



Community Board No. 10 - Manhattan

215 West 125th Street - 4th Floor
Harlem, New York 10027
(212) 749-3105
Fax: (212) 662-4215

SCOTT M. STRINGER
Borough President

W. FRANC PERRY
Chairman

GENEVA T. BAIN
District Manager

COMMUNITY BOARD 10-MANHATTAN APRIL 2008 GENERAL BOARD MEETING MINUTES

ELECTED OFFICIALS REPORTS

Ernestine Bell, Assemblyman Denny Farrell's' Office

Congestion pricing is a tax on working class people, so the Assemblyman was not in support . (212) 234-1430

belle@assembly.state.ny.us

Carmen Perez, Community Liaison, Assemblyman Keith Wright

Three announcements: Assemblyman issued a press release in opposition to charter school coming into PS123. The Assemblyman has previously stated that community schools are already overcrowded and is opposition to having charter schools come into a system where it is not necessarily needed.

As newly appointed Chair of Social Service committee, the Assemblyman has been working to make changes to Public Assistance because the system has not changed in well over 15 years. The Assemblyman introduced legislation to allow people receiving Public Assistance the opportunity to gain educational credits and the choice to attend school without being penalized.

Regarding Congestion Pricing, it just came into the Assemblyman's hands and he is reviewing it. He does not for see further discussion with both sides of the legislature until as early as Monday. The Assemblyman has not made a clear decision, and for every call that comes in to the office we let him know how many are for congestion pricing and against. The Assemblyman's office is located in the Harlem State Office building and can be reached at 212 866-5809.

Shellie Williams, Community Liaison, Councilmember Robert Jackson

On March 26, the City Council over road the Mayor's veto of a bill making it illegal for landlords to discriminate against prospective tenants based on their source of income. Often, low-income tenants who receive Section 8 federal assistance vouchers are immediately turned away by landlords and real estate brokers. The discriminatory practice of having print and online advertising identify Public Assistance as a disqualifier will end under this bill. The Councilmember is proud to be a co-sponsor of the bill which expands the availability of housing opportunities for low income residents in this district and other neighborhoods.



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The Council's Finance Committee participated in several weeks of fiscal 2009 budget hearings for all city agencies. These hearings by City Council will form the basis for a response to the Mayor's preliminary budget and will explore City agency needs for the upcoming fiscal year.

Upcoming 2009 Fiscal year has a \$1Billion deficit that we must close, and the projections are much worse. Layoffs and decreased action on Wall street have translated into decreasing revenues in the financial sector. The Subprime mortgage meltdown and the constriction of corporate expansion has slowed the buying and selling of valuable real estate. Both of these developments have severely lowered revenues derived from the City's personal income tax, real property transfer tax and mortgage recording tax. These taxes provide a large share of city revenue and we are now facing this deficit. Councilmember Jackson is committed to holding the line against cuts. In regards to Education last year, with a more flush budget we had a \$4.6 billion dollar surplus, in addition, we worked to get 7% reduction in all citywide property taxes and a \$400 dollar rebate to homeowners of one, two and three family homes, and Co-op and Condo owners. This year, if the proposed cuts to education are not restored Councilmember Jackson will push for the elimination of the \$400 rebate.

The Councilmember is also providing a response to the proposed restructuring of services to the elderly for the Department of the Aging.

With respect to congestion pricing, Council Member Jackson is leaning toward voting in favor of the proposal with a few changes to bill.

Calvin Solomon, Manhattan District Attorney Office

In the process of making brochures for the Immigration affairs unit and the Re-entry program. In the meantime, there is a fact sheet for the Immigration Affairs unit in both English and Spanish. The Re-entry program information number is (212) 335-9000.

The Gun Forum will take place on Monday, April 21st at the Oberia Dempsey Center at 127 West 127th Street. They will be serving dinner at 6 o'clock and will start the forum promptly at 7pm.

Simeon Banister, Public Advocate Office

Keeping focus on the Department of Education in several different areas to make sure budget difficulties do not infringe upon education. We recognize that there other bloated areas that can afford to be cut, including contracts with consultants.

The Public Advocate Office is also deeply concerned with changes at the Department of Aging, one of which is the planned cutback on senior centers that they are say are under used.



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Simeon Banister, Public Advocate Office (continued)

The Public Advocate Office is reviewing the restructuring of the meal delivery program used in the Bronx. The Public Advocate came out strongly against the Bronx program previously because it reduced the amount of social contact that seniors had with those delivering the meals and also reduced the quality of the food. Seniors deserve to have the right to age with dignity, including social contact with as many people as possible because it is very important.

