



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescain
District Manager

Land Use, Landmarks & Planning Committee

October 2, 2019 – 6:30 pm

7 East 116th Street, NY NY

*** Minutes ***

Present: Denilyn Arciaga, Jessica Elliott, Melanee Farrah, Joseph Goldbloom, La Shawn Henry, Frances Mastrota, Jessica Morris, Robert Perkins, Vinny Torres, Steven Villanueva

Absent: Xiomara Pedraza, Candy Vives-Vasquez, Jonathan Winstone

Excused: none

Guests: Jason Villanueva, CB11; Derek Gaskill, Ascendant; Xavier Santiago, CB11

1. Call to Order/Adoptions of Agenda

The meeting was called to order at 6:38 pm.

Francis Mastrota made a motion to adopt the agenda which was seconded by LaShawn Henry and passed.

2. Presentations & Discussions

3. New Business

4. Old Business

a. Informational update on East Harlem Rezoning POA development sites

1. NYPD Parking Lot – an RFP has been issued by HPD. The project is intended to include parking for thr 25th Precinct and active ground floor uses along Park Avenue
2. Multi Service Center – the RFP also includes this site and the development is intended to: include deep affordability; R7x or keep MSC, and R8x; provide

relocation plan for existing tenants; develop community facility space to incorporate existing tenants

Questions/Notes:

- LaShawn – Commitment is to relocate tenants, not to necessarily bring them back?
- GJ Requirement is to Endeavor to bring them back.
- LaShawn – Discussions with HPD about existing mission driven affordable housing providers getting preference? Good service provision now. Language to Utilize local existing non-profit developers. (LH)
- Criteria in RFP does identify those experience points. (GJ)
- ULURP process will provide additional opportunity for (JM)
- HPD is who gets asked about those
- (Vinny) Are these RFPs good for the community?
- (GJ) It seems to reflect the things that the community has asked for in the POA, Visioning etc. Judging proposals based on the community visioning sessions. There is no seat at the table for CB.
- How to we continue to do the work to ensure that the vulnerable services?
- Quality of relocation plan? It is a requirement in RFP (GJ)
- Advocate for HPD to share that relocation plan early (GJ)
- (JE) Tenants may not want to participate in that “Plan”
- (Vinny) Relocation Plan – anything specific? Or just general?
- (GJ) Isn’t much as far as what’s required. It is part of the assessment criteria.
- (SV) In crafting note, back and forth about returning tenants
- (JM) All proposals will submit a plan, can they be refined or combined? Will HPD work with us (CB11)
- (SV) Is there a walk through? Is there a CB member present on the site walk-through?
- (GJ) There is a walk through, CBs are not specifically reached out to.
- (AM) We should be ready with list of alternate locations and needs, etc. It will helpful to have those potentials at hand, as a resource, to discuss with the selected developer as the plan will still be somewhat flexible when the development team comes back to CB through ULURP.
- (GJ) Will see these things come back through and CB can ask for things.
- (GJ) Would certify in Spring

Urban Assembly School

- POA Tracker, Redevelopment of UAS is not feasible
- (JE) What were the development goals?
- (GJ) New School, Housing appx 800 Units
- (JM) What do we get instead?
- (GJ) Goal was More affordable housing/new school
- (XS) Quantifiable cost that is allocated, can re-allocate?
- (FM) How is the charter school performing?

- (LH) Can we ask DOE to give us

Sanitation Parking

- Plans seem to be moving forward towards RFP process; new interest in the site.
- Site will be R'FPd
- HOPE has adjacent property
- (JM) Does that change the process?
- (GJ) In the past SOLE SOURCE
- (JE) What's going on with the vacant lot?
- (JG) If they pay their taxes, nothing can be one,
- (JE) what if it is dangerous to the community?
- JG Different story.
- (AM) BLD on SE corner of 124 and Lexington, a homeless shelter currently being operated by BRC shelter, will be moving.
- (Jason V) Who tracks POA?
 - (AM) City is required to give periodic updates on POA. They've fulfilled that commitment. Board has responsibility to seek out updates, beyond that
 - (GJ). Looks when there is a reason. Advisable to go in and check on things
 - (Vinny) All city agencies?
 - (GJ) Yes
 - (JM) Is there a notification system as part of the POA tracker? Perhaps there should be.
 - (GJ) BPs office was not notified.
 - (GJ) Mayors office made the commitment, DOE did not make the commitment.
 - (Vinny) Big construction project just completed.
- (JV) New York City Points of Agreement Tracker from LL175 of 2016
- SV Recommend that review is a formal action item
- LaShawn motion to have member from Mayors office and DOE to discuss why Urban assembly was taken off the list, and what is being offered in exchange.
- JV working on resolution speak to lack of agencies coming to speak about issues cb cares about, impacts community.
- Borough Presidents Representative Orlando) Let the office know if agencies not responsive.

b. Committee discussion to draft FY 2021 Statement of District Needs and Budget Requests

Data updated with 2013-2017 ACS estimates

SV proposing bucket for requests throughout the meeting cycle – to cook things up before they need to be cook.

Could become a budget item.

Consider taking form apart to better communicate what boards positions are, how do we want to format those positions.

How to identify what might be a bucket item?
What to ask for?
How? And Why?

Dialog and escalating the dialog put something.

Cross referencing – how to deal with the overlap?
Cross-committee collaboration.
(DA) Good there is overlap.

Participation matters, collaboration can be fruitful.
(MF) Buckets - tracking buckets, items should be dropped into tracker? Run headline tracker, keeps things front burner.
(JE) Committee communications beyond email?
(AM) We use google drive
(SV) Used for action-items
(JV) Communication for whole cycle?
(SV) Send any edits by Tuesday to Chair and District needs

5. Announcements

- a. Early voting @ Jackie Robinson
- b. Working session TBD at Board Office
 - i. Process
 - ii. Prep
- c. Jason interested in Nominated
- d. State Senate getting into property tax issues
 - i. Inequity in system
 - ii. Brian Benjamin, Leroy Convery, Board Member should be there.
 - iii. Council and Mayor set up commissions
- e. Ballot initiative that resulted
 - i. Educational Town Hall October 24th, Immanent.
- f. 2 Calendars – Community Events Calendar
- g. SV – City Store NYC Guidelines Boards, Housing NYC Rents, Markets, and Trends
- h. Zoning books are available for board members at the board office

6. Adjournment

The meeting was adjourned at 8:11 pm.