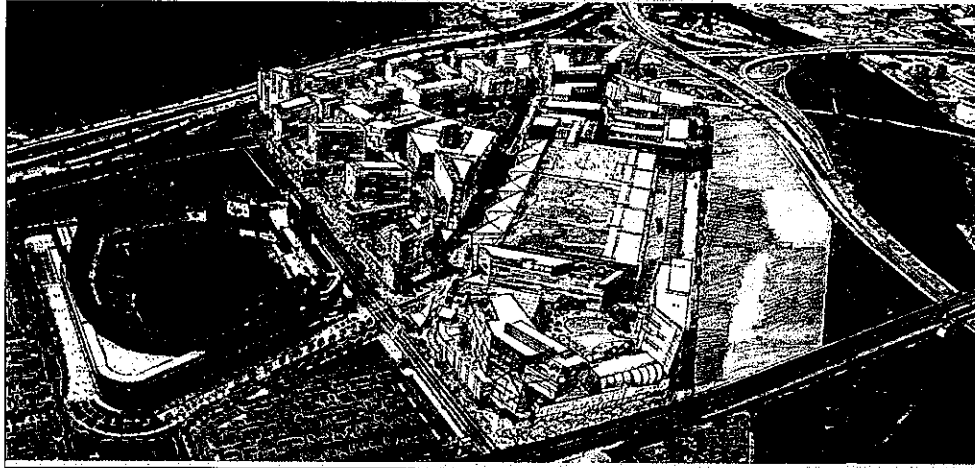


WILLETS POINT REDEVELOPMENT

New York City Council ◦ November 29, 2007

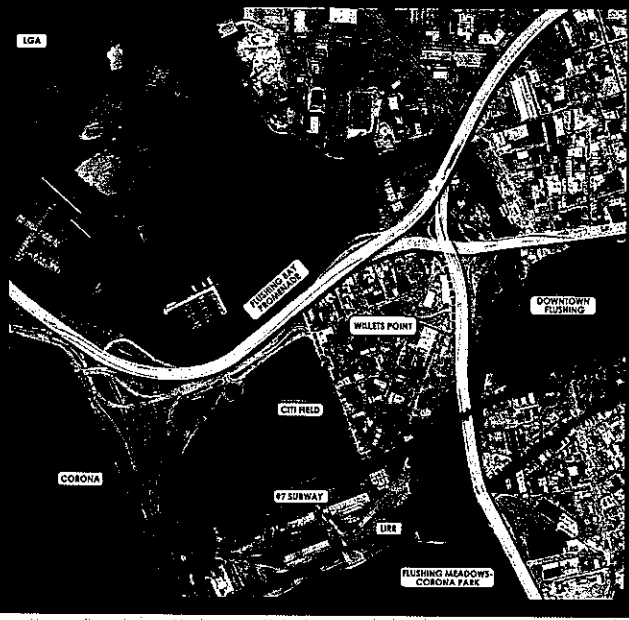
 New York City
Economic Development
Corporation
NEW YORK CITY. MAKE IT HERE.



Good afternoon, Chairwoman Katz, Chairman White and Members of the Council. My name is Bob Lieber, President of the New York City Economic Development Corporation. Thank you for the opportunity to testify on one of the City's most exciting and ambitious projects: the redevelopment of Willets Point, Queens.

Prime Location Surrounded by Growth

- Approximately 60 acres
- Superior regional access
- Served by #7 train and LIRR
- Minutes from LaGuardia and JFK
- Adjacent to new Citi Field
- Nearby recreational amenities
- Flushing and Corona experiencing significant growth



•As you all know, Willets Point is located in a strategic area positioned for growth

•*Summarize bullets on screen*

Projects Updates

- Business Relocation
- Workforce Assistance Program
- M/WBE Task Force
- Site Planning
- Public Benefits
- Timeline

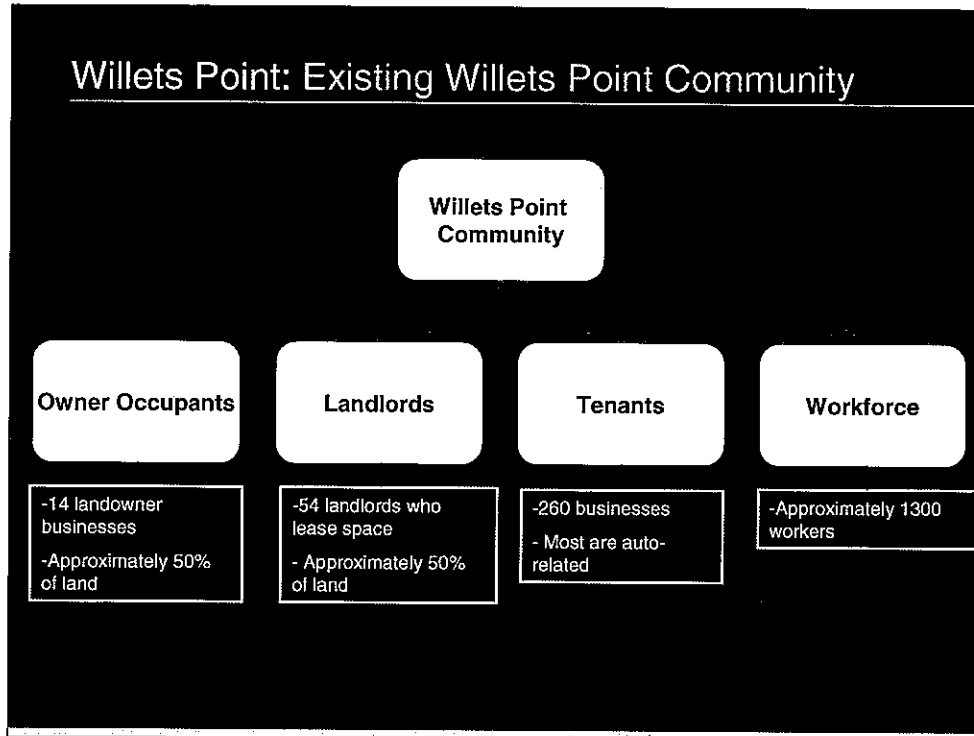
•We'd like to present you with our progress since our last City Council hearing in June

•Important progress in key areas:

- Communication with and Program Development for existing businesses, tenants, workers

- Planning – environmental review, on site investigations, master plan design

Willets Point: Existing Willets Point Community



This is the existing Willets Point community

- A critical focus has been to work with owner occupants
- Also kicking off comprehensive programs dealing with Willets Point Tenant Businesses and Workforce

Relocation: Owner Occupants

Working with Owner Occupied Businesses to Find Viable Relocation Sites

- Met multiple times with owner occupied Willets Point businesses
- Created pitch books for individual businesses
- Retained Cushman & Wakefield as Business Relocation Consultants
- Received EDC Board authorization to purchase industrial property



We have met numerous times with the businesses

- April, 2007 – City Hall meeting w/businesses
- June, 2007 – Group technical meeting at EDC
- June, 2007 – 1st round of individual meetings
- August, 2007 – EDC toured Willets businesses
- September/October 2007 – 2nd round of individual meetings

Businesses submitted detailed business surveys

Used these surveys to create individual pitch books

- Public Sites – very limited supply, especially of quality industrial land
- Private sites currently on market

Cushman and Wakefield working for the City to:

- Conduct appraisals of owner occupied properties
- Appraise City-owned property
- Locate privately owned industrial sites

We continue to work with the businesses to help find a suitable relocation site

Relocation: Tenants and Landlords

Continuing to Work with Willets Point Tenants and Landlords

▪ Tenants

Landlord relationship restricts communication opportunities during public approvals process

- Released Targeted RFP for Tenant Communication Consultant
- Program to last through ULURP

▪ Landlords

Own and rent approximately 50% of all property

- Sent scoping notice to all landowners in March
- Responding to calls to our hotline (212-618-5789)
- Communicating project information during public approvals process
- Meeting with landowners to discuss project

Tenants

Tenant Communication RFP was released last week

- Responses due this week
- Comprehensive communication and outreach program

Consultant will

- Conduct a Needs Assessment for WP workers
- Hold public meetings
- Operate hotline for all questions and concerns
- Communicate timeline to all tenant businesses

Landlords

We have an open door policy for all Willets property owners to discuss:

- project
- business relocation efforts
- timeline for site acquisition
- site acquisition process

Relocation: Workforce Assistance

Workforce Training Plan is Vital to
Success of Redevelopment

- Workforce Training Program
 - Requires comprehensive education, training, job placement and services program
 - Creative and long term incentive package
 - Knowledge and understanding of local community
 - LaGuardia Community College Division of Continuing Education to provide services

Program Planning

Workforce Development Program

February
2008

October
2008

December
2009

We along with SBS have selected LaGuardia Community College to administer our Workforce Assistance Program

Program will address the needs of both the worker and businesses in key industries

- Program Includes
 - Job training
 - Education
 - Job Placement

LaGuardia's proposal includes

- Strong ties to local community organizations, industries, and public agencies
- Creative incentive program to encourage enrollment

M/WBE and Labor Force Participation

Create Programs Encouraging M/WBE and Community Participation During Construction and Beyond

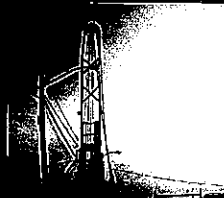
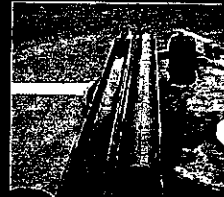
- Task Force kick-off meeting held October 23, 2007
- Contracting and Workforce Development subcommittees to develop:
 - Numerical targets for M/WBE and Local Labor Force participation
 - Outreach strategies
 - Capacity building programs
 - Procedures for monitoring and oversight
- Draft M/WBE and Local Labor Force Participation Plan for ULURP Certification in February 2008

- BP Marshall chairs M/WBE and Labor Force Task Force – kick off Oct 23
 - Electeds, CB, Local Unions, Local minority and women owned business representatives
- Task Force instrumental in:
 - Developing realistic goals - M/WBE contracting & local labor force participation
 - Developing mechanism to monitor progress of developer in meeting goals
- Two subcommittees: Contracting and Workforce Development
 - Explore capacity building programs for businesses
 - Ensure M/WBE firms and labor force will be prepared to take on the opportunities as they become available
 - Seek ways to create individual job opportunities in skilled trades

Willetts Point Redevelopment: Site Planning

Setting the Groundwork for a Successful Redevelopment

- Off-site infrastructure improvements
 - 114th Street pump station
 - 127th Street stormwater outfall
- On-site investigation
 - 22 geotechnical boring samples taken to determine piling needs
 - Refinement of infrastructure costs
 - Coordination with utilities and City agencies



- Continuing to work with agencies and our consultants to:
 - Determine how to connect the District to sanitary and stormwater sewers
 - Determine other off-site improvements needed to allow new capacity
- On-site:
 - Geotechnical investigation completed Nov 3rd
 - Samples taken will help determine piling needs of future infrastructure and buildings
 - Groundwater close to surface
 - Former ash dump/ poor soil conditions causes significant settling
 - Similar to nearby areas in NE Queens requiring pilings of 80 – 150 feet
- All off-site and on-site investigations help inform estimates on first costs

Existing Conditions: Environmental

- Historic coal ash deposits
- Widespread contamination
- Open petroleum spills
- High water table spreads contamination
- Within 100-year floodplain
- No sanitary sewers
- Illegal dumping



To give a little more color to these investigations: here are today's conditions, across Willets Point

DEC indicates that what cleanups have been done are "surficial" – that means they've only addressed surface contamination

Even though we haven't been able to access private sites, our investigations give us a strong certainty that subsurface and groundwater conditions remain.

Site Conditions: Remediation and Improvement

Ensuring a Safe Environment for Future Users

- Real improvement requires a District-wide approach
- City's comprehensive approach to clean up:
 - Prescribed remediation controls
 - Minimum engineering requirements
- Infrastructure investments onsite must be done right



One of the great problems with making improvements here has been the need for a holistic approach

- you have flood plain issues
- contamination and remediation issues
- poor soil conditions

EDC will prescribe remediation goals tied to end uses – we won't just be putting fill on top of contaminated soil

We'll be making sure "hot spots" are taken out, and critical engineering controls such as vapor barriers and regulated monitoring are incorporated

And we will require a major commitment from the future developer to build an onsite infrastructure network that:

- raises Willets Point out of the flood plain
- creates a sewer, water and road network that is structurally stable and protected from the existing poor soil conditions

The scope of this investment is transformative – and explains why more piecemeal approaches contemplated in the past wouldn't have worked.

