



## **PUBLIC HEARING**

**PROPOSED LEASE BY THE NYC HEALTH + HOSPITALS  
TO MOTT HAVEN PORT MORRIS COMMUNITY LAND STEWARDS  
KNOWS AS LINCOLN RECOVERY HEArts CENTER – TO CREATE  
A HEALTH EDUCATION AND ARTS COMMUNITY CENTER  
(HEArts) - ON A PARCEL OF LAND AT 349 E. 140<sup>TH</sup> STREET,  
BRONX, NY 10451 – THE PROPERTY IS A 22,750 SQUARE FEET  
3-STORY STRUCTURE, HAD FORMERLY BEEN USED AS A  
COMMUNITY HEALTH FACILITY**

**THURSDAY, JULY 10, 2025 – 6 P.M.**

### **FORMAT**

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**Call to Order - 6 PM**

- |                               |   |
|-------------------------------|---|
| <b>➤ Opening Remarks</b>      | <b>JOSÉ PAGAN, Chair – Board of Directors<br/>Chair - Capital Committee</b>   |
| <b>➤ Project Presentation</b> | <b>A. Mychal Johnson, Treasurer, Mott Haven-<br/>Port Morris Community Land Stewards<br/>Monxo Lopez, Secretary, Mott Haven-Port<br/>Morris Community Land Stewards<br/>Jonathan Leit, Principal, Alembic<br/>Community Development</b> |
| <b>➤ Moderator</b>            | <b>ANDREA COHEN, Esq, Moderator<br/>Senior Vice President &amp; General Counsel</b>   |

# HEArts Center Public Hearing

349 E. 140th Street, Bronx, NY 10454

July 10, 2025

NYC Health + Hospitals | Lincoln

234 Eugenio Maria de Hostos (149th Street) Main

Floor Auditorium

Bronx, NY 10454

A. Mychal Johnson, Treasurer, Mott Haven-Port Morris

Community Land Stewards

Monxo Lopez, Secretary, Mott Haven-Port Morris Community

Land Stewards

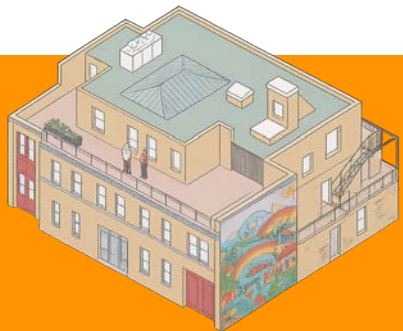
Jonathan Leit, Principal, Alembic Community Development



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# Agenda

- I. Project Team
- II. History of the Lincoln Recovery Center
- III. Project Summary
- IV. Community-Led Vision
- V. Community Feedback
- VI. City RFP Process
- VII. Programmatic Pillars of the HEArts Center
- VIII. Programming Partners
- IX. HEArts Center Impacts
- X. Development Financing



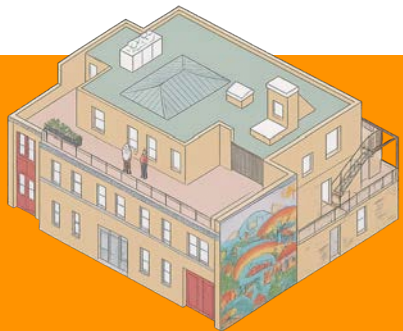
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# Project Team

## Development Team



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## Design Team

**BKSK**  
ARCHITECTURE | INTERIORS

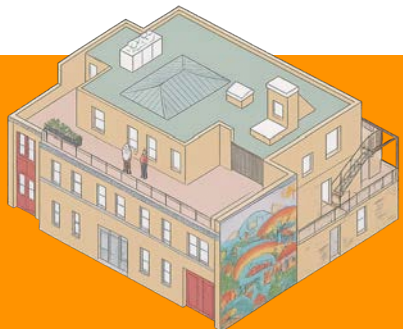
**BAGCHEE**ARCHITECTS



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# Mott Haven-Port Morris Community Land Stewards

- Established in 2015 by South Bronx residents as a Community Land Trust
- Maintains land permanently for public use and community self-determination
- Advances cultural, social, and economic initiatives—including affordable housing and pathways to homeownership
- South Bronx Unite, a project of the Land Stewards, leads community organizing and planning initiatives including the Mott Haven-Port Morris Waterfront Plan and a Clean Air Program featuring local air quality monitoring

