

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITION

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June 15, 2021  
Start: 2:09 p.m.  
Recess: 3:03 p.m.

HELD AT: Remote Hearing (Virtual Room 1)

B E F O R E: Kevin Riley  
CHAIRPERSON

COUNCIL MEMBERS:  
Inez Barron  
Peter Koo  
I Daneek Miller  
Mark Treyger

## A P P E A R A N C E S (CONTINUED)

Gayle Mandano, Senior Director and Senior  
Attorney

Real Estate Department  
School Construction Authority

Michael Mirisola, Director of External  
Affairs

Scot Construction Authority

Michael Cona, Senior Project Manager  
School Construction Authority

Hollis Savage, Executive Director  
Housing Preservation and Development

Rosa Kelly, Director of Planning, Land  
Use and Development  
Housing Preservation and Development

Randall Toure, Community Engagement  
Manager  
Riseboro

Kelly Biscuso, Director of Real Estate  
Development  
Riseboro

Derek Lovett, President and CEO  
MDB Community Housing Corp.



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2 SERGEANT-AT-ARMS: Recording to the  
3 computer all set.

4 SERGEANT-AT-ARMS: Thank you.

5 SERGEANT-AT-ARMS: Cloud has started.

6 SERGEANT-AT-ARMS: Thank you.

7 SERGEANT-AT-ARMS: Backup is rolling.

8 SERGEANT-AT-ARMS: Thank you. And Sergeant  
9 Biondo, with your opening statement?

10 SERGEANT-AT-ARMS: Yes. Good afternoon and  
11 welcome to today's remote New York City Council  
12 hearing for the Subcommittee on Landmarks, Public  
13 Sitings, and Dispositions. At this time, would all  
14 panelists please turn on their video for verification  
15 purposes? To minimize disruptions, please place all  
16 electronic devices to vibrate or silent mode. If you  
17 would like to submit testimony, please send via email  
18 to the land use testimony@Council.NYC.gov. Again,  
19 that is land use testimony@Council.NYC.GOV. Thank  
20 you for your cooperation. Chair Riley, we are ready  
21 to begin.

22 CHAIRPERSON RILEY: Good afternoon,  
23 everyone. I am Council member Kevin Riley, Chair of  
24 the Subcommittee on Landmarks, Public Sitings, and  
25 Dispositions. I am joined remotely today by Council

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2 member Koo, Council member Barron, Council member  
3 Miller, Council member Treyger, and Council member  
4 Feliz. Today, we will begin by hearing an  
5 application submitted by the School Construction  
6 Authority for the siding of a new school in Manhattan  
7 community District 12, then we will vote on that  
8 application and items we heard at our meeting on June  
9 2. After we vote, we will then hold public hearings  
10 on to affiliated UDAAP projects planned in the  
11 Council districts represented by Council member  
12 Dharma Diaz and Council member Ayala and Gibson. I  
13 now recognize Council to explain today's hearing  
14 procedures.

15 COMMITTEE COUNSEL: Thank you, Chair  
16 Riley. I am Jeffrey Campagna, Counsel to this  
17 subcommittee. Members of the public who wish to  
18 testify were asked to register for today's hearing.  
19 If you registered to testify and are not yet signed  
20 into Zoom, please sign in now and remain signed in  
21 until after you have testified. If you wish to  
22 testify and have not registered, please go to [www.dot](http://www.dot)  
23 [Council.NYC.gov](http://Council.NYC.gov) to sign up now. If you are not  
24 planning to testify on today's items, please watch  
25 the hearing on the New York City Council website.

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2 All people testifying before the subcommittee will be  
3 on mute until they are recognized to testify. Please  
4 confirm that your mic is on muted before you begin  
5 speaking. Public testimony will be limited to two  
6 minutes per witness. If you have written testimony  
7 you would like the committee to consider in addition  
8 to or in blue of appearing before the subcommittee or  
9 if you require an accessible version of the  
10 presentation given at today's meeting, please email  
11 land use testimony@Council.NYC.gov. Please indicate  
12 the LU number or project name in the subject line of  
13 the email. During the hearing, the Council members  
14 who would like to ask questions should use the zoom  
15 raise hand function. The raise hand button should  
16 appear at the bottom of the participant panel. I  
17 will announce Council members who have questions in  
18 the order that they raise to their hands. Witnesses  
19 are reminded to remain in the meeting until they are  
20 excused by the Chair. Lastly, there may be extended  
21 pause is if we encounter technical problems. We ask  
22 that you please be patient as we work through these  
23 issues. Chair Riley will now continue with today's  
24 agenda.

