

OUR MEMBERS • 9th Avenue Association • 43rd Street Block Association • 44SW · 44th Street Block Association • 45th Street Block Association • 46th Street Block Association • 47/48th Street Block Association • 55th Street Block Association • 344-348 West 38th Street Tenants Corp. • Actors Temple Theater American Home Hardware & More .. Baryshnikov Arts Center Basilica • Brazil Brazil · Candlewood Suites Times Square • Chimichumi Grill · Clinton Housing Development Corp • Costa del Sol. • Cupcake Café • Delphinium Home • Domus • Econolodge • Empire Tailors & Cleaners • Times Square • Galaxy Diner · Hampton Inn Times Square South . Hartley House . Hell's Kitchen Neighborhood Association • HK5051 Block Association • Holiday Inn Times Square . Housing Conservation Coordinators . Hudson Crossing Tenants Association • International Foods • J.Seffens Studio • L'Allegria • Larissa Designs • Manganaro's Food • Manhattan Plaza • Metro Bicycle Stores . New Dramatists · Nice N Natural · Orion Condominium • Piccinini Brothers • Il Punto PetsNYC.com Poseidon Bakery • Project FIND • R/GA • Revolution Rickshaws • Rockrose Development • Sea Breeze • Sunnyside Records Smiley's → Sonja Wagner Gallery • Costa del Sol • St. Lukes Theater - Studio

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November 14, 2013 Creation of the HY/HK Business Improvement District

Dear Council Members

My name is Christine Berthet. I am here to speak for Martin Treat, the cofounder and Chair of CHEKPEDS, a pedestrian advocacy group with 800 members in Hell's Kitchen. We support the creation of a Business Improvement District from 9<sup>th</sup> to 11<sup>th</sup> Avenues, 30<sup>th</sup> to 42<sup>nd</sup> streets.

For the last 8 years, our group has worked tirelessly to obtain many traffic calming improvements and to enhance the street experience in our neighborhood with the planting of street trees, installation of tree guards, of bike lanes, bike corrals, and creation of two small plazas.

However the lack of sustained funding and full time staff has prevented us from properly maintaining these hard-earned improvements or to fulfill basic needs like sanitation or traffic agents.

In a district where the zoning encourages mixed use, both our residential and business members are delighted that the proposed HY/HK bid will complement our efforts, and take them to a level we could never attain. The BID 's priorities are closely aligned with the community's priorities and we are confident that the proposed inclusive board will care for both the new and old parts of the Hell's Kitchen and Hudson Yards areas.

This is a good idea. This is a necessary idea. We urge you to approve the creation of this BID, with its proposed boundaries and financing.

M. Treat, Chair

Covenant House Testimony

New York City Council Finance Committee

RE: Hudson Yards / Hell's Kitchen Business Improvement District

November 14, 2013

Good morning, my name is Michael Meola and I represent Covenant House New

York. We are an international social services agency headquartered in NYC. Our

main NY facility has been located at 10th Avenue and West 41st Street since 1983.

We serve more than 3000 homeless youths per year, providing safe shelter, training,

health services, counseling and a range of other services.

I want to express our strong support for the formation of the Hudson Yards BID. We

have been integrally involved with the BID planning process, and are excited about

the services to the area that the BID will provide. We hope that through the BID we

can create additional volunteering and training opportunities for our residents.

Most importantly, the BID will provide a useful forum for large property owners,

non-profits, small businesses, and residents to identify and work together on the

area's issues.

Thank you and we look forward to working with all of you, through the BID and in

other ways, in improving our home, the greater Hudson Yards / Hells Kitchen area.

Michael N. Meola

Consultant for Covenant House NY

michael.n.meola@gmail.com

917.597.9931

November 14, 2013

Dear members of the Finance Committee of the City Council of New York City,

Thank you for this opportunity to speak in favor of the Hudson Yards Business Improvement District. My name is Layton Hower and I am the Director of Finance and Human Resources for the Baryshnikov Arts Center (BAC), located at 450 West 37<sup>th</sup> street, between 9<sup>th</sup> and 10<sup>th</sup> avenues.