Willets Point Redevelopment: Sustainable Growth

Creating a Model of Sustainable Development for NYC and Beyond

- Brownfield Remediation
- LEED-ND Pilot Project
 - Comprehensive neighborhood site planning
- Sustainability Guidelines
 - Phase I: Preliminary Assessment of Sustainability Options (complete)
 - Phase II:
 - Stormwater management
 - District Energy analysis
 - Sustainable site planning
 - Cost benefit and feasibility analyses



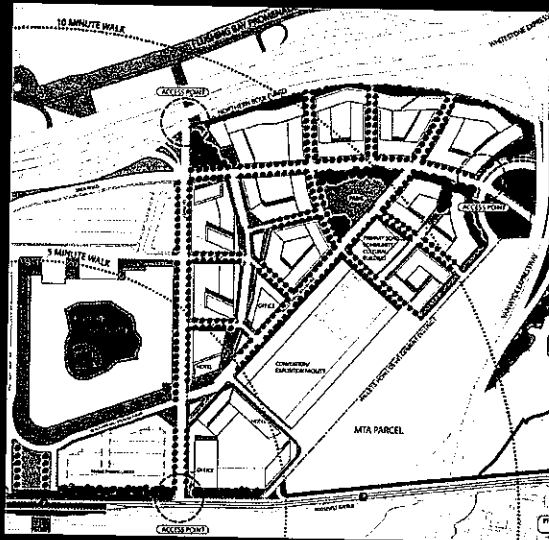
planNYC

- A unique opportunity for the city to incorporate sustainability from the ground up
 - Encompass site cleanup, planning and design, infrastructure construction, and building construction
- WP accepted as a LEED-ND Pilot project earlier this year
 - *(Leadership in Energy and Environmental Design – Neighborhood Development Green Building Rating System)*
 - Shows our commitment to creating environmentally responsible development
- AECOM Sustainability presented preliminary recommendations on how sustainability can be incorporated at WP
 - Currently studying 3 recommendations in detail: stormwater management, district energy, site planning
 - Important to get realistic cost-feasibility analyses of how these can be incorporated at WP to maximize City investment

(NOTE: Images are from Queens Botanical Garden in Flushing – recently completed LEED-certified building – example of successful incorporation of sustainability working with public partners)

Redevelopment Scenario

- Retail and entertainment uses
- Mixed income housing
- Elementary school and other community uses
- Hotel
- Convention center
- Office space
- Open Space



- City developed “maximum use” scenario - encompass potential range of uses
 - Based on Downtown Flushing Development Framework, responses to the developer RFEI and RFP, and EDC-led City analysis of smart development scenarios
 - EDC and DCP worked closely with an urban design consultant to create an Illustrative site plan - example of how uses could be placed
 - Interior streets determined by future developer

Willetts Point Redevelopment: Zoning and Urban Renewal Plan

Developing Controls to Ensure the Public Vision Gets Built

- **Urban Renewal Plan:**
 - Establishes maximum SF per use category and overall
 - Gives City design approval over developer plans post-ULURP

- **Zoning Resolution Special District:**
 - Mandates types of retail, residential, and commercial streets
 - Ensures a pedestrian-friendly environment through setback and bulk regulations
 - Creates required vehicular access points along 126th Street
 - Establishes a minimum amount of open space
 - Incorporates sustainable initiatives

- Working closely with HPD and DCP to develop controls for site
 - Help establish predictability to what gets built
 - Create a design approval beyond the EDC RFP selection process
- Special District Text – urban design consultant working with EDC/DCP
 - Establish minimum/maximum widths for streets based on uses
 - Certain access streets off 126th Street will be mandated
 - Limits retail block sizes on 126th to create lively commercial district
 - Create gateways into District
- Text will address livability issues of District
 - Open space minimum
 - Bulk/setback regulations adjusted to allow incorporation of sustainability initiatives
 - Subject to results of ongoing sustainability analysis – we will adapt program to sustainability goals

Willetts Point Redevelopment: Convention Center

Providing Diversity in Uses to Help
Create a National Destination

- Ongoing market feasibility analysis by CSL
- Positive response from the convention industry and NYC & Co.
- Will attract visitors, jobs and economic impact
- Will require a significant public subsidy
- Requires specific amenities to be successful



Engaged CSL International to conduct market feasibility analysis

- Early analysis recommends a mid-size facility
- Supports the 2005 Queens Chamber of Commerce/HVS study and what we are studying in our EIS
- Convention Center can be a real economic driver for Queens and New York City
- But, like all convention centers, will require a large City subsidy
 - We are examining the actual costs of what it will take to build and operate the facility
- Also requires specific amenities to be successful
 - Sufficient full service hotel capacity
 - Break out meeting space and ballroom space

Access and Connections

Establishing Meaningful Connections between Willets Point, Flushing and Corona

- New Pedestrian and Bikeway Connections
 - Coordination with DOT and Parks on new/improved bikeway connections
- New Van Wyck Expressway Highway Ramps
 - Two alternatives chosen for analysis by SDOT
 - Access Modification Report underway for State and Federal approvals
- Roosevelt Avenue Bridge
 - Discussions with CDOT on improvements to enhance existing pedestrian/bikeway connection

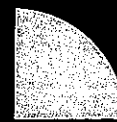


- Our goal is to create connections between District and adjacent community/amenities
 - Working with Parks and DOT to create bike/pedestrian connections to surrounding neighborhoods and amenities
 - Flushing Promenade, Flushing Meadows Corona Park, Flushing, Corona
 - Continue working with DOT on improvements to Roosevelt Ave bridge bike/pedestrian walkways to Downtown Flushing
 - DOT in preliminary design phase and engaged with EDC to coordinate efforts
- Potential new pedestrian bridge to Flushing
 - EIS includes alternative analysis of future pedestrian connection
 - Will require a separate public review
 - Must determine landing points
 - At the same time, we are continuing our investigation on how a bridge can be incorporated in future
- New VWE ramps – essential to redevelopment to create direct access
 - While District is surrounded by highways, it is very difficult to access
 - Analyzing two possible alignments – Access Modification Report will take 1- 3 years to complete

Willets Point Redevelopment: Economic Impacts

Creating a Successful Long Term Financial Investment for the City

- Conducting an analysis of the project's economics:
 - Incorporates the project's scope and objectives and current market information
 - Will enable City to explore ways in which we can minimize or eliminate public subsidies that may be required
- More than \$4 billion economic impact on NYC economy over 30 years
- Project expected to generate approximately 5000 - 6000 new full-time operational jobs



- Dining & Entertainment
- Hotel & Hospitality
- Retail
- Office

- Conducting in-depth financial analysis to ensure WP development is successful investment for City
- WP will generate over \$4 Billion for NYC
- 5000 – 6000 new full time jobs – (*breakdown on slide*)
 - Approx 27,000 construction person-years of employment generated by project as well

Timeline for Willets Point Redevelopment

2007:

October

- Prepare DEIS
- Workforce Development RFP release
- M/WBE Task Force Kickoff

November

- Select Workforce Program manager
- M/WBE Committee meetings

2008:

February

- Certify into ULURP
- Release recommendations of M/WBE Task Force
- Initiate Workforce Development Planning phase

September

- Conclude ULURP
- Launch Workforce development program

- 
- Outreach to Community
 - Owner Occupant Business Relocation Efforts

- We continue our preparation to certify into ULURP in February
 - Ongoing outreach to owner occupant businesses on relocation opportunities
 - Ongoing communication with tenants and landlords
 - Consultants and agencies working on technical review of draft Environmental Impact Statement
 - Communication with public through town hall and community board meetings
 - In the upcoming months
 - M/WBE Committees continue to meet to create Contracting and Work Force participation plans
 - Consultants to begin tenant communication and creation of the Workforce Development Program
- Complete public approvals in September 2008 and begin process of selecting a developer
- Begin site clearance in late 2009

Willets Point Redevelopment: Public Benefits

- Improved environment for Willets Point
- Model for sustainable development
- New open space with parks, plazas, playgrounds
- Affordable housing
- Thousands of new jobs for New Yorkers
- Re-connect Willets Point to Flushing and Corona to link opportunity to surrounding neighborhoods

•We look forward to continuing to work closely with you and community to ensure District benefits City overall, as well as its future residents, workers, and visitors

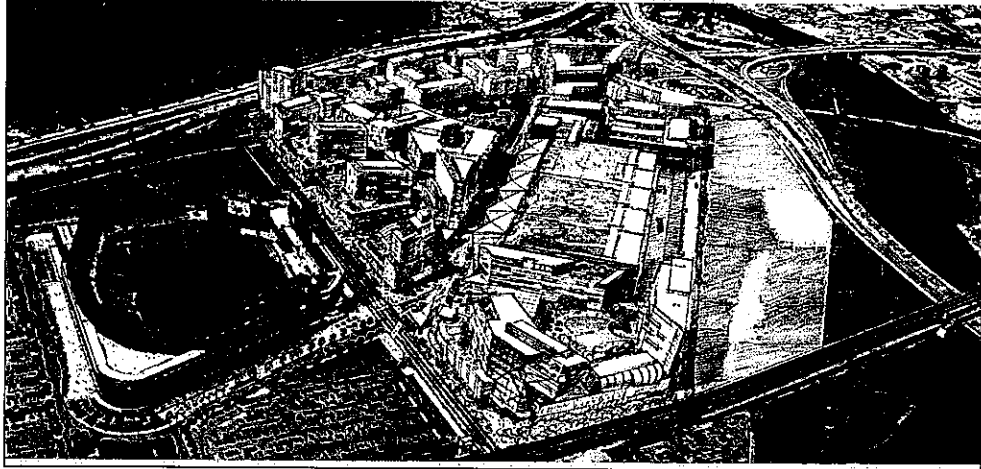
Willets Point: NYC's Next Great Neighborhood



WILLETS POINT REDEVELOPMENT

New York City Council ◦ November 29, 2007

 New York City
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Community Board 7

Borough of Queens

Bay Terrace, College Point, Beechhurst, Flushing,
Malba, Queensborough Hill and Whitestone

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Helen Marshall
Borough President

Karen Koslowitz
Deputy Borough President/Community Boards

Eugene T. Kelty, Jr.
Chairperson

Marilyn Bitterman
District Manager

Nov. 29, 2007

Testimony Before the City Council Land Use Sub-Committee

Good afternoon members of the City Council, my name is Gene Kelty and I am the Chairperson for Community Board # 7 in Queens. I have been asked to come before the Council to discuss the Boards concerns regarding the future development of the Willets Point area. I would like to go on record and state that the Community Board would like to see some type of improvement for the Willets Point area.

Many years ago, the Board was approached by several businesses from the Willets Point area requesting some attention to their area. I believe it was Mr. Ben Feinstein, who approached the Board with this request. Mr. Feinstein was advised of the following; every year, Community Board # 7 puts together a Budget request for our capital and expense budget. Budgets for a Community Board ^{ARC} is like a history date line. Once an item is put into our budget request, it gets tracked for many, many, many years.

Once an item is put into a budget request, you don't touch it or move it, unless you get an affirmative answer from the agency stating that they are willing to fund it. Once that happens it then becomes a waiting game. This year the agency puts more money in the request, the next year, we have a budget freeze. Then it gets moved to the

outer years and like a fish on a line, we have to reel it back into the inner years. This is accomplished with a working relationship between the Community Board and the various Elected Officials; i.e., Borough President, Council Members, State Senate and Assembly persons, and yes, we ever go after our Federal representatives.

In the Budget process, it is often said that the City Agencies, when they review a Community Board's budget request, generally look at the Board's "TOP 10 PRIORITIES". If you don't make the cut in the first 10 items, it is going to be a long, long, long time before the item comes on the radar screen for the agency. I say this to impress upon you, members of the Council, how important the top 10 items are to a Community Board. It is a big accomplishment to get these items done, especially in a timely fashion

You asked me how does the Board feel about the development of the Willets Point area and I will respond to you by stating, that when the Board was approached by those businesses in the Willets Point area, the Board moved one of its precious 10 items to a higher number and we made a spot for the Willets Point project. Members of the Council, that was back in 1990. This Board has been waiting for 17 years for some action to be taken in this area.

In the course of 17 years, every now and then some attention would pop up on the site, but there was never a firm hard drive to keep this moving, yet Community Board # 7 kept this item in its 10 top priorities. 17 years have passed and we hear that the City was going to move in and fix up the area; then we heard that it was going to be turned into a Meadowlands for sports, then recently, the City of New York put out an R F P for a design consultant study. The study area is comprised of 3 phases: Downtown Flushing,

(the Municipal Parking lot); the Waterfront area by Flushing Creek, and finally the Willets Point area. The company that was awarded the design consultant study was the Cooper Carry Inc.

They did outreach to get community input into what people would like in the area, what people would not like to see and the general make up of what is there currently. Out of this came a Request for Ideas on what could go in at this location. Some fantastic renderings come forward, some futuristic and some down to earth. As stated in Cooper Carry's brochure, THE VISION—AN INFUSION OF OPEN SPACE AND WATERFRONT DEVELOPMENT THAT ATTRACTS RESIDENTS AND VISITORS TO FLUSHING AND SERVES AS A CONNECTING ^{low} ~~ING~~ TO ACTIVITY ON WILLETS PONT.

Throughout this whole time, there were 2 very important components that keep rearing its head.

1st, the soil conditions. It is believed by myself and other board members that the soil contamination is far worse than what is being portrayed. I am not thinking that you are going to dig down 100 feet and then you will hit clean material. I'm thinking that you are going to have to dig down to China in order to hit clean material. And yes I know that there is a ^{low} ~~low~~ water table, but members of the Council, I am 53 years of age, and the abuse of the land over there has been going on that long.

2nd, The Property Owners. This is their property and if the City wants it, than they must deal with them fairly. Hanging over them the threat of condemnation if not an acceptable answer. These hard working legitimate business need assurances what their future will look like. Relocation is a nice word, but it comes with many strings attached.

Remember when you were painting a room in your house, you had to R E L O C A T E you furniture in order to paint. How difficult was that??? Now take that on a much larger scale.

Community Board 7 is charged with providing a recommendation to the City on the area. Whether it is for zoning or a land disputation or whatever. As I stated before, we are looking forward to something happening in this area, but we must be kept in the loop throughout the process. We have already asked City Planning to treat this as a large scale development as well as I'm sure that some type of special district must be included.

There are still many unanswered questions, as to what should go there, what is appropriate and what is not; i.e.; 5,500 housing units does not sit well with the Community Board, but as with all projects this Board has worked on ; we hope to work this out in committee when it gets there.