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2 CHAIRPERSON RILEY: Thank you, Jeff. I  
3 now opened today's public hearing on the pre-  
4 considered application number 20215029 SCM, submitted  
5 pursuant to section 1732 of the New York School  
6 Construction Authority act. This application is for  
7 a proposed site of selection of property located at  
8 3761 10th Avenue in the borough of Manhattan for new  
9 approximately 860 seat primary and intermediate  
10 school. This school will replace a lease space north  
11 of the site currently occupied by PS 18 and PSIS278.  
12 The site is in the district represented by Council  
13 member Rodriguez. Counsel, please call the applicant  
14 panel.

15 COMMITTEE COUNSEL: The applicant panel  
16 is Gayle Mandaro, Michael Mirisola, Andrea Bender,  
17 and Michael Kona on behalf of the School Construction  
18 Authority.

19 CHAIRPERSON RILEY: Counsel, please  
20 administer the affirmation.

21 COMMITTEE COUNSEL: Applicants, please  
22 raise your hands and state your names. We will wait  
23 until the applicants are in the room. We will wait  
24 just a moment as the applicants are being moved from  
25 the waiting room. When all the applicants are here,

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2 could you please unmute the applicants. Applicants,  
3 please raise your right hand and state your names.

4 GAYLE MANDARO: Gayle Mandaro, SCA.

5 MICHAEL MIRISOLA: Michael Mirisola, SCA.

6 MICHAEL CONA: Michael Cona, SCA.

7 COMMITTEE COUNSEL: Do you have a  
8 fourth applicant with you?

9 GAYLE MANDARO: Andrea Bender will not  
10 be joining us due to a conflict in her schedule this  
11 afternoon.

12 COMMITTEE COUNSEL: All right. Please  
13 raise your right hands. Do you affirm to tell the  
14 truth, the whole truth, and nothing but the truth in  
15 your testimony before this subcommittee and in answer  
16 to all Council member questions?

17 MICHAEL MIRISOLA: I do.

18 GAYLE MANDARO: I do.

19 MICHAEL CONA: I do.

20 CHAIRPERSON RILEY: Thank you. Before  
21 you begin, please state your name and affiliation  
22 again for the record. You may begin.

23 GAYLE MANDARO: Gayle Mandaro. Senior  
24 Director and Senior Attorney for New York City School

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2 Construction Authority real estate services  
3 department.

4 MICHAEL MIRISOLA: Michael Mirisola.  
5 School Construction Authority Director of external  
6 affairs.

7 MICHAEL CONA: Michael Cona, SCA.  
8 Senior project manager, real estate department, SCA.

9 CHAIRPERSON RILEY: You may begin your  
10 presentation.

11 GAYLE MANDARO: Good afternoon,  
12 Chairperson Riley and Council members. My name is  
13 Gayle Mandaro and I am the senior director and senior  
14 attorney for real estate services in the New York  
15 City School Construction Authority real estate  
16 department. Also with me this afternoon is Michael  
17 Cona, Senior project manager for real estate services  
18 at the SCA and Michael Mirisola, director of external  
19 affairs for the SCA. The New York City School  
20 Construction Authority has undertaken the site  
21 selection process for a new approximately 860 seat  
22 primary and immediate school facility located at 3761  
23 10th Avenue on block 2198 lots one and five in the  
24 borough of Manhattan. The site consists of  
25 approximately 27,710 square feet of lot area,

2 approximately .64 acres. The northern portion of the  
3 site, known as lot five, is improved with a two story  
4 masonry building. The southern portion of the site,  
5 known as lot one, is primarily a paved surface  
6 containing temporary steel structures. Under the  
7 proposed project, the SCA plans to acquire the  
8 privately owned parcels to construct a new  
9 approximately 860 seat primary intermediate school  
10 building replacing an existing leased space occupied  
11 by two department of Education organizations known as  
12 PS 18 M and PSMS 278 M. the sit is located within  
13 Manhattan community district number 10 and community  
14 school district number six in the Inwood neighborhood  
15 of Manhattan. A notice of filing for the site plan  
16 was published in the New York Post and the city  
17 record on February 12th, 2021 at which time community  
18 education council number six, Manhattan community  
19 board number 12, and City Planning Commission were  
20 also notified of site plans. The CEC and the  
21 community board were asked to hold public hearings on  
22 the proposed site plan. Manhattan community board  
23 12-- 10 held a public hearing on March 8th, 2021 and  
24 community education council six held a public hearing  
25 on February 24th, 2021. The comments were received