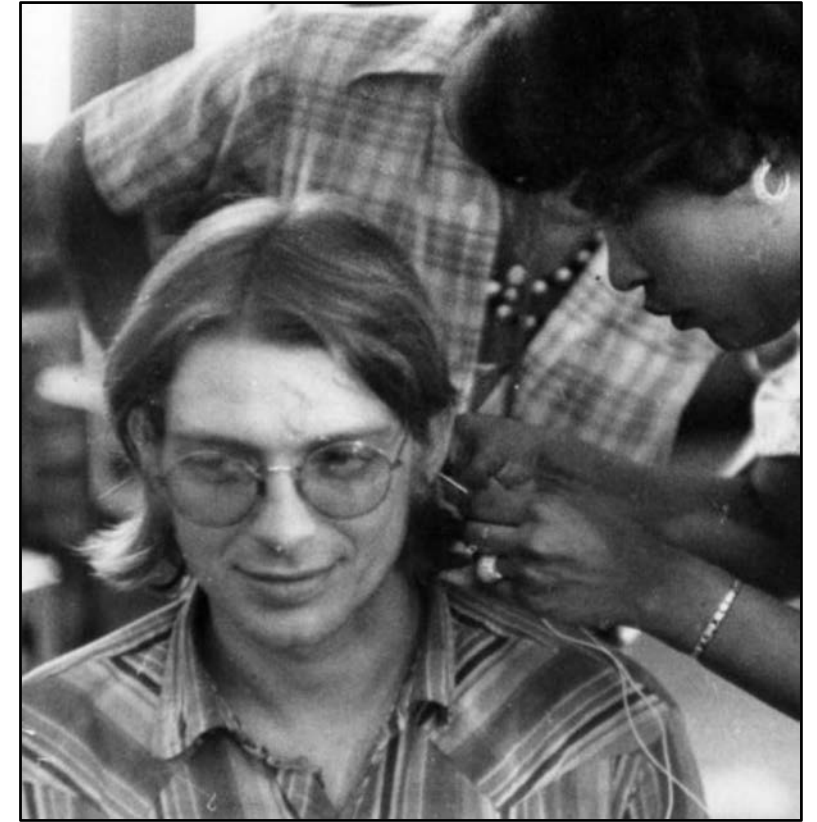


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# History of the Lincoln Recovery Center

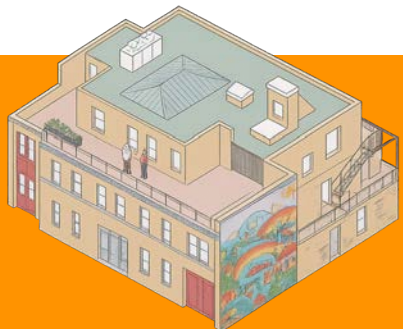
- **1931:** Mott Haven Health Center opens
- **1970-1978:**
  - Black Panther Party and Young Lords protest healthcare inequities at Lincoln Hospital
  - Lincoln Detox Center and People's Drug Program established on-site
  - First major use of acupuncture for addiction treatment in the U.S.
- **1980s-2010s:**
  - Continued use of acupuncture and alternative treatments
  - Nationally recognized as a symbol of grassroots healthcare activism
- **2013:** Building closed and vacated