I thank you for this chance to comment and I would be more than glad to answer any questions.

november 2003

DEVELOPMENT FRAMEWORK SUMMARY

Flushing Downtown



Michael R. Bloomberg, Mayor of the City of New York
Daniel L. Doctoroff, Deputy Mayor for Economic Development and Rebuilding
New York City Economic Development Corporation
New York City Department of City Planning

CONSULTANT TEAM

Cooper Carry Inc.
Economics Research Assoc.
Jeanne Giordano Ltd.
Thomas Batsley Assoc.
Eng-Wong Taub
Geto & de Milly Inc.



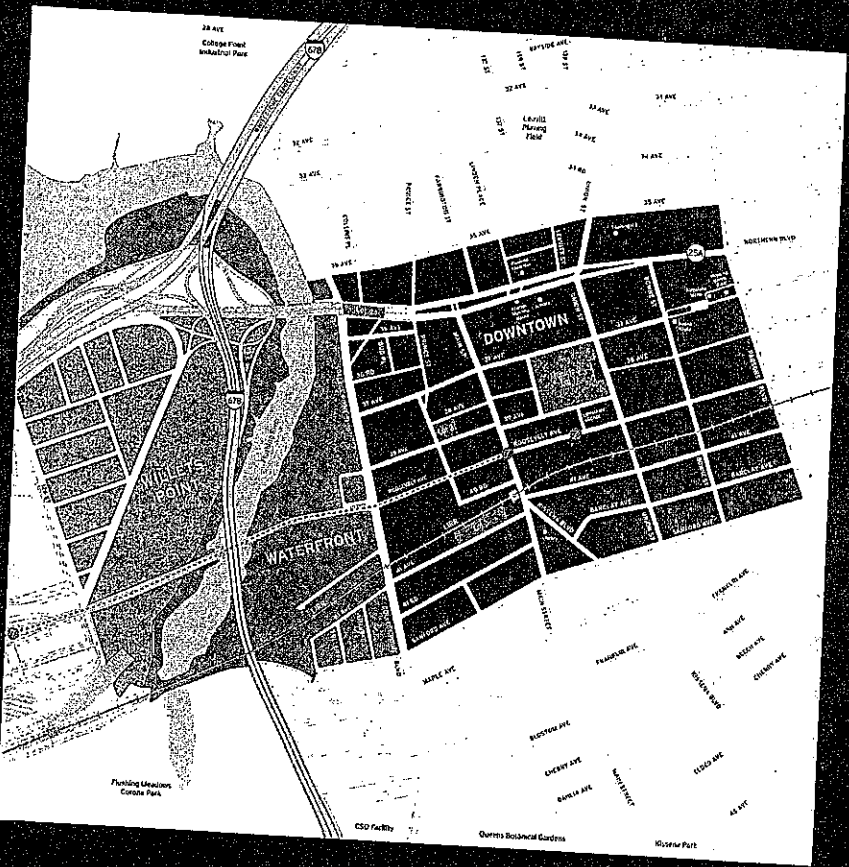
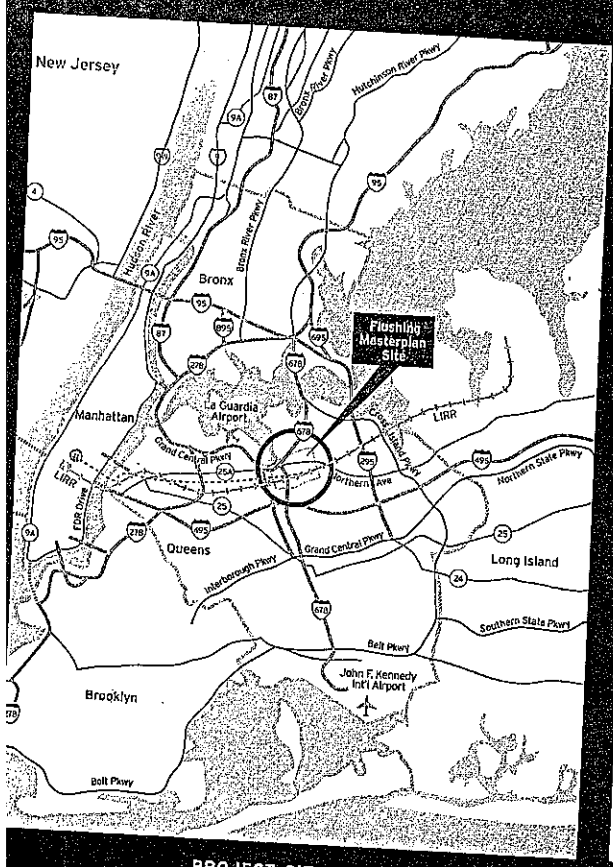
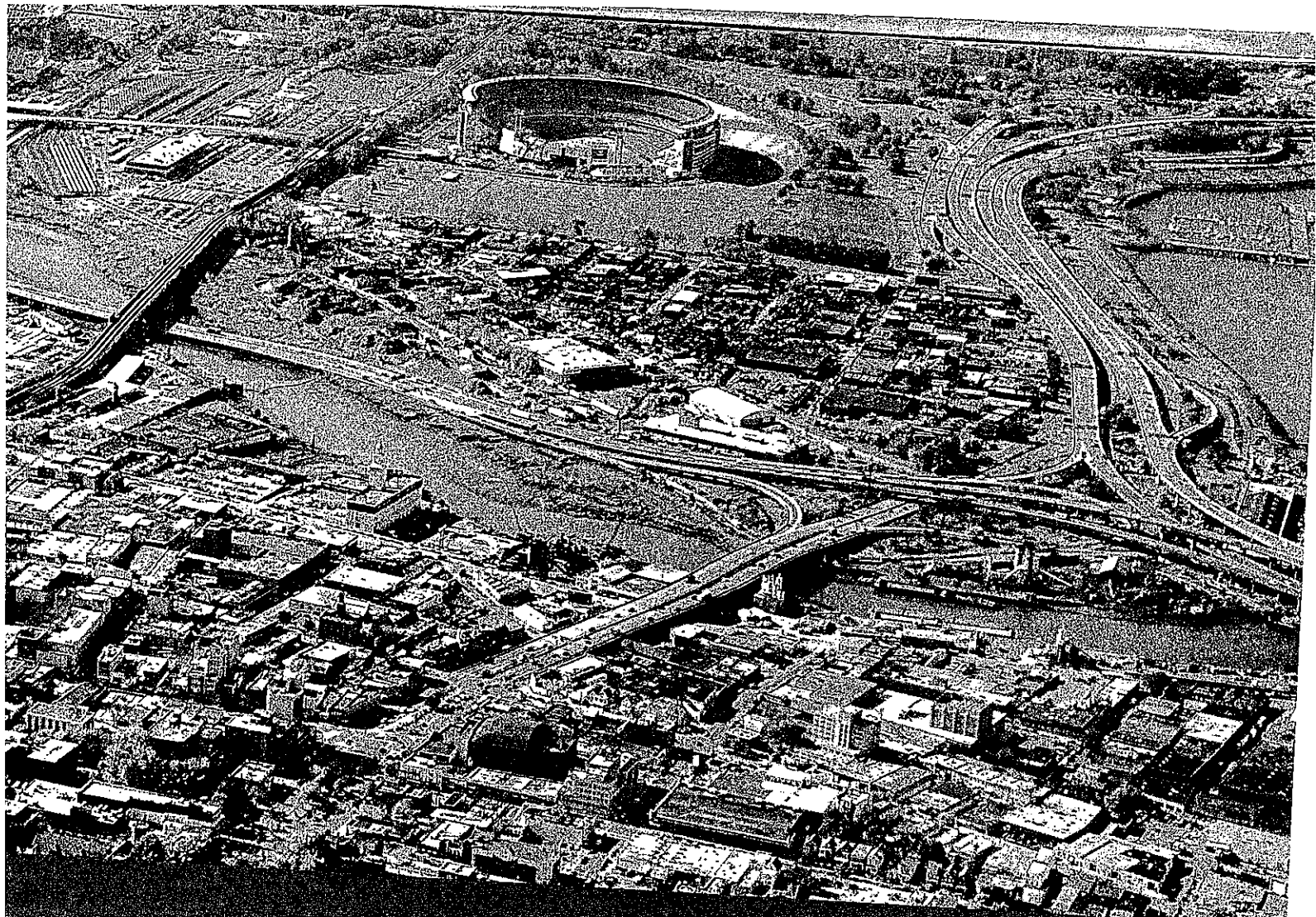
reconnect and renew downtown | revitalize the waterfront | redevelop willets point

Redeveloping Flushing is a critical part of the Mayor's 5-borough strategy to invest in regional economic centers.

The Development Framework is a land use planning strategy for the future growth and sustainability of Downtown Flushing, the Flushing River waterfront, and the Willets Point peninsula. This comprehensive vision considers opportunities for high quality mixed-use development, improved connections with adjacent regional destinations, enhancements to public open spaces and streetscapes, and transportation and parking strategies.

For more information, please contact us at downtownflushing@nycedc.com





PROJECT SITE AND SURROUNDING AREA

The Vision

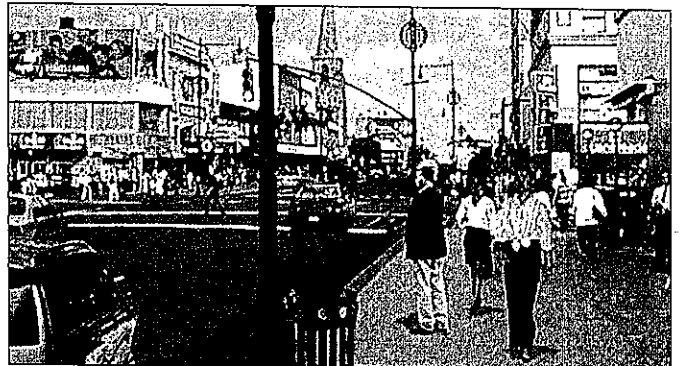
A dynamic and diverse mixed-use community of high-quality design with significant public spaces and strong connections to the riverfront.

GOALS

- Alleviate congestion and improve traffic and pedestrian flow
- Enhance the pedestrian experience through streetscape and open space investments
- Build on rich history and diversity of Flushing to enhance community feel and quality of life
- Catalyze high-quality development with a vibrant mix of uses
- Strengthen connections to the waterfront and adjacent regional destinations
- Balance parking needs with future development opportunities



MAIN STREET BUS STOP



REDESIGNED MAIN STREET

Reconnect & Renew Downtown

RECOMMENDATIONS AND IMPLEMENTATION

IMPROVE TRANSPORTATION

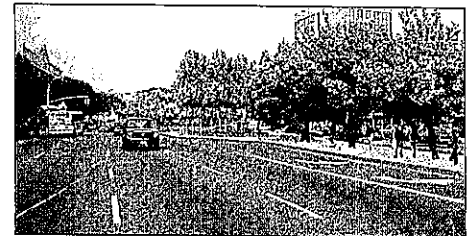
- Conduct an in-depth analysis of the traffic system to support several qualitative recommendations:
 - Convert Main St to one-way northbound
 - Convert Union and Prince Sts to one-way southbound
 - Establish right-hand turn from Northern Blvd onto Prince St
 - Reroute buses to respond to these changes and decongest Main St
- Add an entrance to the #7 subway station at the corner of Prince St and Roosevelt Ave
- Improve the appearance of the LIRR station downtown

INVEST IN STREETScape AND OPEN SPACE

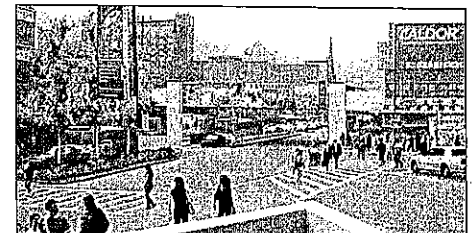
- Widen sidewalks on Main St and add signature streetscape features
- Upgrade streetscape and add greenery along 37th, 39th, and Roosevelt Aves to highlight connections to the waterfront
- Create three visual gateways to downtown with plantings, art, signage, and improved crosswalks—Northern Blvd at Main St, Kissena Blvd at Main St, and Roosevelt Avenue at College Point Blvd

(continued at top of next page)

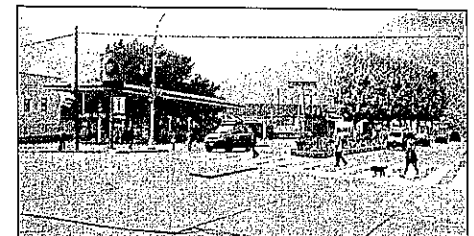
GATEWAYS



NORTHERN BOULEVARD



MAIN STREET & KISSENA BOULEVARD



COLLEGE POINT BOULEVARD & ROOSEVELT AVENUE

INVEST IN STREETScape AND OPEN SPACE (continued)

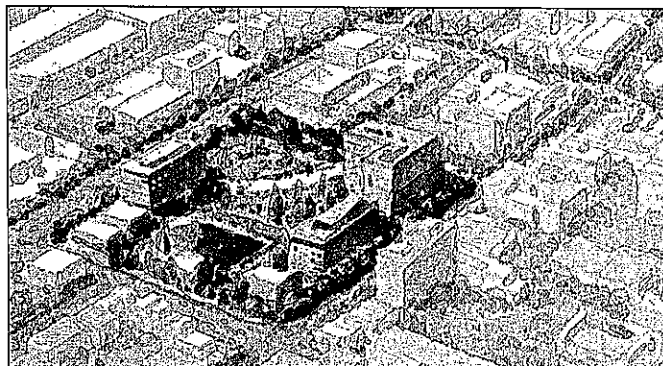
- ❑ Implement signature Flushing signage and logo that highlight historic district and connections to nearby destinations
- ❑ Redesign Lippman Arcade
- ❑ Create a town square as part of development on Municipal Lot 1
- ❑ Create a new community open space on the waterfront