2 and provided as part of our submittal. The SCA  
3 affirms the site plan pursuant to section 1731 of the  
4 New York Public Authorities Law. In accordance with  
5 section 1732 of the New York Public Authorities Law,  
6 the SCA submitted the proposed site plan to the Mayor  
7 and City Council by letter dated June 12th. Or June  
8 11th, 2021. We look forward to your subcommittee's  
9 favorable consideration of the proposed site plan and  
10 are here and prepared to answer any questions that  
11 the committee may have.

12 CHAIRPERSON RILEY: Thank you. I don't  
13 have any questions, but I would like to allow my  
14 colleagues to ask any questions. Are there any  
15 Council members with questions?

16 COMMITTEE COUNSEL: To members, if you  
17 have any questions, please use the raise hand button  
18 now. I see council member questions for this item.

19 CHAIRPERSON RILEY: There being no more  
20 questions for this panel, this panel is excused.

21 GAYLE MANDARO: Thank you.

22 CHAIRPERSON RILEY: Have a good one.  
23 Counsel, are there any members of the public who wish  
24 to testify on this item?

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2 COMMITTEE COUNSEL: There are no  
3 members of the public signed up to testify on this  
4 items.

5 CHAIRPERSON RILEY: There being no  
6 members of the public who wish to testify on these  
7 items, the public hearing on pre-considered  
8 application number 20215029 SCM is now closed. We  
9 will now vote to approve application number 20215029  
10 SCM which we just heard. We will allow vote to  
11 approve LU 803 and 804, the Bed Stuy Central and the  
12 North NYHOP [sp?] cluster UDAAP and Article 11.  
13 These applications submitted by HPD requested  
14 approval of the designation of an Urban Development  
15 Action Area and Urban Development Action Area Project  
16 for such area and the disposition of city owned  
17 property and an exemption from real property taxation  
18 pursuant to article 11 of the Private Housing Finance  
19 Law. Both items are related to for vacant city owned  
20 properties located at 187 and 187R Chauncey Street,  
21 772 Myrtle Avenue, 890 Myrtle Avenue, and 119 - 125  
22 Barnett Avenue in the Bed Stuy neighborhood of  
23 Brooklyn represented by Council member Cornegy.  
24 These actions will facilitate the construction of  
25 approximately 45 affordable housing homeownership

2 cooperated units distributed across the four sites.

3 The sale prices will be affordable for households  
4 with incomes between 80 to 130 percent of the area  
5 median income. We will also vote to approve LU 805,

6 the 72 - H transfer of block 3930 lot 50. This

7 application was submitted by the Department of

8 Citywide Administrative Services on behalf of the

9 Mayor's Office of Resiliency pursuant to section 72 -

10 H of the General Municipal Law for the transfer of

11 the city owned property known as block 3930 lot 50 in

12 the borough of Staten Island to the United States of

13 America acting by and through the National Park

14 Service. The proposed transfer will require that the

15 entire property being used as an enhanced swamp and

16 public access path in further hance of the

17 environmental mitigation required by the South Sure

18 Staten Island Coastal Storm Risk Management Project

19 being undertaken by the federal government. The

20 property is located in the district represented by

21 Council member Matteo. We will also vote to approve

22 five applications to facilitate the Melrose Open Door

23 Project in Chair Salamanca's district. These

24 application submitted by the Department of Housing

25 Preservation and Development will facilitate the

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2 construction of 12 new residential buildings in the  
3 Bronx community district one, two, and three that  
4 between will contain approximately 70 affordable  
5 cooperative home ownership units represented to the  
6 committee at our last meeting. Units were plan to be  
7 affordable to the household earning incomes between  
8 80 and 130 percent of AMI. Since our last meeting,  
9 the proposal has been modified to be affordable to  
10 households earning between 63 and 83 percent of AMI.  
11 The project will be developed by MHANY and under  
12 HPD's Open Door Affordable Homeownership Program.  
13 The property is included in the projects are vacant  
14 and will be demolished for new construction.

