



BROOKLYN COMMUNITY BOARD 13

1201 Surf Avenue – 3rd Fl., Brooklyn, NY 11224
(718) 266-3001 FAX (718) 266-3920
<http://www.nyc.gov/html/bkncb13>

ANTONIO REYNOSO
Borough President

LUCY MUJICA DIAZ
Chairperson

Eddie Mark
District Manager

COMMUNITY BOARD 13 MEETING MINUTES

Date: Wed. Sept. 28, 2022

Time: 7 p.m.

Loc.: Zoom

MEMBERS PRESENT:

Lucy Mujica Diaz
Dionne Brown
Marion Cleaver
Lolita Divilova
Selina Grant
Queenie Huling
Allen Newman
Nodira Pirmukhamedova
Michael Russo
Tatyana Segal
Evelyn Strasser
Fanya Vailevsky
Gloria Watkins
Kumali Zairee

Zunera Ahmed
Patricia Brown
Joe Corace
Susan Flaschenberg
Ronald Greenberg
Cynthia Leveille
Robbin Wright Paraison
Michael Quinn
Jeff Sanoff
Michael Silverman
Jack Suben
Edita Volovodovskaya
Joann Weiss
Svetlana Zelinskaya

Lakeisha Bowers
Mario Caggiano
Asad Dandia
Olga Fort
Amarilys Herrera
Yelena Makhnin
Boris Pincus
Sam Rinkovsky
Fran Schwartz
Pat Singer
Barbara Teitelbaum
Dennis Vourderis
Annette Wesley

MEMBERS ABSENT:

Erum Hanif
Pat O'Brien
Gregory Vayngut

Doyin Asad
Pervez Siddiqui
David Wynn

Bernard Kaufman
Priscilla Santos(exc)

GUESTS:

Miriam Padilla, Christopher Greif, Malia Teske(EDC), Justyn Turner(EDC), Edwin Huero Troy Olson(CM Vernikov), Erica Turner(CM Kagan), AM Frontus, Michael Matteo, Alessandro Zamperla(CAI), Tina Georgoulakos, Bridgette Ingraham(CIH), Ida Sanoff, Danielle Ruffo, Arlan Pargulf Construction, Inc., Mariyah Markh, Ken Lazar(DOB), Bob Ferazi,

Jada Camille(JCCGCI), Craig Hammerman

OFFICE STAFF:

Eddie Mark, Dist. Mgr., Hanna Glikman, Community Associate, Lucia Knizhnik, Community Assistant, Barbara Santonas, Secretary

Board Chairperson Lucy Mujica Diaz opened the meeting and welcomed all in attendance. She reminded everyone that the meeting is being recorded and the chat function has been disabled. Open Meeting Law Rules stated that while we are meeting virtual, board members must have their cameras on, be visible on the screen, during roll call vote.

PRESENTATION:

Update on Coney Island Hospital

Bridgette Ingraham

The campus is slowly transitioning to South Brooklyn Health. In the past two years significant investment has been made to upgrade the ambulatory side of the campus. The Ruth Bader Ginsburg building will open in 2023. Excellence for All is the new phrase used for the hospital. Coney Island Hospital is transitioning to South Brooklyn Health, NYCHHC. The main building will be known as The Health and Wellness Institute. The total transition will take three years. The campaign began in August, 2022 and will continue into the Winter of 2023. The name of the entire campus (inpatient and outpatient) will be Southern Brooklyn Campus. The inpatient part of the campus will be known as The Ruth Bader Ginsburg Hospital.

Michael Quinn asked why the campus is being called South Brooklyn, not Southern Brooklyn. Bridgette answered that the hospital takes patient from Southern Brooklyn.

Mark Merynk stated that P/T is located on the third floor in the old building and will it remain there. She said that P/T and O/T will remain in the old building, but on the 7th floor.

Fanya Vasilevsky thanked the hospital for taking good care of her last week when she went to the E.R. for COVID infusion. She did not have a long wait, the nurse was very capable. She heard that the hospital was not a pleasant place, but she did not find that to be the case.

Gloria Watkins asked if the Chemistry and Hematology labs would remain in the same building. Bridgette said yes. She also added that the ER would be on the second floor of the new building.

Michael Russo wanted to know where the Level 1 Trauma Center would be located. Bridgette said that due to cost restraints, the hospital cannot commit to a full time Level 1 Trauma Center. However, their Trauma Team is always ready, and can take codes when needed. They will take care of patients who come in for trauma, but no on Level 1 yet.

