

**CB9 Housing, Land Use and Zoning
Committee Meeting
Tuesday, January 10th, 2017- 6:30 P.M.
Location: Broadway Housing, 583 Riverside Drive @ West 135th Street**

Committee Members:

Hon. April Tyler, Chair; (LOA), Hon. Signe Mortensen, Co-Chair (present), Hon. Annette Robinson (excused), Hon. Walter South (absent) Hon. Barry Weinberg (present), Hon. Orlando Orvalles (absent)

Public Members: Olga Salcedo, Karissa Garner, Anita Cheng

Community members present:

HDFC- 563 W 150th

Sterling Pearson
Deya Sevilla
Ryan Rudder
Joseph Bagins
Vincent Collins

HDFC- 849 St Nicholas Ave

Magali Capi
John McCracken
St Nicholas Place BA
Denise Holmes
Kim Johnson

Miles Gamble

Jack Darley
Ronaldo Kiel – HDFC 501 W
143rd St

AGENDA

- I. **Call to Order – HAPPY NEW YEAR! No quorum, to attention**
- II. **Adopt Agenda – no quorum**
- III. **Adopt Minutes – no minutes from Oct/November meetings**
- IV. **Introductions/Presentations/Announcements on:**
Made introductions – no presentations
- V. **Old Business**
 - a) **HDFCs and RA**
 - We continue to express our concerns about the proposed RA. HDFC coalition is building their message and meeting with council members and elected to express the concerns. Encouraged HDFCs shareholders in the room to join the coalition and visit their website for more information.
 - **HDFC 563 w 150th** came to express concerns in their building and find help to get the board and finances back in order.
 - Formed in 1992, agreement with city expires this year
 - Board has not met in 2 years and is non-responsive.
 - Latest financial report was difficult to get and showed continued losses from 2013 to now.
 - They are self-managed and pay board members to manage building (8% paid in total). It was noted that office is rarely open.
 - Board recently notified flat fee of \$100 on all shareholders regardless of unit size.
 - CB9 suggested they continue to rally other shareholders and request a special meeting with board to express concerns.

- CB9 suggested meeting with Neighborhood Housing Services and possibly consulting with a lawyer about various concerns.
- **HDFC 501 W 143rd**
 - Water – they are filing against laundry to get water payments
 - Balloon loan? Mostly interest paid on these.
 - Foreclosure process to continue unless can get back taxes forgiven. They can pay future payments, just not back taxes. (Noted that CM Levine has the power to request this)
- **Water Benchmark for HDFCs – Local Law 84**
- b) Morningside Heights and Zoning/developments
 - Barry gave short history about need for rezoning in MH and the current developments at UTS/JTS that are of concern
 - Jan 25th MHCC Community Visioning Forum – need help of all kinds for this forum.
 - Also noted that need to do a soft site survey like MH did in rest of CD9.
- c) Various Development Projects in CD9
 - Old theaters continue to be torn down.
 - Need soft site study in full district.
- d) Monitor gas cutoffs in buildings within CD9 – repeat management issues?
 - Request 311 alerts for block to see gas alerts near you.
 - Have asked for a list of all gas outages and management agencies to see if any patters
 - It was noted that due to recent gas explosions the city and ConEd are now extra careful which results in longer inspection and wait times to turn gas back on.

VI. New Business

- a) Possible forums for 2017
 - Yes, need to confirm needs and request discretionary funds.
- b) Letter of Support – Home Stability Support Program (CB9 to also support?)
 - Not time-sensitive – we would like to review the movement and review next meeting.
- c) BSA on New Oversight Legislation
 - Need a reso to get more staff for BSA so they can more accurately vet the requests and lower the 97% of variances granted. Rep
- d) Wilson Major Morris Building @ 152nd – Sold by St John’s to developer, now they are concerned about the developers non-response to questions of plans for the site.
- e) Concern about Sugar Hill Bldg parking garage – very expensive and prices continue to soar. Who owns and where is office?

VII. Adjourn – closed without quorum

Next Meeting: Tuesday, February 14th, 2017 6:30pm – 583 Riverside Dr- 7th Floor