15 LU 801 is an application submitted  
16 pursuant to article 16 of the General Municipal Law  
17 and section 197-C of the New York City Charter for  
18 designation of an Urban Development Action Area or  
19 approval of an Urban Development Action Area project  
20 and disquisition of the city owned property located  
21 667 Claudwell Avenue, 675 Eagle Avenue, 672 Saint  
22 Anne's Avenue, 84 Tinton Avenue, and 842 Tinton  
23 Avenue in the Bronx, Community District One. This  
24 action will facilitate the construction of

25

2 approximately four buildings with approximately 28  
3 cooperative units.

4 LU 800 is an application for an amendment  
5 to the Mount Haven Urban Renewal plan to exempt two  
6 sites in community district one. 675 Eagle Avenue  
7 and 672 Saint Anne's Avenue from the floor area  
8 ratio, open space ratio, and parking requirement of  
9 the Urban Renewal Plan.

10 LU 799 is an application submitted  
11 pursuant to Article 16 of the General Municipal Law  
12 requesting waiver of the area designation requirement  
13 of section 693 of the General Municipal Law, waiver  
14 of the requirement sections 197-C and 197-D, approval  
15 of the project as an Urban Development Action Area  
16 project for properties located at 1048 Vale Street in  
17 the Bronx, Council District two. This action would  
18 facilitate the construction of one new building with  
19 approximately four affordable cooperative units.

20 LU 802 is an application for the  
21 designation and Urban Development Action Area,  
22 approval of an Urban Development Action Area Project  
23 for such area in approval of the disposition of the  
24 city owned property located at 881 Brook Avenue, 901  
25 Eagle Avenue, 959 Holmes Street, 1298 Holt Avenue,

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2 and 1013 Holmes Street in Bronx community district  
3 three. This action will facilitate that construction  
4 of approximately five buildings containing  
5 approximately 32 cooperative units.

6 LU 798 is an application submitted  
7 pursuant to Article 11 of the Private Housing Finance  
8 Law requesting approval of an exemption from the real  
9 property taxation for all the properties in the  
10 project area. I spoke to Council member Salamanca  
11 and he is supportive of all three of these projects.  
12 With the support of the Council member representing  
13 the affected districts, we will now vote to approve  
14 pre-considered application number 20215029 SCM, LU  
15 798, 799, 800, 801, 802, 803, 804, and 805. Counsel,  
16 please call the roll.

17 COMMITTEE COUNSEL: Riley?

18 CHAIRPERSON RILEY: Yes.

19 COMMITTEE COUNSEL: Koo? Barron?

20 Before we continue--

21 COUNCIL MEMBER BARRON: I vote aye. I was  
22 muted. I vote aye.

23 COMMITTEE COUNSEL: I see. Council  
24 member Treyger?

25 COUNCIL MEMBER TREYGER: Aye.



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2 COMMITTEE COUNSEL: Council member Koo?

3 COUNCIL MEMBER KOO: Aye.

4 COMMITTEE COUNSEL: Council member

5 Miller?

6 COUNCIL MEMBER MILLER: Aye.

7 COMMITTEE COUNSEL: By a vote of five

8 in the affirmative, zero in the negative, and zero

9 abstentions, all items are approved and recommended

10 to the full Lan Use Committee.

11 CHAIRPERSON RILEY: Thank you, counsel.

12 We now move on to our next public hearing for pre-

13 considered application number 20215027 HAK and TBK

14 1002 Riseboro UD AAP and Article 11. As the project

15 name suggests, this application was submitted by HPD

16 pursuant to Article 16 of the General Municipal Law

17 and section 577 of the Private Housing Finance Law

18 requesting approval of an Urban Development Action

19 Area Project. Waiver of the designation requirements

20 and the requirements of section 197-C and 197-D of

21 the New York City Charter and approval of a real

22 property tax exemption for property located at 135

23 Menahan Street block 3306 lot 53 in the Brooklyn

24 Council District represented by Council member Dharma

25 Diaz. This action would facilitate the

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2 rehabilitation of a vacant six unit building for  
3 rental to families with annual household incomes up  
4 to 120 percent of AMI with rent set at 60 percent of  
5 AMI. Counsel, please call the applicant panel.

