

Wednesday, April 6, 2022
6:30pm.

Location: Virtual Zoom Meeting, Called to Order at 6:47pm

Co-Chairs: Hon. Jonathan Thomas and Hon. Heather Jason

Committee: Hon. Daniel Cohen, Hon. Elizabeth Waytkus

I. Old Business

▪ **RKO Theater Update** – Dan Cohen

- Owner recently passed away and there have been changes with the company in terms of another leaving the organization.
- Signe and Liz met with the owners.
- Owners realize that working with CB9M they could potential make more money.
- Additional tours of the space are being planned.
- Columbia University graduate students will be working on a free market study.
- Task Force meeting to be scheduled by the end of the month.
- The goal is still to preserve the theater and also provide affordable housing.
- The owners are being engaged to pay a portion of the engineering study which will be required before the process can move forward.

▪ **Preservation Analysis Update** - Jeana P. Fletcher, Community Planning Fellow for Manhattan CB 9 Fund for the City of New York

- Review of the 197-A Plan for West Harlem and how it has contributed over time to the development of CB9M.
- Reviewing two primary locations including The Mink Building and the Marine Transfer Station
- Reviewing the West Harlem re-zoning and status of various historic sites.
- Cultural Preservation, Case Studies and Comparative Analysis
- The final service delivery will be a workbook with templates for tracking cultural districts.
- What are the checklists and note the impact over time of historical districts.
- Examine how tracking can create change and note contributions that will result in giving back to the communities that have suffered inequities in resources.

- Grants from National to Local resources will be considered as part of the templates.
- Meeting occurred with one of the tenants of the Mink building. It was noted that what the tenant is creating in terms of economic development offerings are aligned with the values of sustaining the existing community and exploring growing the business and the businesses of others.
- The Mink building Decalendered by Landmarks Preservation.
- The owner may have felt the Landmarks requirements may be too restrictive in terms of potential modifications.
- Need to explore available funding and tax credits to make restoration worthwhile to maintain these historic cultural districts.
- Would historically preserving this building and others such as the Taystee Life Science Building make a difference in terms of the economic impact of the building in terms of long term maintenance cost of a historic structure?
- The historic value and contribution must be weighed against the financial constraints of ongoing maintenance that requires tradesmen with a specific skillset.

- **Denny Farrell Riverbank State Park – Cheree Dillon, Community Garden Renovation**

- During the 3/12/2022 meeting a tour of the community garden and The Hort location occurred.
- Concerns were raised regarding a fence is a sign of disunity, the use of the name, and the number of children The Hort services through educational programming is not as heavily representative in comparison to the community gardeners' desire for the space.
- The Hort is required to maintain insurance which requires protection measures.
- The Community Gardeners claim The Hort served 500 students in 2021, 1,500 in our community and in 2017 had hoped to serve 10,000 people.
- The Community Gardeners have met with the offices of Robert Jackson and Al Taylor and have started an online petition to collect 500 names of support.
- The Community Gardeners have drafted a Resolution and are requesting the following:

1. Continue the maintenance which includes plumbing repairs of the beds.
2. Pause the re-design of the community gardening area.
3. The Hort go through the "proper channels," engage and inform the Friends of DF RBS Park and the community gardeners.
4. Access to the Greenhouse to start seedlings.
5. Meet with State Parks in August every year.
6. Restore the 30% of the size of the existing beds that will be taken away to provide larger beds for educational programming and the establishment of 6 ADA beds.
7. Require that the State Parks attend the CB9M monthly meetings.
8. Increase awareness, transparency between DF RBS Park, The Hort and the Community Gardeners.

II. New Business

- **NYC Parks Updates**

- Getting ready for the busy season.
- Flyer or notification to be provided regarding movie nights.
- Rock outcropping repairs at St. Nicholas Park
- Playground repairs

- **CB9M Updates**

- On track for new Landmark Preservation Historic District area between 135th to 155th and Amsterdam Avenue and Riverside Drive.
- Public meeting will probably occur in August 2022.
- Presentation to the National Review Board to occur in October 2022.
- Historic District Designation to occur by the end of the year.

- Jane's Walk NYC May 6th to May 8th**

[Jane's Walk 2022 Will Spotlight Four Historic Districts In Harlem \(broadwayworld.com\)](http://broadwayworld.com)

[Jane's Walk returns to NYC with in-person tours | 6sqft](#)

- **726 Saint Nicholas Avenue Façade Collapse**

- HPD and DOB are utilizing emergency repairs to stabilize the townhouse.

Meeting Adjourned 8:13pm.