

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

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May 8, 2024
Start: 12:14 p.m.
Recess: 12:37 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

B E F O R E: Kamillah Hanks, Chairperson

COUNCIL MEMBERS:

Amanda Farías
Oswald Feliz
Christopher Marte
Sandy Nurse
Yusef Salaam

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A P P E A R A N C E S

Justin Donlon, Senior Project Manager for the
Government Affairs Division of New York City
Department of Housing Preservation and
Development

SERGEANT-AT-ARMS: This is a microphone check for the Subcommittee on Landmarks. Today's date is May 8, 2024. We're located in the 14th Floor Hearing Room. Recording is done by Rocco Mesiti.

SERGEANT-AT-ARMS: Good morning and welcome to the New York City Subcommittee hearing on the Committee on Landmarks, Public Sitings and Dispositions.

Please silent all electronic devices at this time.

Please do not approach the dais.

If you have any questions, please raise your hand and one of us, the Sergeant-at-Arms, will kindly assist you.

Thank you very much for your kind cooperation.

Chair, we are ready to begin.

CHAIRPERSON HANKS: [GAVEL] Good afternoon, everyone. Welcome to the meeting of the Subcommittee on Landmarks, Public Sitings and Dispositions. I am Council Member Kamillah Hanks, and I am the Chair of the Subcommittee.

I am joined today by my Colleagues, Council Members Farías, Marte, and Nurse.

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2 Before we begin today's agenda, I will
3 remind everyone that this meeting is being held in a
4 hybrid format.

5 For members of the public who wish to
6 testify remotely, we ask that you first register
7 online and you may do so now by visiting
8 www.council.nyc.gov/landuse to sign up and then sign
9 into the Zoom and remain signed in until you have
10 testified.

11 For anyone with us today in person
12 wishing to testify and if you've not done so already,
13 please see one of our Sergeants to fill out a
14 speaker's card, and we will call your name at the
15 appropriate time.

16 For anyone wishing to submit written
17 testimony on the items being heard today, we ask that
18 you please send it via email to
19 landusetestimony@council.nyc.gov. Include the land
20 use number and/or the project name in the subject
21 line of your email. Video and audio testimony will
22 not be accepted.

23 I will remind members of the public that
24 this is a government proceeding and that decorum will
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2 be observed at all times and, as such, members of the
3 public shall remain silent unless called to testify.

4 The witness table is reserved for people
5 who wish to testify. No video recording or
6 photography is allowed from the witness table.

7 Further, members of the public may not present audio
8 or video recordings as testimony but may submit
9 transcripts of such recordings to the Sergeant for
10 inclusion for the hearing record.

11 On today's agenda, we have a hearing on a
12 Resolution to support the City's application for
13 capital funding from the Empire State Development
14 Corporation for the Timbale Terrace Project in
15 Council Member Salaam's District in Harlem. The
16 application number G 240051 GAM.

17 After the hearing, we will hold a vote on
18 this item.

19 I will now open the public hearing for an
20 application by the New York City Department of
21 Housing Preservation and Development seeking the
22 Council's support for the City's application for the
23 capital funding from the Empire State Development
24 Corporation for the Timbale Terrace Project in the
25 Borough of Manhattan.

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2 Appearing today on this proposal is
3 Justin Donlon from HPD.

4 Those wishing to testify remotely must
5 register online by visiting the Council's website at
6 council.nyc.gov/landuse.

7 Counsel, would you please administer the
8 affirmation?

9 COMMITTEE COUNSEL: Panelist, would you
10 please raise your right hand and state your name for
11 the record?

12 SENIOR PROJECT MANAGER DONLON: Justin
13 Donlan.

14 COMMITTEE COUNSEL: Do you affirm to tell
15 the truth, the whole truth, and nothing but the truth
16 in your testimony before this Subcommittee and in
17 answer to all Council Member questions?

18 SENIOR PROJECT MANAGER DONLON: I do.

19 CHAIRPERSON HANKS: Thank you. Applicant
20 panelists, please begin.

21 SENIOR PROJECT MANAGER DONLON: Good
22 afternoon, Chair Hanks and Subcommittee Members.
23 Thank you for giving me the opportunity today to
24 speak to you about this application.

