

Park Place – Underhill Avenue Block Association Monthly Meeting

Approved Minutes
02/18/2026

Attendees:

Fred Bendheim	Robin Ketchum	Peter Cobos
Sharon Combs	Bruce McInnes	Teddy Theoharis
Tammy Pittman	Koreen Valtierra	Gib Veconi
Den Gordon	Joe Ostwald	Marc Gordon
Diana Regan	Ed Regan	

The meeting was held in-person and via Zoom at the home of Tammy Pittman. The meeting was called to order by Teddy Theoharis, President, at 7:38 PM. Teddy thanked Tammy for hosting the meeting.

2026 Grants

Two grant applications were received and the grant submission window is now closed. The Grant Committee is comprised of Sharon Combs, Joe Ostwald and Peter Cobos. Marc Gordon will send the grant applications to the committee members for review using the PPUABA grant guidelines. The committee's recommendations will be presented at the March meeting.

Revised Treasurer's Report

As per Stacey Weinstein, Treasurer, the revised report is not complete and will be presented at a future meeting.

Update on Future Developments for Atlantic Yards

Gib Veconi gave a comprehensive report on the current status of Atlantic Yards.

Atlantic Yards Developer Transition

Gib explained the history and current status of the Atlantic Yards project, which was approved in 2006 under the New York State Urban Development Corporation Act. He described how the project has undergone changes in developers, from Forest City Ratner to Brookfield, and later to Greenland USA, which faced financial difficulties and loan defaults. In 2023, Cirrus Workforce Housing acquired Greenland's assets and partnered with LCOR to become the new developers, approved by Empire State Development in October.

Project Density and Funding Expansion

The developers are requesting significant changes to their project, including more development rights to build 9,000 apartments instead of 6,400, new programming in different building envelopes, and \$350 million in state funding for the platform over the rail yards. They plan to shift density from a proposed building at Carlton and Atlantic Avenue to five other buildings, which will be 45-60 stories tall, and add an additional 2,500 apartments to the project. Gib clarified that the 80-story building is for Site 5, located across Flatbush Avenue from the arena, and noted that the "Darth Vader" building, which is nearly 100 stories tall, performed poorly with only 15 condos sold.

Affordable Housing Developers' Critique

Gib discussed the developers' proposal for affordable housing in New York City, highlighting that their focus on moderate to middle-income housing (80-130% AMI) is inadequate given the city's need for low-income housing. He criticized the lack of transparency in the Uniform Land Use Review Procedure (ULURP) process, where elected officials have no formal role in negotiations. Gib also expressed concern about the developers seeking \$350 million in state funding without clear affordability requirements and questioned the scale of the proposed buildings relative to the surrounding area.

Brooklyn Affordable Housing Advocacy

The group discussed the impact of new apartment developments in Brooklyn, estimating a population increase of 14,000-15,000 people from 9,000 apartments. Gib explained the history of a 2014 lawsuit against Atlantic Yards for delayed affordable housing, which resulted in a \$12 million settlement instead of the potential \$160-

190 million in liquidated damages. The coalition is now advocating for the governor to require commitments for affordable housing units, including 35% at 60% AMI with 10% at 40% AMI, and wants the state to contribute to the City Affordable Housing Trust Fund, while also seeking community preference for residents of certain Brooklyn districts in the affordable housing lottery.

Site 5 Development and Funding

The meeting focused on the development of two buildings, one 77-78 stories tall and another 50 stories, at Site 5, with discussions around funding, platform construction, and affordable housing commitments. Gib outlined key demands, including an independent non-profit to manage open space, a special enforcement district for the arena, and a public gathering space, while questioning the project's financial viability without the proposed \$350 million state subsidy. Gib encouraged attendees to sign a petition regarding affordable housing deadlines, noting there were only 13 signatures short of 1,000.

Previous Meeting Minutes

A motion to waive reading of the November and January meeting minutes and to approve them as written was made, seconded, and unanimously approved.

New Business

Koreen will pursue a PPUABA social events group with officers at the monthly officers meeting on Wednesday, March 4th.

The attendees decided that a letter would be drafted by the officers and signed by Teddy to send to the neighbor who has a vehicle that is obstructing street cleaning.

Adjournment

The meeting was adjourned at 8:43pm.