



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SUMMARY REPORT OF THE MANHATTAN BOROUGH BOARD

February 18th, 2016

In Attendance:

Presiding: Hon. Gale Brewer, Manhattan Borough President; Aldrin Bonilla, Deputy Borough President for Community Affairs and Constituent Services; Matthew Washington, Deputy Borough President for Budget and Policy; Jessica Mates, Chief of Staff; Lucille Songhai, Director of Community Affairs; Vladimir Martinez, Director of Budget and Capital Projects; Adele Bartlett, Deputy General Counsel; Rosalba Rodriguez, Deputy Director of Northern Manhattan Office; Hally Chu, Policy Analyst; Jesus Perez, Community Liaison; Bodi Du, Capital Projects and Budget Analyst

Council Members: Hon. Mark Levine; Vincent Fang (representing Hon. Margaret Chin); Carlina Rivera (representing Hon. Rosie Mendez); Adam Amit (representing Hon. Daniel Garodnick); Paul Westrick (representing Hon. Ben Kallos); Sean Fitzpatrick (representing Hon. Helen Rosenthal); Ede Fox & Stephanie Arroyo (representing Spkr. Melissa Mark-Viverito)

Community Boards: Catherine McVay Hughes (CB 1); Tobi Bergman (CB 2); Gigi Li (CB 3); Clayton Smith (representing Vikki Barbero) (CB 5); Rick Eggers (CB 6); Elizabeth Caputo (CB 7); Michele Birnbaum (representing Jim Clynes) (CB 8); Brad Taylor (representing Padmore John) (CB 9); Henrietta Lyle (CB 10); Diane Collier (CB 11); Pamela Palanque North (representing Shahabuddeen Ally) (CB 12)

Minutes: Morris Chan, Community Liaison

Agenda for February 18th, 2016 Borough Board – Adopted

Minutes for January 21st, 2016 Borough Board – Adopted

Presentation: Community Land Trust and Mutual Housing Associations (PTH)

Presenters: Lynn Lewis, Executive Director; Jenny Akchin, Housing Policy & Research

Community land trust (CLT) represents a mission-driven, non-profit model of land ownership, usually through a ground lease, which enables the land to assume a variety of purposes. In case of a CLT, the ground lease will be for nominal rent for a renewable term of 99 years, with provisions for cross-subsidy between various uses. It also provides CLTs with room to grow and expand by acquiring additional properties or joining forces with other housing cooperatives. The cross-subsidy model enables development of community facilities and affordable units.



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In most instances, CLT governs itself through a non-profit board, with membership based on a tripartite model allocating a third of the seats each to CLT residents, area community residents and experts from academia or non-profit sector. This model assures a great level of checks and balances that enables the CLT to represent the broad spectrum of community interests. CLT does not lead to development of affordable housing or community amenities, as subsidy and financing schemes dictate if such uses are viable. Checks and balances built into CLT board, however, protects public investment and interest in non-market rate uses. Furthermore, through the ground lease arrangement, CLT reduces overhead land costs associated with such uses, thereby increases the probability for affordable units and amenities.

Mutual housing association (MHA) is a multi-building model, consisting of either rental or co-op housing or both, that enables the cross-subsidy amongst buildings and bulk purchases for economy of scale purposes. MHA may also include market-rate housing units to further booster its cross-subsidy purposes. A board under residents' control governs the MHA. If a given MHA is also participating in a CLT, it has automatic representation on the combined CLT/MHA board.

CLT and MHA are in response to the housing affordability crisis, in particular as the City continues to shed low-income tenants to homeless shelters. In 2011, Picture the Homeless conducted a survey, in conjunction with CUNY Hunter College, on vacant lots and buildings in seven out of 12 Community Districts in Manhattan. It finds that Dept. of Housing, Preservation and Development has the title to many of these un-programmed properties and could adopt the model to bring about housing, parks and community gardens, all with a community-driven participatory process. City acquires properties through programs such as Alternative Enforcement Program (AEP), tax lien and third-party transfer (TPT) sales, and auction of bank-owned and foreclosed buildings. City allocates tax dollars for rehabilitation, only to see the program failed or the building sold for market-rate uses. CLT and MHA are designed to explore opportunities outside market-rate uses for these City-owned properties.