Mikhail Baryshnikov established the Baryshnikov Arts Center in 2005 as a creative laboratory where artists throughout the world could create and present work. Through BAC's Artist Residency Program, which provides artists with space and resources to develop new projects, and BAC's Presenting Program, whereby local and international dance, music, theater and multi-media artists perform in BAC's theater spaces, approximately 500 artists and more than 22,000 audience members visit BAC annually. Many of these artists and audience members, whether they live in New York City or in other parts of the world, are visiting the Hudson Yards neighborhood for the first time when they first visit BAC. BAC depends on establishing ongoing relationships with artists and audience members and the Hudson Yards BID will support this endeavor by providing much needed greening, sanitation and pedestrian safety services to our neighborhood. The Baryshnikov Arts Center is very proud of the Hudson Yards neighborhood and of the creative people and vibrant businesses that are its neighbors. We believe that the Hudson Yards BID will greatly enhance the quality of life and attractiveness of our neighborhood and the Baryshnikov Arts Center enthusiastically supports the establishment of the Hudson Yards Business Improvement District.

Thank You,

Layton Hower

Director of Finance and Human Resources

Baryshnikov Arts Center

Good Morning. My name is Joshua Bernstein. I am one of the cochairs of the Hudson Yards/Hell's Kitchen Alliance Steering Committee. I am also a member of the Board of Directors of the Glass Farmhouse Condominium, which is a mixed-use condominium building located in the heart of the proposed new district. Our building is very much a microcosm of the neighborhood as a whole. It contains a diverse mix of businesses, including light manufacturers and distributors, as well as photographers, artists and residential unit owners.

The Hudson Yards neighborhood has undergone enormous changes since it was rezoned in 2005. There has been a steady influx of residential tenants to newly constructed, market-rate apartment buildings. With the completion of the new number 7 subway station and surrounding office towers, tens of thousands of commuters will flood into the neighborhood every single day.

The Hudson Yards/Hell's Kitchen Alliance will play a pivotal role in insuring the viability of our distinctive neighborhood during this period of enormous change. The Alliance will support our businesses, address long standing problems of traffic congestion and pedestrian safety and assume responsibility for the maintenance of a newly constructed, four-block park. Unlike BIDS in primarily business districts, residents will have a voice in establishing BID priorities and ensuring that BID assessments are spent on issues of importance to businesses and residents alike.

In short, the Hudson Yards/Hell's Kitchen Alliance isn't just for businesses; it will benefit everyone who lives and works in this unique, mixed use neighborhood. I thank you for your time and encourage you to support the creation of the Hudson Yards/Hell's Kitchen Alliance.

To: New York City Council Finance Committee

From: Paul Januszewski

Re: Testimony in Support of Proposed Hudson Yards BID

Date: 11/14/13

My name is Paul Januszewski, and I am Vice President of Planning and Government Relations at Rockrose Development Corp. Rockrose has been an owner, developer, and manager of residential and commercial properties in New York City for over 40 years, particularly in newly developing neighborhoods. Rockrose owns a large development site in Hudson Yards, between 38<sup>th</sup> and 39<sup>th</sup> Streets, between 10<sup>th</sup> and 11<sup>th</sup> Avenues, with over one million square feet of development rights.

The future Hudson Yards Boulevard and Park will be a major amenity for current neighborhood residents and for all of our future tenants, and it is very important to Rockrose to see that the park gets fully built out, from West 33<sup>rd</sup> Street to West 39<sup>th</sup> Street. However, we are concerned about the maintenance needs of the park and construction of Phase 2 of the park. Without some action being taken, we fear that it will not be completed or that it will not be the park that we have all been promised and that this neighborhood deserves.