DEVELOP MUNICIPAL LOT 1

- ❑ Issue a Request for Proposals (RFP) for a mixed-use development that will address many public goals:
 - A high standard of design and construction
 - A major civic open space
 - Lively street-level retail
 - A new residential community in the heart of Downtown
 - Space set aside for community uses
 - Low-cost underground parking to meet current and future needs
- ❑ Consider zoning changes to the Municipal Lot 1 site that will enhance its development potential
- ❑ Explore special district zoning for Downtown Flushing to ensure consistently high-quality development



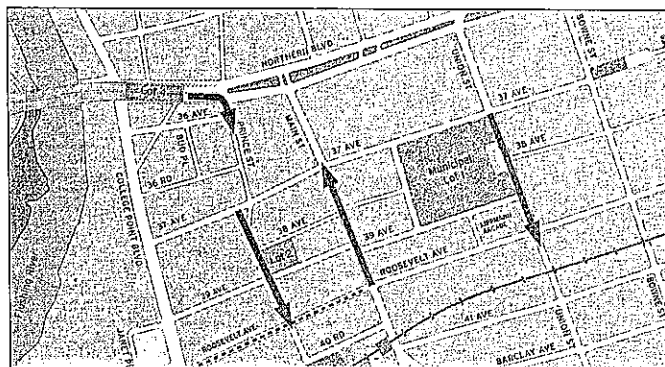
PUBLIC SPACE AT MUNICIPAL LOT 1



MUNICIPAL LOT 1

IMPLEMENT A PARKING STRATEGY

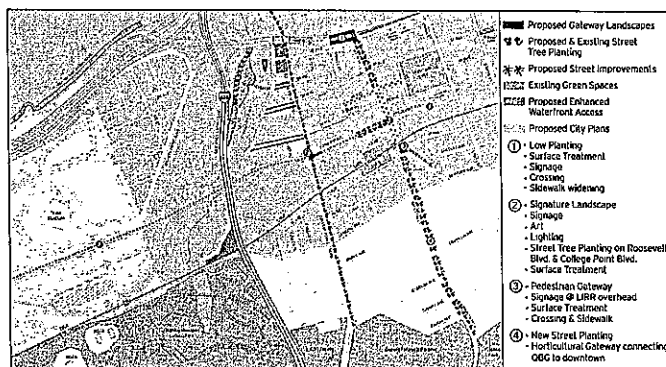
- ❑ Relocate commuter parking currently downtown to Shea Stadium
- ❑ Explore improvements to the Shea commuter lots
- ❑ Work with developer of Municipal Lot 1 to address parking needs during construction:
 - Retain some parking on-site if possible
 - Maintain all other displaced short-term spaces within walking distance of Downtown Flushing
 - Maximize capacity of Municipal Lots 2, 3, and 4
 - Utilize Intelligent Transportation Systems to direct drivers to available spaces



ONE-WAY STREETS



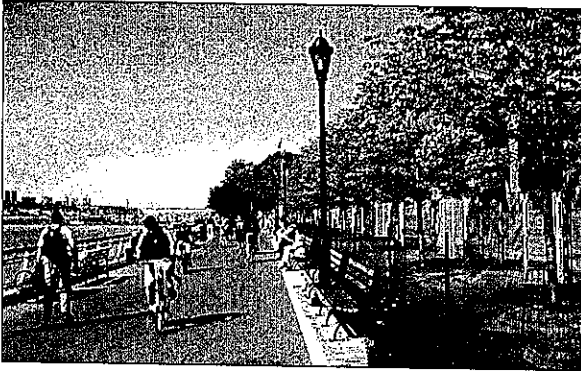
LIPPMAN ARCADE



LANDSCAPE PLAN

The Vision

An infusion of open space and waterfront development that attracts residents and visitors to Flushing and serves as a connection to activity on Willets Point.



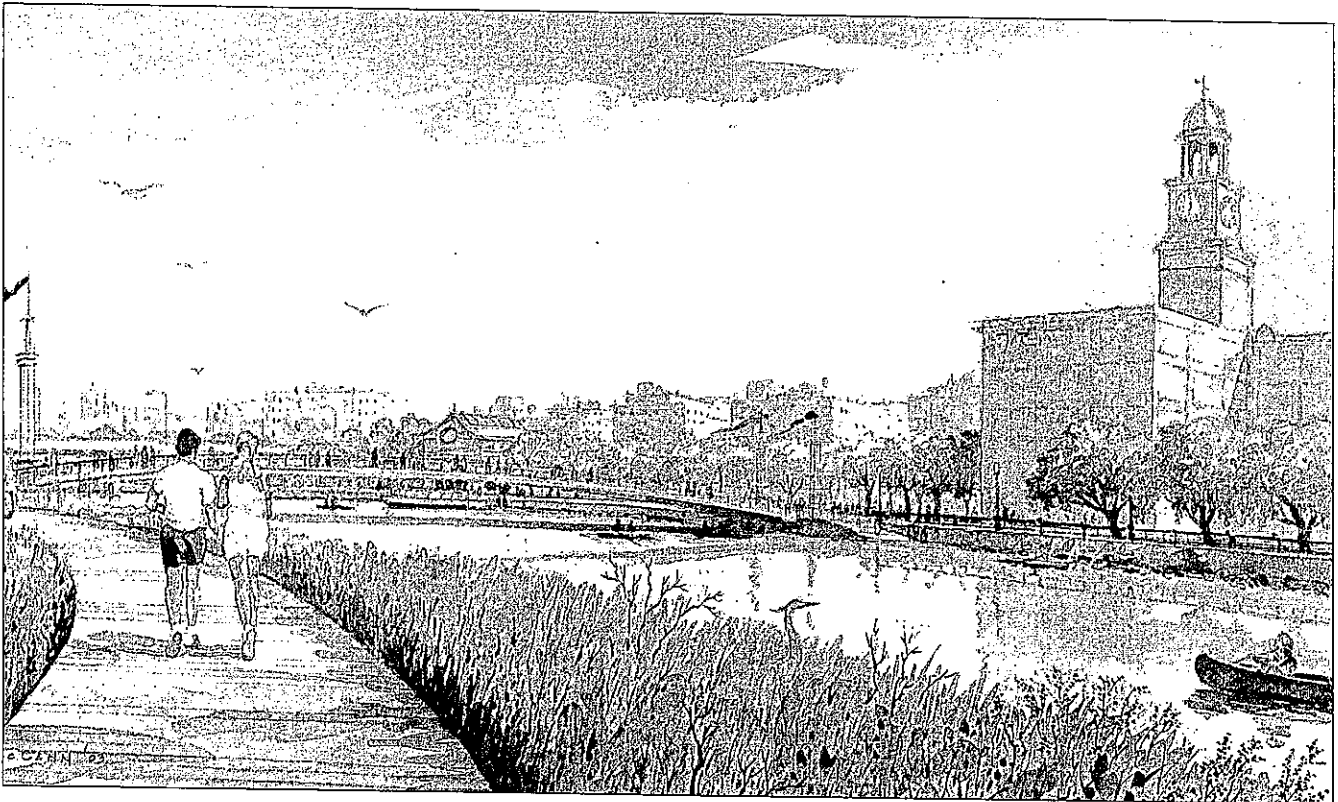
GOALS

- Improve the visual and environmental quality of the river
- Encourage growth of downtown to the waterfront
- Provide community open space and recreational opportunities

RECOMMENDATIONS AND IMPLEMENTATION

- Coordinate planned City, State, and Federal efforts to clean up the river and restore the tidal wetlands
- Facilitate construction of waterfront promenade in conjunction with private development and create link into Flushing Meadows-Corona Park
- Create significant new public open space along eastern edge
- Redesign College Point Boulevard to safely accommodate vehicles, pedestrians, and bicyclists
- Strengthen connections between Downtown Flushing and Willets Point with a pedestrian link across the river
- Explore ferry service options

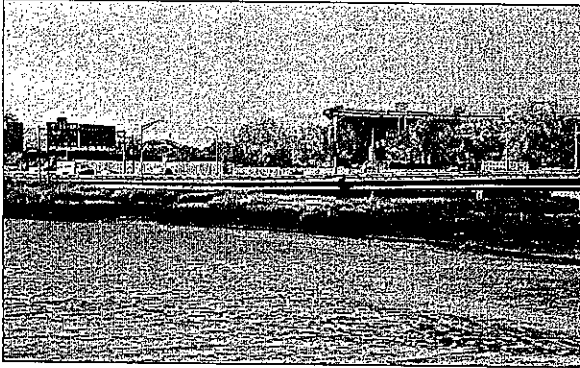
Revitalize the Waterfront





The Vision

A large-scale development that provides a significant economic benefit to the area and transforms Flushing into a true super-regional destination.



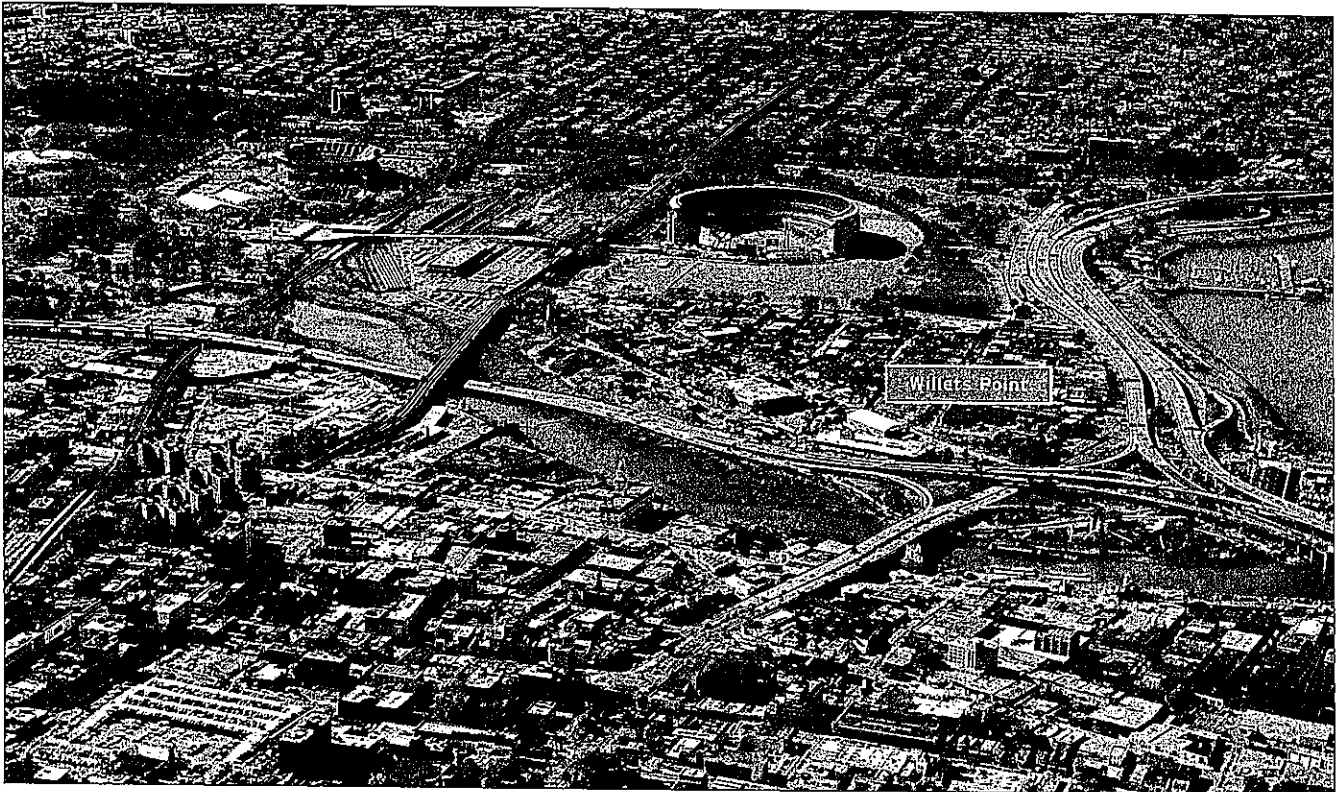
GOALS

- Facilitate a redevelopment project on Willets Point that will:
 - Make Flushing more of a destination in the region
 - Take advantage of the site's excellent accessibility by car and public transportation
 - Provide new jobs for local residents
 - Improve the environmental quality of the peninsula
 - Capitalize on the site's proximity to Flushing Meadows-Corona Park, Shea Stadium, and the National Tennis Center
 - Enhance development of the waterfront and Downtown Flushing

RECOMMENDATIONS AND IMPLEMENTATION

- Work with existing businesses on relocation options
- Issue a Call for Ideas to solicit a broad range of compelling ideas from the development community
- Prepare a strategy for site acquisition and remediation and identify funding
- Explore the possibility of a development authority in conjunction with the State of New York to plan and develop the site