CLT/MHA initiatives would like to have the support from Community Boards and elected officials to further its reach. Letter of support and resolution to endorse the model will be greatly appreciated. Advocates are also calling on the City to have the CLT model as the preferred option in City property dispositions and convey vacant City lots to CLTs. Community Board can request "teach-in" sessions at committee level and help make materials and interactive tools known to the wider public. The initiative is also calling on the Community Boards to support Intro 1034, Intro 1036 and Intro 1039, which will require the City to conduct census of vacant lots and publish the information in a registry.



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This presentation features two CLT/MHA case studies, Cooper Square Committee and East Harlem/El Barrio CLT/MHA.

Cooper Square Committee CLT/MHA

Presenters: William Arroyo, Ed Delgado & Valerio Orselli, Board Members

Cooper Square Committee (CSC) first started as a membership organization in 1959 to devise an alternative plan to Robert Moses's urban renewal proposal. The alternative plan led to the development of two affordable housing projects, one on Stanton Street and another in conjunction with Jewish Association Serving the Aging (JASA). Lack of Federal funding, coupled with the proposal by Mayor Koch to site market-rate units in low-income neighborhoods, led to the revised plan in 1990, in which CSC traded in two lots for market-rate housing in exchange for no-cost renovation and 25% affordable housing set-aside for rest of the plan-covered buildings. CSC members incorporated as a CLT/MHA of 21 buildings in response to long-term financial viability concerns facing small stand-alone residential buildings, especially as it came at a time in which the average tenant income was \$7,500. As MHA, CSC buildings share procurement and supplies, capital costs, insurance and services. As CLT, CSC separated the land beneath its buildings from the building itself and conveyed the land to CLT ownership. The combined CLT/MHA governance means that CLT oversees MHAs of the individual buildings to ensure compliance with all fiduciary duties. CLT is empowered to remove the MHA board and install an interim board in order to return an individual MHA to full compliance.

CSC came about during an era in which Lower East Side suffered from large-scale abandonment. A number of non-profits intervened and converted some abandoned buildings into tenant interim lease (TIL) arrangements, with the buildings themselves under City ownership. Over time, absent enforcement mechanisms against market-rate conversion, only two or three TIL buildings are still extant today. Through conversion into CLT/MHA, CSC was able to keep building maintenance and fees affordable to those making 26.5% to 36% of the area median income (AMI), which is substantially ahead of either the legally mandated 80% AMI or the initial CSC internal aim of 50% AMI.

Through CLT/MHA, CSC was able to offer studio at as low as \$380 a month and three-bedroom as low as \$760 a month. CLT/MHA was instrumental in saving pockets of affordable units in Lower East Side and East Village. The community remains one where residents know each other and can tell who



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lives where. Long-term residents remain in the community and socialize with their neighbors. It is an authentic neighborhood where seniors on fixed income could “age in place” free from displacement.

East Harlem/El Barrio CLT/MHA

Presenters: Rosa Custodio & Monica Garcia, Board Members

East Harlem/El Barrio CLT/MHA came about under the guise of New York City Community Land Initiative (NYCCLI), formed in November 2013 to create and preserve affordable housing for the extremely low-income. NYCCLI reached out to Council Speaker Mark-Viverito and Community Board 11 and received support in the initial phases of community discussion. It led to further engagement with buildings under the management of housing development fund corporation (HDFC), tenant interim lease (TIL) and Affordable Neighborhood Cooperative Program (ANCP).

About 40% of East Harlem households earn less than 30% AMI. It has one of the highest rates of shelter entry. *Housing New York* proposed by Mayor de Blasio, however, will only allocate 8% of the units for households at this income band. East Harlem has a great number of failing HDFC buildings, many of which have back taxes, debts, late water bills, deferred maintenance and capital repair needs. Some HDFC boards have also sold the property illegally for market-rate conversion. Similarly, TIL-to-ANCP conversion, with \$2,500 per unit equity contribution and sales of all vacant units for market-rate housing, is also contributing to the loss of affordable housing for those unable to afford the \$2,500 equity payment. Property owners end up incentivized to pay tenants as little as \$6,000 to move out and create the vacancy, with tenants finding that market-rate rent is \$2,000 a month.

