



MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 MAY 11, 2026

A meeting of Brooklyn Community Board 14 was held on Monday, May 11, 2026, at the East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Sahibzada Shabir Ahmad	Lisa Derrick	Donald Loggins	Nina Sabghir
Waqil Ahmed	Joseph Dweck	Melissa Minnich	Joel Siegel
Gregory Alvarez	Beatrix Eckert-Chu	Yemisi Nassirou	Gail L Smith
Heshy Augenbaum	Jerrell Gray	Ephraim Nierenberg	Alexa Summers
Binyomin Bendet	Moussa Hassoun	Eric Ost	Abraham Treff
Karl-Henry Cesar	Ian Haynes	Ornella Parker	Deborah Valentin
Florencia Chang-Ageda	Mordechai Husarsky	Nora Peña	Tamieka Welsh
Yvette Clairjeane	Kirsti Jutila	Susan Phillip	Alana Wilson
Elizabeth Denys	Nicole Levenson Angulo	Barden Prisant	

DISTRICT OFFICE

Shawn Campbell, District Manager
Patricia Olender, Community Coordinator
Sarah Sklaw, Community Coordinator

BOROUGH HALL

Ethan Nash, Office of Brooklyn Borough President Antonio Reynoso

DISTRICT ATTORNEY

Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez

CITY COUNCIL

Brian Grady, Office of Council Member Rita Joseph (40th CD)
Meagan Fleming-White, Office of Council Member Farah Louis (45th CD)

STATE ASSEMBLY

Tyesha Allen, Office of Assembly Member Rodneyse Bichotte-Hermelyn (42nd AD)
Aaomi Sai Ling, Office of Assemblymember Brian Cunningham (43rd AD)
Mary Kay Seery, Office of Assemblymember Robert Carroll (44th AD)

STATE SENATE

Noam Abrahams, Office of State Senator Sam Sutton (22nd SD)

CONGRESS

Eli Slavin, Office of Representative Yvette Clarke (9th CD)

I. CALL TO ORDER:

Chair Jerrell Gray called the board meeting to order at 7:02 PM. The Chair read the opening statement outlining the policies and procedures pertaining to Board meetings under the applicable statutes of New York State, the Charter of the City of New York, the Board's Bylaws and Robert's Rules of Order. Quorum was present.

II. MINUTES:

Minutes of the April 13, 2026, board meeting were approved with a date correction. Copies are on file at the CB14 district office and are available on the CB14 website.

III. DISTRICT MANAGER REPORT – Shawn Campbell:

The District Manager reported on meetings and events in the district including the Church Flatbush Community Alliance Annual Meeting. DM Campbell also attended an Open Plans national webinar on open streets. She reported on a DOT presentation on proposed changes at the Grand Army Plaza arch and highlighted opportunities for local input. The District Manager also noted that she was participating in update calls for the potential LIRR strike.

DM Campbell and other district managers from around the city were guests of the Museum of the City of New York. Their tour was led by Professor Gabe Tennen and they engaged in a conversation about the history of community boards.

The District Manager encouraged board members to call their local council member to support a baseline budget increase for all community boards.

IV. CHAIR REPORT – Jerrell Gray:

The Chair recognized representatives from elected officials' offices and city agencies (see page 1).

The Chair reported on his participation in local events, including the Haitian Culture Day parade.

The Chair reported on the May 6th public hearing regarding the Department of Social Services' (DSS) proposed shelter on Flatbush Avenue, currently operating as a Red Roof Inn. The hearing was attended by over 100 community members along with Council Member Rita Joseph and Assembly Member Rodneyse Bichotte-Hermelyn. Written testimony was also collected. Residents expressed concern about the proposed shelter's proximity to existing shelter sites and the Kings Theatre. Several legal and procedural concerns regarding the proposal were raised, which will be submitted to DSS. The Chair noted that DSS is only legally obligated to provide an opportunity for community members to ask questions and concerns and is not asking for a recommendation or advisory opinion from the board (**Addendum 1**).

The Chair added that Brooklyn Community Board 9 will be holding a public hearing regarding a proposed shelter at the Ramada Hotel on Empire Boulevard at Bedford Avenue on May 12th at 6:30pm.

On April 16th, the CB14 office hosted a screening of the *Emergent City* documentary followed by a Q&A with the directors.

On April 17th, the 70th Precinct Community Council held a legislative breakfast, which included a tour of the existing precinct building and continued advocacy for a new facility. The existing facility is over 120 years old and does not accommodate the current needs of the precinct. Community Board 14 will continue to support efforts to secure a modern facility for the precinct.

Chair Gray shared an update on Prospect Park from board member Christopher Bromson about a lighting outage on the southern portion of the park. The Chair noted that board members tabled at the May 3rd Church Avenue Street Fair, and thanked Transition Committee leaders Nicole Lebensohn Angulo and Ornella Parker for organizing the activity.

The Chair welcomed new board members. He reminded attendees that the Executive Committee meeting and new board member orientation will be held on Thursday May 28th at the district office.