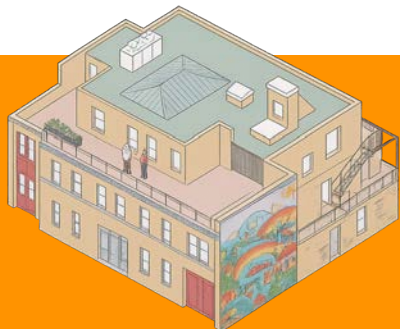
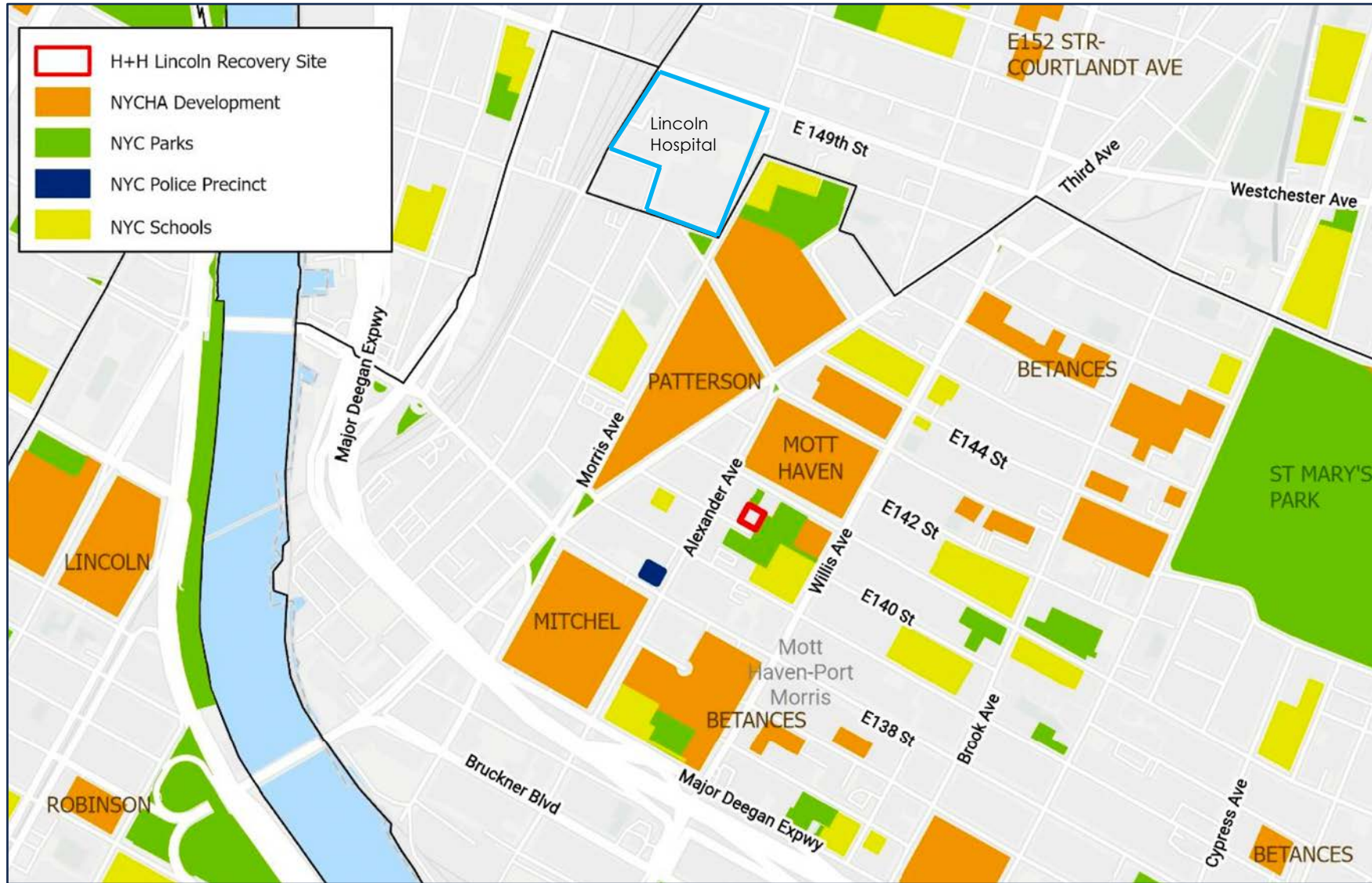
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# Project Summary

- **Proposed ground lease with H+H** for \$42MM rehabilitation and 2,300 sq. ft. expansion of the 22,750 sq. ft. former Lincoln Recovery Center into the HEArts Center
- Vacant since 2013; extensive structural damage, flood and mold remediation required
- Adaptive reuse to deliver Health & Wellness, Education, and Arts & Culture programming
- Includes shared community spaces, performance / rehearsal areas, and offices for local nonprofit organizations
- Construction anticipated to begin in early 2026; completion expected in late 2027



