

**DRAFT MINUTES**

**MS 54 PTA General Meeting**

**November 10, 2016 8:00am**

[pta@ms54pta.org](mailto:pta@ms54pta.org)

The meeting was called to order and presided over by Co-President Jerome Kramer at 8:10am.

Quorum was achieved

1. CO-PRESIDENTS REPORT
   1. Review and approval of October minutes
   2. Teacher / staff correspondence to PTA

Thank you note from Ms. Cohen for set of laptops given to technology class from PTA was read.

* 1. Volunteer opportunities: Need library volunteers

1. PRINCIPAL’S REPORT

Today is school inauguration, following an 8 week election simulation to learn about the democratic process. Gale Brewer was first chief justice in election simulation in 2008 and is present today. Chancellor Farina will be the chief justice this year. Yesterday’s US election result was a contrast to what the students have been experiencing in their simulation experience.

First marking period ends today, report cards go home Wednesday.

1300 P/T conference spots are already filled. Pending availability, you may register for additional sessions on Tuesday, November 15th at 5pm.

1. TREASURY
   1. Budget update

As of Nov 1, 2016: $415,988.70 checking account balance

Compared to last year doing better with income overall

Annual fund approximately $78,000 so far including $10,000 matching grants

Planning to switch to online sign ups/payment for afterschool programs

1. FUNDRAISING
   1. Annual Fund update

Total given during Treasurer’s report

* 1. Auction update

This is our largest fundraiser please Save the Date - Auction May 13, 2017

-We are asking each family to solicit at least 2 donations

-Go to [MS54.org](http://ms54.org/) to fill out an online donation form or print donation form

-Volunteer and join the auction team!

-Next meeting Friday Dec 2 at 8:40am

* 1. Broadway Night

Estimated revenue of $10,000, huge success

* 1. Jets fundraiser

Big success, working on distribution of tickets/hats

* 1. Pie Sale / Bake Sale

Form to buy pies is online, will be delivered Tuesday before Thanksgiving to MS 54 for pick up Orders due by 11/15.

1. FEATURED PRESENTATION ON 108th STREET CONSTRUCTION PROJECT

Gale Brewer spoke to support West Side Federation for Senior and Supportive Housing (WSFSSH). She supports the project because it includes permanent housing that is very much needed. This organization will work with MS 54 regarding possible construction issues. They are very conscious of what needs to be done to alleviate potential problems for MS 54.

Representative from Mark Levine’s office spoke to echo Gale Brewer’s comments.

Paul Freitag, Executive Director of WSFSSH, provided an overview of the project.

WSFSSH background:

For almost 70 years has been providing services in the community. Currently working in 24 buildings, majority on Upper West Side. One of their goals is to be a good neighbor to people in neighborhoods they serve.

Overview of project:

Over Amsterdam Avenue, is a City owned parking garage, WSFSSH building (Valley Lodge) and then 2 more parking garages. A new change to the plan due to parking space concerns is that the easternmost garage will continue to operate as a garage for at least 5 years. Valley Lodge is a transitional shelter for older adults operated since 1988 (adults ages 50+). Would invite anyone to come tour at any time, it is a remarkable place. Over its 30 year history, Valley Lodge has less than a 1% rate of adults going back to homeless status. Need to redevelop the building & programming as its current state is very piecemeal. Goal is to redevelop into an expanded project with significant new affordable housing opportunities. Currently serves 92 seniors at a time will be expanded to 110 seniors. Will be 194 permanent affordable housing apartments 120 for seniors, and 74 affordable housing units. Also will have community serving uses such as: bathrooms accessible from neighboring playground and play yard, Central Park Medical Unit ambulance storage (will in turn offer free classes to the community), Valley Lodge dining room with commercial kitchen will be designed with direct access to the street to be used for community meetings and programs, and 5,000 sq ft of community facility space to be used as a general health clinic (3 organizations looking into use of that space including: Ryan Medical, Bloomindale Family Program, and one other). The building adjacent to the playground will be 6 stories (approximately current height with parapet of garage), and as one walks west the height would then be increased to 7 stories, to 9 stories, and then 11 stories (with a set back at the greatest height). Façade of the design is broken into several components so that it does not feel like one massive building. Green features will be integral to the building: Enterprise Green Communities Initiative, or LEED for affordable housing. Will be getting funding from the City, a requirement from the City that it complies with this initiative but that is also a part of how WSFSSH operates in general. Timeline, close on financing 12/2017 and begin construction. As an aside, parking under the building is not possible because of bedrock under the building that would be so expensive to break through to build the facility.

*[Parking not being a high concern for the school community was noted.]*

Carol Rosenthal, land use attorney for WSFSSH (attorney at Fried Frank Harris Schreiber & Jacobson) spoke about the process and timeline.

Between now and 12/2017 will be a public NYC review process, Uniform Land Use Review Process (ULURP), plus environmental reviews. There will be a number of opportunities for public comment. Environmental Quality Review Act requires a preparation of an Environmental Assessment Statement (EAS) to look at potential impacts - water & sewer infrastructure, hazardous materials, noise, air quality, etc. Review will also look at construction impacts of project - noise, air quality, transportation, hazardous materials, etc. The City will review the proposed project as part of this EAS process. Environmental consultants will prepare a document to be reviewed by various agencies DEP, DOT, etc. EAS will state whether the project will have any environmental impacts. If it is determined that it has an impact than an Environmental Impact Statement (EIS) will be required. If determined to be no impact or impact with conditions then the formal public review process can begin.

At that point additional reviews and hearings will take place as noted below.

