

**(Pending Committee Approval)**  
**Bronx Community Board 8**  
**Minutes of the Executive Committee Meeting**  
**April 10, 2023 via Zoom**

**Meeting Recording Link: <https://youtu.be/nYSc0BdcCgw>**

**Committee Members Present**

Sylvia Alexander, Bob Bender, Kelli Buford, Lee Chong, Margaret Della, David Gellman, Rosemary Ginty, Edward Green, Scott Krompinger, Charles Moerdler, Omar Murray, Laura Spalter, Camelia Tepelus, Debra Travis, Sergio Villaverde, Martin Wolpoff

**Committee Members Absent**

Nicholas Fazio, Julia Gomez

**Board Members**

Dan Padernacht

Chair Spalter convened the meeting at 7:02 with a roll call. A quorum being present, the meeting was called to order.

**Approval of Executive Committee Minutes: March 1, 2023**

B. Bender read and accepted two friendly amendments received from L.Daub regarding (1) proposed Community Engagement Committee and committee restructuring and renaming, and (2) adding a document retention requirement statement under member issues. Minutes were unanimously approved as amended.

**Chairperson's Report**

- Next week, elections for secretary and nominating committee will take place.
- Nominations for Irving Ladimer Community Service Award and Betty Campbell Adams Most Valuable Merchant Award are moving forward.
- Inquired with Office of Technology and Innovation (OTI) formally DOITT regarding costs to upload material from our office server or public drive from 2004-2006 on to our new website. Currently documents start with 2007. Will research and report back.

**6661 Broadway Shelter**

- On April 4, Councilman Dinowitz arranged a meeting with representatives from the Department of Homeless Service, Department of Social Services, Westhab Inc., Assemblyman Dinowitz, Senator Rivera's office and Board chair. The transitory shelter will

house 130 men. We learned it is slated to be an employment shelter, meaning a percentage of residents admitted will hold jobs. It is concerning that we have received poor reviews from a Queens community regarding another employment shelter run by Westhab. We will continue to research their facilities.

- In less than two years, Westhab's contract has ballooned to \$390 million, virtually double that of AAPCI, the original provider whose contract was \$195 million. Also, DHS administrator, Joslyn Carter is the sister of Valerie Smith, vice president of Westhab Inc. The city has awarded 1.7 billion dollars in contracts to Westhab Inc.
- We have reached out to Mayor Adams, the Conflict of Interest Board, Comptroller Lander, DOI, and the Bronx District Attorney's office asking for their review before the contract goes to the comptroller's office for registration.
- Chair is working with DHS and Westhab Inc. on a May date for an informational meeting with Health, Hospital, and Social Services Committee.

### **Treasurer Report—Scott Krompinger**

- There is \$94,472 remaining in personal services (PS).
- There is \$23,291 remaining in Other Than Personal Services (OTPS).
- Discussion focused on need to spend \$16,968 in remaining funds by the end of the fiscal year, June 30<sup>th</sup>
- Chair noted that the office is purchasing equipment to improve the auditory capability of the conference room for hybrid meetings and researching purchasing city approved "Hot Spot" and monthly plan. Information to follow.

### **Resolutions for Discussion**

**Public Safety**—Chair Spalter presented for Ed Green three resolutions for liquor license renewals that were unanimously supported by the Public Safety committee.

- Jakes Steakhouse, located at 6031 Broadway, Smashburger, located at 193 West 237<sup>th</sup> St., Neem Indian Cuisine, located at 3549 Johnson Avenue
- **Chuck Moerdler** presented and discussed a resolution regarding affordable housing issues that he will introduce at the full board meeting.
- **Traffic and Transportation** Second vote will take place for the Broadway Street naming in honor of Betty Campbell-Adams and Lloyd Adams, longtime proprietors of Lloyd's Carrot Cake.

## **Committee Member Issues for Discussion**

### **Tishman Speyer Development 160 Van Cortlandt Park South**

Discussion led by vice chair Bob Bender. At the April 3rd Land Use committee meeting, issues were raised regarding potential impacts of an alleged Zoning Lot Merger by Tishman Speyer.

- Chair reported reaching out for information to Paimaan Lodhi, Senior Director at Tishman Speyer, urging him to listen to the recording.
- Chair reported reaching out to Juton Horstman, Borough President's Director of Planning and Development and Camila Thomas at Department of City Planning for an open meeting regarding the project.
- A meeting with Tishman Speyer was held on April 10 attended by chair Spalter, vice chair Bender, and Luke Szabados, CB 8 Community Coordinator. Attending from Tishman Speyer were Senior Directors Paimaan Lodhi, Michael Babik and their zoning attorney.
- Unexpectedly, Paimaan Lodhi attended the executive committee meeting and answered questions. He stated that a Zoning Lot Merger did not take place. There was and remains only one zoning lot. However, there was a subdivision of the tax lot. In order to sell the property the Archdiocese initiated a subdivision of the property into two tax lots, the school (community facility) and residential (housing facility).
- Lodhi stated there has not been nor will be any utilization or purchase of air or development rights from the School Construction Authority (SCA) to increase the FAR established for one zoning lot. Their project has not been built to capacity.
- At the closing of the sale (8/16/22) SCA negotiated and received three perpetual easements from Tishman Speyer in order to allow the school access through the Tishman property, enable SCA to have light and air regarding window placement, and construct a fenced play area which will be built above grade.
- Tishman Speyer will respond to issues raised at the April 3rd Land Use committee meeting in writing. He asked that all questions be sent to the Board office for referral to him.
- Tishman Speyer will return to the Land Use committee in the fall with updates.

***Please note link: On April 11 the Board received "Tishman Speyer Response to CB8 Zoning Questions," which is available on BxCB8's website here: <https://cbbrooklyn.cityofnewyork.us/cb8/resources/>***

### **Follow-up on Outstanding Issues**

- David Gellman reported on NYC Open Data, an online portal that offers tools for the public to investigate data.
- Discussion re S. Alexander's concern regarding upcoming interviews for District Manager taking place on the seventh and eighth nights of Passover, excluding some board members and the public. The interviews would be conducted under Executive Session, which for privacy reasons precludes the public or anyone outside of the search committee from attending. Earlier in the meeting Bob Bender noted that the District Manager Search Committee met on zoom on March 27<sup>th</sup> to review resumes; four candidates were chosen to interview.

### **Adjournment**

A motion to adjourn was made and seconded. The chair adjourned the meeting at approximately 9:20 pm.

Submitted by,  
Laura Spalter, chair