Redevelop Willets Point



1 ISSUE RFP FOR MIXED-
USE DEVELOPMENT
AND OPEN SPACE ON
MUNICIPAL LOT 1

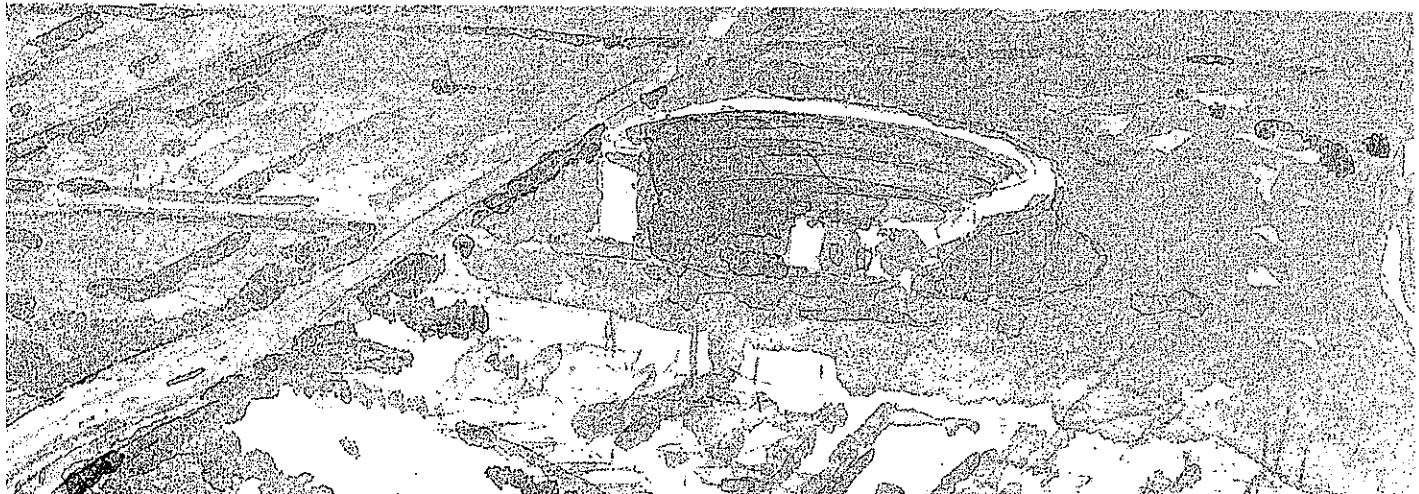
2 ENHANCE STREETSAPES
- GATEWAYS
- CONNECTIONS TO
THE WATERFRONT
- CONNECTIONS TO
REGIONAL DESTINATIONS

3 IMPROVE TRAFFIC
CIRCULATION

4 WATERFRONT PUBLIC
SPACE AND ESPLANADE

5 CLEAN UP RIVER

6 ISSUE REQUEST FOR
IDEAS FOR WILLETS
POINT REDEVELOPMENT



FOR THE RECORD

AFFORDABLE MOTORS INC.

&

W. LETELLIER LLC.

33-29 127 Street
Corona, NY 11368
(917) 690-9395

November 28, 2007

Re: Willet's Point Redevelopment

To the City of New York:

My name is Walter Letellier , the owner of Affordable Motors Inc and W.Letellier LLC. I am one of the 250 businesses who doesn't want to leave Willets Point, I have been here since the lates 80's and I worked really hard for my land. I invested the best years of my life into my business and I am unimpressed with the manner in which the City has approached us .

I have a family to support and a child to send to College. The City of New York is now violating our rights.

We are 250 businesses not 80, as the corporation is saying.


The Willets Point area is a vital part of Queens' history and economy, and the City of New York wants our Business to suffer in the name of progress.

Willets Point is important to us and our Families, it has been our home for many years.

Some buisnesses have been here for over 40 years and our buisnesses have not been adequately treated and very little attention has been given to our needs and concerns.

This is evident through the City's lack of infrastructure improvement in the area over the past few decades, that is why the streets are dirty and not paved. Recent study released by Hunter College shows that the Willets Point triangle is an active business district that provides jobs for many communities.

The City needs to be fair, we don't deserve to be displaced and abused, we are Citizens and tax payers, and relocation is not an option for us.



Walter Letellier

FOR THE RECORD

My name is Ralph Paterno and my family has owned property and run our business in the Willets Point area since 1963, next year is going to be our 45th anniversary; and I just want to go on record; my land is not for sale.

I look out to all the familiar faces in the room from Willets Point, and while I might not know everyone by name; I know the faces, my father knew their fathers and in some cases, my father knew their grandfathers. Willets Point is a very unique business district - the small and large businesses alongside long time owners make for a diverse and close community.

It was my father's dream my joining his business when I graduated college. It was always his nightmare that I would have to deal with the Eminent Domain threat the City makes every decade. Unfortunately I have to go at the fight alone since my father passed away a few years ago.

There are few untruths the EDC has said in the past that I would like to clear up. My workers are not minimum wage paid employees - they are skilled workers and have been with us for years. Most of our workers worked with my father and all of them are like family. We work together, celebrate life's accomplishments together and I personally know all their families.

The WP redevelopment does not only threaten 225 businesses and 1800 workers. These 1800 workers have families - multiple 1800 by their families, that the number we need to consider. The affects of this redevelopment would be catastrophic.

I want to tell my workers something about what is going on, but the EDC has not been in touch with me with any information; they have not afforded me that respect.

The EDC portrays all the business owners as junk shops - that simply is not true. I am a college graduate, second-generation contractor and business owner.

It has always been my feeling if the City invests in the current WP infrastructure, for the current tax paying residents, not new developers, I can almost guarantee the area will revitalize itself. The City's neglect of the area, while taking our tax dollars, is the direct cause of why the area is the way it is today.

As I said my father's dream was my joining his business, my dream is to pass this business, this land on to the next generation. And with the City's support this can happen.

I have a sign on my building that reads "America the Possible Dream", my Dad put that sign up many years ago. My nightmare is my children will not get to see that sign because the building, the land - will be gone. And in its place a Starbucks or a convention center - will sit on stolen land that was once their grandfather's American Dream.

RALPH PATERNO - WILLETS POINT, NEW YORK
126-30 37 AVENUE - FLUSHING, NY 11368

FOR THE RECORD

Has anyone in this room been to the Willets Point area during a Met game?
It is extremely congested.

Has anyone been to the area at the end of summer during the Tennis Open?
It is crazy.

Been there during Met game and the Tennis Open – it is insanity!

The Willets Point redevelopment consists of housing, a convention center, a school, a hotel, and a park.... **But most importantly an estimated 1.7 million square feet of retail space.**

Less than a tenth of a mile away, on the corner of Roosevelt and College Point Blvd is the new development Sky View Park that is set to open Summer 08. This will have 6 residential towers, with over 800,000 square feet of retail space.

This would make the combined retail space in the Willets Point area – 2.5 million square feet.

And that is without taking into consideration the existing Downtown Flushing retail area and the proposed 350,000 square feet of new retail space for the new Flushing Commons development – all approx a mile away from Willets Point.

The combined retail space in the Willets Point \ Downtown Flushing area would be in excess of 3 million square feet.

Just to give a point of reference, the Queens Center Mall has less than 1,000,000 square feet of retail space (and until 2004 it had approx 600,000 square feet). The biggest issue for the Queens Mall has always been traffic congestion. And 3 subway and 10 bus lines support this mall.

How is the Willets Point area – the highways, the roads, the one subway line, going to handle all the traffic for 2.5 million square feet of retail space and almost 10,000 new housing units? (WP has 5,000 and Sky View Park has 5,000) and I am not even considering the hotel, convention center, Movie Theater, school and park!

It is impossible, just the parking alone is a huge issue because of the inability to create below grade parking.

Commuters are not allowed to park in the Shea Stadium lot when the US Open is in town; there is simply no space for only 200 or so commuter cars in the area.

The Willets Point area does not need redevelopment of this magnitude.

The logistics simply cannot support this redevelopment plan.

What we need is for the City to invest in the current area, the City to help us rebuild our infrastructure and finally give Willets Point a chance to be the business district we have been striving to become for 50 years.

Give us the services, gives us the support and the area will revitalize itself.

**JACKIE PATERNO, WILLETS POINT, NEW YORK
23-45 BELL BLVD, #4F, BAYSIDE, NY 11360**

WILLETS POINT PROJECT.

November 29, 2007

My name is Francisco Hermida, I am the manager of "Roosevelt Auto Wrecking" and also I am a consultant for several other businesses in the area .I am here as a representative for all these companies and their employees.

At the last meeting at city hall before this council, the council had stated that they know that the City had neglected the businesses of this area not giving them the basic services they pay and had paid for all these past years with our taxes.

The current borough president Ms. Helen Marshall had stated on several occasions "I know there are good solid stakeholders in Willets Point, but we can't afford to have this kind of place in Queens anymore." (Article date 5/17/06). She also had stated that "it is not worth for The City of New York to invest any more in this area at this time". What is she trying to say is that our tax dollars are not good enough for the City... Or maybe that if they did invest in this area it would be an inconvenience for a very lucrative real estate deal.

The Ex-borough president and current board member of the Flushing redevelopment Association Ms. Claire Shulman had stated to the press and to the land owners of Willets Point that "it was not worth for her even to think about or to recommend to spend any money on this place. We now know that she had a private interest in not making this place as good as any other in New York, this will be an obstacle for her deal.

Now whom ever will be the new developer, it is important for the city to supply them with the services that were denied to the current residents.

Now if we take all these facts into consideration, under what law is the City going to take this land, businesses and jobs?.

What kind of "Public Use" or public benefit will the residents of the City of New York gain?

What law gives them the right to make decisions on land or property that does not belong to them?

For what we have heard over the last years whom ever gets to redevelop this land will get a big tax break from the City of New York. Also they are talking about providing affordable housing for low income families, now how is some developer who is going to build a luxury apartment building going to consider selling or renting to someone who may not be able to even pay for maintenance?.

The blight of this area has been caused by the city not by the land owners, so what gives the EDC the right to even think about Eminent Domain or Economic redevelopment.

The EDC has provided a list of relocation properties to only ten businesses on record, the only problem is that all these properties are for rent not for sale. Who is even going to consider selling their property and then go to another that you will be paying rent. What about the other 240 businesses?

I have been on the phone several times with the EDC about the business relocation program and the employee training and relocation, they could not answer any questions, the only thing I was told was promises of something may be happening in the near future. They do not have any one to provide the training, they do not know how it will work, they do not know if any one attends this training if they will incur an income loss, if they should be able to do this and at the same time provide for their families. But they know by next spring they will be proceeding with the purchase and eviction of the current businesses.

What assurance will be given to the workers of Willets Point that they will not have to go to social services to not to end up on the street with their families?.

What assurance will be given to these workers that they will have better jobs with better salaries that they have now?

The EDC speaks of contamination in the area, if they would bother to look at the 35 arrests that were made a few years back, they would find out that there was no contamination, the only thing they had was the pictures of a few individuals spilling fluids out on the floor, the ground under was not contaminated.

What assurance will be given to the small business owner that rents properties from the current land lords. That they will have a place to relocate their business and not lose everything?

The EDC has presented several plans, budgets and studies, in any of them they do not show any budget for legal fees, that they know that will arise out of this project. If this project goes forward and none of the promises they made are kept they be looking to about over 3000 suits from small businesses and employees, plus the ones they be getting from land owners.

At this time the only thing that this looks like is an interest from a few private people to get the City to violate the constitutional rights of a lot of people for their personal gain.

I like to thank this Council for giving me the opportunity to speak at this hearing, and I hope that this will make some kind of change.

Environmental Defense
Testimony before the Economic Development and Land Use Committees of the New
York City Council
WILLETS POINT URBAN RENEWAL PLAN
November 29, 2007

Good afternoon. My name is Tom Elson from Environmental Defense. I am testifying on behalf of Andy Darrell, New York regional director and director of the Environmental Defense Living Cities Program. He apologizes that he is unable to be here.

Willets Point is the site of great environmental degradation and neglect. Environmental Defense applauds the City for establishing an urban renewal plan with a primary stated goal of “improving environmental conditions.” We are impressed with the plan’s high level of standards and guidelines for mitigating environmental health risks and we are pleased that this cleanup will directly benefit the Flushing River and Flushing Bay further restoring New York’s waterways. Additionally, we support the City’s further commitment to promote green building and sustainable design practices in the plan’s implementation.

This plan represents an opportunity to develop an urban, sustainable community from the ground up. It is appropriate that the plan emphasizes open space and pedestrian friendliness.

We do however recognize that there are many businesses currently located in Willets Point, many of which have been there for many years. We urge the City to work closely with the businesses and their employees to minimize any detrimental effects.

Willets Point has been the subject of many ideas and plans in the past. We hope that the time has come to take action that will ultimately lead to a cleaner and healthier New York City.



THE SENATE
STATE OF NEW YORK
ALBANY 12247

TOBY ANN STAVISKY
Senator, 16th District
ASSISTANT MINORITY WHIP

COMMITTEE ON HIGHER EDUCATION
RANKING MINORITY MEMBER

- COMMITTEES
- EDUCATION
- FINANCE
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- TRANSPORTATION
- AGING
- TOURISM, RECREATION
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LEGISLATIVE OFFICE BUILDING
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□ DISTRICT OFFICE
144-36 WILLETS POINT BOULEVARD
FLUSHING, NEW YORK 11357
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FAX (718) 445-8398

Willets Point is cited in one of the all time classics of American literature, *The Great Gatsby*. In it, F. Scott Fitzgerald calls Willets Point a “valley of ashes... bounded on one side by a small foul river... a fantastic farm where ashes grow like wheat into ridges and hills and grotesque gardens.” Despite being a center for various types of businesses, unpaved streets and lack of sewers have led Mayor Bloomberg to call Willets Point a synonym for urban blight.

Geographically, as a bridge between northwestern and northeastern Queens, a bridge between culturally vibrant and ethnically diverse neighborhoods such as Corona, East Elmhurst and Flushing, Willets Point is the nexus. The Van Wyck Expressway and the Grand Central Parkway make the area readily accessible and the # 7 train, a commuter life line going through Queens to Manhattan, traverses many neighborhoods. A strong Willets Point will become a destination of choice and has the potential to benefit an area far longer than its own natural borders.

