

**Mother Clara Hale Bus Depot  
Re-Construction Task Force Meeting  
March 3, 2008**

**Agenda**

Meeting: Monday, March 3, 2008  
Time: 11:00 AM

Location: Esplanade Gardens, Inc.  
129-133 West 147<sup>th</sup> Street  
**North Community Room**

Agenda

Welcome

Presentation from MTA

Environmental Air Mentoring Companies

**New Business**

Old Business

- General Principle of Collaboration
- Form / Stakeholder
- Charrette
- Construction Schedule
- Meeting Schedule
- Goals / Taskforce Mission

### Invited Guests

WE ACT	Peggy Shepard Cecil Corbin-Marks Charles Callaway Yolande Cadore
Esplanade Gardens	Millicent Riddick Babbette Edwards
MTA	Lois Tendler Marcus Book Adrienne Taub
HCCI	Lucille McEwen Yvette Coar Andrew Lawrence
Community Board #10	Deborah Gillard Frank Perry
Community Board #9	Pat Jones
CHAMA Child Development Center	Robin Grant, Director
A.Phillip Randolph Sr. Center	Ruth Rudder
Seventh Avenue Daycare	Ms. Sylvia Primus

### Elected Officials

Councilwoman Dickens	Lermond Mayes Justin Myers
Councilman Jackson	Martin Smith
Congressman Rangel	Vivian Jones Jeff Eaton
Senator Perkins	Linda Woods-Guy
Assemblyman Farrell	Earnestine Temple

Assemblyman Wright	Mignone Jones Carmen Perez Jeanine Johnson
Dunbar Apartments	Michael Drake Bobby Jones
The Washington	Wendy Frank Karen Emmanuel
NYC Parks Department	Steve Simon

## **Minutes**

**In Attendance: (see sign in sheet)**

Minutes taken by Providence Spina (WE ACT intern)

### **Meeting Commences**

Mr. Book reported the proposed schedule for Mother Clara Hale (MCH) Bus Depot Re-Construction activity. The MTA will not begin demolition at the MCH Bus Depot until September in order to avoid adverse impacts on the use of Esplanade Gardens' swimming pool. Demolition is should be completed in the first quarter of 2009 followed by soil remediation. Asbestos will be removed prior to demolition.

Ms. Hoang requested that the MTA repost the MCH Bus Depot Environmental Assessment on the MTA website.

Mr. Calloway asked whether the air quality monitoring and the asbestos removal would be performed by the same contractor.

Mr. McLean confirmed that different contractors would perform the air monitoring and the asbestos removal.

Mr. Calloway asked what the air quality monitors would specifically be tracking.

Mr. McLean said that the MTA would develop an air quality monitoring plan with the consultant after a consultant had been selected. The MTA would develop an air quality protocol with the consultant.

Ms. Hoang requested that the MTA make the protocol available to task force participants before the MTA commences any asbestos removal activity at the MCH Bus Depot.

Mr. Calloway also requested that all monitoring data be made available to task force participants throughout the asbestos removal.

Mr. McLean said that the MTA would provide daily air quality data updates on the MTA website and also provide phone numbers that community members can call to express concerns or request clarifications about the data.

Mr. Calloway asked if the MTA would apply different standards for monitoring indoor and outdoor asbestos.

Mr. McLean said that the MTA would follow New York State and City standards for monitoring both indoor and outdoor air quality.

Mr. Book said that the MTA would hire Hazardous Elimination Corp. to remove the asbestos at the MCH Bus Depot.

Ms. Hoang asked whether air quality monitors would be placed near residences.

Mr. Book said that the placement of monitors would depend on the plan developed with the consultants. Many factors affect the location of monitors and the MTA will share the plan with the task force once it is developed.

Ms. Hoang emphasized that the task force needs to look at the plan prior to its implementation to ensure that it will be monitoring the impact of the air quality on peoples' health. While recognizing that information about the operational limits of the monitors may have to wait until some consultation with the contractor conducting the monitoring, Ms. Hoang emphasized that placing monitors as close to residences as possible is an important priority.

Ms. Guy asked whether WE ACT had developed an alternative air quality monitoring plan to compare with MTA's future plan.

Ms. Hoang said that WE ACT does not have the financial resources to hire an independent consultant. Since the task force does not have access to an independently designed monitoring plan, it is very important that the task force have the opportunity to consult with the contractor monitoring the air quality and ensure the contractor's independence.