Jacob Morris, Harlem Historical Society

In negotiation with Smithsonian to bring an exhibit to Harlem and is seeking the support of the community to make it happen. The exhibit called, Freedom Sisters, has an upcoming national tour encompassing 20 historic African-American women. One of the African-American featured in the exhibition, and is also being honored with a street co-name is Ella Baker. The Harlem Historical Society is hoping to gain the support of the Community Board to persuade the Smithsonian to extend the tour to New York.

Kevin Walker, President, Harlem Business Network International

Harlem BNI is small business word-of-mouth referral organization established to help community based entrepreneurs meet natural business partners and do business with them. The key benefits of BNI are: 1) Education on how to perfect a values statement. 2) Help companies network with natural business partners 3) Give back to the community by doing business with the community

Members in the group are established professionals. Members include a real estate consultant, a small business tax preparer, a commercial lender, investment advisors, insurance advisor, and Harlem BNI is currently looking for an established CPA in the Harlem community. BNI is a community of people that network within each other. Harlem BNI meets every Tuesday morning at 7am and invites business to participate to establish a relationship in the community. That is how business is done, word-of-mouth referral.

Harlem BNI meets at 215 West 125th street, 3rd floor, every Tuesday morning at 7am. If you would like more information, you can contact me at 917 968-6333.

Danny Perez, Community Activist

The majority of the area planned for the 125th Street rezoning is designated R72. R72 has no height limit. Everyone should be aware of this before we run into more problems with no height restrictions on new high-rise buildings.

Second, those concerned with the Rezoning of 125th street should also be concerned with the oversaturation of drug treatment facilities. Board 9,10 and 11 should be meeting with City Council and The Planning commission to make sure these facilities disappear from 125th street. There is a big problem right now with the community facility on Lexington



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Danny Perez, Community Activist (continued)

avenue and 125th street. The other problem facility is on 124th street, between Lenox and 7th Avenue. These areas are destroying 125th street and we have to make sure that we clean them up. I'm appointed to Board 11, but I live in Board 10 and I will do whatever it takes to help my community in board 10.

Adai Rasul, Malcolm Shabazz Mosque

Mr. Rasul extended an invitation to board members to participate in a very important effort called the "Jail Ain't No Good" Walkathon. Now in its the third year, it consists of a 5 mile walk through Harlem, Central Harlem in particular, to get the message out to young people that jail should not be considered a right-of-passage or badge of honor. The problem not only affects those incarcerated but their families as well and we are sending a message out that young people should not take that course.

We also are seeking help from the community to provide alternatives, including community based groups, Church groups and business people. Setting up information groups/booths before the walk and will bring young people to the information booth after to sign up for educational opportunities, job training and employment opportunities.

The walkathon begins on Saturday, April 26th at 11 and will start from the Mosque on 116th street and Malcolm X Blvd.

Chrystal McKay, Harlem Branch Librarian, 124th Street

We are offering computers courses, from basic internet to businesses. Courses are offered the second and the fourth Tuesday of each month. Call 212 348-5620 and the branch will let those interested if there is space available or if other branches are offering computer courses as well.

Ms. McKay announced that the former Children's librarian, Rebecca Brown, is now the supervising librarian of the Macombs Branch at 2650 Adam Clayton Blvd.
Call 646 714-3221

Craig Schley, Vote People

Expressed that he believed the Community Board should say No to 125th Rezoning ULURP because the board had no representation in its planning.



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Nelly Hester, Tenant Housing

Expressed concerns that the flyer issued from Councilmember Inez Dickens that reflects her position on the 125th Street Rezoning did not go far enough given the questions we have here in Harlem. Ms. Hester presented recommendations excluded from the Councilmember's flyer including: 1) We cannot talk about affordable housing without talking about where the money is coming from. A part of the deal with Columbia University expansion was that \$150 million would be allotted for affordable housing. She expressed that we should have the same formula for 125th Street ULURP, including a minimum of \$250 million dollars, specifically for income targeted housing here in CB10. 2) Councilmember Dickens does not talk about the potential environmental dangers that these construction projects will pose for the Harlem community and the city. There is a fault line across 125th street that could be reactivated with construction. The Environmental Impact Statement prepared by the City Planning Department does not address the adverse impact caused by development. It also does not consider the capacity to support this new infrastructure particularly sewage. She expressed that these concerns were not rhetoric, but dealing with specifics. Contact Nelly Hester at the Harlem Tenants council 646 812-5188.

