

Housing Land Use and Zoning Committee Meeting
Tuesday, February 9, 2021 6:30 P.M.
Location: Zoom Virtual Meeting

Committee Members: Signe Mortensen, Co-Chair: April Tyler, Anita Cheng, Annette Robinson,
David Hanzal, Liz Waytkus, Barry Weinberg, Ilana Mercado, Indiana Porta

Public Members: Olga Salcedo, Karen Ward-Gamble

Not in attendance: Ilana Mercado, Annette Robinson

Minutes

- I. Call to Order at 6:36
- II. Adopt Agenda April motion and Barry seconded
- III. Minutes: skipped
- IV. Introductions/Presentations/Announcements
 - a. Presentation re St. Luke's
 - i. Plan to sell St. Luke's to save sister church St. Martin's
 - ii. Patrick Williams new priest for church since Nov 2020
 - iii. Already shown the property to developers, other churches and others
 - iv. Is stabilization of the church a condition of the sale?
 - v. Vetting will include financial capabilities, financing or cash, money for best case or worst case before selection is made.
 - vi. <http://www.perryassociatesrealty.com/listing/exciting-development-restoration-adaptive-re-use-opportunity/>
 - vii. Lot on Convent Ave is not part of church
 - viii. St Martin needs a lot of stabilization. Bidding it out piece by piece to address DOB violations. \$7.5M in violations.
 - ix. St. Luke's netting is about ornamentation falling. One roof beam rotting.
 - x. Madison Ave church 129th recently sold but not landmarked. Sold, flipped and sold again to be demolished.
 - xi. St Luke's assessment from 5 years ago full repointing and rebuilding, tower, portico, masonry, window need to be reglazed, interiors completely redone.
 - xii. Building \$600-\$700 per square foot.
 - xiii. Have talked to a cultural center. Would love to have with first floor a church and upper floors as administrative. Property development was not of interest.
 - xiv. Family oriented event space interested
 - xv. A few churches have looked at it
 - xvi. \$12-\$14M sale price
 - xvii. 5-6 developers have reviewed it with an architect to see "what they could possibly build" 70/30 market to affordable seems like what developers would be looking at

- xviii. Time frame unknown 1-2 months
- xix. Suggestion to make the NTHP African American Heritage Fund opportunity to possible event developers

V. New Business Discussions

VI. Old Business; Subcommittee/taskforce reports

- a. Budget – April presentation on budget proposals from last year. Table for now.
- b. Recap of Child’s Memorial Press Conference – On Jan 25th in person press conference with 20 people and local newspapers. Patch and Spectator published and waiting to speak with radio. Elected officials there are on the same page. Vacant lot should be permanent affordable housing. Everyone thought that was reasonable. Borough President spoke with the Mayor and he will look into it. Considering a letter writing campaign.
- c. Development we are watching
 - i. West 142nd Street development for a 17th story building that requires a rezoning. Application is filed but not certified. Liz had a meeting today about cat relocation. Developers will work with Liz on anything she needs related to relocating the cats.
 - ii. West 153rd Street between Broadway and Riverside development. No update but want to include community board 12
- d. Film and TV subcommittee – city agency would like to meet with the community. William Geddes, Anita and Lois Penny have offered to help coordinate meeting. We want base line guidelines.
- e. MHCC – Barry said they are still working on EIS.
- f. HDFC – April said the Coalition is working on a series of forums on open elected official positions. Please attend.
- g. ***musical interlude*** Drake “Controller”
- h. NYCHA – Tiffany participated in call with CB7. Informative discussion on different people in RAD buildings.

VII. Action Items

VIII. Announcements

IX. Adjourn-Next Meetings: All in favor.