Brija, Frances Mastrotta, Alvin Johnson, Jewel Jones, Daniel Perez, Marina Ortiz, Carmen Villegas, Derrick Taitt and Candy Vives-Vasquez
- Excused:** Garry Anthony Johnson, George Figueroa and Lee Chong
- Absent:** Rafael Merino, Antonio Rivera, Donna Brueger, Cora Shelton, Amie Kiros-Petrucchi, Linda L. Rainey, Anne Bradshaw, Jeffrey Gardere, Henry Flores, Sid Miller, Maribel Masso, Brian Armstead and Edwin Marcial
- Guests:** Theresa Richardson, Gus Rosado, Kuza Woodard, Carlos Mielos and Kenia Alcantara

Meeting called to order by LaShawn Henry and Derrick Taitt at 6:40 PM

1. Presentations and Discussions

- a. Presenter:** El Barrio Operation Fightback
Site: Block 1643, Lot 51 (152 East 116th Street)
Request: Seek CB11 support for their application to the NYS Department of Housing and Community Renewal – Housing Trust Fund to help finance the rehabilitation of the above building in the Tenant Interim Lease program, which will facilitate the construction of 9 cooperative units affordable to household below 80% of AMI.

Gus Rosado from El Barrio Operation Fightback and Kuza Woodward from LISC presented their TIL pilot proposal to renovate 9 units of city-owned apartments and convert the building into an affordable cooperative. Located at the above address, the building currently has four occupied units – those tenants will be relocated into temporary Operation Fightback apartments while the building is

being fully gut renovated. After the renovation is complete those tenants will be permitted to return and buy their cooperative for \$250. The remaining five unoccupied units will be sold to households earning less than 80% of AMI through a normal HPD lottery, with three units (50% community preference) reserved for CB11 households. A two bedroom cooperative will sell for \$150,000 and a one bedroom cooperative will sell for \$130,000.

The TIL pilot partners together LISC to do the underwriting, with local development partner Operation Fightback to develop and manage the building for the first few years. TIL management and tenant training operations have typically been contracted to UHAB in the past but Operation Fightback will serve that role for this project. The City will determine when the tenants are ready to manage the building themselves. The first floor commercial tenants will also have to be relocated, but will have the first right to return once the renovation is completed. Operation Fightback was selected by HPD and the local Councilmember as the community partner – members expressed concern over HPD’s selection process. The development team is willing to utilize a local contractor for the renovation but the City reserves the ultimate right to select a contractor from a list submitted by the developers.

b. East River Plaza – Amendment to Special Permit, Background Information and Initial Discussion

Robert Rodriguez informed committee members that the developers of East River Plaza are seeking an amendment to their special permit to allow for overnight deliveries (12am – 5am) to accommodate the needs of perspective tenant Costco. Costco is designed with storage space above the shelves within the store which makes it impossible for Costco to accept deliveries during hours of operation due to logistical and safety concerns. They will be coming before the City Properties and Land Use Committee next month to seek our support for the amendment. Mr. Rodriguez asked George Sarkissian to share information on the past and current status of the project, and potential community benefits to request of the developer (see attached “East River Plaza – Project Update”).

Committee members agreed that we should encourage UMEZ to hold the developer accountable to their local hiring commitments for construction jobs (which have fallen short of the UMEZ target) and post-construction jobs which are still to come. EHCCI and STRIVE were selected by UMEZ and the developers to facilitate the local hiring and training toward the goal of achieving post-construction hiring commitments (UMEZ will provide funding).

Members agreed that we should assess what appropriate mitigation measure might help minimize the impact of the project on the surrounding community given the requested special permit amendment, focusing on overnight traffic along East 117th Street and Pleasant Avenue, idling, and structural damage to buildings along

the delivery routes. Members also agreed that we should hold a public hearing nearby the project site to allow local residents an opportunity to understand the proposed amendment and provide comments to shape our response.

2. Old Business

a. Lantern Group – Position Development

Lashawn Henry informed the committee that both motions taken last month on the Lantern Group proposal failed and the committee must take a position on the project. Since the last meeting the Board received two letters regarding the project – one from Lantern Group to St. Paul’s School expressing their desire to more regularly communicate and informing them of a 24 hour hotline created to receive complaints regarding Schaffer Hall residents. The other letter was a response from St. Paul’s School stating that the Lantern Group has been unresponsive to several complaints they have made about Schaffer Hall residents loitering in front of the school and therefore St. Paul’s School could not support their new project.

Matthew Washington made a motion to support the Lantern Group proposal to build 90 units of rental housing, with 60% for formerly homeless veterans and 40% for low income CB11 residents, on City-owned property, with the condition that East Harlem residents are placed in at least 50% of the units. The motion was seconded by Marina Ortiz and FAILED: 2 in Favor (M. Washington, M. Ortiz), 9 Opposed, 0 Abstentions.

Carmen Villegas made a motion to reject the Lantern Group proposal. The motion was seconded by Frances Mastrota and APPROVED: 9 in Favor, 2 Opposed (M. Washington, M. Ortiz), 0 Abstentions.