She also expressed that we need to get into the specifics of what is the alternative proposal. We owe ourselves and the future of the survival of the most historic African-American community in the world. Thank you.

Julius Tajiddin, Preserve Harlem Legacy

There was a very energetic public hearing in front of the Land Use Subcommittee. For those who left early, the meeting was adjourned and held over to April 15th. It will then go on to the full Land Use Committee and then on to the full City Council. The drop dead date for this proposal is April 29th 2008. Written testimony can be submitted up until April 15th. Mr. Tajiddin suggested submitting testimony earlier because there is a significant amount of material the Committee has to review already. He advised that the community tailor your additional responses to the information heard from the public and City Councilmembers, there was a lot of misinformation going around the room.

Chairman's Report **Franc Perry, Chairman**

Recognized the new Community Board 10 members and announced that the new board members orientation is being held on Saturday, April 26th from 11am – 1pm in the Harlem State Office building, room 000. You will have the opportunity to meet all the board chairs and ask questions of the board. We will have seminars on parliamentary procedure, board governance and how the board actually works in the community and the vision that the board has for this community.



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Chairman's Report **Franc Perry, Chairman (Continued)**

Board member, Stanley Gleaton, is Chair of the orientation committee. Stanley Gleaton is also a former board Chair.

For months, the community has mentioned that the board has been receiving constituent complaints in Spanish. With the increasing number of neighbors who speak only Spanish coming to the board office seeking assistance, we now have an intern who is bilingual by the name of Rafael Cuello and will be available at the board office.

We also like to introduce, Antonio Wilson, an intern who specializes in information technology.

As you know the budget is being cut dramatically and we have reached out to recruit interns, who are not paid and are volunteering their time.

In response to the crane collapse that happened recently, Manhattan Borough President has formed a borough Construction Task Force. We have appointed District Manager, Geneva T. Bain, to be the liaison to the borough president's office.

There is a new bill sponsored by Assemblyman Dick Gottfried, giving community boards much more input and oversight over liquor licenses and street permits in their community.

Last month, the Religious Congregations Committee brought forth the idea that has been supported by the board which is the "Say good morning to your neighbor," program. You will see (window stickers) in establishments all over community board 10 that will establish a much more friendly community.

District Manager Report **Geneva T. Bain, District Manager**

Department of the Aging is in the process of revamping its home delivered meals program. We want to make sure that no services will be interrupted during this time. We currently have proposals out for home delivered meals program.

We are in the process of updating several sections to the CB10.org website, including the community resource guide. Our objective is to make the website a one-stop-shop for all needs in Central Harlem, and we can make this a complete resource guide if we get all businesses to participate. If there are businesses that would like to be included in the website directory, please let us know.

Restated that there would be a new, more stringent process for liquor licenses and stated that this information would be presented on the CB10.org website.

We are asking the community for feedback on how we can make the board better in terms of staffing and services.



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District Manager Report **Geneva T. Bain, District Manager**

We received an overwhelming response from the survey conducted last month in terms of developing e-packets. We plan to have this service launched by May, but we also will have hard copies available for those who request them. However, the option of providing hard copies may change with planned City budget cuts of around 8%.

BUSINESS SESSION

AGENDA ITEMS

West 127th Street (C080219ZMM) ULURP – HPD Update

This project was previously presented in front of the Land Use Committee in February 2008 and received a favorable vote of 6 in favor and 1 abstention. This project then appeared at the March 5 full General Board meeting and received 12 votes in favor, 7 No votes, and 9 abstentions.

At the March General Board meeting, HPD was not clear on the issues of concern and the reason for the 9 abstentions. As such, they returned with this project and appeared at the March 20th Land Use subcommittee to better identify and understand some of the Board concerns. Concerns identified included: Local participation in the project and assistance with relocation of displaced businesses from 125th street and naming the building after the former HPD Commissioner, Ebo Boulton, on the suggestion of Danny Perez who work tirelessly for New York City for 20 years and lived across the street from this project.

Kim Lykus, Richmond Group Developer

The Richmond Group is an affordable housing developer for the last 30 years. They have developed a number of properties between CB 9, 10 and 11 and throughout the nation, and have developed around 70,000 units of affordable housing. Affordable meaning 90% of families with incomes at approximately 60% of AMI or less. The Richmond Group are long-term owners of affordable housing, manage their own developments, and strive to be a welcome addition to the neighborhood.