East Harlem has the further challenge associated with AEP properties, many of which linger in derelict condition or with tenants forced out. For example, at 14 East 125th Street, which is a building under AEP and owned by the wife of a major eviction lawyer, all but one tenant household was evicted at one point. It took to intervention by Public Advocate James forced the building to revert to AEP. Such buildings often end up auctioned off in tax lien or TPT sales and “cycle through” a series of private owners. CLT/MHA represents a non-profit, accountable, preservation-oriented approach for these buildings.

City Council is now working with the CLT/MHA and the Dept. of Housing, Preservation and Development to devise a citywide model to reach deeper



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levels of affordability and to allow residents to remain in the event of dramatic reduction in income. Thanks to CSC experience, outreach and community events in East Harlem did lead to increased awareness of the non-open space purposes of the CLT. It contributed to the continued efforts to provide an opportunity for the community members to learn about each other and share their knowledge and talents in the endeavor. The endeavor to form CLT/MHA is also a process for the community to decide the future of these buildings together, especially for the 160 TIL or ANCP buildings not in compliance with agency regulations and may face privatization sales.

Lyle (CB 10): How does land conveyance from City to CLT fit into Mayor de Blasio's proposals? How does it overlap with other programs, especially HDFC?

Akchin (PTH): CLT does have overlaps with other City or State programs. Most of these programs are set at an AMI level well above the income level of community residents, and CLT may enable programs to reach the extremely low-income.

Birnbaum (CB 8): CB 8 conducted its own vacant lot survey and found that it is the district with the least amount of open space in the borough. CB 8 hopes to convert two lots into open space. It is also working on affordable fresh food options. Is there a rule mandating grocery store or supermarket for mass construction projects?

Lewis (PTH): Access to grocery has been an issue. CLT has the option to include this particular mandate in the bid solicitation process for development. CB 11 witnessed the closing of both Pathmark and Associated Supermarket. Community does become engaged in this issue in the participatory planning process. Advocates are working with Borough President Brewer and agencies to obtain funding for the initiative. Dept. of Housing, Preservation and Development is known for preferring outright transfer to developer to other options. Advocates often have to ask the agency to take the item off the market awaiting community consensus.

Orselli (CSC): Preference for transfer to developer is evident in the case of Seward Park Urban Renewal Area (SPURA) site. Community had to fight for the eventual stipulations mandating "big box" retail space to be for grocery store only.

Smith (CB 5): Communities will be in need of support for explicit models and strong advocacy for community proposals in order for them to succeed.

Taylor (CB 9): CB 9 has a great number of HDFCs and TILs. It also has a community benefits agreement with Columbia University. With Columbia University funding



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and support from Borough President Brewer and Council Member Levine, CB 9 hopes to see CLT/MHA gain traction and implement the idea.

CM Levine: City-owned vacant lots are few and far in between nowadays in any community. Lots of TILs have been languishing for years, and HDFCs have their own challenges on management and maintenance. All such buildings are awaiting City funding for the next steps. Is it possible to use CLT as a funding model for TILs? Is it possible to dissolve HDFCs and replace them by CLTs?

Lewis (PTH): TILs are interested in merging into CLTs. Conversation with Speaker Mark-Viverito, State Attorney General Schneiderman and both City and State agencies are ongoing. Each TIL will become a co-operative with its own board but subject to CLT oversight. It is at least a solution that works, as it provides a multi-building governance structure to avoid excessive debt, build on CLT-owned vacant lots and cross-subsidize between buildings.

Fox (Spkr. Mark-Viverito): CLT is about providing a model for affordable housing that could continue without fixed-term constraints associated with programs such as §421(a). City Council will explore options to offer a streamlined path to allow interested residential buildings to organize or join a CLT. If the program can help enrolling TILs to participate in CLT, further efforts will be for HDFCs to participate. The broad interest will also concern having buildings in better shape to participate in CLT in order to enable cross-subsidy over time.

Arroyo (CSC): CLT/MHA model works by having all buildings organized; in the case of CSC, building captains meet each month to outline CLT-wide priorities.

