

**BRONX COMMUNITY BOARD NO. 8**  
**MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**HELD ON April 11, 2012, 2012**  
**AT the Board Office**  
*Uptown Sports Complex 170 West 233<sup>rd</sup> Street Bronx, New York*

**PRESENT**

Sergio Villaverde  
Sylvia Alexander  
Steven Balicer  
Edward Corcino  
Maria Khury  
Tricia Mullen  
Dan Padernacht  
Robert Press  
Julie Reyes  
Ari Spett  
Xaxia N. Sanchez  
Adam Rubenstein  
Joe Farkas  
Gregorio Feliciano  
Janice Barnett  
Elizabeth Thompson  
Gardenia Slade  
Marlene Ortiz  
Carmelo Alvarado  
Katherine Brohier  
Cori Worchel  
Tracey Shelton  
Cliff Stanton  
Adam Wisnieski  
Albert Robinson  
Miawling Lam  
Pailop Habib  
Larry Edwards

**AFFILIATION**

Committee Chair, CB8  
CB8  
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CB8  
CB8  
Metropolitan Realty Associates  
Metropolitan Realty Associates  
Community Volunteer  
Student  
KHNIA  
KHNIA  
BOEDC  
  
Kingsbridge BID  
KRVC  
KRVC  
KRVC  
Riverdale Press  
Pena Merchant Services  
Riverdale Review  
PHA  
Peloton Benefits Group

1. Meeting was called to order at 7:45pm by Chairperson Sergio Villaverde.
2. Welcome presentation by Metropolitan Riverdale Crossing.
3. Joe Farkas of Metropolitan Realty, fortunate to bring project BJ wholesale club.
4. The North Building to come in 45000 square feet, 21 stories facing BJ's can create a destination retail center for the community to attract outside communities to come to Riverdale to shop and spur Economic Development.
5. The former Stella D' Oro building – low grade 100,000 sole spa. 5-6 Square feet entrance to the store, parking on top North building/ BJ Putnam Avenue. 500 parking spaces include roof deck parking similar to Target. Escalators will bring shoppers to sell floor and retail stores.

6. Free parking, security will patrol the lot.
7. Livery cab service will be available for hire.
8. Phil Habib – Associates Traffic Consultants Entrance on Putnam Avenue and West 237 Street will be opened and widened to allow cabs access to roof deck parking.
9. West 237 designed to be “Street Scape” of the project with benches, banners, bike racks, good lighting
10. Lighting behind the BJ sign with soft lighting, brick similar construction project exposed steel, black granite, etc.
11. Anticipated Traffic Route by Phil Habib
12. 40% - West 237 Street an original public Street, Putnam Street will converge with 237 Street to increase public street.
13. Four parking facilities: 236, 237, and Roof top Access from Broadway to the Deegan.
14. Large truck routes will be minimized during off hours to deliver to BJ retail stores.
15. Process of demolition to start in a couple of weeks.
16. Project timeline – demolition April 16, 2012 – May 31, 2012. Construction – June 1, 2012 – September 30, 2012. Project opening October 2013
17. Personal contact with local businesses and residents on the event of concerns or if any issue arises.
18. Employment opportunities:
  1. estimated number of jobs 825
  2. BJ's 225
  3. Construction jobs 500
  4. Former Stella D'Oro employees
19. Traffic affecting surrounding streets has not been thoroughly researched, but studies and surveys indicate that there may not be adverse effects. Consideration for future traffic lights patterns once businesses are open.
20. Construction hours will be from 7am to 3pm no weekends per work permit.
21. Selection criteria of incoming business
  - Joe Farkas – selective met with many community members to discuss needs
  - Themed restaurants

- Credit worthy chains – etc.
22. Joe Farkas stated he hopes to create a wonderful project that pleases the community.
  23. Chair Villaverde and Joe Farkas committed to keeping the lines of communication open between the project and Community Board open.
  24. Meeting adjourned at 9:05pm

**Next meeting May 1, 2012 at Kingsbridge library.**

Submitted by,

Sergio Villaverde  
Chair  
Economic Development Committee