PRESENTATION:

Request for letter of support for lease extension on 1502 Surf Avenue -Justyn Turner, EDC

Justyn reminded the members that EDC will need a letter of support from them for the lease extension as it will be presented. He introduced Malia Teske, Assistant Vice President of Asset Management at EDC who will make the presentation.

Malia explained that a letter of support is needed from the Community Board to extend the lease for the Thunderbolt property. This presentation that is being made tonight is the same as what was presented to the Economic Development Committee.

Leases have been given to CAI Amusement and Voudou Enterprises. These leases will expire on 12/31/2027. They want an additional 10 year extension. The Thunderbolt has an additional small piece of property which needs the support to have the lease extended for additional ten years and to extend the CAI lease for additional ten years. This extension will allow the tenants to recoup losses incurred during the pandemic. CAI will then extend the

subtenant's leases. The original lease was approved on 12/27/2021 and will expire on 12/31/2037.

Lucy said that at the Borough Board two community board's had questions about this lease extension. Justyn said CB 9 did not understand the subtenant's leases and how it effected finances. He said the City is not part of the leases and are not privy to the information on them, that is the reason EDC needs a letter of support from our community board.

Selina asked how the tenants on the boardwalk feel about their rents increasing. Justyn answered that with all the support of the subtenants, he feels it shows that they are in favor of the increases and in favor of the lease extensions.

Assemblymember Frontus asked if all the businesses on the boardwalk leases renewed their leases. She understands that Lola Star has not renewed her lease. Justyn said that EDC had encouraged all tenants to sign agreements with the landlords. One tenant has still not done so.

Michael Russo said tenants seem basically happy with the lease situation and the Economic Development Committee came to a decision to approve the letter of support.

The floor was now opened for discussion.

Board member, Cynthia Leveille asked if the area in question was where the white bar was indicated on the presentation was included in the original lease (it was not included in the original lease). She thanked EDC for making the presentation at the Committee meeting.

Lucy thanked EDC for revising the slide that showed 50% from the Thunderbolt rent was what EDC was giving to the Parks Department and will remain in C.B. 13. The Community Board will contact Parks Department to let them know that we want input as to what they should use the monies for.

Craig Hammerman made the following statement: "I have a 25-year-old child. When they were a teenager and they wanted to go out, they had to ask permission. Of course, I wouldn't say YEAH, SURE DO WHAT YOU WANT. I needed to know where they were going out with, and what time they would be home. Those are conditions. They got to go out as long as they honored those conditions.

The City of New York bought the boardwalk properties in 2009 for \$96 million. The City owns the underlying property that the amusement district businesses are on. They have a master lease with CAI, who holds subleases with the boardwalk businesses like Ruby's and Tom's who are subtenants. These businesses suffered tremendous losses from the 18-month pandemic closure, which pushed them perilously close to the point of closure. They negotiated new terms with CAI which rolled back a portion of their rent increases and extended their terms by 10 years to give them more time to reestablish themselves financially. I have heard them speak at several hearings. They sound content with the deal they reached. CAI made it clear to the City that the deal with their subtenants is contingent on the City extending their master lease for an additional 10 years, which the City has agreed to do. The tenants are getting a deal they seem content with. CAI is getting their lease extension. And the City will continue to collect rent from the use of this City-owned property through 2038. The City is collecting rent for the use of this public land. But the Coney Island community was completely left out of these negotiations.

Your Economic Development committee has put forward a motion to support this deal “as presented” because it will benefit the amusement district businesses including CAI and Deno’s, who are certainly deserving of our support. Sadly, the deal does not currently include Lola Star. It benefits the city to have financially stable businesses locked into a long term lease deal. But there’s nothing in this deal to help the host community. When you vote to approve something without conditions, it is the equivalent of saying, YEH, SURE, DO WHAT YOU WANT. You get to say what kind of conditions you want whether the City is prepared to meet them or not. You get to ask for what the community needs. You can even demand what the community deserves.

Would any of you let your child go out without conditions? Of course not. It is not okay to keep telling the City, YEAH, SURE. DO WHAT YOU WANT. The City needs conditions too. Please consider adding a condition to your committee’s recommendation so that the community will get something more out of this deal. Redirecting all of the rent money collected by the city for all of these properties back into the community in the form of programs and projects that will support the needs of the Coney Island community would be a great start.

Barbara Teitelbaum stated that it is important to make sure that the Parks Department keeps the money in our community. It is nice to think that 100% of the money would go back into the community, but in the real world, getting 50% is good. It is important to understand what the community can really expect to receive.