Palanque North (CB 12): One aspect of the housing crisis is that residents are often “stuck” where they are and cannot move. Buildings deteriorate over time and will be in need of repairs, but both funding and access to funding have been concerns. The community is in need of new ideas to help tackle intractable problems.

Collier (CB 11): As stated in the presentation, there are over 200 CLTs nationwide. I know some in South Carolina that cover acres. CLT/MHA helps to keep families in place, bring housing up to modern standard and keep youth in the community. Some CLTs also provide an ownership option, conditional upon selling back to the CLT upon departure; it becomes a tool to build equity and wealth.

Lewis (PTH): There are always solutions to the crisis, and the current housing crisis is not an exception. What if the Community Boards could join forces to devise a



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Manhattan-wide plan? None of these ideas is new, but communities must make them known to the wider public. Take the idea to Mayor de Blasio and the City Council. The City should not resign itself to the status quo of unaffordability. This city is a place where many low-income people hang by their fingernails. It is by no means acceptable for the status quo of unaffordability to continue.

Discussion: Response to FY 2017 Preliminary Budget

Mayor de Blasio has released the FY 2017 Preliminary Budget as of January 2016. Borough President Brewer's budget staff has been visiting Community Boards to discuss needs and priorities, in the run-up to FY 2017 Manhattan Borough Budget Priorities Report. Survey for borough-wide priorities will go out toward the end of February; Borough President Brewer received over 400 responses for the FY 2016 cycle and is hoping for more this year. City Council hearing on FY 2017 Preliminary Budget will take place in late march, with date to be determined. This office will assist Community Boards to evaluate their statement of district needs and budget requests to assess their nexus with FY 2017 Preliminary Budget.

Vladimir Martinez, the new director of budget, expresses thanks and excitement to be part of this process and further reiterates the needs for a citywide culture shift to align the capital and budget process with community needs and priorities.

McVay Hughes (CB 1): Budget is known for its disconnectedness from community needs and priorities. CB 1 has long prioritized resiliency and disaster preparedness. It has just received a response from the Economic Development Corp. suggesting that CB 1 should work with Federal and State authorities for this need. CB 1 testified at eight out of 22 resiliency-related hearings in the recent years. Now, U.S. Dept. of Housing and Urban Development has instructed that funding from National Disaster Resiliency Competition (NDRC) goes toward the Two Bridges area, in CB 3. City has so far only provided a total \$9.5 million in resiliency funding to CB 1: \$8 million for The Battery and \$1.5 million out of a \$6 million engineering study from Montgomery Street in CB 3 through the "Manhattan Tip." Can the \$100 million pledged in support of City bid for NDRC all go toward CB 1 area resiliency in light of this development?

Eggers (CB 6): Community Boards only have 30 days to respond to the Preliminary Budget and may need to call for revision of New York City Charter for more time.

Deputy Borough President Washington: Part of the effort will be about identifying and commenting on the unmet needs to attract attention from Mayor de Blasio and the City Council.



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Office of Borough President Report

Borough President Brewer: This office is committed to requesting more budgetary allocations for the Community Boards. Requests for specific items and needs will form the basis of discussions and negotiations. I am setting up a meeting with all Manhattan Council Members to discuss the two zoning text amendments and to look into incorporating innovative ideas, such as CLT/MHA presented today. A disability task force is currently in the making and will be constituted soon. Seniors task force will host an event on brain health March 20th. Application for Council of Young Leaders is open and over 150 teens have applied. I am meeting with Chancellor Fariña today; all five borough presidents appreciate the opportunity to meet with Chancellor Fariña one-on-one. I will take part in a walk-through of Penn Station as part of evaluation of the recent proposal by Governor Cuomo for this vital piece of transportation infrastructure. Northern Manhattan Office continues to assist constituent in housing, food stamps, support services and technology, especially for those unfamiliar with access to services and support. That office is now a hub for all constituent functions, with lots of meetings taking place. I will hold a Black History Month event on February 29th. Civic Hall “data in schools” event will take place on March 5th. Hearing on Manhattan public school overcrowding will be on March 8th. Community Board appointment process is fully underway. It will be a serious and rigorous process, and I will not re-appoint those who may present challenges to Community Board work.