3. New Business

a. Hunter College

Robert Rodriguez asked committee members to consider the upcoming relocation of Hunter College’s School of Social Work, Public Health and Center for Puerto Rican Studies to East Harlem and identify potential concerns and opportunities to discuss with President Jennifer Raab at this month’s CB11 Executive Committee meeting. Members requested a full presentation from Hunter College to the CB11 City Properties and Land Use Committee to review details of the planned new development, design and floor plans, and current and expected space allotments for each school.

b. La Marqueta

Robert Rodriguez informed the committee that the City is developing plans to better utilize the La Marqueta space. Working with the Councilmember, the City plans to bring together local vendors and green market farmers to occupy the space toward the goal of providing healthy fresh food options and capturing the old history and culture of the space. The space will be used in its current condition. Mr. Rodriguez asked members to provide feedback on appropriate uses for the space. George Sarkissian stated that the City plans to release two separate Requests of Interest – one for the market space between East 115th Street and East 114th Street, and one for the warehouse between East 114th Street and East 113th Street. The warehouse space is intended to subsidize the cost of the market space, so they will be looking for more commercial uses for the warehouse.

Members agreed it was important for the space to reflect the character and culture of the old market, providing opportunities for local vendors and “mom and pop” businesses. The Request for Interest must be well publicized in the local community.

4. Action Items

- i. Frances Mastrota made a motion to support the TIL proposal of El Barrio Operation Fightback and LISC, with the condition that they utilize a local contractor for the renovation. The motion was seconded by Marina Ortiz and APPROVED: 10 in Favor, 0 Opposed, 1 Abstention (D. Perez).**
- ii. Matthew Washington made a motion to support the Lantern Group proposal to build 90 units of rental housing, with 60% for formerly homeless veterans and 40% for low income CB11 residents, on City-owned property, with the condition that East Harlem residents are placed in at least 50% of the units. The motion was seconded by Marina Ortiz and FAILED: 2 in Favor (M. Washington, M. Ortiz), 9 Opposed, 0 Abstentions.**
- iii. Carmen Villegas made a motion to reject the Lantern Group proposal. The motion was seconded by Frances Mastrota and APPROVED: 9 in Favor, 2 Opposed (M. Washington, M. Ortiz), 0 Abstentions.**

5. Adjournment

Israel Miranda made a motion to adjourn. The motion was seconded by Frances Mastrota and approved unanimously.

Meeting adjourned at 9:35 PM.

Minutes prepared by George Sarkissian



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East River Plaza – Project Update Community Board 11 City Properties and Land Use Committee – February 9, 2008

Project Element - PARKING	Original Commitment	Current Status	Updated CB11 Request (draft)
Parking Garage - Size	1,248 cars	1,248 cars, mostly complete	
Parking - Operator	Not Defined	Central Parking	
Parking - Local Hiring	Not Defined	35% - UMEZ requirement for \$15 million loan & \$40 million bond issuance	

Project Element - RETAIL	Original Commitment	Current Status	Updated CB11 Request (draft)
Retail Building - Size	475,000 square feet	475,000 square feet, Phase 1 (foundation and super structure nearing completion)	
Retail Tenants	Target and Home Depot	Target, Best Buy, Marshalls (Costco - tentative)	
Local Retail Space (with subsidized rent)	Not Included	Not Included	20,000 – 30,000 square feet (50k at E125 Development), subsidized rent
Retail Tenants - Membership Requirement	No retail tenants with membership requirements	Costco – membership requirement (no known commitment to free community membership)	50% of membership fee for 1000 resident (50% of 2000 residents at Bronx Terminal Market)

Project Element – SMALL OFFICE BUILDING	Original Commitment	Current Status	Updated CB11 Request (draft)
Small Office Building – Size	18,300 square feet	18,300 square feet	
Small Office Building – Use	Floors 1 & 2 – retail Floors 3 & 4 – community non-profit	Floors 1 & 2 – retail Floors 3 & 4 – community non-profit	
Non-Profit Space – Community Cost	Building will be “operated for <u>the benefit of</u> one or more non-profits...”	Not yet defined	Cost subsidized by developer
Non-Profit Space – Community Use	To be defined in consultation with CB11 and local elected officials	Not yet defined	To be defined by CB11

Project Element – LOCAL HIRING	Original Commitment	Current Status	Updated CB11 Request (draft)
Local Hiring Target – Construction	35%	27% of available trades – Phase 1 (101 of total 231 current jobs are within available trades)	Phase 2 must go beyond 35% local hiring to make up for shortcoming of Phase 1 local hiring
Local Hiring Target – Permanent	35%	No permanent jobs available	75%
First Source Hiring	Not Included	Not Included	For the first three weeks when positions become available
Funds for Job Training	Not Included – will use local non-profits to create a pool of possible candidates	Not Included – will use local non-profits to create a pool of possible candidates	Ongoing financial commitment to fund local job training for ERP candidates