The Chair reported on the May 5th Borough Board meeting. The Borough Board voted in favor of restoration of the Meadow Park Arch in Prospect Park and heard presentations from the Center for Brooklyn History and DATA2GO.NYC.

On April 28th Borough Hall and Brooklyn Borough President Antonio Reynoso hosted an event honoring community board members for their service. Chair Gray presented certificates from Brooklyn Borough Hall to board members Gail L Smith and Florencia Chang-Ageda, who were unable to attend the event.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:

A) Transportation – Co-Chair Moussa Hassoun announced an upcoming committee meeting on May 14th. The committee will hear an update on the Beverley Road Bridge State of Good Repair project. Open Plans will give a presentation on low traffic neighborhoods. There will be a presentation on South Brooklyn Pedestrian Safety Improvement Project and the committee will review changes to speed limits on streets surrounding schools.

A board member raised a question about recent press reports regarding the condition of street bridges around Newkirk Plaza. DM Campbell indicated that these questions will be raised with the DOT's bridges department at the upcoming transportation committee meeting.

B) Community Environment, Cultural Affairs and Economic Development – Co-Chair Deborah Valentin had no report.

C) Human Services – Co-Chairs Yvette Clairjeane and Karl-Henry Cesar reported on their committee meeting on April 20th. The committee heard a presentation on foster programs offered by Mercy First.

The co-chairs reminded attendees that the annual Nonprofit Roundtable will be held on Tuesday May 19th from 10am-1pm. The keynote speaker is Jose Dobles, Vice President of Programs at the Citizens Committee for New York City. Nonprofits will also have the opportunity to discuss challenges and opportunities they are facing and share resources.

D) Community Safety – Co-Chair Florencia Chang-Ageda thanked board members and representatives from the elected officials' offices who attended the 70th Precinct Community Council legislative breakfast. Co-Chair Chang-Ageda reported on the committee meeting held on April 27th. The committee heard a presentation by Ed Powell, President of the 70th Precinct Community Council. The committee also heard a presentation by Al Mathieu of DRUM and Brooklyn Think Tank about the work of violence disruptors.

The Co-Chair announced that the 70th Precinct Community Council meeting will be held on May 20th.

E) Housing and Land Use – Co-Chairs Gregory Alvarez and Melissa Minnich reported on the April 16th screening of Emergent City at the CB14 district office. Co-Chair Minnich also encouraged board members to vote in City Council's participatory budgeting process.

F) Youth Services, Education and Libraries – Co-Chairs Eric Ost and Ornella Parker noted that they have an upcoming meeting on May 21st. There will be a presentation by the School Construction Authority on a project at Erasmus High School. The committee will also hear a presentation on the temporary closure of Midwood Library, set to close on May 17th. The committee will also review the 2026 Annual Youth Resource Fair and share ideas for next year's event.

VI. AD HOC COMMITTEES – REPORTS AND ITEMS:

A) Transition Committee – Co-Chairs Ornella Parker and Nicole Lebson Angulo reported on board members tabling at the Church Avenue Street Fair on May 3rd. They reminded board members of additional opportunities to table at street fairs over the summer. The co-chairs noted that the Transition Committee is working on two other efforts to facilitate engagement among board members, including a mentorship program and social events for board members.

Chair Gray reminded board members that the Executive Committee meeting will be held on May 28th at the district office and all committee co-chairs are expected to attend.

VII. PUBLIC SESSION

1. Eli Slavin, Office of Congresswoman Yvette Clarke, shared information about events and services provided by the congresswoman's office.
2. Antonio Whitaker, Department of Sanitation of New York, spoke about the Friday early trash set out program that CB14 has opted into. Beginning on Friday, May 29th, residents who receive Saturday collection can place their containerized trash out on Fridays beginning at 3pm. He also reminded attendees of the requirement that residents use official NYC Bins for trash set out and acknowledged the challenges that some residents were facing in purchasing the bins from Home Depot.
3. Mira Levinson, Brooklyn Public Library – Kensington Branch, shared library updates, including the temporary closure for renovations of the Midwood Library beginning May 17th.
4. Noam Abrahams, Office of State Senator Sam Sutton, shared information about events and services provided by the senator's office.
5. Brian Grady, Office of Council Member Rita Joseph, shared information about events and services provided by the council member's office.
6. Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez, shared information about upcoming events provided by the district attorney's office.
7. Meagan Fleming-White, Office of Council Member Farah Louis, shared information about events and services provided by the council member's office. She encouraged participation in participatory budgeting.
8. Aaomi Sai Ling, Office of Assembly Member Brian Cunningham, shared information about events and services provided by the assembly member's office.
9. Tyesha Allen, Office of Assembly Member Rodneyse Bichotte-Hermelyn, shared information about events and services provided by the assembly member's office.
10. Jay Taubman, Brooklyn Public Library - Cortelyou Branch, shared information about programs and services available at the Brooklyn Public Library.
11. Lauren Collins, Church-Flatbush Community Alliance, thanked board members who tabled at the Church Avenue Street Fair. She shared information about a mural project at the Church Ave B/Q subway station and other community events.
12. Mary-Kay Seery, Office of Assembly Member Robert Carroll, shared information about events and services provided by the assembly member's office.