With the Mets opening Citi Field in 2009, it is time to make improvements to the long neglected infrastructure and remediate the oil-saturated, pothole laden streets, which lack sewers. Now is the time to put Willets Point on track to becoming the robust economic hub that it clearly has the potential to be. There are a number of plans to redevelop the land, revitalize the waterfront, and reconnect the region to surrounding communities.

There is a pressing need throughout the city and particularly in the borough of Queens for more affordable housing. In Willets Point, we have a unique opportunity to create more living space and create a significant economic draw for the region. There is the need for a sustainable community with commercial, retail, recreational and entertainment complexes, mixed income housing, an elementary school, a convention center, a community center, and even a 700 room hotel. The clean-up and subsequent development should include open space for parks, increase and improve waterfront access, and create thousands of new jobs, union jobs, both temporary from construction and permanent jobs, paying a living wage, to sustain the community.

Whether watching the US Tennis Open in the fall, enjoying a walk in Flushing Meadows Park, or eating at restaurants in Flushing and Corona, Queens has so much to offer. There is no reason why Willets Point shouldn't become one more reason for us to be proud of our borough. Hopefully when someone writes about the area again, they will not call it a valley of ashes, but instead, a Phoenix, the bird which rose from the ashes to begin life again.

Flushing Willets Point Corona LDC

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Flushing, NY 11354
Tel: 718-670-1781 / 718-670-1776
Email: ab@fwcldc.org

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INFORMATION

Remarks of Claire Shulman, President, Flushing/Willets Point/Corona LDC

Before the Joint Economic Development, Land Use Committee Hearing,
November 29, 2007,

Good afternoon. Thank you Chairs White and Katz and all the Council members who are present today for this opportunity to present my views on Willets Point Redevelopment. I am Claire Shulman president of the Flushing/Willets Point/Corona Local Development Corporation and I am delighted to update you on what I have been seeing and hearing since the last public hearing was held on this matter in the spring. What I can tell you right off the bat is that there is broad based support in Northern Queens to redevelop Willets Point. In each community I have been in I hear the same thing; the time is now.

Over the summer and through the fall I and members of the LDC have been meeting with local community boards 3, 4, and 7, the board in which Willets Point is situated, civic and community groups, environmental organizations and community newspapers and their editorial boards to brief them all on the this project as well as to hear their important views as we attempt to go forward in the best possible way with redevelopment in Willets Point. From these discussions three main areas of concern have emerged; the environment, housing, and economic development.

No matter who I have talked regarding Willets Point they all agree on one thing; the need to clean up Willets Point and the Flushing River and Bay. None of this can happen without first cleaning up Willets Point. Without a total redevelopment of the lands at Willets Point, including a complete cleanup of the soils beneath Willets Point, all our efforts at cleaning up the surrounding waterways will come to naught. Anyone who has ever driven past Flushing Bay in the summer knows what I am talking about. This condition has existed for decades and has got to end. Moreover, once this is accomplished, the



Helen Marshall
Queens Borough President

EX-OFFICIO
John Liu
Council Member, 20th District

Hiram Monserrate
Council Member, 21st District

opportunities for the public in terms of aquatic recreation will be nearly unlimited. Throughout the nation and in our own communities, bodies of water that had been given up for dead are now thriving, supporting recreation and all sorts of marine life.

Further on the environment though is that the City has pledged to make this a green development. This will be an enormous accomplishment and set a standard for others to follow throughout the city.

The need for housing, especially affordable housing, is one we hear throughout the communities surrounding Willets Point. The growth of our city has led to shortages of housing but most critically affordable housing. As it stands the 5,500 units of housing proposed for Willets Point will, subject to negotiation, contain a healthy percentage of units which will be affordable. The need for these units is especially acute in both the bustling communities of Flushing and Corona.

Finally this is about economic development. It is about the 20,000 construction jobs that will exist over the life of this project and about more than 6,000 permanent jobs that will be created once the build out is finished. We are also talking about adding desperately needed convention space for Queens as well as a large hotel. Now is the time.

Earlier you heard from EDC President Robert Lieber. He detailed the efforts the city is making to help retrain and reemploy displaced workers as well as provide every aid possible to the businesses currently situated in Willets Point. In my many years of government experience this is easily the most impressive effort the City of New York has put forth to develop Willets Point. I am convinced the EDC stands ready to do everything possible to help those directly affected by the redevelopment and I respectfully urge the Council to green light this proposal when it comes before you in the ULURP process. Thank you.

TRAINING FUND

International Union of Operating Engineers

Affiliated with the A.F.L.-C.I.O.

Office of

LOCAL UNION 14-14B

141-57 NORTHERN BOULEVARD

FLUSHING, N.Y. 11354



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“Proposed Willets Point Redevelopment Hearing, Part II”

Testimony to NYC Council Committees on Land Use and Economic Development

**James P. Conway
November 29, 2007**

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is James P. Conway, Executive Board member of IUOE Local 14.

I believe that the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. IUOE Local 14 have been aggressively supporting economic development over the last couple of years but we are at a point now where we have to ask hard questions relating to how we should be approaching future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support? We are giving jobs to people but not careers, and there is significant point of distinction between the two. While we have managed to keep unemployment relatively low, workers' wages have stagnated. More and more Americans go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity.

The redevelopment at Willets Point has the potential to do great things for the residents of Queens, but in order for the project to truly revitalize the area and "create the next great neighborhood", the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1MSF of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open spaces and community space. With all the opportunity that is expected to result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

I believe it is primarily the responsibility of the City, not the developer, to ensure the economic livelihood of the people. I also believe that where there is public investment in an economic development project, there should be assurances on creating quality jobs with real standards. With that in mind, the City should include in the Willets Point Plan

provisions that specify labor standards and bind the developer and their contractors and successors to those standards. Similar standards should also be considered that can be applied to all other economic development projects moving forward.

The City should also make sure that this project benefits the City's taxpayers. To that extent, the lease or sale of any land taken by eminent domain should also include revenue-sharing mechanisms that increase the amount of money the City receives if the project has increased revenues. These revenues should be protected by a labor peace agreement.

In order to achieve sustainable development at Willets Point, the plan must include labor standards that incorporate the following concepts:

- Encourage the use of contractors and subcontractors which invest in a skilled, qualified and safe work force.
- The plan must include labor standards that support good jobs defined by livable wages.
- The City should ensure that all building and construction jobs pay prevailing wage, and that real wage standards are attached to all building service jobs, retail jobs, hotel jobs, and other jobs that are generated from the redevelopment.
- Such wage requirements should apply to all permanent employees whether they work under a contract or subcontract. All tenants, subtenants, contractors and subcontractors should comply with set wage requirements.

In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

IUOE Local14 supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.

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NEW YORK CITY DISTRICT COUNCIL OF CARPENTERS

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"Proposed Willets Point Redevelopment Hearing, Part II"

Testimony to NYC Council Committees on Land Use and Economic Development

NYC District Council of Carpenters
Steve McInnis, Political Director
November 29, 2007

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is Steve McInnis, Political Director of the NYC District Council of Carpenters, representing 11 Locals and 25,000 members in New York City.

The NYC District Council of Carpenters believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor

standards must be included and the City must ensure that the taxpayers share in the benefits. We have been aggressively supporting economic development in collaboration with the City, the business community, and the community over the last couple of years but we are at a point now where we have to ask hard questions relating to how we should be approaching future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support? We are giving jobs to people but not careers, and there is significant point of distinction between the two. While we have managed to keep unemployment relatively low, working peoples' wages have stagnated. More and more New Yorkers go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity.

The redevelopment at Willets Point has the potential to do great things for the residents of Queens, but in order for the project to truly revitalize the area and "create the next great neighborhood", the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1MSF of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open spaces and community space. With all the opportunity that is expected to

result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

We believe it is primarily the responsibility of the City, not the developer, to ensure the economic livelihood of the people. We also believe that where there is public investment in an economic development project, there should be assurances on creating quality jobs with real standards. With that in mind, the City should include in the Willets Point Plan provisions that specify labor standards and bind the developer and their contractors and successors to those standards. Similar standards should also be considered that can be applied to all other economic development projects moving forward.

The City should also make sure that this project benefits the City's taxpayers. To that extent, the lease or sale of any land taken by eminent domain should also include revenue-sharing mechanisms that increase the amount of money the City receives if the project has increased revenues. These revenues should be protected by a labor peace agreement.

In order to achieve sustainable development at Willets Point, the plan must include labor standards that incorporate the following concepts:

- The City should provide meaningful training and career opportunities for new workers and encourage the use of contractors and subcontractors which invest in a skilled, qualified and safe work force.

- The plan must include labor standards that support good jobs defined by livable wages.
- The City should ensure that all building and construction jobs pay prevailing wage, and that real wage standards are attached to all building service jobs, retail jobs, hotel jobs, and other jobs that are generated from the redevelopment.
- Such wage requirements should apply to all permanent employees whether they work under a contract or subcontract. All tenants, subtenants, contractors and subcontractors should comply with set wage requirements.

In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

The NYCDC of Carpenters supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.



THE ASSEMBLY
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Assemblywoman 27TH District

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COMMITTEES
Health
Labor

Willet's Point Redevelopment Testimony
New York City Council
Committee on Economic Development
And Committee on Land Use
Thursday, November 29, 2007

As the Assemblywoman representing Willets Point, I am strongly supporting this long overdue development. The creation of this Urban Renewal Area is a much appreciated signal of the City's commitment to improving the "Iron Triangle". This mixed use plan improves the environmental conditions in the area, creates much needed affordable and market rate housing, and expands the Flushing Meadow Park destination by including a hotel and convention center. For too long, this valued area has been a source of grief to the surrounding communities. The negative impact on the environment has been substantial. The junk yards, garbage and stagnant water have made the "iron triangle" one of the most undesirable locations in the Borough. The proximity to the waterfront and Flushing Meadows Corona Park only exacerbates the very serious negative environmental impacts.

I think it is important to the entire area and the borough that we work to revitalize this location. Its close proximity to several major roadways and public transportation make it ideal for future development. We have an opportunity to turn this blight on our environment and community into a development, which provides jobs for area residents and enhances the neighboring recreational and cultural facilities. The Willets Point Urban Renewal Area presents an opportunity to make significant improvements in a long underutilized area. These improvements will not only create a significant windfall for the City, it has the potential to positively impact on the lives of thousands of Queens residents.

This development plan provides 5,500 new units of housing, new retail, recreational and school space and creates 20,000 new construction jobs and 6,100 permanent jobs in the retail, convention and hotel portions of the plan. Speaking as someone who was fired from my first job at Alexanders department store in the Bronx, for trying to organize a union and my lifetime ties to organized labor, I must emphasize the importance of the City working with the labor community to ensure reasonable wage and benefit standards for all jobs created. It is not merely enough to create new jobs. We must do all that we can to ensure that those are union jobs that are going to provide a fair living wage to all workers, thereby enabling working families to remain in our communities and not force them to flee to the more affordable suburbs.

I believe that if the overall plan is examined in the context of the surrounding Flushing, College Point and Corona communities, the benefits of this project will be enormous.

I am therefore hopeful that this redevelopment will move forward quickly. But let me say this, we are also mindful of the existing businesses in the Willets Point community. These 250 businesses should be treated fairly, and the City must do everything possible to ensure their relocation in as smooth and painless a transition as possible. I am much encouraged by the creation of a dedicated Business Relocation and Workforce Assistance Plan for the area businesses, and I commend EDC and the Department of Small Business Services for all that they have done so far to assist these businesses. I am sure they will continue to work with the business community to get them relocated.

I look forward to continuing to work with the Mayor Bloomberg, Borough President Marshall, EDC and former Borough President Shulman to ensure that this very, very important project is successful.

Thank You.

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is [YOUR NAME], [TITLE, ORGANIZATION].

[YOUR ORGANIZATION] believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits.

We believe it is primarily the responsibility of the City, not the developer, to ensure the economic livelihood of the people. We also believe that where there is public investment in an economic development project, there should be assurances on creating quality jobs with real standards. With that in mind, the City should include in the Willets Point Plan provisions that specify labor standards and bind the developer and their contractors and successors to those standards. Similar standards should also be considered that can be applied to all other economic development projects moving forward.

The City should also make sure that this project benefits the City's taxpayers. To that extent, the lease or sale of any land taken by eminent domain should also include revenue-sharing mechanisms that increase the amount of money the City receives if the project has increased revenues. These revenues should be protected by a labor peace agreement.

In order to achieve sustainable development at Willets Point, the plan must include labor standards that incorporate the following concepts:

- The City should provide meaningful training and career opportunities for new workers and encourage the use of contractors and subcontractors which invest in a skilled, qualified and safe work force.
- The plan must include labor standards that support good jobs defined by livable wages.
- The City should ensure that all building and construction jobs pay prevailing wage, and that real wage standards are attached to all building service jobs, retail jobs, hotel jobs, and other jobs that are generated from the redevelopment.
- Such wage requirements should apply to all permanent employees whether they work under a contract or subcontract. All tenants, subtenants, contractors and subcontractors should comply with set wage requirements.

In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

[YOUR ORGANIZATION] supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.

"Proposed Willets Point Redevelopment Hearing, Part II"

Testimony to NYC Council Committees on Land Use and Economic Development

Local 32BJ SEIU

Executive Vice President Kevin Doyle

November 29, 2007

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is Kevin Doyle and I am the Executive Vice President of SEIU Local 32BJ. Our union represents 85,000 building service workers in commercial office buildings, residential buildings, and stadiums throughout New York, New Jersey, Connecticut, Pennsylvania, Delaware, Maryland and the District of Columbia. Our members are cleaners, handymen, porters, doormen, superintendents, window cleaners, and security officers. They work hard and get paid decent wages and benefits.