Deputy Borough President Bonilla: All new applicants for Community Board have been notified to sign up for interview session. Re-applicants will not go through the interview process this year; however, attendance and participation, as well as the written application, will be subject to rigorous screening.

Caputo (CB 7): Is there time for Community Boards to speak with their Council Members on their own positions and concerns over the text amendments?

Lyle (CB 10): CB 10 had a meeting with Council Member Dickens on the matter.

Bergman (CB 2): CB 2 has noticed that some of its members are only present and do not contribute at all. Is it possible for them not to be re-appointed?

Community Boards each indicates their individual budgetary requests, which include \$1,000 for new Internet server for CB 10; funding for Internet and social media outreach for CB 9; constituent complaint log and technology support for CB 1; funding for regular mail and flyer outreach for CB 11; translation services for CB 12;



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resources for public posting and notifications for CB 8; and resource for in-house research, outreach and youth program management for CB 6. Borough President Brewer instructs that all Community Boards come up with a list of such requests, including, but not limited to, services and technology.

Community Board Reports

Community Board 1: A crawler crane for equipment lifting collapsed onto Worth Street on February 5th; one died and three were injured. Mayor de Blasio has convened a blue-ribbon panel to investigate the incident and will issue a report in 90 days. CB 1 continues to be concerned about construction safety and monitoring, as well as the resulting leak of 12,000 gallons of dielectric fluid possibly containing polychlorinated biphenyl (PCB). CB 1 is still waiting for soil testing results and will again call on the City for construction coordination and monitoring in CB 1. Aggressive ticket vending continues to be a concern in the Battery; an authorized ticket vendor and a tourist from Arkansas were victims of violent assault by illegal vendors in two recent incidents. FedEx has leased the ground floor of 20 Pine Street and illegally installed a ramp above a Con Edison electric transformer vault. CB 1 thanks Borough President Brewer and all area elected officials for re-constituting Lower Manhattan School Overcrowding Task Force. CB 1's 2015 Annual Report is available online.

Community Board 2: Hurricane Sandy-related repairs will likely involve shutting down the L train in both directions for an extended period. The shutdown will have major impact to about 250,000 Brooklyn residents and commuters, and CB 2 is working with its fellow Community Boards and Business Improvement Districts to assess the impact to businesses. Communities have been requesting for piece-by-piece work, to no avail, and the focus is now on alternative transportation in the interim. It is never easy for Community Boards to secure official agency responses; a conference call with Manhattan and Brooklyn Community Boards and elected officials may be needed. CB 2 formerly had a pilot program on overnight delivery, which was instituted to mitigate quality-of-life impacts by restricting the number of trucks between midnight and 3:00 AM; the program is said to have expired, but no one appears to know. CB 2 sent a letter to Dept. of Buildings on oversized stores in SoHo and NoHo; no response ever came while the agency approved two more 40,000 ft² "big box" stores during that time. There is no enforcement on the 10,000 ft² rule; a review process to ensure compliance is needed. Dept. of Consumer Affairs has discontinued electronic notification for sidewalk café applications; it now comes by mail only, with the 45-day review period starting on date of notice, which takes away from the Community Boards a few days of review available.



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Community Board 3: CB 3 notes that the Economic Development Corp. has been seeking to issue request for proposals with very little notice to the community. The staff came lacking copies of supporting materials and soliciting little community input. Community has been pushing back against every single one of these bids. Is there a set of best practices for these procurement processes? Is there a way to push for agencies to commit to public engagement prior to putting items out for bid? CB 3 thanks Mayor de Blasio and City elected officials for the Paid Parental Leave policy recently enacted, but it also notes that it comes at the expense of reduced sick and annual leaves and the elimination of a 1% future raise for managerial staff. Who is making the decisions on behalf of the managerial staff; namely, district managers and assistant district managers? How could they opt out of the program?