6 COMMITTEE COUNSEL: The applicant panel  
7 is Hollis Savage and Rosa Kelly for HPD and Kelly  
8 Biscuso and Randall Toure for Riseboro. We will just  
9 wait a second for the applicants to be admitted and  
10 please unmute the applicants.

11 CHAIRPERSON RILEY: Counsel, please  
12 administer the affirmation.

13 COMMITTEE COUNSEL: Please raise your  
14 right hands and state your names.

15 ROSA KELLEY: Rosa Kelley.

16 RANDALL TOURE: Randall Torre.  
17 Riseboro.

18 KELLY BISCUSO: Kelly Biscuso.  
19 Riseboro.

20 HOLLIS SAVAGE: Hollis Savage. HPD.

21 COMMITTEE COUNSEL: Do you affirm to  
22 tell the truth, the whole truth, and nothing but the  
23 truth in your testimony before this subcommittee and  
24 in answer to all Council member questions?

25 UNIDENTIFIED: I do.

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2 ROSA KELLY: Yes. I do.

3 COMMITTEE COUNSEL: Thank you.

4 CHAIRPERSON RILEY: Thank you. Before  
5 you begin, please state your name and affiliation  
6 again for the record. You may begin.

7 ROSA KELLY: Good afternoon. My name is  
8 Rosa Kelly, director of planning, land-use, and  
9 development at HPD. HPD is before the Council today  
10 seeking in accelerated Urban Development Action Area  
11 designation disposition and project approval as well  
12 as an article 11 tax exemption. The disposition area  
13 containing one vacant building is located at 135  
14 Menahan Street in Council member Diaz's district and  
15 will be financed under HPD multi family preservation  
16 loan program. The property was acquired by the city  
17 of New York in July of 1986 via an in rem  
18 foreclosure. HPD has designated Riseboro community  
19 partnership to purchase and redevelop the disposition  
20 area. 135 Menahan will be clustered and financed  
21 with six additional buildings designated to the  
22 sponsor in around 10 of the third party transfer  
23 program and that larger project will be called TBK  
24 1002 Riseboro. This larger project consists of seven  
25 buildings located in the Bushwick section of

2 Brooklyn. I will now turn it over to Riseboro to  
3 present more on the 135 Menahan project in detail.

4 KERRY BISCUSO: Thank you, Rose. My  
5 name is Kelly Biscuso. I am the director of real  
6 estate development for Riseboro and--

7 RANDALL TOURE: And my name is Randall  
8 Toure, community engagement manager for Riseboro  
9 community partnership.

10 KERRY BISCUSO: And we have a  
11 presentation that we would like to pull up. I don't  
12 know if we should pull it up on our end or-- Oh.  
13 Perfect. All right. Great. So, yeah. You can go  
14 to the next slide. So, Randall and I just introduced  
15 ourselves, but we are going to quickly go through the  
16 proposed land use actions for this site, give a quick  
17 overview on the building itself, and then zoom out a  
18 little bit to go over the overall project, the  
19 timeline for the project, and a little bit of  
20 information about Riseboro before opening up to  
21 questions. Next slide please. Okay. So, the  
22 building is located at 135 Menahan Street on the  
23 corner of Central Avenue and Menahan in Bushwick  
24 Brooklyn and we are before the Council requesting an  
25 article 11 tax exemption as well as the disposition

2 of this site to be included within the larger project  
3 that was mentioned earlier. Next slide, please. So,  
4 as you can see, the yellow highlighted area in the  
5 screen is the building itself. Currently a six walk-  
6 up building. The building is vacant. It was  
7 acquired by the city in 1986, as previously  
8 mentioned. Next slide, please. We will be  
9 reconfiguring it as was mentioned. The particular  
10 financing program we are looking to do with our  
11 partners at HPD be to put in 20 income housing tax  
12 credit application that would go in later this  
13 summer. And, as part of that application, all the  
14 units would be affordable to tenants earning at or  
15 below 60 percent of the median income and, as part of  
16 that application, Riseboro will enter into a 40 year  
17 regulatory agreement for the site. We are proposing  
18 to configure the building into five rental units.  
19 So, a studio, to one bedrooms, a two bedroom, and a  
20 three bedroom to allow for a little larger unit sizes  
21 for families living in the area and the chart on the  
22 right just give us a sense of where the 60 percent  
23 AMI income levels are currently at for households of  
24 different sizes within New York City. Next slide,  
25 please. So, as mentioned, the building is currently

