

**COMMUNITY BOARD 9  
890 NOSTRAND AVENUE  
BROOKLYN, NY 11225**

**MINUTES OF THE COMMUNITY BOARD MEETING  
HELD ON OCTOBER 26, 2010  
MIDDLE SCHOOL 61 AUDITORIUM  
400 EMPIRE BOULEVARD, BROOKLYN NY 11225**

**Board Members Present**

Robert Agyemang  
Jenay Alejandro  
Pastor Robert Ambrose  
Stuart Balberg  
Rev. Phyllis Brown  
Gwen Carter  
Aldith Clarke  
Leslie Davis  
Geraldine Dease  
Edmund Fanning  
Shelia Foster-Golding  
Rabbi Jacob Z. Goldstein  
Theopia Green  
Rabbi Nochum Gross  
Tessa Hackett-Vieira  
Sylveta Hamilton-Gonzales  
Edu Hermelyn  
Brenda Hutto-Lucas  
Evelyn Williams

**Board Members Present**

Maurice Jean-Baptiste  
Jannie Johnson  
Demetrius N. Lawrence  
Samuel Marmulzsteyn  
Carl B. Morgan  
Frank Nicholas  
Dwayne Nicholson  
Rosemarie Perry  
Myrtle Roberson  
Karlene Robinson  
Eleanor Rollins  
Roosevelt Rose  
Brenda Scott  
Rabbi Joseph Spielman  
Victoria St. Clair  
Yvonne Straker  
Denise Thomas  
Jacqueline Welch

**Board Members Absent**

Dion Ashman  
Michael Cetera  
Brian Dean  
Shawn Francis  
Aron Hershkop  
Ruby Hodge  
Yaakov Y. Katz  
Dr. Marco Mason  
Romania Roachford  
Mary Rollerson-Blackett  
Chanina Sperlin  
Julian Daniels

**Elected Officials/Agency Representatives Present**

Hon. Darlene Mealy  
Ron Thomas – Hon. Yvette Clarke  
Delsie Lawson – Hon. Mathieu Eugene  
Samuel Light – Hon. Karim Camara  
Ana Lipkind – Hon. Darlene Mealy

Alfred A. Chiodo – Hon. Letitia James  
Stanley Bridgeman - DYCD  
Dr. William Boone – Medgar Evers College  
Reuven Lipkind – Hon. Eric Adams

---

Applications are still being accepted for apartments in the 320 Sterling Street Co-op Development; applications will continue to be accepted until the last vacancy is filled, with preference being given to residents of Community District 9. Come and hear from representatives of Neighborhood Housing Services and the Urban Homestead Assistance Board, how you may qualify for an apartment.

Mr. Rodney Gearson the Program Manager of Neighborhood Housing Services of East Flatbush informed of the exciting opportunity in Community Board 9's backyard, the opportunity to own a co-operative at 320

Sterling Street. Mr. Gearson has been asked to market the available vacant units at 320 Sterling Street. His office is located at 2906 Church Avenue between Nostrand and Rogers Avenue.

Neighborhood Housing Services is a not-for-profit housing organization that has a consumer friendly approach that addresses the needs of New Yorkers and empowers them to turn their dreams of homeownership into reality by providing comprehensive home buyers education programs, detailed information on marketing programs available, grants and loans available, as well as down payment costs and loan assistance information for qualified first-time home buyers. There is a wide ray of services provided at Neighborhood Housing Services. Whatever services provided, he would like for the community to pass it on, not only for first time home buyers but also homeowners. There will be a forum tomorrow for homeowners and first time home buyers. They will be discussing home owner grants, home improvement services, senior services, mortgage modifications, and much more. The forum will be held at the First Baptist Church at 450 Eastern Parkway, corner of Rogers Avenue on Wednesday, October 27, 2010 at 6:00 p.m.

Regarding 320 Sterling Street Co-op between Nostrand and New York Avenues, it is 106 unit building that has been fully rehabilitated. Work should be completed by spring 2011. The work started over a year ago. Of the 106 units 51 units will be made available to the public. In order to get applicants to apply for the 51 units, a lottery was held this year. The closing date for the lottery was in February. They are now at the open market stage. Applicants have applied; the deadline has passed; so now they have gone to open market - this means that anyone can apply.

There are 1 bedroom units, different sizes, about six different layouts. The square footage ranges from about 600 square feet to 750 square feet. The cost of the unit is \$90,000.00. The building will be greatly subsidized that is the building will be receiving grants from New York City Affordable Housing Corporation. The actual price of the unit is approximately \$130,000.00 but due to the subsidy the price is reduced to \$90,000.00 for qualified individuals. One has to fulfill certain criteria to receive that price of \$90,000.00: they look at the household size, i.e. one unit, a household of 1 to 2 in a family; the household income should not exceed \$55,000.00. You may not get the full price of \$90,000.00, however, you will get a part of the subsidy, but not the full \$40,000.00. There are over two hundred applicants who are waiting to purchase. Of those 51 units, 50% of the residents of Community District 9 will get preference.