Their goal is to hire staff from the community in the development of the property, and strive to use local businesses during the project, and when the project is complete. The process for identifying local businesses will begin at the time there is a need to by items and will contract service from local businesses, a long-standing tradition with the Richman Group.

They are interested in working the community to identify local tenants who are at risk from being displaced from 125th street. There will be retail space in this development and have begun the outreach to relocate displaced tenants.



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The proposed project is a mixed use, mixed income development. It has retail space, a parking structure and contains 228 units. It is a mixed used development.

Kim Lykus, Richmond Group Developer (continued)

A mixture of 1-bedroom, 2 bedrooms and 3 bedrooms, 40% of the units will be set aside for families that make 60% of AMI or less. In terms of actual income, it is a range of annual income from \$18k - \$41K annual income. The rents range from \$500 - \$1,100 per month. 21 rental units set aside at 80% AMI, \$38.5K - \$66K per year. The rents range from \$1,063 - \$1,475. The balance of the units are set aside for 165% AMI or market rate, those rents range from \$2,192 - \$3,950.

Jim Davidson, SLC Architects.

The overall height of the building is limited so there will not be any towers. The development will place townhomes on the side streets with separate entrances to match the character of the area. They took a look at the history of the architecture with attempt to match it with red terracotta and earth-tones. They intend to reduce the visual mass of the building with the use of color.

Questions:

Katwy Heru, Board member

Concerns related to the income targeted nature and the level of minority business enterprises participating in the project. Expressed that the issue of ownership and income targeted housing is addressed continually.

Answer from HPD, Meilan Chiu

This project was initially a homeownership project but as it progressed the issue of income targeted could only be addressed by a rental program. There was a change from homeownership program to a rental program to get to the income targeted units you see presented here today before us. This is a 50/30/20 program with the guidelines that this is 50% market, 30% moderate and 20% affordable. But the developer skewed this to a deeper affordability so now that 40% are income targeted below 60% of AMI, 10% at 80% of AMI, and that was in response to get to more income targeted units. Homeownership is a larger question and this project is not one where we were able to create deeper homeownership. As a larger building, we cannot get that deeper affordability with homeownership.



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Question: Chris Noel, Board Member

Did not see any statements for doorway widths? There are a lot of people in the community who are ability impaired. How accessible are they for wheel chair use, including kitchens, doorways and bathrooms?

Answer:

All of the apartments in this project are ADA compliant, with 5% dedicated to accessibility.

Question: Pamela Bates, Board Member

Would you explain the rates in terms of affordability.

Answer:

Within the 60% AMI, we have units at 38% or less AMI with income ranges between approximately \$18,800 - \$33,000 per year and a set aside at 58% AMI for families that earn between approximately \$28,500 per year to \$49,000. These rates are adjusted for household size, including 1-bedroom, 2 bedroom, and 3 bedroom, reflecting household sizes from 1 to 6 people. Then we have the 80% AMI category for families that earn approximately \$38,500 per year to \$66,000 per year and the remaining market rate units.

Meilan Chiu, HPD

Jabari Osaze has asked me to clarify the definition of AMI for new board members: AMI means the Area Median Income. AMI is a HUD published number that includes New York City and some surrounding areas. The AMI for the metropolitan area is \$70,900, and this is 100% of AMI.

Community Question: Are the subsidies are in perpetuity?

Answer: The affordability (subsidies) will last 30 years and it is within the Rent Stabilization program.

Community Question: In respect to dislocated business, what is the formula or analyses used to gauge this inclusion?

Answer: We do not have an analyses or a formula, but we have reached out to Regina Smith to start the conversation.



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Will the community be involved in that conversation?

Jabari Osaze clarified that a Regina Smith is not a board member, but a representative of the Harlem Business Alliance. He stated that the process of determining the formula for displaced business was just beginning and attending Land Use Committee meetings would be a good way to continue the dialogue.

Julius Tajjidin Community comments:

Requested that the use of local business be used this project be stated in the land disposition agreement so there was no concerns in the future.

HPD answer: We do go through an Equal Employment Opportunity process for all buyers.

Julius Tajjiddin: But how do make this agreement binding?

Jabari Osaze: Will not be able to make a decision on this question, but we invite you to bring this before the Land Use Committee.

Community question: When we will the management company be accepting applications for this development

Jabari Osaze: The project has not yet been approved.

Developer answer: Generally, we accept applications a year after construction begins and follow the process that HPD has set up, including advertising in local newspapers. In regards to local business inclusion, as soon as we get closer to completion of development and start finalizing the operating budget, we want to sign up businesses to provide services and materials on a regular basis, then we will begin reaching out to local business so they can provide pricing proposals and we can begin contracting.

