

BRONX COMMUNITY BOARD NO. 8

MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING HELD ON MARCH 25, 2010, AT THE BOARD OFFICE, 5676 RIVERDALE AVENUE

ATTENDANCE

Robert Fanuzzi
Ari Goldman
Sergio Marquez
Aliza Appelbaum
Katherine Broihier
Candice M. Giove
William Douglas, Jr.
Robert Press
Ana Rios
Albert Robinson
Andrew Sandler
Cliff Stanton
Monetta Wilson
Cori Worchel

AFFILIATION

Cmte. Chair, CB8
CB8
CB8
Riverdale Press
Kingsbridge BID
Riverdale Review

Bronx News

Rena M.S.
rep. Councilman G. Oliver Koppell
KRVCDC
BOEDC
KRVCDC

I. Chair's report

- A. The Chair and K. Broihier of the Kingsbridge BID completed a survey of vacant buildings in the Community Board 8 for the purpose of creating a map of available commercial real estate in Community Board 8. The list of vacancies are as follows:

- 5625-3, 5625-7, 5666 Broadway;
- 170-1 W. 233 Street
- 240, 246, and 184 W. 231 Street;
- 17C Knolls Crescent;
- 3551, 3520, 3526 Johnson Ave;
- 4576 Manhattan College Parkway;
- 203 W. 242nd street; 430 W. 238th Street;
- 3702, 3708, 3718, 3720, 3722, 3724, 3726, 3735, 5672, 5684, 5906, 5906A, 5904, 5909 Riverdale Avenue;
- 5763, 5793 (lot on corner of 238th), 5935, 5937, 6159 Broadway;
- 3605 Kingsbridge Ave;
- 5808, 5812, 5816, 5768, 5650 Mosholu Avenue

- B. R. Fanuzzi reported on the process of collecting addresses of vacant commercial spaces in Community Board 8 in preparation for tonight's meeting. Very few commercial leasing agents operate in Community Board 8, so there is no comprehensive list; the majority of realtors are residential. As K. Broihier of the Kingsbridge BID noted, landlords place their own contact information on vacant stores and wait for direct contact from businesses or chains. R. Fanuzzi spoke to several leasing agents about more leasing agent business committed to commercial in the Community Board 8 area and proposed to speak to the next gathering of the realtors' council to address the issue. R. Fanuzzi also thanked K. Broihier for submitted a list of vacant buildings in Community Board 8.

Guest Speaker: Monetta Wilson, Bronx Overall Economic Development Corporation
Geographic Information System Applications for Business Development

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Ms. Wilson introduced the committee to the many uses of GIS for planning, research, recruiting, information gathering, and business development. It consists of map overlays on statistical data that graphically illustrate patterns so that decision makers can solve problems. The maps are specific to each community board, and can be tailored for any factor that is important to any constituency. U. S. Census and NYC Finance are two of the databases cross-referenced for the BOEDC' GIS, but Ms. Wilson noted that BOEDC is generating its own maps for the borough that will identify the location of merchants associations, entertainment spots, available real estate, demography, economic zones.

Representatives of non-profit organizations, including C. Stanton of the Kingsbridge Riverdale Van Cortlandt Development Corporation (KRVCDC) and K. Broihier of Kingsbridge BID expressed great interest in using the mapping technology for their organizational purposes. R. Fanuzzi and A. Goldman of the Technology Committee also expressed great interest in using the data to post on the CB website so that the community can see at a glance what its resources are. R. Fanuzzi identified these maps that would be of use for economic development in Community Board 8:

- Income levels
- Education levels
- Family size and composition
- Length of residence
- BID territories and Merchant Associations
- Available Commercial Real Estate

The last item will be discussed in greater detail with the Conflicts of Interest Board of the Mayor's Community Assistance Unit to make sure that no conflicts of interest are committed and that the map does not qualify as business solicitation, since the map information would include realtor or owner contact numbers.

R. Fanuzzi and A. Goldman will be working closely with Ms. Wilson to oversee the development of these maps and their integration into the CB8 website. M. Wilson also offered to connect the maps generated for the BOEDC to the website of CB 8.

II. New Business

- A. R. Fanuzzi reported on the formation of the South Riverdale Avenue Merchant Association. The group will be making requests of the Economic Development committee of CB8 for assistance with projects like street beautification; parking agent relief; traffic improvements; street fair organizing; sidewalk cultural events; landlord liaisons; and sidewalk repairs. Rose Ann Milo, owner of Baby It's You, is creating a "Street Pass" advertisement to be placed in the 4/26 issue of the Riverdale Press to generate business for business on the avenue. The formation of this group has been the top priority of the Economic Development Committee since 2008.
- B. C. Stanton of the KRVCDC proposed to the committee that the triangular parking area on the east side of Riverdale Avenue at 236th be considered for a "Plaza NYC" grant. This grant would convert the triangle into community space, with concessions, water fountains, benches, and any other design improvement the community would like. Three parking spots would be taken away on the avenue itself. R. Fanuzzi promised to bring the proposal before the merchants of Riverdale Avenue at the next meeting and will involve merchants in all phases of discussion.

III. Old Business

- A. Stella D'Oro
R. Fanuzzi and Board Chair D. McShane have been involved in discussions with the new president of the Bronx Overall Economic Development Corporation, Marlene Cintron, on the future use of this critical property.

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B. Manhattan College

R. Fanuzzi and D. McShane will be reaching out to the new president of Manhattan College and working closely with the college's consultants to resolve the vacancy issue on the ground floor of the parking lot.

C. Broadway Mall/230th and Broadway

R. Fanuzzi and D. McShane have been in close contact with both the city's Economic Development Corporation and representatives of Ceruzzi Properties and have been apprised of the progress of negotiations.

IV. The meeting was adjourned at 9:15.

Respectfully submitted,

R. Fanuzzi,
Chair, Economic Development Committee