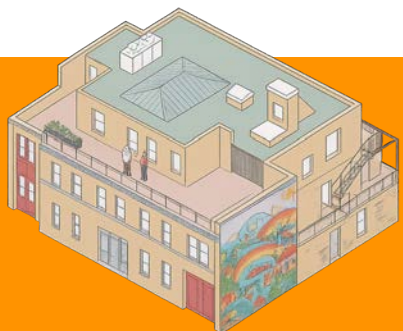
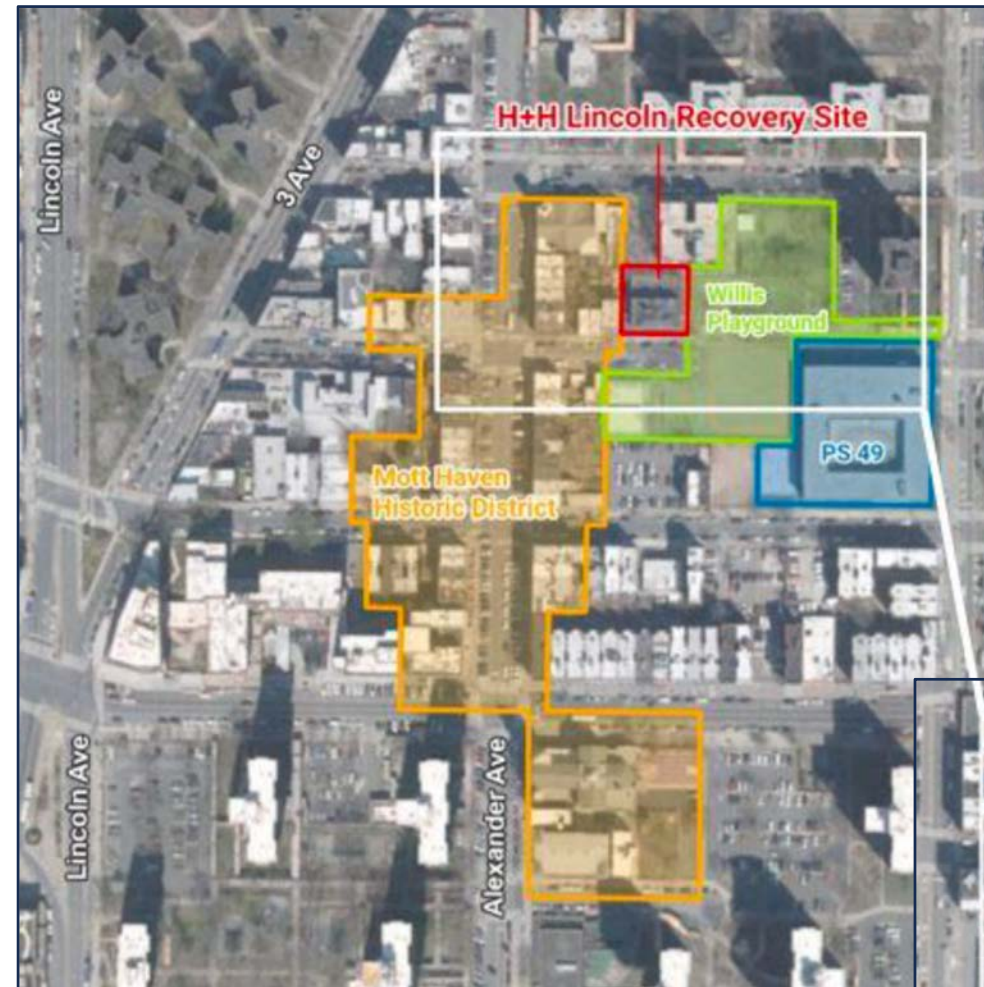
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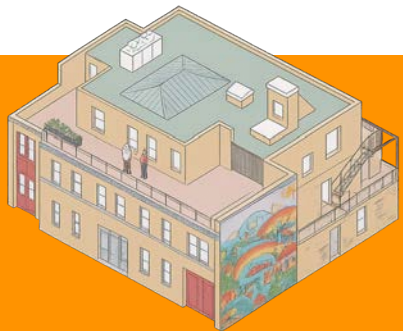


- Lincoln Recovery Site
- Willis Playground
- Mott Haven Historic District
- PS 49



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# Community-Led Vision

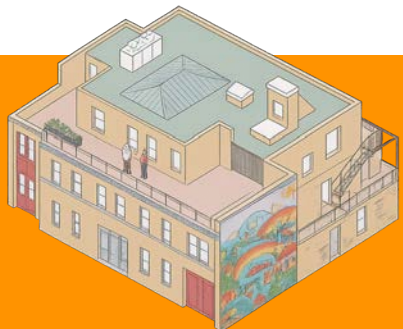
- **2013:** Community begins advocating for reuse of the property
- **2015:** MHPMCLS formed to acquire and repurpose the site
- **2016:** South Bronx Unite partners with CUNY Architecture for visioning events
- **2018:** HEArts Feasibility Report completed, strengthening advocacy to repurpose the building for community use
- **2018-2022:** Annual HEArts Festivals held in front of the building to celebrate and strengthen the community's vision



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# Community Feedback

- **Healthcare disparities** in Mott Haven and Port Morris reflect limited access to health care and years of environmental injustice
- **Education outcomes remain deeply inequitable**, with overcrowded schools and high dropout rates, leaving few pathways to stable jobs
- **Arts and culture thrive locally**, but there are almost no accessible spaces for youth and artists to create, learn, and perform
- **Community groups face displacement**, even as demand for their services grows. Affordable space is essential to keep them rooted