2 configured as a three-story building with railroad  
3 apartments that are currently 62 bedrooms each. It  
4 will be a got rehabilitation. We are going to be  
5 doing this under passive house design principles  
6 which are just a very energy-efficient type of  
7 building that our nonprofit group does all of our new  
8 projects going forward. Both our new construction  
9 and our rehabilitation projects like this one. It  
10 will become applying out with enterprise screen  
11 communities, as well as NYSERTA which is the New York  
12 State Management Research Association. It will, you  
13 know, have a low carbon footprint, be ready for solar  
14 panels, and will use electric stoves and sort of  
15 their storage heat pumps to provide, you know, really  
16 comfortable living fresh air to all the tenants  
17 units. So, sort of had a very high level, we will be  
18 rehabilitating this project to very high level of  
19 energy efficiency. Next slide, please. So, we are  
20 in front of you today seeking the UDAAP approval.  
21 Later this summer, we will be submitting an  
22 application into HPD for nine percent low income  
23 housing tax credits to include this building with six  
24 other buildings that will form a cluster of 62 units  
25 of affordable rental housing in Bushwick. So, that

2 application will go in. If awarded, that would  
3 happen later in the fall and we would that work to  
4 move towards a construction closing in the spring of  
5 2022 with completion of approximately three years  
6 later in the spring of 2025 for all seven building  
7 and most of that being because some of the other  
8 buildings in the cluster are occupied. And so, there  
9 will be two phases to make sure to accommodate all  
10 the existing tenants in the building. So, that is  
11 the overall timeline within which this building fits  
12 into the larger project that are looking to advance.  
13 Next slide, please. So, just in terms of the overall  
14 project, it will be seven properties. 62 units  
15 total. Neighborhood restore HDFC is the interim  
16 owner of the other six properties in the cluster. We  
17 assumed management of the buildings in 2018 as part  
18 of the third party transfer program. As mentioned,  
19 this building is currently owned by HPD. The current  
20 residents will be temporarily relocated given the  
21 need for gut rehabilitation of all of the units  
22 within this cluster and then, upon the culmination of  
23 this project, all the residents will become rent  
24 stabilized. Next slide, please. This slide just  
25 provides a snapshot of where the seven buildings fall

2 within Bushwick. So, they are located fairly close  
3 to each other and, again, this well, I think, be a  
4 really meaningful rehabilitation for the tenants  
5 living in these buildings, as well as for a building  
6 like Menahan, to be able to take a vacant building  
7 and completely renovate it. Next slide, please. And  
8 actually, I will turn it over to Randall to finish it  
9 off with just information about Riseboro and anything  
10 else he would like to add.

11                   RANDALL TOURE:     Absolutely. Thank you,  
12 Kelly. So, as many of you know, Riseboro has been in  
13 the Bushwick community since 1973 and we, basically,  
14 have a holistic approach to our community development  
15 and so, we have what we call our divisions. Riseboro  
16 seniors, Riseboro housing which this project is  
17 under. Riseboro education and Riseboro health and  
18 Riseboro empowerment. And so, one of the things  
19 that, you know, we are always priding ourselves on is  
20 making sure that not only do we provide housing for  
21 our tenants, but we also provide other services for  
22 them as needed. So we have many of our tenants who  
23 are involved in our educational/youth program, our  
24 health program, our empowerment program which helps  
25 them with social services or also some different



2 types of services they may need and then, when at  
3 certain times, they may need senior services and we'd  
4 also be able to provide them with that. So, this is--  
5 you know, the goal of Riseboro is to be not more than  
6 just a housing developer, a community asset. Next  
7 slide, please. Kelly, do you want to talk about the  
8 footprint?

