



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor

New York, NY 10027

T: 212-749-3105 F: 212-662-4215

HOUSING

Meeting Minutes

Monday, March 28, 2022 - 6:30 PM

Hon. Charles Powell, Chair

Members in Attendance: Hon. Charles Powell; Hon. Donna Gill; Hon. Katherine Giscombe; Hon. Dominick Boyce; Hon. Shawn Brannon; Hon. Staci Ramos; Hon. Terri Wisdom; Hon. Delsenia Glover; Hon. Genisha Metcalf

A. Welcome by Housing Committee Chair Charles Powell

- a. The Chair called the meeting to order at 6:35 PM
- b. The Chair asked each Housing Committee Board member to introduce themselves;
- c. The Chair introduced and acknowledged other Board members in attendance;
- d. The Chair acknowledged a number of community members in attendance.

B. Remarks by Elected Officials or their Representatives:

- a. Giselle Hearne, Chief of Staff of Hon. Kristin Richardson-Jordan, NYC Councilwoman offered remarks;
- b. Minah Whyte, Community Liaison of the office of Hon. Mark Levine, Manhattan Borough President, offered remarks;
- c. Wendy Lorenzetti-Olivo, Chief of Staff of Hon. Al Taylor, NYS Assemblyman offered remarks.

C. Presentations:

- a. Esplanade Gardens Capital Improvements
- b. Moire Davis, President of the Cooperative Board of Esplanade Gardens, opened the Discussion with brief remarks and updates of the progress of work being performed at Esplanade Gardens and introduced Chris Horrigan, of Horrigan Development LLC, the Owner's Representative for the project, who provided a total overview of the work completed to date (building facades; terraces; rooftops; public areas; swimming pool; building interiors and apartment interiors);
 - The Committee asked Mr. Horrigan to provide to it, in writing, the building by building "snapshot" of the completion percentages for the project which he agreed to do (and which has been subsequently provided);
 - Mr. Horrigan was also joined by Basil Taha, Project Architect who further addressed the elements of the rehabilitation and who also answered questions from the Committee; Board members in attendance and the public;
 - Residents of Esplanade Gardens responded to the presentations of the Development team with continued concerns about leaks with residential units; mold; inoperable elevators and other challenges to their daily living conditions. It should be noted that the Zoom "Chat" box contains a number of voiced complaints and responses by residents to same and this "back and forth" contained in the "Chat" throughout the remainder of the meeting;



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor

New York, NY 10027

T: 212-749-3105 F: 212-662-4215

- Ms. Davis and her team responded to many of the “complaints” by reminding residents to submit them to their respective building Captains and to management directly and the Committee asked that those complaints be addressed directly by the Board and by the development team to ensure rapid responses and corrective action;
- It is the belief of the Housing Committee Chair that the matter of the capital improvements to Esplanade Gardens, while remaining of significance to the committee and to the Board has been vetted on several occasions and now rests in the capable hands of the Board of Directors, its development team, and the Coop residents to further sort out.
- 120th Street TIL Update
- The request of a Letter of Support was supported by, and voted in favor of, by the Housing Committee in its February 2022 meeting. The Letter of Support was to be sent to NYC HPD Commissioner Adolfo Carrion, Jr., requesting reconsideration of yet another decision by HPD to remove the residents from the TIL Program;
- The matter then moved to the Executive Committee (EC) for ratification and approval. In its deliberations, the EC determined that the request for an additional Letter of Support from CB 10 (the Board had provided such a letter in late 2021 which was sent to then Commissioner Louise Carrol) was premature in that we anticipate the need for such a letter in support of the residents should the Commissioner deny the request of their legal counsel for reconsideration;
- As a courtesy, it was agreed that the Chair of the Board and Housing Committee would send a note to Commissioner Carrion attaching our earlier Letter of Support of those residents remaining in the TIL program and expressing our continued support of same.

A. District Manager’s Housing Report

- Shatic Mitchell, CB 10 District Manager, reported on meetings/site visits he conducted on the following housing projects:
 - a. St. Nicholas NYCHA upcoming 300 Million plus renovations. In his report, Mr. Mitchell pointed out the various protections in place for residents to ensure no displacement of residents when work is completed; the commitment of NYCHA of strong tenant engagement in all aspects of the project including strong M/WBE involvement and the participation of the Tenants Association in planning and implementation of the rehabilitations;



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor

New York, NY 10027

T: 212-749-3105 F: 212-662-4215

- b. St. Philips Senior Housing. Mr. Mitchell focused on the issues concerning inoperable elevators within the development and plans to correct the situation. The Committee expressed strong concerns about the well being of senior residents without adequate elevator service and will continue to monitor;
- c. Lenox Terrace Resident Complaints. Mr. Mitchell noted meetings he has attended regarding an array of resident complaints including, but not limited to inadequate heat and hot water; mold; rodent infestations; poor maintenance; and poor security. It is the intention of the Committee to have this matter addressed in greater detail at its April 2022 meeting.

1. Old Business

- a. There was no Old Business presented at this meeting.

2. New Business:

- a. 60 St. Nicholas Avenue/Distressed Buildings in CB 10
 - The Housing Committee is aware that the City of New York has published a list of the 250 most distressed buildings within New York City and that there are 23 such buildings within our District;
 - One such building is 60 St. Nicholas Avenue. Residents of this residential building attended and participated in the meeting and noted an array of unanswered complaints regarding fire safety (basement egress door blocked from access); inadequate intercom system; inadequate security; poor maintenance of building, etc.;
 - The residents did indicate that a recent meeting was held with the Management Company and that promises were made to address their concerns. The Committee asked that they attend future meetings to provide updates as to whether there was progress and it was also agreement that we as a Committee need to reach out to NYC HPD to ensure that proper, corrective action is being taken by them in support of the residents. Ethiopian Orthodox Church Eviction
 - Board and Committee member Delsenia Glover expressed concern regarding this eviction and asked that the Committee consider recommending alternative sites of worship. Ms. Glover indicated that she had spoken to Rev. Calvin Butts of Abyssinian Baptist Church for suggested options;
 - Chair Charles Powell echoed the sentiments of Ms. Glover that this is the only Ethiopian Orthodox Church in the City and wondered if they could use other public spaces such as Community Centers or Public-School auditoriums that may not have programs on Sundays;



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor

New York, NY 10027

T: 212-749-3105 F: 212-662-4215

- Community member Gregory Baggett connected the issue with the fact that the eviction is the result of an East Harlem Community Land Trust (CLT) having taken control of the church site for housing development and the Chair indicated a desire to have the Committee learn more about CLT's in general and this situation with the church in particular.

3. **Adjournment**

Meeting was adjourned at 8:25 PM.