ULURP Process:

1. Pre-Certification - this part of the process has no time limit
2. Community Board - 60 day review period with public hearing(s)
3. Borough President - 30 day review with public hearing(s)
4. Planning Commission - 60 day review with public hearing(s) (will either approve, disapprove, or approve with conditions)
5. City Council - 50 day period with public hearing(s)

* Mayor can veto Planning Commission or City Council decision (+5 days)
* City Council can override mayoral veto with a 2/3 majority (+10 days)

CB7 member spoke about the Community Board’s role in this process.

CB7 will reach out and establish a community coordinated construction committee before the end of the ULURP so that it will be ready to go at the end of that period and be active during the construction process.

Examples of CB7 doing this: Trinity School construction expansion on 90th Street, CB7 put in place a committee; and several other construction examples were given as to CB7’s role in other projects. What does this committee do?

1. Fields and coordinates complaints, making sure there is a hotline between developers, neighbors and day to day construction.
2. Coordinates agencies, whether it is EPA or construction agencies to make sure that everyone is responsive, to facilitate communication to the City agencies responsible for regulating & monitoring.
3. Engages with and informs the community of what is the next stage (for example, first stage is removing materials) so the community will not be surprised as the construction progresses.

Q&A Section

Q: Shift between EAS v EIS, is it possible that you can get a negative statement and the project will proceed without further due diligence and assessment? MS 54 would like assurance that highest level of assessment will be given due to the proximity to the school.

A: EAS is required. In doing that statement all areas will be reviewed by environmental consultants as well as city agencies. After the EAS is prepared then a determination is made. EAS is conducted by environmental professionals, and involves rigorous testing. Documents are public and available for review.

EIS may not be required.

Q: Example of a condition?

A: Pipes wrapped with asbestos, condition is that asbestos must be removed in a way that complies with state and OSHA regulations.

Q: What about other environmental particulates?

A: All materials are reviewed in phases of the planning of the demolition.

Q: Would it help to get a list of criteria of what will be assessed?

A: Yes it would help and WSFFSH can distribute that.

Q: Schedule question. The sense is that the demolition will not begin until the project is closing (12/2017), and the demolition phase might take 3 months. MS 54 would like the schedule align as much as possible with when school is not in session. Is this possible?

A: This was recently brought to WSFFSH’s attention and will take into consideration, Gale Brewer agrees.

Q: Community concerns of safety, noise, and demolition. But the question remains if this a done deal? And how will it be managed afterwards? What previous concerns have been raised?

A: No real answer as to whether it was a done deal or management. This is the most in depth conversation that has occurred with MS 54.

Q: Have you managed anything like this before?

A: WSFFSH has a staff of 400 people, one of largest organizations like this in the City, current similar project in South Bronx, proud that they do it all themselves with an in house development team, provide their own social services, and in house property management. Their expertise is seniors but also do have some experience with families.

Q: Where is funding coming from?

A: City funding, City subsidies, low income tax credit, taxes & bonds

Q: Question of overall time for project?

A: 2 years for full project completion

Q: From a parent with a PS 166 background, concerned about avoiding contentious parent situation like what happened at PS 166 and their playground; what happens if there are weather delays?

A: If project is delayed then there are serious financial implications for WSFSSH because of regulations with low income tax credit funding. So planning is done taking into account the time of year that work commences, etc.

Q: If 2/3 of a child’s experience at MS 54 will be disruptive, concern of noise level, etc., can’t this be done at another location?

A: There are times that are very noisy, trying to handle it in a way that is less disruptive, planning a form of prefabricated construction so you can build a lot quicker on site.

Q: Can’t we do it some place that is not across the street from the school?

A: Gale Brewer’s response: One issue is whether the city owns land. Also, are there only going to be wealthy people in Manhattan?

Q: Is there an over-saturation of affordable housing in this area?

A: *[Not directly answered as part of a compound set of questions.]*

Q: Delay of one garage does not mean it is off the table for being demolished?

A: Easternmost, City owned garage status will be reviewed in 5 years, but will be included in the currently planned EAS.

Point of clarification: EAS/EIS not necessarily a parallel between PS 163/97th St project because that construction process did not have this ULURP in place. MS 54 should research if someone from PTA has experience in this matter and should get involved. *[per CB7 & former MS 54 parent]*

Q: Concerned about street traffic with displaced cars? A pedestrian safety concern.

A: Traffic and traffic impacts are studied in the EAS.

Q: There are a lot of commercial vans in these garages with owners who can’t afford other garage fees, what is the plan for them?

A: These are the questions that should go to CB7, not really a concern of the MS 54 community.

Q: There will be noise and dust for a long period of time no matter what safeguards are in place. How is it possible for students to be in these conditions for 2 years? Questioning impact on studying/learning as well as outdoor recess access.

A: WSFSSH can manage noise and dust that will be safe, and that will not prevent studying/learning for students - this is a goal of WSFSSH.

Q: Do you have underground parking planned?

A: No, there will be no rock cutting or pile driving because of bedrock levels being so high.

PTA and SLT information, member lists, meeting dates and minutes are on the school website under the PTA and SLT tab.. The PTA Exec Board welcomes your comments and suggestions any time. Email us at [pta@ms54pta.org](mailto:pta@ms54pta.org).

\*\*Next PTA General Meeting: Tuesday, December 13th at 7:00PM – [Justine Fonte, M.Ed, MPH](http://justinefonte.com/), director of Health & Wellness at the Dalton School and a frequent speaker on education programming, will talk about “Parenting a #Millennial in the Age of Digital Sexuality.” A Q&A will follow the presentation.