Our members live in the communities in which they work our members come from every part of this City and live in every neighborhood.

The Willets Point Redevelopment plan as it stands will provide 1.7 Million Square ft of retail and entertainment, 5,500 units of mixed income housing a 700-room hotel, a convention center and 500,000 square feet of office space. The development can provide responsible growth in Flushing and Corona Queens and create a model for sustainable development and environmental stewardship. The plan has the opportunity to provide hundreds of jobs for community residents in the area and revitalize the Willets point area.

The Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City, however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. We have been aggressively supporting economic development in collaboration with the City, the business community, and the community over the last couple of years but we are at a point now where we have to ask hard questions relating to how we should be approaching future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support?

We are giving jobs to people but not careers, and there is significant point of distinction between the two. While we have managed to keep unemployment relatively low, working peoples' wages have stagnated. More and more New Yorkers go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity. As this project moves forward we ask that during the City insert wage standards that in the following ways:

1. Any initial study or scope regarding Urban Renewal, or the environmental impact statement need to study and insert wage standards.
2. Any future RFP's should have provisions that address wage standards, this includes any post-contractual agreements btw the chosen developer and the city.
3. Any State Statutory Requirements or subsidies should have standards attached to the project development

With all the opportunity that is expected to result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

We believe it is primarily the responsibility of the City, not the developer, to ensure the economic livelihood of the people. We also believe that where there is public investment in an economic development project, there should be assurances on creating quality jobs with real standards. With that in mind, the City should include in the Willets Point Plan provisions that specify labor standards and bind the developer and their contractors and successors to those standards. Similar standards should also be considered that can be applied to all other economic development projects moving forward.

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In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

Local 32BJ supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.

RWDSU

Stuart Appelbaum, *President*
Jack G. Wurm, Jr., *Secretary-Treasurer*

Retail, Wholesale and Department Store Union

"Proposed Willets Point Redevelopment Hearing, Part II"

Testimony to NYC Council Committees on Land Use and Economic Development

Retail, Wholesale and Department Store Union

Jane Thompson, Political Director

November 29, 2007

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is Jane Thompson, Political Director of the Retail, Wholesale and Department Store Union (RWDSU). I am here on behalf of our President, Stuart Appelbaum and the 45,000 men and women we represent in the New York City area. Our members work in retail, grocery stores and drug stores in the five boroughs.

The Retail, Wholesale and Department Store Union believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. We have been aggressively supporting economic development in collaboration with the City, the business community, and the community over the last couple of years but we are at a point now where we have to ask hard questions relating to how we should be approaching future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support? We are giving jobs to people but not careers, and there is significant point of distinction between the two. While we have managed to keep unemployment relatively low, working peoples' wages have stagnated. More and more New Yorkers go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity.

The redevelopment at Willets Point has the potential to do great things for the residents of Queens, but in order for the project to truly revitalize the area and "create the next great neighborhood," the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1MSF of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open spaces and community space. With all the opportunity that is expected to result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

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with real standards. With that in mind, the City should include in the Willets Point Plan provisions that specify labor standards and bind the developer and their contractors and successors to those standards. Similar standards should also be considered that can be applied to all other economic development projects moving forward.

The City should also make sure that this project benefits the City's taxpayers. To that extent, the lease or sale of any land taken by eminent domain should also include revenue-sharing mechanisms that increase the amount of money the City receives if the project has increased revenues. These revenues should be protected by a labor peace agreement.

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- Such wage requirements should apply to all permanent employees whether they work under a contract or subcontract. All tenants, subtenants, contractors and subcontractors should comply with set wage requirements.

In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

The RWDSU supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.

"Proposed Willets Point Redevelopment Hearing, Part II"

Testimony to NYC Council Committees on Land Use and Economic Development

Local 32BJ SEIU

Executive Vice President Kevin Doyle

November 29, 2007

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is Kevin Doyle and I am the Executive Vice President of SEIU Local 32BJ. Our union represents 85,000 building service workers in commercial office buildings, residential buildings, and stadiums throughout New York, New Jersey, Connecticut, Pennsylvania, Delaware, Maryland and the District of Columbia. Our members are cleaners, handymen, porters, doormen, superintendents, window cleaners, and security officers. They work hard and get paid decent wages and benefits.

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In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

Local 32BJ supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.



**MASON TENDERS' DISTRICT COUNCIL
OF GREATER NEW YORK
POLITICAL ACTION COMMITTEE**

266 WEST 37TH STREET, SUITE 1150
NEW YORK, NY 10018
TEL: (212) 452-9500 FAX: (212) 452-9599
E-MAIL: MTDCPAC@JUNO.COM

Testimony of Michael J. McGuire

Re: Oversight - Proposed Willet's Point Redevelopment

Joint meeting of the Committees on Economic Development and Land Use

November 29, 2007

Good afternoon Chairpersons Katz and White, and distinguished council members. My name is Michael McGuire and I am the director of the Mason Tenders' District Council of Greater New York and Long Island Political Action Committee. The Mason Tenders' District Council is comprised of more than 15,000 members in six local unions in the Eastern Region of the Laborers' International Union of North America. Two of these locals are made up of laborers in the construction industry in New York City. Construction & General Building Laborers' Local 79; and Asbestos, Lead and Hazardous Waste Laborers' Local 78, represent some eleven thousand men and women working within the five boroughs as building construction laborers, mason tenders, demolition workers and asbestos and hazardous material abatement laborers.

The Mason Tenders' District Council believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. For the last several years we have been aggressively supporting economic development in cooperation with the City, the business community, and our communities at large but we are now at a point where we have to ask hard questions about how we approach future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support? The

current way of doing business gives *jobs* to people...not careers, and the difference between the two is vast. While we have managed to keep unemployment relatively low, working peoples' wages have stagnated. More and more New Yorkers go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity.

The redevelopment at Willets Point has the potential to do great things for the residents of Queens and New York City as a whole, but in order for the project to truly revitalize the area and "create the next great neighborhood", the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1 million square feet of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open spaces and community space. With all the opportunity that is expected to result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

We believe it is primarily the responsibility of the City, not developers, to ensure the economic livelihood of the people. We also believe that where there is public investment in an economic development project, there should be assurances on creating quality jobs with real standards. With that in mind, the City should include in the Willets Point Plan provisions that specify labor standards and bind the developer and their contractors and successors to those standards. Similar standards should also be considered that can be applied to all other economic development projects moving forward.

The City should also make sure that this, and other projects, benefit the City's taxpayers. To that extent, the lease or sale of any land taken by eminent domain should also include revenue-sharing mechanisms that increase the amount of

money the City receives if the project has increased revenues. These revenues should be protected by a labor peace agreement.

In order to achieve sustainable development at Willets Point, the plan must include labor standards that incorporate the following concepts:

- The City should provide meaningful training and career opportunities for new workers and encourage the use of contractors and subcontractors which invest in a skilled, qualified and safe work force by requiring all contractors to participate in appropriate NYS-certified apprenticeship programs.
- The plan must include labor standards that support good jobs defined by livable wages.
- The City should ensure that all building and construction jobs pay prevailing wage, and that real wage standards are attached to all building service jobs, retail jobs, hotel jobs, and other jobs that are generated from the redevelopment.
- Such wage requirements should apply to all permanent employees whether they work under a contract or subcontract. All tenants, subtenants, contractors and subcontractors should comply with set wage requirements.

In addition, to ensure that any hotels that are built in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

The MTDC supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit. Thank you.

Respectfully submitted,
Michael J. McGuire
November 29, 2007



**NEW YORK CITY
CENTRAL LABOR COUNCIL
AFL-CIO**

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“Proposed Willets Point Redevelopment Hearing, Part II”

Testimony to NYC Council Committees on Land Use and Economic Development

**The New York City Central Labor Council
Edward F. Ott, Executive Director
November 29, 2007**

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is Ed Ott, Executive Director of the NYC Central Labor Council (CLC), a federation of 400 affiliated local unions representing 1.5 million working men and women in New York City.

The NYC Central Labor Council believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. We have been aggressively supporting economic development in collaboration with the City, the business community, and the community over the last couple of years but we are at a point now where we have to ask hard questions relating to how we should be approaching future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support? We are giving jobs to people but not careers, and there is significant point of distinction between the two. While we have managed to keep unemployment relatively low, working peoples' wages have stagnated. More and more New Yorkers go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity.

The redevelopment at Willets Point has the potential to do great things for the residents of Queens, but in order for the project to truly revitalize the area and "create the next great neighborhood", the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1MSF of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open spaces and community space. With all the opportunity that is expected to result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

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In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be required for any hotel, motel, or other such extended stay facility built on the site.

The CLC supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.

“Proposed Willets Point Redevelopment Hearing, Part II”

Testimony to NYC Council Committees on Land Use and Economic Development

**New York Hotel and Motel Trades Council
Eddie Cedeno, Vice President, Local 6**

November 29, 2007

Good afternoon. Thank you for the opportunity to testify here today. My name is Eddie Cedeno. I am here representing the 25,000 members of the New York Hotel and Motel Trades Council, the union for hotel workers in New York City.

The New York Hotel and Motel Trades Council believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. We have been aggressively supporting economic development in collaboration with the City, the business community, and the community over the last couple of years but we are at a point now where we have to ask hard questions relating to how we should be approaching future development in the City.

One of the benefits of promoting economic development projects has always been job creation, but what kind of jobs are we trying to create and support? We are giving jobs to

people but not careers, and there is significant point of distinction between the two. While we have managed to keep unemployment relatively low, working peoples' wages have stagnated. More and more New Yorkers go to work every day but do not earn enough to make ends meet. If we do not change the way we approach development in this City, we are in danger of creating a permanent underclass of working poor under the guise of new prosperity.

The redevelopment at Willets Point has the potential to do great things for the residents of Queens, but in order for the project to truly revitalize the area and "create the next great neighborhood", the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1MSF of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open spaces and community space. With all the opportunity that is expected to result from the redevelopment of this area, there is a lot to be gained here. There is also a lot that could be lost if we don't take advantage of the moment.

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The New York Hotel and Motel Trades Council supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.

“Proposed Willets Point Redevelopment Hearing, Part II”

**Testimony to NYC Council Committees on Land Use and Economic
Development**

November 29, 2007

Good afternoon. Thank you Co-Chairs Katz and White, and the other Council Members on the committee for the opportunity to testify today on the Willets Point Redevelopment Plan. My name is Jack Kittle and I am here of behalf District Council 9 of the International Union of Painters and Allied Trades and the 10,000 working men and women that we represent.

District Council 9 believes the Willets Point Redevelopment Plan has the potential to generate significant economic growth for the City; however in order to promote development that is both responsible and sustainable, sufficient labor standards must be included and the City must ensure that the taxpayers share in the benefits. We have been aggressively supporting economic development in collaboration with the City, the business community, and the community over the last couple of years but we are at a

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The redevelopment at Willets Point has the potential to do great things for the residents of Queens, but in order for the project to truly revitalize the area and "create the next great neighborhood", the City must ensure labor standards and accountability measures that will protect workers and the public interest. The plan projects the creation of 500,000 square feet of office space, 700 hotel rooms, over 1MSF of retail and entertainment space, 5,500 units of mixed-income housing, and other uses such as dedicated open

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In addition, to ensure that any hotels that are build in the area are not unreasonably disruptive to the surrounding neighborhood or blur the line between hotel and residential development, a special permit should be

required for any hotel, motel, or other such extended stay facility built on the site.

District Council 9 supports economic development efforts in the City but we must redefine the way in which we approach development so that communities like Willets Point can benefit.



FOR THE RECORD

November 28, 2007

To The Members of the NYC City Council:
Re: Redevelopment Proposal for Willets Point

What makes a New York neighborhood great? A great NY neighborhood has character and characters. It has history. Today you have seen that Willets Point has all of these. It is a storied neighborhood bustling with economic activity and sustainability. Yes, sustainability, for it sustains the surrounding communities of Flushing, Corona, East Elmhurst and Jackson Heights by supplying professional, skilled job opportunities to the people of these communities. Each business profiled in the WPIRA is a microcosm of these neighborhoods. It sustains the city of New York, by providing millions of dollars in tax revenue and billions of dollars of economic activity. It sustains itself and the families and employees who continue to thrive there.

We, the people of Willets Point, sustain ourselves and thrive even though our own government; our elected officials have turned their backs to us and neglected us. It is their duty and responsibility to provide us with the services that all taxpayers and citizens in NYC receive, yet they have deliberately chosen to withhold them. It is their duty and responsibility to protect our fundamental property rights, yet they choose to take our property and give it to a private developer. It is the duty and responsibility of our government officials to protect our individual civil rights, yet they choose to diminish them. They should be encouraging the growth of family businesses, preserving the legacy of the American dream, yet they choose to destroy it. The redevelopment issue pales when compared to the violation of the individual's right to own and keep their property. Taking private property and giving it to another private entity is a mockery of our Constitution. There are American soldiers all over the world, fighting for our freedom and to preserve the fundamental rights that this country was founded upon, and here I am, fighting for my fundamental property rights, begging to keep my own property, to preserve my piece of the American dream. Eminent domain is a disgraceful mindset that has no place in this process. It is a harsh remedy to a problem we did not create.

Mayor Bloomberg stated that Willets Point will be New York's next great neighborhood. Willets Point is already a great neighborhood. We, the property owners of Willets Point, are ready, willing and able to continue to grow and develop in Willets Point. With the implementation of the appropriate infrastructure, and the support and protection of our property rights, we will not only become New York's next great neighborhood, we will become America's next great neighborhood; a model of responsible, sustainable development for the 21st century, for we will sustain and preserve that which is most fundamental to our American way of life—our inalienable rights and the survival of the American dream.