Community Board 5: CB 5 and CB 7 are working together on horse carriages and matters on private use for public spaces. CB 5 adopted a resolution in support of Passive House Standards, an ecologically and economically feasible program for private properties. CB 5 thanks CB 1 for sharing their experiences with this idea and encourages all Community Boards and the Borough Board to consider expressing support. Mayor de Blasio is now behind the idea; as much as 85% of New York City housing stock could be eligible for Passive House conversions. CECM Street Activity Permit Office is now looking into options to reduce the number of events taking place in pedestrian plazas, eliminate some large-scale special events, evaluating the number of events and shifting events into event-scarce neighborhoods. Proactive communication with this agency is taking place and has been encouraging. CB 5 is taking part in the court proceedings on liquor license for Pranna restaurant, one of the worst offenders of liquor license laws and community stipulations; trial judge has requested for CB 5 position on the matter.

Community Board 6: CB 6 selected Jesus Perez as its new district manager starting March 7th. CB 6 is also considering alternative transit options in response to the upcoming L train shutdown. CB 6 just found out that all Community Board members must sign an oath of office before a notary and pay a \$9.00 oath processing fee to complete the swearing-in. The process appears unfamiliar to Community Board members, and failure to submit oath also appears to carry no penalty at all.

Deputy General Counsel Bartlett: Community Board members are public officers of the City and are by law required to file oath of office.

Community Board 7: CB 7 adopted resolution in support of parking-protected bike lane proposal for Amsterdam Avenue. Advocates on both sides of the matter are pressing for disclosures for all parties involved, even as the final resolution adopted



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originated from CB 7, not from any of the advocates. The push for disclosure past the statutory requirements is a huge distraction on a straight-forward matter. Is there a way to standardize what level of disclosure is required? Each Community Board has different standards on conflict-of-interest disclosures. Controversy surrounding the horse carriages has not fully ended; CB 7 hopes to organize a public process for the matter. CB 7 thanks for all the hard work from its members and all the community groups on the two zoning text amendments. The public hearing, however, presents a major obstacle for the community, as members wishing to testify must arrive before the hearing begins at 9:00 AM and remain all day waiting to be heard. Could there be a push to shift more hearings into evenings instead?

Smith (CB 5): Five Community Boards total about the Central Park. Is there a way for all to join forces? It could be Community Boards only in the beginning.

Community Board 8: CB 8 is also experiencing same Central Park horse carriage issue, in particular related to the old Carriage House on the 85th Street Transverse and its impact to the proposed crosstown bike lane. As for CitiBike expansion and bike lanes, the public does not feel the same as the bike advocates. Communities are now saying that cycling advocates have usurped the issue. Who are the advocates? Should they announce their name, address and affiliation at meetings? Could they state if they are for or against the matter? Community Board meetings are public meetings where presiding officers are calling on people unknown to them. Dept. of Transportation continues to request that CB 8 provide input, but it never responds to the input provided, and the community is pushing back after sensing that it is heard but not listened to at all. The current proposal is to have three crosstown bike lanes: 67th Street Transverse, used by two bus routes; 79th Street Transverse, used by ambulances heading to Lenox Hill Hospital; and 85th Transverse, perhaps the most used of all transverses. Agency will return to present again on March 2nd; and CB 8 is expecting lots of discontent. CB 8 sent a letter to Borough President Brewer on zoning matters; the letter stresses the need for balanced zoning measures in a neighborhood with many individual landlords and no height restriction on avenues. CB 8 is forming a special subcommittee on open space.

Caputo (CB 7): Clear ground rules for all organizations are the must-have for all meetings involving highly contentious issues and polarized advocates.

Community Board 9: CB 9 hopes for fresh faces for the 2016 appointment cycle. The community is now over 40% Hispanic or Latino, but CB 9 is still less than 10% Hispanic or Latino. CB 9 thanks Borough President Brewer for the task force on Community Board by-laws. CB 9 is setting up an LGBTQA task force. Vision Zero



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outreach continues. CB 9 hopes to have an opportunity to work on creating an Uptown Transportation Plan and would like to explore options to carry the plan under §197(a) provisions. City is now proposing to de-commission the marine transfer station at the Armory, with the land re-purposed for development. Is there a way to move the matter along and begin community envisioning? Riverside Park greenway bike lane from West 104th Street to West 125th Street is in need of serious maintenance repairs; it is now without lighting and appearing dangerous to its users. CB 9 is requesting for a \$5 million appropriation for the task. CB 9 remains concerned of the proposed tower development by Union Theological Seminary directly adjacent to Riverside Church. Jewish Theological Seminary is having similar plans and has yet to present at the committee level. It appears that institutions are all cashing in on the development rush. CB 9 is hosting an HDFC event on June 7th. Presentation at the committee level for the PS 186 plan is taking place this evening. CB 9 is working with West Harlem Development Corp. to look into workforce development opportunities.