PUBLIC SESSION:

AM Frontus – She remarked that it is important to continue the discussion on mental health issues. Especially since what happened in Coney Island with that mother allegedly drowning her three young children. The AM suggested that everyone check in with each other and be able to discuss their feelings. There are many resources on the City, State and Federal level that can be used to assist the community. The AM thanked representatives from C.B. 13, 60th Pct Community Council and the Crime Prevention Unit of the 60th Pct for attending the meeting which he sponsored, with the merchants of Mermaid Avenue. Many crime prevention techniques were given by Office Cannizaro and the business owners decided to work together to get a better quality of life in the community.

Craig Hammerman – He wished everyone who celebrates, a Happy and Healthy New Year. He promised that in the future he will try to keep his statement brief. If anyone doesn’t want to receive emails from him in the future, let him know.

Christopher Greif – New York City Transit Rider’s Council – He reported that a pilot bus will be placed on the B1 bus line. It is configured with accommodations for children in strollers to ride safely. Also, riders should be making decision as to whether they will choose to use the Omni card or an alternative method of payment when riding public transportation.

Erica Turner – representing CM Kagan – She reported that the CM will not be participating in Participatory Funding this year. The CM received \$5 million dollars and has given \$4 million of that to community groups. Lucy requested that the CM place in a public forum, who he gave the money to.

Ida Sanoff said that the CM spoke about maintaining the wooden boardwalks in the amusement area, which is the most heavily travelled part of the boardwalk and that Parks will maintain this wooden area. In 2024 Parks will be doing repairs and using concrete in some parks of the boardwalk. In 2030, Army Corps of Engineers has reported that they will do

work on the boardwalk and in doing this, will undo all the work Park did in 2024. She asked if it makes sense to spend several million dollars of the taxpayer's money for less than 10 years?

Erica said, in regard to the boardwalk, the CM will be on the Boardwalk on Oct. 3rd at 1 p.m. at which time he will speak on issues pertaining to the parks, beach and boardwalk. Joann Weiss asked for the location on the boardwalk where the CM would be speaking. Erica said she will let Eddie know and he can forward this information to all the board members.

Hassan – representing Borough President Reynoso – He gave regards from the Borough President. During the summer the BP's office fulfilled his promise to allocate Capital funding to help close the racial maternal mortality rates by allocating \$45 million among three Brooklyn Hospitals. C.I.H. received the largest allocation, \$18.5 million. He suggested the public check the BP's website for updated public events. Lucy remarked that the BP's office has an Open Meeting with the Chairs of the Community Boards and representatives from the City Council monthly. The next meeting is Oct. 6th at 6 p.m. She suggested anyone who has time and is interested should attend. It is virtual. For information on log in, contact the BP's office.

MINUTES:

Motion made by Joann Weiss, seconded by Joe Corace to approve the minutes as submitted.

VOTE: In Favor: 40

Opposed: 0

Abstention: 0

Motion carried (quorum present) Roll call on file at C.B. office

CHAIRPERSON'S REPORT:

Lucy thanked AM Frontus for the report on her meeting. She thanked CM Kagan for sponsoring the Vigil on the boardwalk in memory of the 3 children who were allegedly drowned by their mother. She also thanked him for sponsoring the co-naming of the street for Frank Giordano. She reported that the Governor has extended virtual meetings until October 23, 2022.

Lucy reminded the board members about the email they received in reference to having personal business cards printed using the City's insignia. Tomorrow, Lucia will email board members the information from COIB about this issue.

Zunera asked if someone could come to the board meeting to speak about the redistricting of the City Council. Lucy said she would find out about this.

Cynthia Leveille asked for an update on the co-naming of the street in Brighton Beach as Ukranian Way. Eddie answered that this ceremony was done during the summer.

CAPITAL & EXPENSE BUDGET FOR FISCAL YEAR 2023

Board member Tatyana Segal wants to add to the budget an allocation of funds for Social Services and to set up that type of agency in our community (i.e. domestic violence) to help single mothers with serious health, mental health concerns. This would give direct legal and social work services to our community. Zunera asked for clarity on this request. Would the board select the group or just give a letter of support for the concept.

Pat Singer stated that last year there was no funding for HPD. This year we have changed its position from 4 to 5. Eddie said next month we will have final discussion and then board vote.

Selena Grant suggested that under Health #10 – Other – where we mention air quality, we indicate that this should be for the Coney Island, Brighton Beach area.

