

Minutes of the Executive Committee Meeting
June 23, 2022
Held on Zoom
(pending approval)

Committee Members Present

Laura Spalter (Chair), Sylvia Alexander, Bob Bender, Joy Campbell-Priveterre, Robert Fanuzzi, Nick Fazio, David Gellman, Julia Gomez, Rob Jacklosky, Omar Murray, Daniel Padernacht, Ramdat Singh, Martin Wolpoff.

Committee Members Absent

Margaret Della, Edward Green, Rosemary Ginty, Charles Moerdler, Ted Morris, Sergio Villaverde, Deb Travis.

Staff

Ciara Gannon, District Manager

Chair Spalter called the meeting to order at 7:05 pm.

Chairperson's Report

Chair Spalter made opening remarks about the meeting. Chair Spalter congratulated R. Singh and B. Fanuzzi on the Parks & Recreation and Environment & Sanitation Joint Meeting on the Tibbett's Brook Daylighting and Putnam Greenway plan. She invited B. Fanuzzi to discuss.

Committee Resolutions

Joint Parks and Recreation and E&S

B. Fanuzzi outlined the DEP's decision to walk back the Tibbett's Brook Daylighting and Putnam Greenway plan from preliminary review to the conceptual level. The Public Design Commission (PDC) meeting will happen on July 11th. There will be no vote, but they welcome a CB8 resolution. This resolution will be submitted to the full board as our contribution to the conceptual review. B. Fanuzzi read the resolution approved at the June 22nd P&R and E&S joint meeting.

D. Padernacht asked if the property had been purchased. It has not. Chair Spalter noted the agency said "Summer 2022." Chair Spalter said that we have no control of the timeline of the sale or the agency's choice of when to present to PDC. It is important to comment at each stage in this process. She was surprised that it's going to PDC before the sale was finalized. But the agency thinks it's important to bring it to PDC.

D. Padernacht had a question about the recommendation pages' relationship to the resolutions: are they meant to be included? Yes, the recommendations are meant to be included in the resolution. They are roadmap, but they may be updated in future resolutions by consent of the board. B. Fanuzzi said that one danger is that once they get these recommendations at the conceptual level, they may think that they are done with our input. That is why a "Be it Further Resolved" clause says the recommendations may be updated and that the agency must comeback for the next stages.

D. Gellman said he is concerned that we are going before the PDC without being owner of the property. CSX can raise the price once we have gone through PDC.

Parks and Recreation

R. Singh discussed the Van Cortlandt Park House Museum fence restoration project. The project will remove rust and restore the fence and do some remediation of the soil. Much of the work will be done off-site. The P&R committee approved the project unanimously. The resolution will go to PDC for conceptual review. R. Singh thanked B. Bender for his help in crafting the resolution. B. Bender suggested a friendly amendment: a note that the house will be open during the restoration project. R. Singh said he would accept such an amendment from the floor. R. Singh read the resolution.

Chair Spalter thanked R. Singh for his service as P&R chair. He is stepping down because of graduate school obligations.

Traffic and Transportation

Ciara discussed the DOT request for a "Letter of No Objection" regarding the Hebrew Institute of Riverdale's request that they be allowed to install security bollards at 3700 Henry Hudson Parkway. D. Gellman suggested that it seems that the project has already been completed: that there are permanent bollards in place now. After discussion C. Gannon will check the status of this project with the project manager.

Public Safety

Ciara (For E. Green) presented the resolutions for applications for Liquor licenses. All passed the PS committee unanimously.

Update on the New Office

Chair Spalter announced that the landlord of 185 W. 231st Street, the prospective office space, has informed DCAS that he has chosen to stop negotiations and is pulling out of the transaction, due to a fire code interpretation. According to the owner, the building would require a sprinkler system for the new configuration. DCAS's architect disagreed with the owner's architect's assessment.

C. Spalter said that when we discuss the potential locations, that she would like to move into Executive Session. She discussed how long the board, including R. Ginty, C. Gannon and herself, have worked on this project. She pointed out that the removal of the vault was a turning point. Once the vault was removed, at the request of OMB, this opened up new options for the space for the landlord. Chair Spalter said that according to DCAS, the new real estate market has changed in that landlords tend not to want 20- or 30-year leases.

In preparation for the meeting, Chair Spalter and C. Gannon visited some of the proposed/prospective sites.

Chair Spalter made a motion to move into Executive Session in accordance with Section 105 of the open meetings law to discuss a topic related to acquisition or lease or real property.

The Executive Committee voted unanimously to go into Executive Session at 7:57 p.m.

Chair Spalter then shared a DCAS document which outlined several possible alternate sites. The various sites were discussed.

At 8:34 pm the committee voted to exit Executive Session. There was a motion to adjourn.

The meeting Adjourned at 8:35 p.m.

Submitted by Rob Jacklosky, Secretary

Reviewed by Ciara Gannon, District Manager