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2 Pursuant to the New York State Urban
3 Development Act, the City intends to file an
4 application for the Empire State Development
5 Corporation's Restore New York Communities
6 Initiative, also known as Restore New York Grant.
7 This grant provides municipalities with financial
8 assistance for the revitalization of commercial and
9 residential properties. The program encourages
10 community development and neighborhood growth through
11 the demolition, rehabilitation, and/or reconstruction
12 of vacant, abandoned, condemned, and surplus
13 properties. The City has proposed the Timbale Terrace
14 project in Manhattan for its grant application.
15 Timbale Terrace is a 340-unit affordable housing
16 development with approximately 20,000 square feet of
17 ground floor community facility space and an
18 approximately 75-space replacement parking facility.
19 This project was previously approved by Council as an
20 Urban Development Action Area Project pursuant to
21 Article 16 of the General Municipal Law in March of
22 2024. Under the proposed application, the City will
23 apply for 4 million dollars to facilitate development
24 of the Timbale Terrace project. The grant will
25 contribute to the success of this permanently

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2 affordable mixed-use residential development at a
3 time when the city is experiencing historic dual
4 crises of housing shortages and homelessness.

5 Consistent with guidelines issued by the
6 Empire State Development Corporation, the City
7 respectfully requests that the Council make the
8 following findings related to New York City's
9 application. One, that the proposed project is
10 consistent with the municipality's local
11 revitalization or urban development plan. Two, the
12 proposed financing is appropriate for the specific
13 project. Three, that the project facilitates
14 effective and efficient use of existing and future
15 public resources so as to promote both economic
16 development and the preservation of community
17 resources. Finally, that the project develops and
18 enhances infrastructure and or facilities in a manner
19 that will attract, create, and sustain employment
20 opportunities where applicable. Thank you.

21 CHAIRPERSON HANKS: Thank you very much.
22 I'd like to recognize any of my Colleagues if anyone
23 has any questions or remarks.

24 Seeing none, thank you. The applicant
25 panel is now excused.

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SENIOR PROJECT MANAGER DONLON: Thank you.

CHAIRPERSON HANKS: Thank you so much.

Counsel, are there any members of the
public who wish to testify on this item?

COMMITTEE COUNSEL: Is anybody here in
public wishing to testify?

No, there are no members of the public
wishing to testify.

CHAIRPERSON HANKS: Thank you so much. If
there are any remote public participants who wish to
testify and have not already done so, please press
the raise hand button now.

If you are here with us in person, please
see one of the Sergeants-at-Arms to fill out a
speaker card.

With there being no other members of the
public wishing to testify on the Timbale Terrace
Empire State Development Corporation grant
application number G 240051 GAM, the public hearing
is now closed.

Now, we will vote on a Resolution to
support the City's application for the capital
funding of the Empire State Development Corporation

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2 for the Timbale Terrace Project application number G
3 240051 GAM.

4 Members of the Subcommittee who have
5 questions or remarks about today's items, please let
6 me know.

7 Seeing none, I will now call for the vote
8 to approve the Resolution in support of the City's
9 application for capital funding from the Empire State
10 Development Corporation for the Timbale Terrace
11 Project application number G 240051 GAM.

12 Counsel, please call the roll.

13 COMMITTEE COUNSEL: Chair Hanks.

14 CHAIRPERSON HANKS: I vote aye.

15 COMMITTEE COUNSEL: Council Member Farías.

16 COUNCIL MEMBER FARÍAS: I vote aye on all.

17 COMMITTEE COUNSEL: Council Member Marte.

18 COUNCIL MEMBER MARTE: I vote aye.

19 COMMITTEE COUNSEL: Council Member Nurse.

20 COUNCIL MEMBER NURSE: I vote aye.

21 CHAIRPERSON HANKS: Thank you, Counsel. We
22 will now leave the vote open for a few moments for
23 other Council Members to vote.

24 COMMITTEE COUNSEL: I'm continuing the
25 roll call.

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2 Council Member Salaam.

3 COUNCIL MEMBER SALAAM: Aye.

4 COMMITTEE COUNSEL: So far, we have five
5 in the affirmative, and the vote remains open.

6 CHAIRPERSON HANKS: Thank you, Counsel.
7 Thank you for your patience.

8 I would like to recognize two Council
9 Members who have joined us, Council Member Salaam and
10 Council Member Feliz.

11 We have left the vote open. Counsel.

12 COMMITTEE COUNSEL: I'm continuing with
13 the vote roll call.

14 Council Member Feliz.

15 COUNCIL MEMBER FELIZ: I vote aye on all.

16 COMMITTEE COUNSEL: Okay, and that would
17 be six votes in the affirmative, zero in the
18 negative, and zero abstentions.

19 CHAIRPERSON HANKS: Thank you. That
20 concludes business for today. I'd like to thank the
21 members of the public, my Colleagues, Subcommittee
22 Counsel, Land Use Staff, and the Sergeants-at-Arms
23 for all of your participation today.

24 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 31, 2024