Lucy requested that at the next board meeting Eddie have a power point presentation or slides when discussing Capital and Expense Budget items.

Jeff Sanoff discussed the fact that the Governor and DEC suggested that air monitoring be done in NYC, beginning with Manhattan and the Bronx. Nothing has been said about Coney Island. He feels that we should push for this monitoring for our area as we are an Environmental Justice area. Eddie reminded him that our area was chosen as an Environmental Justice area but that had to do with Beach Haven dumping. Eddie will check.

TREASURER'S REPORT:

Eddie reported that Dionne will give her Treasurer's Report at the October meeting.

CORRESPONDENCE:

Sam Rinkovsky

- Oct. 12th 5 p.m. Street Co-Naming for Fred Schneider (corner of West 12th and Neptune Avenue). All are invited to attend.
- Volunteers needs for Intercoastal Cleanup at Kaiser Park, Sat. Oct. 1st from 9-2 pm

UPDATE ON WIN FACILITY:

Zunera Ahmed/Pat O'Brien, CAB

The Community Advisory Board for the WIN, DMS Family Shelter had a meeting on July 14th. At which time, Eddie Mark, Zunera, Pat O'Brien and Gloria Watkins met with the facilitators of the Shelter.

195 of the 198 units are occupied. 237 adults and 204 children, included 78 school aged children are living in the facility.

There are some non-english speaking and some bilingual residents. Each room is equipped with bunk beds and cribs if needed. Most room are occupied by single parent families. Each unit has A/C and heat. There are window guards and chain locks on all the windows. 48 families have left the facility for permanent housing. Curfew in the summer is 11 p.m. and during school it is 9 p.m. Social Services are available week days from 9 a.m. to 5 p.m.

The biggest problem is there are no DOE Liaisons assigned to the Center since the opening. The facility was supposed to have 7 Social Workers, but only 1 has been assigned due to a citywide shortage of Social Workers.

There is Security at the Center and our Precinct is involved with the Advisory Board. There are the usual quality of life issues, which are being addressed.

It has been suggested to reach out to CM Kagan's office about getting a DOE Liaison. Barbara Teitelbaum suggested to get in touch with Mark Treyger. Zunera said that Pat O'Brien had been in touch with him and was given a name of a contact. The person who Pat spoke to said that the issue was due to staff shortages. Lakeisha Bowers said that she will bring this problem up at the CEC and with the District Superintendent.

Gloria Watkins said that there has been a problem placing families in NYCHA housing in our community. It was suggested that she too, contact the CM's office on this situation.

Lucy suggested that the cameras that are on the outside of the Center be turned so they can cover the surrounding areas across the street from the facility.

Joe Corace asked that Zunera be given his contact information and call him. Perhaps the Kiwanis can get involved in this Center.

COMMITTEE REPORTS:

Economic Development Committee

Michael Russo

There was a presentation made by EDC about a letter of support for the lease extension for businesses on the boardwalk. At the committee meeting, at the conclusion of the presentation and after some discussion, motion was made to approve the lease extension as it was presented because it seemed to the committee that all subtenants were happy with the new lease situation.

VOTE FROM COMMITTEE: In Favor 8 Opposed 0 Abstention: 0
Motion carried (quorum present) Roll call on file at C.B. office

Michael Quinn made a motion to amend the motion that was made at the Committee meeting stating that all revenue be returned directly to the Coney Island community in supplemental programs. This was seconded by Pat Singer.

Discussion on the Motion:

Jeff said that the original motion did not give a percentage. Now Michael Quinn wants 100% of the rent to go directly back to the community.

Michael Silverman said that the problem with the original motion from committee was, it did not specify an exact percentage.

Joann Weiss said it was based on 50% going back to the Parks Dept. to be used in the community.

Michael Russo said he thought it meant 50% of the total lease from the Thunderbolt.

Malia from EDC said that the percentage of rent from CAI is based on gross receipts from the operation. 50% of what EDC receives will be directed to Parks for use only in Coney Island.

Yelena Makhnin asked for clarity that this vote is only for the small portion of the Thunderbolt what is indicated in the picture. The remainder had been included previously.

Justyn said that this amount is 50% of the overall revenue CAI receives.

Dennis Vourderis asked what is Michael Quinn suggesting as to where the revenue goes and who will manage how the money is spent. Michael Quinn said he just wants to make sure that the money is spent directly in the community.

