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## COMMUNITY BOARD ELEVEN

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**Economic Development, Culture & Tourism Committee**  
**Monday, November 7, 2016, 7:00 p.m.**  
**Bonifacio Senior Center**  
**7 East 116<sup>th</sup> Street**

**\*\*\* MINUTES\*\*\***

Present: Holley Drakeford, Marissa Mack, Celia Ramirez, Vincent Torres, Steven Villanueva, H. Candy Vives Vasquez, Jesse Yang, Edwin Marcial, Melanee Farrah, Angel Mescain (staff)

Absent: Carlos Diaz, Erica Jones

Excused: Jose Altamirano, Cinthia De La Rosa, Xavier Santiago

Guests: Felix Leo Campos (Julia De Burgos), Len Greco (NYCEDC), Carey Kind (NHEMA), David Breen (NYCDOT), Raul Garrasquillo Jr. (Public)

1. Call to Order – Adoption of the Agenda

Mr. Villanueva called the meeting to order at 7:00pm.

**A motion to adopt the agenda was made by Marissa Mack, seconded by Candy Vives-Vasquez and passed.**

2. Presentations & Discussions

- a. Dr. Marta Vega – Update on CCADI’s recently completed fire house.

Dr. Martha Vega of CCADI, commenced her discussion with issuance of two (2) handouts. *“Home, Memory, and Future”* and *“Mi Querido Barrio...”*

Ms. Vega advised that HPD has decided that CCADI cannot operate without deed transfer, although CCADI has a TCO. Dr. Vega advised that she was here tonight to seek a letter of support to HPD to insist CCADI be allowed to operate its’ programming in the building as they have attained Temporary Certificate of Occupancy. She advised that CCADI raised \$9.3 Million to renovate the building. Dr. Vega reviewed information on the “virtual exhibition”. Dr. Vega asked that the facility be opened to the community to access the programming.

Vincent Torres asked about the timing of the issue. Dr. Vega advised that HPD has a policy restricting use of a facility that has ongoing construction. Dr. Vega advised that a

copy of the policy was requested. No policy has been issued to date. Dr. Vega advised that the city offered to cover \$40k in utilities if CCADI agreed to “give back” the building. CCADI has declined. Dr. Vega also advised that the Contractor, Hunter Roberts owes contractors Monday for the work performed and is concerned this might lead to a lien on the property and HPD would need to follow up with the GC. Candy Vasquez asked why this issue couldn’t have been mentioned earlier in the process. Dr. Vega advised that she was only informed 2 weeks ago about the stipulation.

Holley Drakeford asked if the use of the building was required by HPD. Dr. Vega said yes. Melanie Farrah asked for clarity on who provided the license. Dr. Vega advised that HPD issued a License to EDC to rent the space to CCADI. Mr. Len Greco from EDC was present. Mr. Greco confirmed that Hunter Roberts was hired for the construction of the building and maintains retainage. He confirmed that they have every intention of paying all outstanding bills. Currently under review. An MOU is being developed by EDC to CCADI. Mr. Greco confirmed license agreement with HPD is in place. He also confirmed HPD will not allow further use of the space at this time. Mr. Greco advised the he anticipated Certificate of Occupancy within 3 weeks.

Marissa Mack asked what role EDC has in moving this forward. Mr. Greco advised EDC will move towards C of O, including closing out punch list items. (Fire alarm tests, plumbing tests. air monitoring etc.). However, this will not initiate use of the space. Mr. Villanueva asked Len Greco to confirm if the “policy” restricting use of the space. Mr. Greco advised he could not confirm, however knows that HPD will not allow use of the space at this time. Holley Drakeford asked about the timeline for paying outstanding bills. Mr. Greco advised it is a process; however EDC has every intention of paying any outstanding bills. Vincent Torres asked if there were similar situation on EDC Projects with EDC. Mr. Greco advised there are not any similar situations. Candy Vasquez asked that HPD be asked to come to the committee to provide a response.

**Celia Ramirez made a motion to issue a letter of support to HPD to allow CCADI to start programming, with a friendly amendment by Holley Drakeford to consider reimbursement of lost revenue due to non-operation. Motion 2<sup>nd</sup> by Marissa Mack and passed unanimously.**

- b. David Breen (NYCDOT) presented on the Capital Project. A review of current progress, as well as an update on the 125<sup>th</sup> street comfort station. A review of the geometry study was performed outlining the proposed taxi stands, curb work, and updated traffic system. Crosswalks were shortened for safety and taxi zones were slightly revised to balance enhancement. EDC Project schedule is May-August 2017 Design completion, June 2018 construction commences, December 2019 construction completion, and 2020 expected for plaza reopening. The 29-day concession agreement was reviewed. A kiosk has been setup with NHEMA. The wild olive market was discussed. Karry King from NHEMA reviewed the fresh food box program, farmers market. A review of the existing condition in the comfort station was discussed. Currently in a dilapidated condition. Candy Vasquez asked what was previously in the comfort station. Mr. Breen stated that a coffee or donut shop was in place previously. Marissa Mack asked if they were working with Small businesses, DHS, or other agencies. Mr. Breen advised that DHS and SBS amongst other city agencies were involved in the steering committee. Melanie Farrah asked to clarify if concession agreement was 29 days total or consecutive. DOT advised it was total. Mr. Villanueva asked how small businesses would apply to concessions. DOT advised that there is a master vendor list and works with NHEMA to select local vendors.

EDC advised they would be willing to come back early spring to advise on final design and process moving forward.

3. New Business

- a. Felix Leo Campos of the Julia De Burgos arts alliance spoke on status of theatre operation and issues with Hispanic federation. Mr. Campos is asking for support for the JDBAA be granted control of the space, as Hispanic Federation does not appear to be meeting its obligation to incubate JDBAA to operate institution. Mr. Edwin Marcial advised that he was a member of the JDBAA and is concerned about the current status of the operation of the institution. Vinny Torres asked if Mr. Campos was presenting on behalf of the JDBAA as an appointee. Mr. Campos advised that he was however there was some inconclusiveness as to his appointment to speak on behalf of the alliance as Celia specified he was not speaking on their behalf.
- b. Candy Vasquez mentioned a marqueta workshop. She voiced a concern on hot bread kitchen and lack of delivery on their promises to the community. Ms. Vasquez advised that hot bread kitchen should report to the committee.
- c. Edwin Marcial asked if members of the Julio De Burgos Alliance could come to a future committee meeting to inform the committee on the issue discussed this evening.

4. Old Business

- a. Jess Yang provided an update on the Financial Literacy Series development. Topics of interest were discussed. Jesse will follow up at the next committee meeting with draft after reviewing with CB11 chair.

5. Announcements

6. Adjournment

**Edwin Marcial made a motion to adjourn which was seconded by Candy Vives-Vasquez and passed. The meeting was adjourned at 8:55 pm.**