Although none of us enjoys agreeing to pay additional fees for anything, we recognize the need to establish on ongoing, stable source of revenue for the park, and to have a group solely focused on advocating for this neighborhood, especially considering plans to dissolve Hudson Yards Development Corporation in the near future. There are many new parks in this city fighting for very limited capital and maintenance dollars. We need someone solely committed to fighting for our park.

Rockrose has been an active member of the BID Steering Committee, and we commend Hudson Yards for what has been a very inclusive planning effort. The committee has been comprised of residents, small business owners, non-profits, arts organizations. property owners, and representatives of the local community board.

For these reasons, we believe the formation of the BID is in our interest and in the best interest of the neighborhood. We are willing to pay our fair share to support the creation of the BID, and we strongly encourage you all to support its formation. Thank you for this opportunity to offer testimony.

HY BID Testimony November 14, 2013 City Council Hearing

My name is Laura Kirschbaum and I represent Extell Development. As an active property owner and developer with a long history on the west side, Extell has been a member of the HY BID Planning Committee from the start.

I am here this morning to speak in favor of the BID, which we are pleased to support.

As a property owner, Extell's interests are aligned with long-time Hudson Yards residents and business owners. We look forward to the new Hudson Park and the extension of the 7 Line. We want well lit streets and sidewalks, a safe pedestrian environment and a variety of stores and services. We believe that supporting the HY BID is a means to achieving these goals, working side by side with the Community Board and government agencies.

Proposed Hudson Yards Business Improvement District

INT-1186-2013

My name is Barbara J. Cohen. I am the BID consultant to the Planning Committee.

The unanimous approval by the community board speaks well of community leaders and area stakeholders who worked together as a planning committee to create a bid plan for this existing and emerging mixed use neighborhood. The diverse group of committed volunteers learned about BIDs, identified neighborhood issues and priorities, followed the many steps of BID formation and recognized that the Hudson Yards Special Zoning District sets the stage for new development and neighborhood change.

The BID plan was carefully crafted to address neighborhood issues of today and the needs of tomorrow. Striking a balance of old and new, commercial and residential, is fundamental as the plan prepares for the maintenance of the new Hudson Park currently under construction, and provides District Wide Services and Improvements that support the broader neighborhood.

Its initial 1.2 million budget represents what's needed for the bid program and what the current profile of the area's properties can support. Future needs can be met with the maximum budget of \$3 million. The bid assessment formula, a blend of assessed value and square footage, although appears complicated at first glance, ensures a high level of fairness applied to the wide range of property types that exists now and is expected in the future.

Outreach was intensive and opportunity was, and still is available for all to participate.

Documented Support was significant with 58% of total assessed taxlots and about 70% of resident owners approving the Plan.

Lastly, the Planning Committee and the Community Board both acknowledge the importance of neighborhood identity ...... the BID's website "Hudson Yards, Hell's Kitchen's Newest Neighborhood" ... and the community board's suggested "Hudson Yards/Hell's Kitchen Alliance" represent a supportive relationship that will serve the neighborhood well for years to come.



November 13, 2013

Members of the City Council Finance Committee City Hall New York, New York

Re: Expression of Support for the Hudson Yards BID

Dear Members of the Committee,

The Moinian Group through its affiliates has a major stake in the successful completion of the revitalization of Hudson Yards. We own one of the "Four Corners" properties, bounded by 34<sup>th</sup> Street, 11<sup>th</sup> Avenue and the newly created Hudson Boulevard. This asset is one of our crown jewels that will become a 1,800,000 square foot, state-of-the-art mixed use building. We have a number of other land parcels along 11<sup>th</sup> Avenue including at 42<sup>nd</sup> Street, an approximately 1200 unit rental apartment building under construction in the NYC 80/20 affordable housing program.

Hudson Boulevard Park is slated to be a community asset which will form the backbone of the neighborhood. It and the surrounding Hudson Yards area need a well-conceived operating entity which will ensure the long-term, high-quality presence of the amenities currently being built. Business Improvement Districts have been the innovative overlay that assures community involvement and appropriate funding for public infrastructure investments like Hudson Boulevard and its environs. A great deal of preparatory work by all segments of the community has gone into formulating the plan for the Hudson Yards Business Improvement District (BID).

