

Park Place - Underhill Avenue Block Association

Approved Minutes

5/21/2025

Attendees:

Crystal Hudson *	Jacob Hunter	Teddy Theoharis
Diana Regan	Marc Gordon	Bruce McInnes
Ed Regan	Richard Roth	Mary Dale
Phyllis Brody	Camilla Rothenberg	Gib Veconi
Robin Ketchum	Joe Ostwald	Jill Frasier
Stacey Weinstein	Christiana Dittmann	Den Gordon

*Guest

The meeting was held in-person at the home of Mary and Richard Roth, 306 Park Place and via Zoom. The meeting was called to order by Teddy Theoharis, President, at 7:37 PM.

Block Party Financial Report

Stacey Weinstein reported on the financial results of the Block Party. Total income from various sources was \$4,971, expenses amounted to \$2,834, with net income of \$2,136. Included in income was a \$500 donation from a solar installation company, Empower LLC. Stacey expressed gratitude to volunteers and vendors who contributed to the event's success. The full Treasurer's report is available online at: <https://www.ppuaba.org/ppuaba-meeting-minutes/>

April 2025 Meeting Minutes

A motion to approve the April 2025 minutes as presented was made, seconded and passed unanimously.

Election of Officers

Robin Ketchum reported on behalf of the Nominating Committee for the 2025 – 2026 PPUABA Officers. The slate is:

President: Teddy Theoharis

Vice President: Peter Cobos

Vice President: Joe Ostwald

Treasurer: Stacey Weinstein

Communication Director: Marc Gordon

Recording Secretary: Mary Dale Roth

A request for nominations from the floor was made; there was no response. Teddy thanked the Nominating Committee (Bruce McInnes, Robin Ketchum, Randy Jackson) for their work. A motion to elect the slate was made, seconded and passed unanimously.

New Business

Stacey Weinstein made a suggestion that the schedule of times for agenda items should be removed from the meeting agenda which is circulated before the meeting. Teddy said it was never his intention to cut people off or not facilitate good communication among attendees. He said he wanted to hear more voices, from all the attendees. More discussion followed but no formal actions were taken.

Water and Sewer Project

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Robin Ketchum asked for an update on the sewer project seeing as it looks like it is in its final stages. Marc Gordon answered that the previous day he walked all the impacted blocks. He and Brunhilde Vergouwen of the lower block had previously compiled a master list of all the items needing restoration. The list originally contained over 50 items, and Marc noted all the things that have been resolved and those not resolved. A few new items were noted and added to the list. Marc sent the updated list to Shernell Pemberton and Mary Rose Robbins. Shernell's response was that the restoration had just begun but thanked him for the list.

Marc summarized some of the progress made and items still open.

- The cracked sidewalks have been addressed, except for two.
- None of the tree bed guards have been addressed.
- Asphalt on the sidewalk has been addressed except for 3 or 4 instances. Hadi Elhashash had committed that they would coordinate with National Grid to get those done by the end of the project.
- Two new issues were identified: a water leak near Vanderbilt and Carlton and a broken curb in front of Jill Frasier's house.
- Today Perfetto began taking down the lumber protecting the street trees.

Marc had been told earlier this week that Perfetto was going to do the asphalt paving of Park Place between Vanderbilt and Underhill on Friday. This will be delayed because of the weather forecast for this week.

The rain garden in front of 331 Park Place, which had been completely destroyed by Perfetto has been cleaned out. We believe, in addition, Perfetto has committed to replant it.

The next meeting with the City Department of Design and Construction is scheduled for May 27'th.

New Business Continued

Bruce McInnes reported that recently there was a commotion on the roof of 308 Park Place where neighbors reported people trying to gain access to their home via the roof hatch. The people responsible probably climbed the scaffolding near the Vanderbilt corner at 280 Park Place. 911 was called and the break in was prevented.

Crystal Hudson, Candidate for District 35 City Council Seat

PPUABA is inviting the candidates for the upcoming City Council District 35 primary election to speak at our meetings. The primary election is scheduled for June 24th, and the winner of the Democratic Party primary is likely to win the general election in November. PPUABA does not endorse candidates, but we encourage neighbors to get involved in the political process and act on the issues in the neighborhood. Tonight's candidate speaker, Crystal Hudson is the incumbent Councilperson for District 35.

Teddy introduced Crystal who stated that caring for her aged mother and trying to obtain appropriate services for her mother motivated her to enter politics. Crystal discussed her background in the private and public sector, including her experience caring for her mother with Alzheimer's disease. This motivated her to work in local government and advocate for older adults. She highlighted her efforts in the City Council, including chairing the Aging Committee and working to pass legislation to address issues like black maternal mortality and home care worker pay. Crystal also described the Atlantic Avenue rezoning project, which aims to bring \$215 million in infrastructure investments and create more affordable housing, particularly targeting low-income communities of color. She expressed pride in her work to combat displacement and improve living conditions for residents in her district.

Among the issues of interest to PPUABA members she addressed were:

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- Committed to follow up with Parks Department regarding James Fortewn playground renovation details and share information with the block association.
- Reach out to Senator Gillibrand's team to plan a senior's town hall in the district.
- Ask the 77th Precinct to increase patrols on the block, particularly near the scaffolding at 280 Park Place.
- Follow up with the Parks Department regarding safety measures for the proposed skate garden in Mount Prospect Park, particularly addressing concerns about the ramp near the Brooklyn Botanic Garden.
- Provide updates on the progress of legislation addressing e-bike and delivery worker safety issues.

Teddy thanked Crystal for attending the meeting and speaking with us.

An audio of Crystal's complete address is available at <https://www.ppuaba.org/ppuaba-meeting-minutes/>

Review of the Revised Grant Committee Procedure

Marc had drafted a preliminary modification to the existing grant policy and emailed it out to PPUABA members. The principal changes are:

- To expand the area to which grants may be given to adjacent neighborhoods beyond Prospect Heights rather than just Prospect Heights.
- Add additional language to guide the Grant Committee in evaluating proposals.

These changes were made in response to a discussion about grants at the March meeting. A motion to adopt the changes in the draft was made, seconded and passed unanimously.

A motion to conclude the meeting was made, seconded and passed unanimously, at 9:16 PM.