Ms. Guy expressed concern that unless the task force has an alternative, independently produced air quality monitoring plan the task force would be tied to the baseline plan developed by the MTA and a contractor that had been nominated by the MTA.

Some task force participants asked whether the task force could nominate its own consultants and Mr. Book explained that is not possible at this time.

Ms. Temple offered to send out information packets about the air quality monitoring consultants nominated by the MTA.

Mr. Calloway commenced discussion of the MTA's air quality consultant nominees. Mr.

Calloway emphasized the importance of developing a way for the task force to ensure the consultant's independence.

A task force member and Esplanade Gardens resident expressed concern about the constant citing of bus facilities in minority communities. She asked whether the MTA could cite the bus depot elsewhere in the city. She encouraged the MTA to think outside the box when making its citing decisions.

The MTA and task force noted the residents comments. Mr. Calloway stated that since it is no longer an option to cite the MCH Bus Depot elsewhere, the task force should ensure that the bus depot is reconstructed into the greenest, healthiest, safest bus depot possible.

Mr. Calloway asked for information about each of the MTA's air quality consultant nominees.

Mr. Mclean said that each nominee has done similar asbestos monitoring work in the past in New York City. He emphasized the importance of having experienced consultants in this type of work. He also said that ATC Associates provides consulting services nation wide.

Mr. Calloway expressed WE ACT's preference for ATC because they monitored for both environmental and health impacts. Based on WE ACT's perusal of each nominee's website, WE ACT felt that LIRO focused too much on entrepreneurial aspects of environmental consulting and that CORE did not have the expertise to provide the necessary services.

CORE had explained in a phone conversation with WE ACT that it would have to hire a contractor to perform air quality monitoring.

Mr. McLean said that they the West Virginia-based CORE consultants, whose information the MTA had sent to the task force, was not in fact the consulting group nominated by the MTA. The MTA had actually nominated a consulting group based in Buffalo.

Mr. Calloway stated that WE ACT's preferred ATC because of they seemed best able to prioritize health concerns and communicate the monitoring data in a format accessible to the community.

Mr. Book acknowledged the preference for ATC and said that once the MTA had ATC on board, the MTA would coordinate opportunities for community input on the air quality monitoring protocol.

The task force engaged in general discussion about the type of technology used for monitoring and sampling asbestos and also the feasibility of placing the devices near residential areas.

Mr. Calloway asked whether monitors could be placed near or in residences if the residents consented to their presence?

Mr. Book said that the location of the monitors would have to be discussed later but also noted that the monitors need to be placed where the data will not be contaminated and will be accurate.

Mr. Calloway said that it would be best for the task force to work with the MTA and the consultant in developing the air quality monitoring plan to make sure the consultant hears the community's ideas and opinions.

Ms. Reddick said that empty apartments were available in Esplanade Gardens that could host monitoring equipment and that the monitors could be placed in vacant apartments close to the bus depot.

Mr. Book requested a map showing the layout of Esplanade Gardens and also showing the location of vacant apartments.

Ms. Reddick said she could obtain the map by the next meeting.

Ms. Hoang requested the operational parameters for the air quality monitoring equipment so that it could be distributed to the residents and they could decide whether they wanted the monitors close by.

Mr. McLean said that the parameters could not be provided until the plan was developed with the consultant.

Ms. Hoang asked whether the task force could know the range of possible equipment.

Mr. McLean said that the MTA would prefer to identify the equipment that they actually proposed to use.

Ms. Guy said that the MTA should disclose its willingness to modify the plan once it is developed.

Mr. Book said all these details could be discussed once the consultant was hired. He also asked whether the MTA would need shareholder approval to place monitors on Esplanade Property.

Ms. Reddick said that from her perspective there would be no problem placing monitors in vacant apartments.

Mr. Calloway asked about Liro's experience with monitoring air quality.

Mr. McLean said that Liro had conducted air quality monitoring for the MTA while conducting a lead-based paint removal project.

Mr. Calloway asked for an explanation of how the asbestos removal would proceed.

Mr. McLean said that the MTA would use a tent for some caulking procedures and other asbestos removal, but some removal will not require tents. For example, the roof will have visual barriers but no tent. The MTA will comply with the Department of Labor regulations and additionally perform air quality monitoring, which is not required by the Department of Labor regulations, but is part of MTA's policy.

Ms. Reddick expressed concern that asbestos removed from the roof would be released into the air if the MTA did not use a tent.

Mr. McLean explained that roofing material contains non-friable asbestos. A tent is not needed when removing asbestos from roofs because the asbestos in roofs are generally locked up in roofing materials like tar and therefore cannot easily become airborne.

