



**THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6**

1932 Arthur Avenue, Room 403-A, Bronx, NY 10457

Telephone: (718) 579-6990 Email: bx06@cb.nyc.gov Website: nyc.gov/bxcb6

Honorable Vanessa L. Gibson, Bronx Borough President

Honorable Oswald Feliz, New York City Council Member

EVONNE CAPERS
Board Chairperson

RAFAEL MOURE-PUNNETT
District Manager

**Housing and Land-Use Committee Meeting Minutes
Tuesday, January 13, 2026 at 6:30 PM
Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, January 13, 2026 both in-person at the district office and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Brigette Brantley (virtual), Cornell Brown (virtual), Ashonda Culcleasure, Fousani Hamidou (virtual), Frank Franz, Gail Irby, Laura James, Julio Jimenez (virtual), Magdamary Marcano, Reggie Powell, Carol Robinson, Gladys Sotomayor, Annette Wright.

The Housing and Land-Use Committee discussed the following information:

- **Information Presentation by the New York City Department of Design and Construction on a capital project at Bergen Building located at 1932 Arthur Avenue**

The New York City Department of Design and Construction, in coordination with Urbahn Architects, briefed the Housing and Land Use Committee on the proposed scope of work for the Bergen Building, located at 1932 Arthur Avenue, which includes the Community Board's district office on the fourth floor. The project includes extensive roof work, such as replacement of the roofing membrane, installation of photovoltaic panels, replacement of coping stones at bulkheads, doors and windows, installation of a rainscreen system, and replacement of steel ladders. Interior and façade improvements along East Tremont Avenue and Arthur Avenue include restoration of bronze bases for the revolving doors at the Arthur Avenue vestibules; removal of plaster at existing masonry walls; temporary removal and reinstallation of radiators and associated steam piping; relocation of electrical outlets to accommodate interior insulation; and installation of insulation, vapor barriers, metal studs, gypsum board, and new paint finishes. Additional work at the rear and side yard façades includes relocation of air conditioning outlets, replacement of areaway concrete slabs and drains, repair of the retaining wall, installation of bicycle racks, and construction of an ADA-compliant ramp. Construction is anticipated to begin in 2027 and conclude in the second quarter of 2028. Representatives also outlined measures to minimize disruptions to building occupants, including the use of two swing offices within the building, phased agency relocation during construction, and remote work arrangements for some employees as needed.

- **Review of Committee Meetings Quorum Records**

The Housing and Land-Use Committee reviewed and discussed committee meeting quorum records. we addressed quorum requirements and the inconsistencies in their application during committee meetings. It was clarified that, pursuant to the New York State Open Meeting Law, meetings and votes require a majority of committee members to be physically present. Virtual participation is permitted only under limited circumstances. The Housing and Land-Use Committee members noted that quorum has frequently not been met, which limits the Board's ability to conduct official business. To address this, starting in February, the Board will begin enforcing stricter quorum requirements. These measures

include more rigorous standards for virtual attendance and earlier quorum deadlines. Additionally, the Executive Committee will meet to review attendance and overall committee structure. The Housing and Land-Use Committee also discussed potential strategies to improve in-person participation, such as consolidating committees, improving communication, and adjusting member assignments. The Housing and Land-Use Committee members acknowledge the prior confusion regarding these rules and are committed to establishing clearer expectations moving forward.