



Matthew S. Washington
Chair

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COMMUNITY BOARD ELEVEN

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**City Properties and Land Use Committee Minutes
(Joint meeting with Economic Development and Housing)
Monday, March 14, 2011 – 7:00 PM
Bonifacio Senior Center
7 E 116th Street
New York, NY 10035**

Present: Beverly Alston, Roberto Ayala, Frank Brija, Hally Chu, Judith Febbraro, Jewel Jones, Amie Kiros Petrucci, Frances Mastrota, Tatiana Orlov, Cesar Ortiz, Nina Saxon, Carmen Villegas, Lee Chong, Theresa Richardson, Candy Vives-Vasquez

Excused: Jose Alamirano, Olga Ambert, Chester Asher, Laura Benitez, Diane Collier, Lashawn Henry, Alvin Johnson, Joann Lawson, Erik Mayor, Israel Miranda, Peggy Morales, Celia Ramirez, Edward Santos, Derrick Taitt, Jonathan Carrillo

Absent: Hans Desnoyers, Koyi Mchunu, Keith Massey, Tasha Williams

Guests: Stephen Hayes, The Carey Group
Gus Rosado, El Barrio's Operation Fightback
Frank Dubinsky, Monadnock Construction
Walter Roberts, Hope Community
Michael Kramer, EHARH
Adem Brija
Talib Hudson

****Meeting was called to order by Acting Chair Beverly Alston at 7pm****

Presentations & Discussions

1. Status update on East 125th Street Development project (POA)

The 125th Taskforce came to present the updates on the East 125th Street Development project; they reviewed all the parcels A, B, C as it pertains to the POA. The taskforce informed us the parcel C will be 80% affordable housing and 20% market rate housing. Some of the challenges the taskforce expressed moving forward are, Identifying local own business in the retail space, local hiring process and the cultural center. Local own business owners who are directly affected by the project

expressed concerns and needed clarity around time frame of fare market buyout. EDC was schedule to attend this meeting but was not present.

Old Business

Committee goals for 2011 and accomplishments in 2010 for inclusion in CB11 Annual Report to be submitted to office of office of Manhattan Borough President

1. Approval of 1951 Park Avenue Project

- a. 314 new affordable units
- b. Worked with developers and community partners to develop a comprehensive marketing plan to ensure that developers meets the 50% community preference goals

2. East River Plaza (ERP)

- a. Completion of Phase 1 local hiring recruitment effort
- b. 42% of East Harlem residents in primary zip codes 10029, 10035 and 10037 employed by retailers throughout ERP. A total of 64% of applicants residing in Upper Manhattan have been employed at ERP.
- c. 60% of people from the primary zip codes participated in the 2 day training workshop
- d. 1,000 community residents participated in the STRIVE first source hiring program
- e. 2,000 free 2-year Costco membership cards distributed to local community residents

3. Phase 1 of the East Harlem rezoning has been completed

- a. Block by block survey of soft spots
- b. Identified Targeted area
- c. Partnered with Civitas in the creation of the educational video to be used for future outreach
- d. Meetings with Pratt institute on unused development rights in East Harlem
- e. Meetings with the Borough Presidents' office land use planners
- f. Meetings with The Dept of City planning
- g. Completed renderings and zoning analysis showing what is possible on R7-2 sites

Note: On behalf of our chair LaShawn Henry The committee agreed to recommend 1, 2, and 5 as accomplishment in 2010 and 1, 2, and 11as committee goals for 2011. Please note the committee also wants to add to accomplishment under 2 (F) the

implementation of food stamps in Costco's as a result through CB11 and community partners Costco's is nationally allowing food stamp access .

New Business

4. Frances brought up an issue concerning a HPD lot on 505-507 and Green thumb using the lot to store garbage.

Adjournment

5. **Motion to adjourn made by Carmen Villegas, seconded by Amie Kyros-Petrucci, and passed unanimously at 8:15pm.**

DRAFT