We strongly support the formation of the BID and are fully prepared to fund the incremental taxes required for its operation. We are well aware—and are deeply concerned—that not having the BID in place would jeopardize the timely opening of the Hudson Boulevard Park. We believe that there is no controversy in the community regarding the establishment of this BID. We urge the Finance Committee and the entire City Council to expeditiously approve the formation of the BID.

Sincerely,

Oskar Brecher

Executive Vice President Director of Development



November 14, 2013

Mr. Domenic Recchia, Chair Committee on Finance New York City Council 250 Broadway New York, NY 10038

#### Re: Proposed Hudson Yards Business Improvement District

Dear Chairman Recchia:

My name is Kevin P. Singleton, Executive Vice President of TF Cornerstone Inc., and Co-chair of the Hudson Yards BID Planning Committee. TF Cornerstone owns and manages approximately 1,300 residential units and 45,000 square feet of retail space in the Hudson Yards BID area.

While our business is about what we build, it is often the space around our buildings that is the most important. The sidewalks, streets and parks that surround our buildings are where people meet and the community lives. Our vision for real estate development encompasses a long-term view, not short-term thinking. We look for opportunities where we can help a neighborhood grow and evolve.

With current construction of the new Hudson Park, extension of #7 subway line, and the new construction coming on-line, the Hudson Yards BID will support Community Board 4 as an advocate for the district. The BID Plan of supplemental services and improvements will no doubt serve both the established Hell's Kitchen neighborhood and the emerging Hudson Yards.

Therefore, we approve of the formation of the Hudson Yards BID and expect to contribute almost 20% of the first year's budget (the highest payer) to support the BID's plan of services and improvements for the area.

Sincerely,

Kevin P. Singleton

Executive Vice President

## ELIZABETH DE LEON STATEMENT BEFORE NEW YORK CITY COUNCIL FINANCE COMMITTEE November 14, 2013

Good morning Mr. Chairman and members of the Finance Committee, I am Elizabeth De Leon Bhargava, Deputy Commissioner, Department of Small Business Services (SBS). I am joined today by my Assistant Commissioner, James Mettham.

I wish to express our support for the City Council resolution setting the date, time and place for a public hearing concerning an increase in the amount to be expended in 9 Business Improvement Districts (BIDs).

The 9 BIDs will arrange for the publication of a notice of the public hearing at least once in a local newspaper having general circulation in the districts specifying the time when and the place where the hearing will be held and stating the proposed amount to be expended annually. In addition, the BIDs will mail notices to property owners providing them with information about the public hearing as well as reasons for their requests for the increased assessments.

The 9 BIDs requesting increases of annual expenditures are doing so to address vital needs and changing conditions. These increases will further expand, reinforce and strengthen existing core services currently provided in the business districts. The BIDs wish to increase the amount to be expended annually beginning on July 1, 2015, as follows: (1) 165<sup>th</sup> Street Mall, from \$168,724 to \$200,000; (2) DUMBO, from \$500,000 to \$650,000; (3) Fashion Center, from \$5,750,000 to \$7,800,000; (4) Fulton Mall, from \$1,501,500 to \$1,537,500; (5) Grand Street, from \$181,168 to \$226,460; (6) Lower East Side, from \$335,600 to \$974,600; (7) Lincoln Square, from \$2,000,000 to \$2,500,000; (8) Sutphin Boulevard, from \$177,000 to \$252,000; and (9) Times Square, from \$11,685,440 to \$12,638,972.

Thank you.

## ELIZABETH DE LEON BHARGAVA STATEMENT BEFORE NEW YORK CITY COUNCIL FINANCE COMMITTEE November 14, 2013

Good morning Mr. Chairman and members of the Finance Committee. I am Elizabeth De León Bhargava, Deputy Commissioner at the Department of Small Business Services (SBS). I am joined today by my Assistant Commissioner, James Mettham.