Michael Silverman remarked that this amendment doesn't make sense to vote on because we have no direction as to where the money is going and who will be the conduit overseeing how it is spent. Barbara Teitelbaum agreed with Michael Silverman that the Community Board needs to know who the conduit for the money will be. Pat Singer suggested the Alliance for Coney Island be the conduit.

Fanya Vasilevsky said she doesn't understand the entire situation.

Justyn stated that CA has invested \$85 million into the boardwalk and in 12/21 an extension of the lease agreement was approved extending the lease for most of the property. Although this is built into the lease, he doesn't know how binding the stipulation may be.

Joe Corace said the community doesn't seem to know a lot and if Parks gets the money, he believes it will go where it should go.

Michael Silverman said we should vote on Michael Quinn's amendment that 100% of the money be given to the community and if the motion doesn't pass, we should revert back to the original motion from Committee.

VOTE: In Favor: 6 Opposed: 27 Abstentions: 6
Motion Denied (quorum present) Roll call on file at C.B. office

Lucy said that now the motion will revert to the original motion coming out of Committee
Motion: Community Board 13 supports the lease agreement for 1502 Surf Avenue as presented. 50% of the revenue coming from the Thunderbolt will go to Parks Dept. and will stay within the confines of C.B. 13. Parks will work with the community to get input about how the money should be spent. This motion was seconded by Joann Weiss.

VOTE: In Favor: 40 Opposed: 1 Abstentions: 0
Motion carried (quorum present) Roll call on file at C.B. Office.

Fanya Vasilevsky just wants to make sure the money goes towards the repair of the boardwalk.

Michael Russo asked if the funds are 50% of Thunderbolt revenue or 50% of land that was just added to the lease. Justyn said 50% is going to the Parks Dept. to be used in Coney Island Parks.

LICENSE COMMITTEE:

Yelena Makhnin, Chair

There was a committee meeting held on Sept. 7th. Two new applications were presented

Note Bene – 282 Brighton Beach Avenue – full liquor license – no problems

Omar Khayyom – 3159 Coney Island Avenue – full liquor license – no problems

Motion was made to approve both licenses with one vote.

VOTE: In Favor: 40

Opposed: 0

Abstentions: 0

Motion carried (quorum present) Roll call on file at C.B. office

OLD BUSINESS:

- RFP has been submitted for food carts in various spots on the Reigelman Boardwalk in Coney Island and Brighton Beach. There will be a discussion on this at the October Board meeting.
- Interfaith Committee will begin meeting again in November
- Selina thanked DOT and CM Kagan for the 4 way stop sign on W. 37th St. and Surf Ave. She also reminded everyone to be aware of the 4 way stop on West 37th St. and Mermaid Avenue

GOOD & WELFARE:

Joann Weiss reported that the date for the next meeting of the 60th Pct Community Council has been changed to Wednesday, Oct. 19th due to a Jewish Holiday. It will be in person at St. Paul's Lutheran Church, W. 8th St. corner of Neptune Avenue.

NEW BUSINES:

Barbara Teitelbaum stated that at the Parks Committee Meeting it was discussed that originally Scarangella Park was named P.O. John G. Scarangella Park. The name was shortened years ago. Marty Mahr has decided that the park should be returned to the original name in memory of this police officer.

Lucy Mujica Diaz made a motion to co-name W. 15th St. & Mermaid Avenue after Jimmy Prince, who was an integral part of the fabric of Coney Island for many years. This had been brought up previously, and was never brought before the City Council.

Lucy requested a change of title for Barbara Santonas from Secretary to Community Coordinator. In 2019 a merit increase was voted on for this staff member but did not move forward due to the fact that the OMB advised she was almost to the top of her pay grade and the additional monies would amount to less than \$1.00. With this vote, any additional hours worked above 28 weekly can be approved by the D.M. There is no pay raise at this time but a merit increase would be allowed in the future.

Motion was made to vote on all three together. Any individual who wishes to do so, may vote on each one separately.

Vote: Change of name to P.O. John G. Scarangella Park

In Favor: 38 Opposed: 0 Abstention: 1

Motion Carried

Vote: Co-Name W. 15th St. & Mermaid Avenue for Jimmy Prince

In Favor: 37 Opposed: 0 Abstention: 2

Vote: Title Change for Barbara Santonas from Secretary to Community Coordinator

In Favor: 38 Opposed: 0 Abstention: 1

Motion made by Lucy Mujica Diaz, seconded by Jeff Sanoff to adjourn the meeting at 10 p.m.

Barbara Santonas, Secretary