The maintenance fee is estimated at \$600.00 per month; it covers gas, water, property taxes and the upkeep of the unit. All one would pay is the electric and telephone bills. Additional subsidy can be applied for to reduce the monthly maintenance fee. Applications are in the back of the room. Applications can also be downloaded at [www.nhsnyc.org](http://www.nhsnyc.org)

## Questions and Answers

What about financing? We at NHS work with several banks i.e. Chase, Bank of America, etc. They are all prime banks who have special financing for first time buyers. The City of New York also has grants for first time home buyers. Combining the grant from New York City and whatever bank you wish to work with could get you into one of these units.

How much do you have to put down? Ten Percent of the \$90,000.00 which is \$9,000.00; with closing costs it will be approximately \$15,000.00.

Who owns the building? The building is owned by a joint venture, two not-for-profit organizations, the Urban Homestead Assistance Board and the New York City Housing Partnership.

Denise Mann – Will the people living there have to buy? Everyone will have to buy.

Chairman Jacob Goldstein – There is a common practice which is called the “insiders price” this is for renters. This price is fixed by the co-operative board, based on a percentage. There is a reduction of the price. You cannot get rid of tenants already living there. You cannot evict them. That is the law.

Mr. Gearson explained that the co-operative is about building the community. This is not an investment property. If you buy these units you have to live in them.

District Manager Pearl Miles said that she found it ironic that the apartments are now being sold for \$90,000.00. Some years ago the City had placed the building in a program where the apartments were offered at \$350.00 each. Strange things happened there and the city took the building back. Now these same apartments are being sold at \$90,000.00.

Mr. Gearson – 320 Sterling Street is up for a new start.

Chairman Goldstein thanked Mr. Gearson for the good news advising residents on how to obtain affordable housing in Community District 9.

**Presentation by Mr. Kevin Shea and Ms. Suzanne O’Keefe about the Adult Learning Center; computer classes and the opportunity for volunteering in the Adult Literacy program at the Eastern Parkway branch of the Brooklyn Public Library.**

Ms. Susan O’Keefe, representing the Brooklyn Public Library, informed of the budget and the difficulties facing the public libraries. The Eastern Parkway Branch Library has Adult Education classes in Reading, Writing, ESL, Pre GED, and Computer Basics. All these programs are free. Adult Education classes are held in the mornings, afternoons, evenings and even Saturdays and some Sundays.

At the library they try to get people in the community to get involved in the programs. There are training sessions for volunteers. They would like volunteers for Reading and Writing classes. Classes are conducted in small group settings. There are brochures provided that will give the necessary information. It is a wonderful experience.

Ms. O’Keefe has worked for a number of years with Adult Education at the Brooklyn Public Library. She is privileged to work in the program. Her job primarily is to create curriculum, work with the tutors, students, as well as the volunteer staff. It is a rewarding experience. Anyone interested in volunteering or want knowledge of what the library offers, can pick up a brochure at the back. Please share it with your family, neighbors and friends.

Chairman Goldstein encouraged the community to make use of the library. It is among the few free programs given by the City. There are many cutbacks in the City’s programs. He also encouraged people to join AARP; it is a fabulous program. He thanked Ms. O’Keefe for the information and hoped the community will participate in the volunteer program.

**Public Hearing on the request submitted by Ms. Michelle Nero, daughter of the late Reginald Nero, who was a tireless worker and youth advocate in the community for over 50 years. Ms. Nero is requesting that McKeever Place from Montgomery Street to Empire Boulevard, be co-named "Reginald Nero Way" to honor the memory of her father.**

Representing the Nero family were Michelle Nero and her brother Reginald Nero, Jr. Ms. Nero gave a brief update on the life and work of her father the late Reginald Nero. Mr. Nero was one of the founders of Medgar Evers College in 1969. From 1972 – 1979 he worked at the Ebbets Field Ball Park and started the Crown Heights Youth Institute, providing organized recreation for the youth in the community. He organized scully, boxing, basketball, paddle-ball and tennis tournaments in the Ebbets Field Ball Park. 1979-1988 he ran basketball tournaments and other sports activities at Wingate Park. He received various citations and awards, including from former Parks Department Commissioner Gordon J. Davis and Brooklyn Borough President Marty Markowitz, for his contribution to the youth in the community.