VII. ADJOURNMENT – 8:27 P.M.

There being no further business the meeting was adjourned.



BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

ZOHRAN MAMDANI
Mayor

May 20, 2026

ANTONIO REYNOSO
Borough President

Erin Dalton
Commissioner
Department of Social Services
150 Greenwich Street
New York, NY 10038

JERRELL GRAY
Chair

SHAWN CAMPBELL
District Manager

Dear Commissioner Dalton,

EXECUTIVE COMMITTEE

ERIC OST
First Vice-Chair

ORNELLA PARKER
Second Vice-Chair

GREG ALVAREZ
Third Vice-Chair

BINYOMIN BENDET
Secretary

MELISSA MINNICH
Member-at-Large

AASMA NUZZI
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

I am writing in reference to your plan to open a 130-bed general population single adult men's shelter at 1024 Flatbush Avenue, operating as a Red Roof Inn. This location is across the street from the Kings Theatre and within 400 feet of a supportive housing facility for individuals with moderate to severe mental illness and another single adult men's shelter that has been so poorly run that it was in DSS's corrective action program for the past year.

This community has already carried more than its fair share of burden, and the concentration of shelters in the Black and Brown sections of our district is directly impacting long-time Black homeowners, further destabilizing neighborhoods that have historically been under-resourced and overburdened. At a public hearing held on May 6 at the Kings Theatre, scores of local community members voiced their distress and frustration.

In addition, the Kings Theatre represents a \$90 million economic development investment by New York City Economic Development Corporation (EDC). Having one shelter abutting its loading dock and another across the street constricts their ability to attract artists and ensure a safe experience for their customers. In fact, there were two police involved incidents on shelter property this past weekend.

Furthermore, it appears that DSS has not followed the Fair Share process including Article 4. Article 4.1 (a) requires an assessment of the compatibility of the facilities with existing facilities and programs, both city and non-city, within a 400-foot radius of the site. As noted, there are two incompatible facilities within that range. It is well documented that these neighboring facilities burden the community, as evidenced by 911 data. We believe that as per Article 4.1(b) which must consider the extent to which the neighborhood character would be adversely affected by concentration of facilities has not been conducted. An additional shelter would indeed adversely affect the character, the quality of life, the economic development potential and based on recent experience, the safety of the neighborhood.

It appears that the requirements of Article 5 have also not been met. The needs of Community District 14 do not necessitate another shelter, certainly not in this specific location. The district does not have the capacity and resources including public safety, jobs, parks, and programs to absorb a shelter at this location.

This lack of required procedural steps has left many members of our community deeply concerned. Is DSS permitted to notify community boards of a shelter opening without completing these steps? If DSS has conducted the required Article 4 and 5 analyses, we request

that they be provided. We also ask for documentation confirming that an Article 9 submission was delivered to the Mayor's Office.

What is the status of the DSS contract with Project Renewal for this site. Has a contract been submitted to the Office of the New York City Comptroller? Please advise as to when Project Renewal applied to run a program at 1024 Flatbush Avenue, when it was granted, what other organizations were considered and what other sites were reviewed. Please provide a list of other general population shelters contracted with Project Renewal in Brooklyn and citywide. Is Project Renewal currently providing services at the Red Roof Inn site on Flatbush? Have all asylum-seeker families been relocated from this address (as of the date of this letter)?

Please also help us understand the process by which DSS contracts with hotels for shelters in NYC. We understand that there was a no-bid contract for \$1.86 billion with the Hotels Association of NYC earlier this year. Is this in addition to a DSS contract with specific hotels? Does Red Roof Inn function as the landlord in this contract?

It is unfair, unethical and unjust to move forward with the Project Renewal contract at 1024 Flatbush. It is incumbent on DSS to find a location that is more suitable to serving unhoused individuals and to the community at large. There are deep concerns about general contracting policies, the disproportionate siting of shelters in communities of color and the use of hotel chains. We look forward to working with the department to address the needs of unhoused individuals in balance with community needs in our district and beyond. I, members of CB14, and community leaders would be more than willing to meet with you should you wish to discuss any of these matters further.

Sincerely,



Jerrell Gray
Chair

cc: Mayor Zohran Mandani
Comptroller Mark Levine
Borough President Antonio Reynoso
Senator Kevin Parker
Assemblymember Rodneyse Bichotte-Hermelyn
Councilmember Rita Joseph
Lauren Elvers Collins, Executive Director, Flatbush Church Alliance
Kate Hessler, General Manager, Kings Theatre
Eric Rosenbaum, President and CEO, Project Renewal
Jaime Madden, COO, Project Renewal
Vijay Dandapani, President and CEO of the Hotel Association of NY
Zack Gharib, President, Red Roof Inn