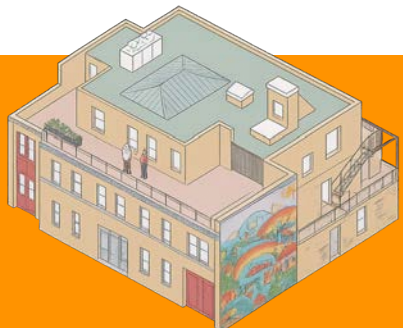


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# City RFP Process

- **2022:** NYCEDC & NYC Health + Hospitals issued an RFP to redevelop the former Lincoln Recovery Center
- **2023:** HEArts Collaborative: MHPMCLS & Alembic selected as conditional developer
- **2023-2025:** Development team advancing design, due diligence, and predevelopment work
- **2025-2027:** Ground lease execution, financial closing, and construction



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# Programmatic Pillars of the HEArts Center

## Health and Wellness

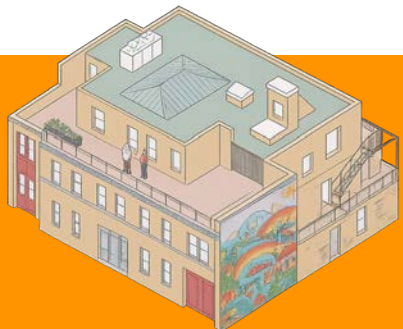
- Holistic and community-rooted health and wellness through cooking demos, exercise classes, health screenings, and Tai Chi
- Free services by certified practitioners, including training opportunities
- Nutrition, movement, holistic wellness

## Education

- Expanding access for youth and adults, targeting systemic inequities
- Workforce training in food, STEM, and green energy sectors
- Led by partners including Green City Force

## Arts and Culture

- Arts centered on local culture are integrated across all programs
- Offerings include music, dance, theater, visual arts, film and design
- Programming and performances by UpBeat NYC and H+H Arts in Medicine



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# Programming Partners



- **Green City Force:** Training 225 NYCHA youth annually for green jobs
- **UpBeat NYC:** Serving 150 youth and hosting 30-40 public performances each year
- **Mott Haven-Port Morris Community Land Stewards / South Bronx Unite:** Co-leading health and wellness programs, organizing, and community advocacy

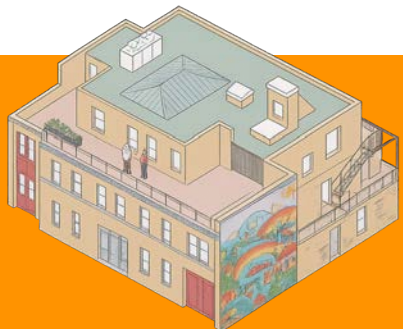


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# Alembic Community Development

- Founded in 2004 in NYC to partner with nonprofit organizations to develop affordable housing and community facilities in underserved communities
- Completed a range of adaptive reuse projects of historic buildings into community facilities utilizing New Markets and Historic Tax Credits
- Developed properties totaling more than 2,500 affordable and supportive housing units; 300,000 square feet of commercial and community facility space; and \$1.2 billion of development costs



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# HEArts Center Impacts

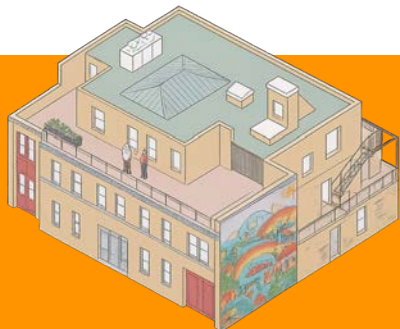
- **Remediation** of long-blighted property with long-term control and operations by community-led organization
- **Permanent, affordable space** secured for local community-based organizations to grow and serve
- **80+ full-time, living wage jobs** created or relocated, with a focus on local hiring and comprehensive benefits
- **4,000 residents served annually** through accessible, preventative health and wellness services
- **225 youth and young adults** engaged each year in workforce training and career development programs
- **300+ annual participants** in arts education programs and **7,000+ visitors** to community events and performances



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# Development Financing

<u>Sources</u>	<u>Amount</u>
City Capital	\$ 15,250,000
Federal New Markets Tax Credit Equity	\$ 10,418,939
Federal Historic Tax Credit Equity	\$ 3,892,904
State Historic Tax Credit Equity	\$ 3,800,000
NYS Energy Research & Development Authority Grant	\$ 2,000,000
DASNY Community Resiliency, Economic Sustainability & Tech Grant	\$ 1,200,300
NYS Dept Environmental Conservation Grant	\$ 2,250,000
Additional Grant Sources	\$ 3,500,000
Total	\$ 42,312,143



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