Very truly yours,
Fodera Foods, Inc.


Anthony Fodera

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Corona, New York 11368
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FOR THE RECORD

Founded 1931

Fabricators & Erectors of Structural and Ornamental Iron

November 29, 2007

126-85 WILLETS POINT BOULEVARD
FLUSHING, NEW YORK 11368

Tel: 718-899-8300

Fax: 718-335-3243

Howard Morris Director of Miscellaneous Metals and Ornamental Iron at Feinstein Iron Works Inc. eng@feinsteinironworks.com
Testimony to the Committee on Economic Development & Land Use

Ladies & Gentlemen; Good Afternoon,

My Name is Howard Morris and I am employed by Feinstein Iron Works Inc as the Director of the Division of Miscellaneous Metals and Ornamental Iron.

I am married and a father of two children, and I live in the Boro of Queens.

I started working in the construction field, and more specifically within the steel Industry approximately 17 years ago. I have been employed with FIW for over 8 years. In this time I have gone from a miscellaneous steel iron worker, to an assistant foreman, to a foreman, then supervisor and now my current position.

If this sounds like a successful career, well it is. As Feinstein Iron Works has grown, they have allowed me grow with them.

The location that our office and plant is currently at gives me the flexibility and affordability to take my children to school in the mornings and still be at work on time. This location also allows me to run to their school at times of emergency. .

My wife works as a Compliance Officer for JP Morgan Chase and she finds herself out of town quite often. This current location is key, to Feinstein Iron Works and for me as a main parental figure for my children and with the large responsibilities my current position holds. I am able to do both without great sacrifice because of the current location of my office.

We have a very close knit group of people working at FIW. Both, our office staff, field supervisors and field iron workers all work toward the same goal; to provide a reliable and good quality of goods and services to all our customers.

And now I am hearing the City wants to do away with us, to build another office building or a mall. I was always under the impression that eminent domain was to build a highway, a road or a new school. Not so that one private developer can take another private business persons land. That's not right and that's not fair at all. If that is what the City wants to do. Then please don't vote in favor of Eminent Domain. Not in Willets Point; not so that they can destroy our business, and take away our jobs and ultimately destroy or quality of lives.

Please just say no to Eminent Domain.

Thank you very much,


HOWARD MORRIS

Director of Miscellaneous Metals and Ornamental Iron
Feinstein Iron Works/Inc

FOR THE RECORD



**Corona Community Action Network
& Corona Business Corporation**
40-28 National Street
Corona, NY 11368
Tel/Fax: 718-779-4468

November 28, 2007

To Whom It May Concern:

Corona is, in my opinion, the **most important** entrance to the new proposed project for Willets Point and downtown Flushing. There seems to be a huge rush into developing this project without considering the impact this development will have on the existing access routes to the site. The existing streets/highways are very far from accommodating the additional traffic that this project will attract.

The project developers **are not residents nor are familiar with the existing traffic conditions of this area**. As it stands now the congestion is enormous on an ordinary day and in bad weather it duplicates or when there are baseball games, tennis tournaments, festivals and other weekend activities there is mere chaos in the area. For those of us who live here, it is unimaginable to foresee the traffic congestions that will be created when the project is developed.

Our concerns are geared to the improvement of the area and we are asking for a careful study of the present and future traffic situations with well-planned solutions. **Now is the time to plan**. When reality hits we don't want apologies for the lack of planning.

We propose:

1. Construction of 2 overpass bridges connecting the end of 37th Avenue to the proposed site and another on 34th Avenue to Shea Stadium.
2. Construction of an Air Tran connecting LaGuardia Airport directly to the Stadium and Convention Center. This could be supported by building a parking lot in the area near the College Point Home Depot.
3. Construction of a Bus Terminal where passengers can sit and comfortably wait for buses to take them to their destination.

Thank you for your consideration.

Sincerely,

Ruben Pena, President



**Corona Development Plan
Proposal
November 28, 2007**

Business Marketing:

1. New storefront program – funding for new storefronts
2. Add flag pole in plaza to display flags from the community
3. Financial support for Holiday Lighting, events
4. Paint the elevated train.

Planning:

1. New municipal parking lot
2. New sidewalks and additional street & sidewalk lighting along Roosevelt Avenue from Shea Stadium to Junction Blvd.
3. Renovation of Corona Plaza to close off side street – incorporation of Hunter College plan – making this a large pedestrian area. This will be a wonderful area for fairs and other community affairs.
4. Plant trees in the plaza, along National & 103rd Streets, along all side streets to aid with global warming/energy savings
5. Remodel 103rd Street & 111th Street subway stations
6. Bicycle path from Corona to Flushing
7. Community/Family Center – bilingual orientation and information for families, including legal advice and education on sanitation regulations and other city laws.

Planning – Willets Point Project:

1. Connect Corona to the new proposed Willets Point Development Project: this connection may be obtained by construction two over-pass bridges over the Grand Central Parkway from 34th Avenue & 37th Avenue to the new area to be constructed. This connection will ease the existing and future traffic congestions when games, attractions, weekend festivals and USTA tennis tournaments are scheduled.
2. Construction of an Air Tran connecting La Guardia Airport directly to the stadium/convention center project. Tram parking to be constructed in the area owned by the city near the College Point Home Depot.

Planning – Transportation:

1. Remove moving trucks alongside plaza area, with their engines idling & polluting and blocking access to parking spaces & shopping
2. Restrict number of street vendors blocking sidewalks along Roosevelt Avenue and creating garbage in the street
3. Add lighting under the Elevated train to shine over Roosevelt Avenue

Planning – NYPD

1. Add more police officers
2. Police all night restaurants-on-wheels for littering & loitering. Enforce parking laws and make owners responsible to clean surrounding area.

Planning – Parks Dept

1. Utilize Shea Stadium parking lot. Make it attractive & energy efficient by planting trees – maybe even a fountain – and make it available for public use during the months it's not in use.

Submitted by CAN Board of Directors
Ruben Pena, President
November 28, 2007

HELEN M. MARSHALL
PRESIDENT



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CITY OF NEW YORK
OFFICE OF THE
PRESIDENT OF THE BOROUGH OF QUEENS
120-55 QUEENS BOULEVARD
KEW GARDENS, NEW YORK 11424-1015

BOROUGH PRESIDENT'S TESTIMONY
LAND USE & ECONOMIC DEVELOPMENT COMMITTEES
JOINT OVERSIGHT HEARING ON WILLETS POINT
2 P.M. - Thursday, November 29, 2007

GOOD AFTERNOON TO THE COMMITTEE CHAIRS AND COMMITTEE MEMBERS. IT IS ALWAYS A PLEASURE TO BE BACK IN THESE CHAMBERS WHERE I SPENT MANY YEARS.

MOST RECENTLY, I WAS BEFORE YOU IN JUNE TESTIFYING ON THE NEED TO REDEVELOP WILLETS POINT IN A WAY THAT IS BETTER SUITED AND COMPLEMENTARY TO THE RESOURCES THAT SURROUND THE NEARBY AREA – THE NEW CITIFIELD, THE FLUSHING BAY WATERFRONT AND PROMENADE, THE QUEENS MUSEUM AND HALL OF SCIENCE, THE SOON TO BE OPENED SWIMMING POOL AND SKATING RINK, EASY ACCESS TO NEW YORK CITY'S MAJOR AIRPORTS, PROXIMITY TO MAJOR ROADWAYS, SERVICED BY THE LONG ISLAND RAIL ROAD AND NO. 7 SUBWAY LINE, THE OPEN SPACE OF FLUSHING MEADOWS CORONA PARK, WORLDWIDE STAGE OF THE U.S. OPEN AT THE NATIONAL TENNIS CENTER.

MANY PEOPLE USE OR ATTEND EVENTS AT THESE FACILITIES AND THEN GO HOME IMMEDIATELY AFTER THE EVENT OR ACTIVITY. THE WILLETS POINT PROJECT PROPOSES 1.7 MILLION SQUARE FEET OF MIXED USE DEVELOPMENT THAT WILL ENCOURAGE PEOPLE WHO ARE COMING TO SEE A METS GAME OR THE US OPEN TO STAY AND SHOP OR EAT BEFORE OR AFTER.

THE PLAN ALSO ENVISIONS A NEW HOTEL AND MIDSIZED MULTIPURPOSE CENTER, SUCH SPACE IS CURRENTLY UNAVAILABLE IN NEW YORK CITY, FOR TRADE SHOWS AND EXHIBITIONS, CONVENTIONS OR CULTURAL EVENTS. ACCORDING TO THE QUEENS CHAMBER OF COMMERCE STUDY NEW YORK CITY LOSES MUCH BUSINESS DUE TO THE LACK OF A MID-SIZED FACILITY.

IN ADDITION TO THE NEW ACTIVITIES AND RECREATIONAL OPPORTUNITIES, THERE IS A HOUSING COMPONENT THAT WOULD YIELD UP TO 5500 UNITS OF AFFORDABLE HOUSING. THE NEW AFFORDABLE HOUSING WOULD ADDRESS A HUGE HOUSING NEED AND WOULD ALSO ENLIVEN WILLETS POINT ESTABLISHING A FULL TIME PRESENCE IN THE AREA.

ALL OF THESE IMPROVEMENTS WILL IMPROVE WILLETS POINT. QUEENS AND NEW YORK CITY WILL ALSO BENEFIT FROM THE THOUSANDS OF CONSTRUCTION AND PERMANENT JOBS THAT WILL BE CREATED. AND, THE NEW ACTIVITY WILL ALSO PRODUCE A LARGER TAX BASE AND NEW REVENUES WHILE DIVERSIFYING THE USES AT WILLETS POINT.

THIS IS ALL PART OF THE NEW VISION FOR THE WILLETS POINT AREA THAT WAS IDENTIFIED IN THE FLUSHING DEVELOPMENT FRAMEWORK STUDY THAT WE ALL WORKED ON. WILLETS POINT IS A CRITICAL LINK BETWEEN CORONA AND FLUSHING THAT SHOULD BE REDEVELOPED WITH COMPLEMENTARY USES AND ACTIVITIES THAT WOULD STRENGTHEN THE ENTIRE REGION.

SINCE WE LAST MEET HERE I HAVE CONVENED THE WILLETS POINT M/WBE AND LOCAL HIRING TASK FORCE. THE MEMBERS INCLUDE MAJOR CONSTRUCTION FIRMS - BOVIS LEND LEASE, TURNER CONSTRUCTION, YORK SCAFFOLDING, UNIONS - TEAMSTERS LOCAL 282 AND NYC DISTRICT COUNCIL OF CARPENTERS LOCAL 45, PLUMBERS LOCAL 1, SMALL BUSINESS REPRESENTATIVES - NYS ASSOCIATION OF MINORITY CONTRACTORS, REGIONAL ALLIANCE FOR SMALL CONTRACTORS, WOMENS BUILDERS COUNCIL.

THE TASK FORCE HAS MET AND ITS WORKING COMMITTEES ARE M/WBE HIRING/CONTRACTS AND LOCAL HIRING/WORKFORCE. THEY ARE WORKING ON WAYS TO INCREASE M/WBE CERTIFICATION AND HELPING FIRMS TO BECOME READY TO RESPOND TO CONTRACT OPPORTUNITIES. THE LOCAL HIRING/WORKFORCE COMMITTEE IS WORKING ON PUTTING APPRENTICESHIP PROGRAMS AND JOB READINESS PROGRAMS IN PLACE TO PREPARE LOCAL RESIDENTS FOR EMPLOYMENT OPPORTUNITIES THAT WILL ARISE DURING REDEVELOPMENT OF WILLETS POINT. NEW LINKAGES MUST BE FORMED, CONNECTIONS MUST BE MADE BETWEEN THE GREATER NEW YORK AUTO DEALERS ASSOCIATION, JOBS, AND THE MULTITUDE OF GAS STATIONS AND AUTO DEALERS IN NEED OF EXPERT MECHANICS.

IN ADDITION, MY OFFICE WILL WORK CLOSELY WITH LAGUARDIA COMMUNITY COLLEGE, WHICH HAS JUST BEEN DESIGNATED TO DEVELOP AND IMPLEMENT A WORKFORCE ASSISTANCE PLAN FOR WILLETS POINT.

AND PERHAPS THE NEXT TIME WE HAVE AN OPPORTUNITY TO PASS AN ENVIRONMENTAL BOND ACT THAT SECURES ADDITIONAL FUNDING FOR NEW SEWER LINES, WE WILL APPROVE IT.

AS THE CHAIR OF THE WILLETS POINT TASK FORCE I WILL RECOMMEND THAT THE TASK FORCE CALL FOR A PROJECT LABOR AGREEMENT. THIS WILL ASSURE THAT WORK AT WILLETS POINT WILL BE DONE WITH UNION AND PREVAILING WAGES. THAT PROJECT LABOR AGREEMENT SHOULD ALSO BE STRUCTURED TO HELP US ACHIEVE OUR MWBE AND LOCAL HIRING GOALS.

IN ADDITION TO THE WILLETS POINT TASK FORCE, THERE WILL BE MONTHLY MEETINGS OF THE WILLETS POINT STEERING GROUP AT BOROUGH HALL FOR UPDATES FROM EDC AND CITY AGENCIES TO THE ELECTED OFFICIALS AND COMMUNITY BOARDS.

WE LOOK FORWARD TO A MUCH BETTER AND ENVIRONMENTALLY IMPROVED WILLETS POINT.

I CONTINUE TO LOOK FORWARD TO WORKING WITH EVERYONE THROUGHOUT THE PROCESS TO BUILD THE WILLETS POINT OF TOMMORROW