Community Board 10: CB 10 is finally coming to a “meeting of the minds” with Dept. of Transportation on bike lanes. The final proposal will move all docking stations onto the sidewalk and will lead to the loss of only four parking spaces. CB 10 remains concerned that the final plan will still bring 17 bike lanes to a 30-block area. CB 10 is trying to have a conference call with Transportation Alternatives to explore ways to work together and to look at the community concerns as a whole. A shooting took place on Adam Clayton Powell, Jr. Boulevard, with one dead and one injured. CB 10 is planning a rally on economic development, as well as a rally on expanding Paid Family Leave for all. CB 10 had successful events for the Martin Luther King, Jr. Day; it is now seeking to explore ways to bring education resources and create “Friends of” groups for area public schools based on this model. CB 10 hopes to have developers and businesses adopt and sponsor schools. CB 10 thanks Borough President Brewer for the support on the necessary steps to address quality-of-life issues associated with Park 112 restaurant and bar. CB 10 will hold a youth forum on March 4th. Rodent abatement continues to be a community need.

Community Board 11: CB 11 will participate in CitiBike walk-through and is requesting that CitiBike set up maintenance and repairs office in East Harlem, complete with job openings reserved for area residents, to reduce “trucking” of the bicycles. Panorama Festival is set to bring three days of events to Randall’s Island, with daily attendance estimated at 40,000; CB 11 would like to ask that the event organizer make a presentation to the community. Dept. of Sanitation is under a mandate to move its East 99th Street garage by 2017 and is seeking to re-locate the garage to the Potamkin Auto site, which has undergone a number of failed economic



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development schemes. Agency seems to be more inclined to obtain the best deal out of any developer and does not pay attention to community opposition, even as a cancer center is across the street from this site. CB 11 will request that the City consolidate this garage with the one serving CB 10. CB 11 finds that the proposed Marymount School building project is out of context given its mid-block locations; design will take up open space and obstruct non-lot line windows of its neighbors. CB 11 is asking that Board of Standards and Appeals come to present and speak about the proposed variances. CB 11 did not reach any consensus at the committee level and may end up opposing the project on context grounds. Council Speaker Mark-Viverito will host a meeting at African Burial Ground church on February 29th. CB 11 is in the process of a plan for East 111th Street renewal; it is forming a task force and pushing for more outreach prior to any request for proposals.

Community Board 12: CB 12 thanks Borough President Brewer for the support on the Associated Supermarket lease issue. Over 400 residents showed up at the court hearing on February 2nd in support of the supermarket in its eviction proceedings. The presiding judge has issued a stay for now; community is still working on the case to explore options for concessions. Economic Development Corp. is conducting fact-finding for Inwood re-zoning and re-engaging on the issue of siting mixed-use projects in developed areas. CB 12 has intense discussions on the issue, as Sherman Plaza proposal is now under evaluation at the committee. This project will be the first test of Mayor de Blasio's new program. CB 12 is working with CB 10 and third-party entities to explore affordable housing options; it will like to have the support from Borough President Brewer for process participation needs. Metropolitan Transportation Authority is slated to close 163rd Street-Amsterdam Avenue station on the C train for capital repairs for up to 18 months; the station is the only one serving a ten-block area and a supermarket nearby. Could the work proceed in pieces? Community is in need of help to push for partial closure only. CB 12 hopes to participate in the upcoming LGBT task force; it is now identifying common interests and finding best ways to support and engage the community on this front. CB 12 hopes to educate the community and help constituencies to coalesce on the matter.

Borough President Brewer: This office is pushing for Inwood re-zoning to include practices from East Harlem, with outside technology experts co-opted.

Borough Board adjourned.