

MINUTES

Meeting of the MCB9 Health and Environment Committee

November 3, 2025, 6:30 pm

PRESENT: Co-Chairs: Hon. Cameron Clarke, MPH , Hon. LaQuita Henry **Committee**

Members: Hon. Elizabeth Eastman, Hon. Monique Hardin-Cordero, Hon. Heather Jason, Hon. Lenna Nepomnyaschy

PRESENT BOARD MEMBERS: Hon. Victor Edwards, Chair (on ZOOM)

PRESENT PUBLIC MEMBERS: Monica Dula, Esq. (on ZOOM), Dr. Edwin Torres (on ZOOM), Barry Weinberg (on ZOOM)

ABSENT: Hon. Janaira Ramirez, Hon. Jordan Scherer (*Excused, Family Trip*)

The meeting was called to order by Committee Co-Chair, LaQuita Henry, at 6:40pm with 4 of 8 members present (one on Zoom). By 6:55 two additional committee members arrived. The committee moved to adopt the Agenda.

Quick Recap

The meeting began with introductions and agenda adoption, followed by announcements and a presentation about National Diabetes Month events. The main focus was a discussion about the Harlem Legionnaires Task Force's efforts to improve cooling tower maintenance and their upcoming town hall meeting. The conversation ended with presentations about a proposed 9 story affordable housing development in Hamilton Heights, concerns about healthcare services and environmental impact studies, and reviews of community organization initiatives including Making It Through Mental Health Program and City Harvest.

Harlem Legionnaires Task Force Update

The meeting began with introductions and agenda adoption, followed by announcements including congratulations to committee members for their participation in a Columbia University Medical Center event. Edwin Deco shared details about November's National Diabetes Month vents at Montefiore Einstein, highlighting a panel discussion on November 13th. The main focus was a presentation by Kim Smith of the Harlem Legionnaires Task Force, who explained their formation in response to the 2021 outbreak that affected 117 people and resulted in 8 deaths. The task force is working on improving enforcement, transparency, and compliance regarding cooling tower maintenance, with plans for a town hall meeting on December 6th. The conversation ended with the introduction of a

presentation about the ULOC for 1727 Amsterdam, with representatives from HPD, BRC, and health and hospitals preparing to discuss the Hill Plaza Partners Project.

Hamilton Heights Affordable Housing Project

The meeting discussed the proposed development of a 9-story building on a city-owned lot in Hamilton Heights, which will include approximately 200 affordable units for senior, supportive, and low-income households. The project, developed by HPD and BRC, is expected to complete in Spring 2026 and will include supportive housing units for eligible Health and Hospitals patients. The development will also include replacement community facility space for the Emma L. Bowen Community Service Center, which is currently relocating to 520 West 135th Street. The project is being developed under HPD's Supported Housing Loan Program and aims to address the city's affordable and supportive housing crisis.

Housing Program Security and Compliance

The meeting focused on a presentation about a housing program, where Manhattan explained that the program would provide 24/7 security, program management, and clinical services for residents, though a full-service healthcare center would not be included due to Heritage's planned relocation nearby. Barry raised concerns about the lack of environmental impact studies on healthcare services, noting that the EAS incorrectly stated there would be no disruption to healthcare facilities, which Barry argued was required under the SEQRA manual. Manhattan acknowledged these concerns and mentioned a technical memorandum had been issued to address healthcare facility impacts, though Barry remained skeptical about the process and emphasized the need for proper legal compliance.

Heritage Relocation and Healthcare Services

The meeting focused on a dispute between Health and Hospitals Corporation and Heritage Health and Housing, Inc. regarding the proposed relocation of the latter's services, with Dr. Milano clarifying that Heritage was not informed of any eviction plans. Manhattan confirmed they have written correspondence from 2019 showing Heritage's willingness to move to 1649 Amsterdam and discussed the need for a health assessment for the loss of services, which was contradicted by Heritage's claim of no service interruptions. Karen raised concerns about the lack of on-site healthcare professionals for the 120 supportive housing units, which Manhattan clarified would have a 15-to-1 counselor ratio with monthly meetings, though no on-site healthcare staff would be present.

Community Concerns Over Affordable Housing

The meeting focused on concerns about a proposed housing project, with questions raised about the selection of BRC as the developer and the project's im

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Plaza Partners Project.

Community Programs and Initiatives Review

The meeting focused on reviewing presentations from community organizations, including the Making It Through Mental Health Program and City Harvest. Wendy from the Making It Through program highlighted their expanded initiatives, including workshops and community events, while Rebecca from City Harvest discussed their food rescue efforts and response to SNAP benefit cuts. The committee also addressed concerns about idling trucks in the community and reviewed the district needs statement, which will be submitted by November 6th. The conversation ended with the adoption of minutes from the previous two meetings. Community Board to distribute Harlem Legionnaires Task Force town hall meeting information to its mailing list. And the Harlem Legionnaires Task Force to share email contact information in chat.

Next steps

(with some redundancy)

HPD to provide written documentation of Heritage's 2019 correspondence regarding their planned relocation to 1649 Amsterdam HPD to conduct a comprehensive health impact assessment for the loss of Heritage Healthcare services

HPD to provide timeline and details of Heritage's planned relocation and service interruption

HPD to submit updated environmental assessment addressing the displacement of Heritage Healthcare BRC to share presentation materials on website for public review

HPD to provide response to Community Board regarding Heritage Healthcare service interruption assessment.

HPD to verify and document Heritage's current status regarding their operating agreement and relocation plans.

Manhattan/BRC to provide clarification on the exact number of units allocated for CB9 residents.

Manhattan/BRC to provide documentation on the environmental review process regarding asbestos and other potential hazards.

Manhattan/BRC to provide details on the specific methodology used for the community health assessment, particularly for CB9 Manhattan/BRC to provide documentation showing their track record of successfully operating similar-sized supportive housing projects.

Manhattan/BRC to provide details on the AMI requirements for the 79 units being made available through **Housing Connect** Community Board 9 to review and provide feedback on the district needs statement by following Wednesday.

General Discussion

Manhattan to follow up with Legionnaires victims group regarding potential vigil.

Manhattan to schedule discussion about idling trucks issue for December meeting.

Manhattan to coordinate with Ryan Health regarding their postponed presentation for next month .

Meeting adjourned at 9:00 pm.(?)

Respectfully Submitted,
LaQuita Henry