

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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April 11, 2024
Start: 11:16 a.m.
Recess: 11:25 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Rafael Salamanca, Jr., Chairperson

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Selvena N. Brooks-Powers
Amanda Farías
Kamillah Hanks
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: Sound check for the
3 Committee on Land Use. Today's date is April 11,
4 2024, being recorded by Danny Huang in the Committee
5 Room.

6 SERGEANT-AT-ARMS: Good morning and
7 welcome to the New York City vote on Land Use in the
8 Committee Room.

9 Chair, we are ready to begin.

10 CHAIRPERSON SALAMANCA: [GAVEL] All right,
11 good morning and welcome to the Committee on Land
12 Use. I am Council Member Rafael Salamanca. I Chair
13 this Committee. I would like to welcome my esteemed
14 Colleagues who have joined us today. We've been
15 joined by Council Members Moya, Rivera, Chair Riley,
16 Brooks-Powers, Abreu, Fariás, Chair Hanks, and
17 Sanchez.

18 I would like to thank Chair Riley and
19 Chair Hanks for their work on our two Subcommittees.

20 Today, we are voting on one project
21 consisting of five separate actions under LUs 30
22 through 34. We will vote to approve the Willets Point
23 Phase II proposal related to property in Council
24 Member Moya's District in Queens. As described by
25 Chair Riley in our Zoning Subcommittee, the second

2 phase of this transformative project would be
3 facilitated by a zoning text amendment to the Special
4 Willets Point District regulations, a zoning special
5 permit to allow a range of bulk and use modifications
6 across the various parcels of the project site, a
7 stadium special permit, a hotel special permit, and
8 approval of changes to the City map.

9 I would like to recognize Council Member
10 Moya for any remarks on this proposal.

11 COUNCIL MEMBER MOYA: Thank you, Chair,
12 for the time allotted to speak on this bill. Good
13 morning to my Colleagues and everyone here today. I'm
14 excited to be here to discuss an important project
15 that will greatly benefit our community, not just in
16 Queens, but New York City. They can clap a little
17 later. When I became a Council Member in 2017, I
18 promised to make affordable housing a top priority,
19 and that's exactly what this project delivers. Today,
20 we are voting to approve 1,400 units of 100 percent
21 affordable housing which means homes that people can
22 actually afford and many units reserved for low-
23 income seniors and formerly homeless individuals
24 combining with Phase I that is already under
25 construction to total 2,500 units of affordable

2 housing. This is definitely a huge step in solving
3 the housing crisis currently hitting our city, but
4 we're creating more than just homes here. The plan
5 also includes a new 650-seat elementary school to
6 relieve overcrowding at nearby schools. There will be
7 open space, retail stores, and a 250-room hotel. The
8 crown jewel will be the first privately financed
9 electric soccer stadium built with 100 percent union
10 labor and with a 35 percent M/WBE goal. These
11 additions will generate over 1,500 permanent jobs and
12 over 14,000 construction jobs. We're not just
13 building homes but economic opportunities for
14 thousands of New Yorkers struggling to make ends
15 meet. Overall, this revitalization is projected to
16 create 6.1 billion in economic impact over the next
17 30 years. This is a massive transformation in an area
18 once known as the Valley of Ashes into a thriving
19 community. We would also be remiss if I didn't
20 mention the other commitments to my community. They
21 include a 3-million investment in a community center
22 in my District, 200 million in direct investment in
23 not-for-profits, a 1-million-dollar endowment to CUNY
24 to create a scholarship in perpetuity for kids in
25 District 21, 1 million to high school career and

2 college readiness programs, and a minimum of 1,000
3 free tickets donated annually to not-for-profits and
4 schools. These financial commitments are in addition
5 to the existing 2 million dollars of programming
6 NYCFC provides at no cost to local youth in a
7 community that has long been underfunded and
8 underserved. Providing these programs to our youth
9 who are often at risk of gang recruitment are deeply
10 meaningful.