In 1988 Mr. Nero served on the Medgar Evers College Community Council with Dr. Betty Shabazz; and from 1991-95 as a member of the Crown Street Block Association. In 1994 the Bedford Bowl honored Reginald Nero by painting his likeness on the Wall of Distinction along with that of Nelson Mandela, Mohammed Ali, David Dinkins and others. Also, in 1994 Mr. Nero became one of the founders of Jazz on the Steps of Medgar Evers College. In 2000, he was honored by the New York Historical Society in a series entitled "Unsung Heroes of our Community" that portrait now hangs in the Brooklyn Public Library at Grand Army Plaza.

Ms. Michelle Nero humbly asks that her father be judged not on one criteria alone but by his body of work for this community.

District Manager Pearl Miles added that Mr. Nero was also a member of Community Board 9's Youth Services Committee for many years, and worked very closely with the Youth Coordinators Paul Black and Dion Ashman. The District Manager said she learned a lot from Mr. Nero. He was all about the youth. Ms. Miles further added that Mr. Nero was honored by the NYC Parks Department with the renaming of the basketball courts at Wingate Park in his honor just this past week.

Dwayne Nicholson informed that both Dion Ashman and he were former students of Mr. Nero and they are grateful to him for what he did for the youth.

#### **Public Hearing on Community Board 9's FY 2012 Capital and Expense Budget Requests**

Chairman Goldstein informed that the Capital and Expense Budget Requests were emailed to members and posted to the Board's website. The hearing is opened.

#### **Capital Budget**

Pearl Miles informed that she receive an email from Kings County Hospital that they would like the following requests to be included in the Board's submission: (1) Two Bariatric Beds each costing \$30,000 – a bariatric bed is one made especially for obese patients following a surgical procedure; and, (2) Two Ultrasound Machines each costing \$195, 000 to replace outdated equipment in the Radiology Department.

From the Human Resources Administration there is a request for support to make sure that the funding Stream for Flexible Funds for Family Services (FFFS) is in place. FFFS supports eligible and low income families

with programs such as retention services, drug alcohol and assessment monitoring, domestic violence and assessment.

### **Expense Budget**

No comments. No discussion.

### **BUSINESS SESSION:**

The business session began at 8:00 p.m., with 35 members present.

### **Minutes of the September 2010 Meeting**

The minutes of the September 2010 meeting was presented for correction and adoption. A motion to accept the minutes as presented was made by Carl Morgan and seconded by Dwayne Nicholson.

### **District Manager's Report**

District Manager Pearl Miles reported on the following:

- The 71 Pct would like to make the community aware of burglaries in the community and advises residents to keep their windows and doors closed and locked. There is also an increase in thefts of cell phones and other electronic devices; the police are reminding residents to be aware of your surroundings when on your phone or other devices.
- The 71 Pct Crime Prevention Unit will come to your block association meeting, group meeting or meetings of religious organizations to show how to improve security in your home or church. Call 718-735-0528 to set up an appointment.
- The Citizens Committee Block Grant Awards for Block Associations has awards of \$500 - \$1,000 for block associations to improve their community. The deadline for applications is November 15<sup>th</sup>. In mid-December you will be notified if you received a grant and be invited to an orientation. By April-June you will receive the funds and be able to fix up your block. For further information call Selene Shaw at 212-822-1566 or email [sshah@citizens.nyc.org](mailto:sshah@citizens.nyc.org) or January Sanalack at 212-822-9564 or email [jsanalack@citizens.nyc.org](mailto:jsanalack@citizens.nyc.org)
- Due to the elimination of some bus services in the borough, the Taxi and Limousine Commission have launched a pilot program and granted license to some commuter vans to operate on those routes that have been eliminated – for example on the B71 route the Brooklyn Van Lines is now licensed. The service is from 6:00 am to 10:00 pm, seven days a week, 788-676-0504. For the B39, City Link Van and Bus Transportation – 718-723-7269. For the B23, Sunset Service Transportation – no phone number provided. The license must be displayed in front of the van; the fare is \$2.00. For further information visit [www.nyc.gov/tlc](http://www.nyc.gov/tlc).
- The 71 Precinct and the 71 Precinct Community Council will once again be hosting their Halloween Safety Walk for the children in the community beginning at Rutland Road and Flatbush Avenue, through the community, and on to the 71 Precinct House where they will be treated to more candy. The Walk is from 5:00 to 9:00 pm.
- There will also be Halloween activities in Prospect Park, the Bronx Zoo and Central Park – please take the children.

- The Brooklyn Botanic Garden Apprenticeship Program will have an open house on November 13, 2010 to discuss the program. Applications for the program can be downloaded from [www.bbg.org](http://www.bbg.org) or call 718-623-7252 for more information. Children in the program will learn about horticulture and other exciting environmental programs.

## **Committees' Reports**

### **Public Safety Committee – Rosemarie Perry (see written report)**

The Public Safety Committee discussed Capital and Expense budget requests – Fire Department requests – (1) New roof for firehouse on Rogers Avenue; and, (2) Maintaining the 5<sup>th</sup> man for Engine Companies.