I wish to express our support for the City Council resolution setting the date, time and place for a public hearing considering a local law which authorizes changes in the assessment of certain district properties in the Hudson Square Business Improvement District (BID), which falls entirely within City Council District 3, represented by Speaker Christine Quinn.

The purpose of the District Plan amendment is to provide a funding source to address the impact of new development and provide additional open space and recreation improvements in and immediately around the district. The amendment creates a sixth assessment class, Class F, for Development Properties under the Special Hudson Square District Zoning, enacted on March 20<sup>th</sup>, 2013. Under this new class, all properties within the BID constructed as, converted to, or enlarged to include new residential use will pay a one-time assessment of five dollars (\$5.00) per square foot of residential use at the time that a Temporary Certificate of Occupancy is granted by the NYC Department of Buildings.

Funds collected from the One Time Assessment on Class F will be deposited by the BID into a not-for-profit, Area Open Space Special Improvements Fund, designated by the NYC Department of Parks and Recreation or to an account maintained by the Parks Department, for the purpose of active recreation space or open space improvements. The Parks Department will determine appropriation of these funds, in consultation with Community Board 2. The active recreation space and open space improvements will be in the Hudson Square neighborhood and will benefit the properties in the BID.

Thank you.



July 31, 2013

Jean-Daniel Noland Chair, Clinton/Hell's Kitchen Land Use Committee Manhattan Community Board 4 330 West 42nd Street, 26th Floor New York, New York 10036

Dear Chair Noland,

I am writing to you to express the Fashion Institute of Technology's support for the proposed Hudson Yards Business Improvement District.

As you may know, more than 1,000 FIT students reside in Kaufman Hall, located in the proposed BID area, on the south side of West 31<sup>st</sup> Street, between Ninth and Dyer avenues. For this reason, FIT has joined the planning committee for the BID.

Current and future generations of students will benefit from the enhanced services provided by the proposed BID, including capital improvements to the streetscape and lighting, as well as enhanced sanitation services.

In particular, our students will benefit from the BID's attention to matters of pedestrian safety, as they make their way each day from the residence hall to the campus on West 27<sup>th</sup> Street between Seventh and Eighth avenues, sometimes multiple times a day.

Also, the BID's commitment to maintain the new public park under the management of the New York City Parks and Recreation Department is commendable. This park will be just four blocks from Kaufman Hall, and will provide a much needed respite from the concrete and – for the foreseeable future – extensive construction that is occurring in the area. We look forward to the opening of the first section of this new public open space in 2014.

For all of these reasons, the college is pleased to extend our support to the Hudson Yards BID as it seeks legislative authorization.

Sincerely,

Dr. Joyce F. Brown

President

#### Testimony by Betty Mackintosh about the Hudson Yards BID Proposal for City Council Finance Committee Public Hearing 11/14/13

- Good morning. I am Betty Mackintosh, member of CB 4. The Board strongly supports the HY BID.
- I believe that this BID will be good for the Hell's Kitchen area because it will:
  - provide predictable maintenance funding for a huge threeblock park that will be open to the public in an area which is park-starved
  - improve the attractiveness of the Hell's Kitchen area by adding and nurturing green streetscape features such as trees, flowers, and other landscaping
  - fund sanitation clean-ups as needed. Currently 9<sup>th</sup>
     Avenue suffers from overflowing garbage cans and littered sidewalks.
  - strengthen pedestrian safety in an area congested by Lincoln Tunnel and Port Authority traffic and buses.
- As a representative of CB 4, I have been a member of the HY BID Planning Committee and have been impressed by the open discussions we have had, our very thorough examinations of issues, and the BID consultants' technical expertise. The committee was composed of a diverse group of people – with representatives of the community, property owners, residents, renters, and local businesses.
- I think we have a very important opportunity now to support the HY BID to ensure the continued vitality of the Hell's Kitchen area.

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