11 I'd like to thank Speaker Adams for her
12 partnership here and support of this vision as well
13 as the New York City Football Club who, like me,
14 never stopped believing that Queens could be their
15 home, and to my brothers and sisters in labor, the
16 partners at EDC, the Queens Development Group, and
17 the dedicated community leaders of the Willets Point
18 Task Force whose support is essential for this
19 project that checks every box, affordable housing,
20 good jobs, economic growth, and community benefits.
21 This is truly a game-changer. Thank you, Chair, for
22 this, and thank you to the Land Use team and my Staff
23 for all the work that they've done. Thank you.

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2 CHAIRPERSON SALAMANCA: Congrats. Are
3 there any other Members who wish to make comments or
4 questions?

5 Seeing none, I will call for a vote with
6 Council Member Moya's support to approve LUs 30, 31,
7 32, 33, and 34.

8 Will the Clerk please call the roll?

9 COMMITTEE CLERK WILLIAM MARTIN: Good
10 morning. William Martin, Committee Clerk. Roll call
11 vote Committee on Land Use. All items are coupled.
12 Chair Salamanca.

13 CHAIRPERSON SALAMANCA: I want to start by
14 congratulating Chair Moya on negotiating a great
15 project. The amenities that you've received here, you
16 should be extremely excited and humbled about it, and
17 I think that it was a great package that you're
18 delivering for your District. Just to be clear, they
19 were first trying to bring the soccer stadium to the
20 Bronx, but it's too bad that they couldn't put that
21 package together so they went to the next best
22 borough, Queens. With that, congratulations. I vote
23 aye on all.

24 COUNCIL MEMBER MOYA: Thank you, Chair.

25 COMMITTEE CLERK WILLIAM MARTIN: Moya.

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2 COUNCIL MEMBER MOYA: I proudly vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Rivera.

4 COUNCIL MEMBER RIVERA: Congratulations to
5 Council Member Moya. Incredible. I vote aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Riley.

7 COUNCIL MEMBER RILEY: Congratulations,
8 Council Member Moya. I proudly vote aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
10 Powers.

11 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

13 COUNCIL MEMBER ABREU: Congratulations,
14 Moya. Really excited for you. 16,000 jobs, a new
15 school, retail space, 2,500 units of housing. I mean
16 it's really remarkable, and it's great that you
17 leveraged everything, that you gave it your all. I
18 vote aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Thank
20 you. Farías.

21 COUNCIL MEMBER FARÍAS: I proudly vote
22 aye. As Chair of the Committee on Economic
23 Development, excited to see this EDC project go
24 forward and super proud and congratulations, Council
25 Member Moya.

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2 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

3 COUNCIL MEMBER HANKS: Congratulations to
4 Council Member Moya. This is a project, you know I'm
5 from Staten Island, but it is a project that everyone
6 is looking at and everyone is talking about how
7 significant it is, and so I proudly vote aye.
8 Congratulations.

9 COMMITTEE CLERK WILLIAM MARTIN: Hudson.
10 Sanchez.

11 COUNCIL MEMBER SANCHEZ: Congratulations,
12 Council Member Moya. Please share those free tickets
13 for other communities. Congratulations. This is so
14 many years in the making. It's a really big deal.

15 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

16 COUNCIL MEMBER BORELLI: I just want to
17 say it's amazing what good stuff is happening. A lot
18 of us didn't realize this was a priority for Council
19 Member Moya. The NYCFC kept coming to me and they
20 kept saying we can't get this guy Moya interested in
21 soccer in Queens. Luckily, he has some friends who
22 really carried the burden for you and got this done.
23 In all seriousness, congratulations. This is a baby
24 that you have really shepherded for a long time so I
25 proudly vote aye.

2 COMMITTEE CLERK WILLIAM MARTIN: With a
3 vote of 10 in the affirmative, zero in the negative,
4 and no abstentions, all items have been adopted by
5 the Committee.

6 CHAIRPERSON SALAMANCA: All right, thank
7 you. That concludes today's business.

8 I would like to thank the members of the
9 public, my Colleagues, Land Use and Council Staff,
10 and the Sergeant-at-Arms for attending today's
11 hearing.

12 This meeting is hereby adjourned. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date May 7, 2024