### **Education Committee – Demetrius Lawrence (see written report)**

The committee met with Principal Alleyne, PTA President, and Parent Coordinator for PS 91 regarding issues impacting the students and school. One of the issues raised was professional development for the teachers. Community Board member, Sylveta Hamilton-Gonzales, founder of the Macademy School of Science and Technology, has volunteered to have the Macademy faculty work with the Principal on professional development training for her staff.

Eleanor Rollins – did Ms. Alleyne stipulate what kind of professional development she is looking for? Yes – the teachers have been there for many years, she would like to bring them up to date with new methods of teaching.

Edu Hermelyn (inaudible.) She is a new principal and she would like to get the staff, parents and community involved.

### **Transportation Committee – Ed Fanning (see written report)**

Sam Marmulzsteyn discussed proposal to extend the B14 route from East New York terminating at Eastern Parkway. The proposal had been rejected before by the MTA but the committee will try to present a stronger case next year.

The committee reviewed the co-naming request for McKeever Pl and voted to recommend the street be co-named "Reginald Nero Way".

Capital and Expense budget requests were revisited.

### **Health and Social Services Committee – Dwayne Nicholson (see written report)**

The committee reviewed the Dept of City Planning's 2011 proposed Consolidate Plan.

The Director of the KCH Cancer Care Center will be invited to the November meeting to discuss cancer in line with Borough President Marty Markowitz's push to encourage men especially, to visit their doctor on a regular basis.

Also discussed flooding on Winthrop Street and the bed bug problem.

## Chairman's Report

Chairman Goldstein reported the following:

- Please remember to check food items from Halloween before the children eat them.
- Two burglars were caught in the neighborhood climbing someone's fire escape; they were 15 and 16 years old. Thank you to NYPD Officers from the 68, 70 and 71 Precincts who were able to clear out thirty-five burglaries in the precincts.
- The district manager sent an email to committee chairs regarding the timely submission of minutes from the committee meetings. Basically, minutes submitted the day before or the day of the community board meeting will not be processed.
- Board members have not been attending committee meetings. Non-attendance will result in removal from the Board.
- A meeting was held in the Community Board office with the Kingston Avenue project contractor, the Dept of Design and Construction, outlining the project and discussing any last minute questions and concerns. The project is expected to start next week. The District Manager is working with the Dept of Transportation to obtain loading zones for merchants on Kingston Avenue.

Inaudible question. They are not talking blocks, probably a block and a half.

Sam Marmulzsteyn (inaudible) I am not a policeman, but the cops should be giving tickets. It is not a permanent thing.

Theopia Green – how long will be the construction? Approximately 18 months. They will be doing block by block. The game plan is not to rip up all the blocks all at once. They are doing block by block. Hopefully it will finish before the 18 months.

The Chairman asked everyone to keep our First Vice Chairperson, Dr. Marco Mason, in their prayers.

## Voting Items

**Co-naming of McKeever Place "Reginald Nero Way"** – a motion to co-name McKeever Pl "Reginald Nero Way" was made by Ed Fanning and seconded by Rosemarie Perry; there was no discussion. Vote: 34 yes; 2 abstentions; 0 no votes. The motion was carried.

## FY 2012 Capital Budget Requests

Motion to accept the Capital Budget was made by Dwayne Nicholson and seconded by Demetrius Lawrence; there was no discussion. Vote: 34 yes; 1 abstention; 0 no. Motion carried.

## FY 2012 Expense Budget Requests

Motion to accept the Expense Budget was made by Stuart Balberg and seconded by Gwen Carter. Vote: 34 yes; 1 abstention; 0 no. Motion carried.

## Acknowledgements

Chairman Goldstein acknowledged the following Elected Official – Hon. Darlene Mealy – as well as the following representatives:

Reuven Lipkind – Hon. Eric Adams; Ron Thomas – Hon. Yvette Clarke; Ana Lipkind – Hon. Darlene Mealy; Alfred Chiodo – Hon. Letitia James; Dulcie Lawson – Hon. Mathieu Eugene; William Boone – Medgar Evers College; Samuel Light – Hon. Karim Camara;

Mr. Light announced that Assemblyman Camara will be sponsoring a Thanksgiving reception on November 7<sup>th</sup> 2010 at the Brooklyn School of the Arts, Dean Street, Brooklyn. He also reminded that the Assemblyman's office was located at 1216 Union Street, Brooklyn.

## Adjournment

Motion to adjourn was made by Carl Morgan and seconded by Dwayne Nicholson.

The meeting adjourned at 8:50 p.m.

Respectfully submitted  
Shelia Foster-Golding  
Secretary  
November 15, 2010