Mr. Elmi noted that the state regulations, by not requiring air quality monitoring for the removal of non-friable asbestos, express confidence that non-friable asbestos will not become airborne.

Ms. Gillard asked how long the asbestos removal process would last.

Mr. McLean said that it would last at least a several weeks but possible longer depending on the weather.

Several members of the task force expressed dissatisfaction with the MTA's proposal to remove the rooftop asbestos without a tent.

Mr. Book asked that the charette be discussed at the next meeting. The MTA will bring a Representative to discuss preliminary charette design and will later hold a public meeting on a Saturday to allow maximum community participation.

Ms. Hoang said that WE ACT could nominate charette consultants.

Mr. Book said that this could be discussed at the next meeting.

A task force member and Esplanade Gardens resident suggested the possibility of independent air quality monitoring to be conducted by local university students or other volunteers.

Mr. Book said that the MTA could consider an opportunity to work with students, but their monitoring procedures would have to be separate from the MTA's air quality monitoring plan.

Ms. Gillard asked about opportunities for community employment and youth internships in conjunction with the MCH Bus Depot Reconstruction.

Mr. Elmi said there might be some opportunities in the plans but also noted the MTA career fair that is scheduled for this week.

Mr. Book said that he would send the career fair flyer to the task force.

Ms. Guy asked what kind of infrastructure would be used throughout the reconstruction, for example, would the MTA be bringing in trailers or leasing storage space?

Mr. Book said these details can be discussed later closer to the mile stone moments.

The MTA was asked when the asbestos removal would begin.

Mr. McLean said it would probably start mid-May or June. The MTA will start with the interior then by the middle or end of July will start removing asbestos from the roof.

Ms. Reddick said that the MTA must monitor for asbestos in the pool areas.

Mr. Book said confirmed that the charette design would be on the next task force agenda and offered to receive further questions about the asbestos removal by email.

A task force member and Esplanade Gardens resident reiterated her request that the MTA site the bus depot elsewhere.

Ms. Reddick said that the MTA's siting decisions are problematic when one part of the city becomes saturated with buses and bus depots that serve the entire city. The disparity

constitutes environmental racism. The issue at stake is equal distribution of the costs of the services.

Mr. Book reviewed the summer schedule for asbestos removal and reiterated the MTA's commitment to not leaving the community unaffected.

An Esplanade Garden resident asked what the MTA would do if the monitors revealed asbestos and other pollutants leaking into the residential areas.

Mr. McLean said that the MTA would stop work, identify the cause and take corrective action.

Residents expressed concern that historically the government has never stopped projects to make corrections.

Mr. Book emphasize the purpose of the air quality monitors is to keep track of possible harms to the community.

Ms. Hoang asked when the task force could review the possible range of plans for monitoring air quality?

Mr. McLean said that the plans would develop after meeting with the air quality consultant.

Ms. Hoang said that task force representatives should be present at the MTA's meetings with the consultant.

Mr. Book said he did not know if that was possible, but he would check.

Ms. Gillard expressed concern about asbestos residue in the pool.

Ms. Hoang asked whether the MTA could delay the roof asbestos removal until after the summer months to allay community concerns?

Mr. Book confirmed that monitoring will be occur during asbestos removal.

Ms. Reddick asked whether the MTA can sample the roof to determine its composition and asbestos levels before commencing asbestos removal.

Mr. McLean said that samples had already been taken.

Mr. Calloway asked whether the task force could get the data from the samples taken at MCH Bus Depot.

Ms. Guy asked that the task force write a statement about its concerns regarding the asbestos removal and also requesting various data.

### **MTA Representatives Depart**

Mr. Calloway said that he would send out a revised "General Principles of Collaboration" and asked task force members to review them and send comments or suggestions.

The task force discussed the importance of communicating early with interested parties so that community members do not later say they were uninformed. There is a concern that not everyone is being contacted and that the task force will overlap in its efforts to communicate with the community.

Next week, task force members should come to the meeting with a list of organizations and communities to whom they can reach out, and the task force will delegate point people for groups that have not been covered.

Next week the task force will also discuss the possibility of touring newly renovated bus depots.

### **Meeting Adjourned**

**Next Meeting: March 18, 11:00 AM, at the South Meeting Room, Esplanade Gardens**

**Proposed agenda for next meeting:**

- 1) Discuss charrette.
- 2) Determine which task force members will be responsible for providing information to different community groups.