There was a program at HPD called FSS or Family Self Sufficiency. The program provides an opportunity for homeownership for those who receive section 8 voucher? It is incumbent on the developers to provide homeownership for those of lower income.



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Motion to add 6 West 122nd street to the agenda.

Agenda item:

Patrick McLaughlin, 6 West 122nd street

The purpose of the presentation is to seek a letter of support from the Board to help gain approval from the Landmark Preservation Committee to extend the back of his home 8 feet, for the bottom 2 floors. To date, they have met with Landmark Preservation Committee and received the informal approval with their specific instructions to meet with Community Board 10. The Land Use Committee then advised Mr. McLaughlin to meet with the Mt. Morris Park Improvement Association. Mr. McLaughlin had the meeting with Don Williams and Mr. Williams felt the request was in reason and further advised Mr. McLaughlin to meet with neighbor at 4, 8 and 10 West 122nd street.

Turu, Architect, presented plans for renovation for 6 West 122nd street

Landmark Preservation was most concerned with the 110 years-old stain glass windows in the back of the building. Those stained glass windows will be restored. They will also use the original brick on the extension. He planned to make sure that the building changes would be in congruity with the rest of the neighborhood.

Community Question: Was there an answer from the Mt. Morris Park Association?

Had a meeting with Don William of MMPIA, for 90 minutes in which he gave him his approval, but requested that he talk to his neighbors which was done.

Patti Jacob Question:

When you came before the Landmark Committee, we requested that you obtain letters of approval from MMIA, adjacent neighbors, and Landmarks Commission on changes to stain glass windows.

Patrick McLaughlin Answer: Did not recall the request for written letters

Jabari Osazi response:

The motion was to author a letter to the Landmark Commission in support of the application, pending approval of the Mt. Morris Park Improvement Association and adjacent neighbors provided that applicant follows guidelines of the Landmark Commission. Jabari Osazi did not recall the conversation specifically speaking to actually a written letter.



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Cordell Cleare, State Senator Bill Perkins Office

Senator could not be heard, he is in Albany. They are still negotiating different parts of the budget, including proposed nursing home cuts that were voted on today and discounts on pharmaceutical. Health-Plus will now cover more than 200,000 state children. Senate will decide on Congestion pricing on Monday. Senator Perkins is in support of Congestion Pricing with some adjustments to make sure there are no adverse effects on our community.

At the meeting at PS 123 to discuss the Charter school take over, and the offensive language (in the press) used to describe parents expressing their concerns as a "Middle East War". The room was full of parents who cared about the education of the child but found it various unfortunate that parents have been manipulated into a situation that made appear to be at war with each other.

Not much was accomplished in terms of hearings, but Senator Perkins office will be asking follow up questions regarding the potential Charter school takeover.

Franc Perry, Chairman

We have been expressing our deep concerns and opposition to this matter and will continue to do so. The Community Board will be sending a letter in opposition.

Candi Halpert, Board Member

The Health Committee is seeking Board approval on a new resolution calling for a moratorium on new, additional or expansion of all substance abuse facilities in Central Harlem. The resolution acknowledges the need for such facilities, but these service providers have not been accountable to the board. Community Board 10 has publicly and repeatedly voiced concerns over saturations of these facilities in Harlem.

Agenda Item:

Moratorium on Drug Treatment Facilities

Danny Perez:

Requested that the Resolution for moratorium on drug treatment facilities be put before Community Board's 9 and 11 for a vote.



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Agenda Item:

Street Co-Namings :

- a. Charles Hamilton Houston
- b. Billy Holiday
- c. Ella Baker

Street Co-naming

Co-naming 155th street/Polistan bridge – “Charles Hamilton Houston Boulevard.”

Co-naming 139th street between Malcolm X Blvd. and Adam Clayton Powell Blvd
– “Billy Holiday Place”

Co-naming Lenox Terrace off of 135th Street – “Ella Baker Terrace”

VOTING ITEMS:

6 West 122nd Street Landmark Approval

(27) YES (4) NO (3) ABSTAIN (3) NO VOTES

Resolution on Moratorium for Addition/Expansion of Substance Abuse Facilities in Central Harlem

(30) YES (2) NO (1) ABSTAIN (0) NO VOTE

Street Co-Namings for Charles Hamilton Houston, Billy Holiday, Ella Baker

(33) YES (0) NO (1) ABSTAIN (0) NO VOTE

ADJOURNED