9           KELLY BISCUSO: Sure. And so, as you  
10 can see, Riseboro's footprint has been historically  
11 in the neighborhood of Bushwick, Brooklyn and in  
12 Ridgewood, Queens. So, we currently have about 137  
13 buildings that we own and operate with about 4500  
14 tenants. It comes out to roughly about, you know,  
15 1900 units owned and another 150 managed, as well as  
16 several ground floor commercial spaces in Bushwick  
17 and in recent years, we've been expanding our  
18 footprint across the city to also include Manhattan,  
19 the Bronx, and Queens. So our footprint is growing,  
20 but these buildings are still located sort of in the  
21 heart and soul of our service area and where we have  
22 the majority of both our buildings and our social  
23 services provided. And I think that's-- next slide,  
24 please. That is the end of our presentation and we

2 will open it up to any questions if now is the time  
3 for that.

4 CHAIRPERSON RILEY: Thank you. Thank  
5 you. Just two questions. You spoke about the senior  
6 and youth programs. I just want to kind of elaborate  
7 on that. What kind of senior youth programs do you  
8 have?

9 RANDALL TOURE: Absolutely. So we have  
10 a youth-- we actually have a school that we are a  
11 part of and we have a youth center in Bushwick and  
12 we're involved with a local community sort of charter  
13 school in Bushwick and then our senior centers, we  
14 have, basically senior centers of what we call older  
15 adult centers and then also we have seven 202 that we  
16 provide senior housing also. And then we also now  
17 involved in providing new senior housing the 202  
18 program, our first of which is in the Woodlawn area  
19 of the Bronx. We have an 80 unit building that is  
20 coming online. It's in-- like I said, it's in the  
21 Woodlawn area of Community Board 12 and we're also  
22 looking at developing a senior building in the Inwood  
23 section in Council member Rodriguez's district. So,  
24 our senior services are complete. We both do housing  
25 and senior centers.

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2 CHAIRPERSON RILEY: Nice. Nice. And  
3 you kind of answered my second question. I know you  
4 guys said your footprint is basically in Brooklyn,  
5 but you have branches out to across the city. Just  
6 for my person wellbeing, how many locations do you  
7 have in the Bronx?

8 RANDALL TOURE: Right now we have one.  
9 The Woodlawn--

10 CHAIRPERSON RILEY: Woodlawn?

11 RANDALL TOURE: Yeah. Woodlawn Senior  
12 Center, but we are also in the process of-- we're  
13 looking at other locations. Kelly, I don't know if  
14 you want to address it or-- I think we're still--

15 KELLY BISCUSO: That's the only one that  
16 is sort of--

17 RANDALL TOURE: Yeah.

18 KELLY BISCUSO: really, you know, in the  
19 ground and ready in the Bronx and, as you mentioned,  
20 we have the project in Inwood. We are also--

21 RANDALL TOURE: And Council members,  
22 right next to you--

23 CHAIRPERSON RILEY: Yeah. That's my  
24 community board there.

25

2 RANDALL TOURE: Yeah. Yeah. That's  
3 right next to your district. It's not in your  
4 district, but it's right next to your district.

5 CHAIRPERSON RILEY: Yeah. It's in  
6 Council member Dinowitz's district. Okay.

7 RANDALL TOURE: Oh. We actually-- and  
8 this is unrelated. We will be reaching out to your  
9 office related to, you know, making sure that the  
10 members of your community get applications for it.

11 CHAIRPERSON RILEY: I would appreciate  
12 that. Thank you so much.

13 RANDALL TOURE: Yeah. That is on our to  
14 do list.

15 CHAIRPERSON RILEY: I see Council  
16 member Barron has a question, so I'm going to allow  
17 her to ask it. Council member Barron?

18 COUNCIL MEMBER BARRON: Thank you, Mr.  
19 Chair.

20 RANDALL TOURE: Good afternoon.

21 COUNCIL MEMBER BARRON: And thank you to  
22 the committee for hosting this panel discussion and  
23 for the panelists for presenting their requests to  
24 us. I have a question not really directed so much at  
25 this proj-- well, the specific question I have for

2 this project is can you please go back to the slide  
3 that talks about the number of units that will be in  
4 this project and the size of the units? I think  
5 it's the next one back. Yes. This on. So, it's  
6 going to be five units in this apartment. In this  
7 building, rather?

8 KELLY BISCUSO: Correct.

9 COUNCIL MEMBER BARRON: One three, one two,  
10 and two one bedroom units and one studio. So is the  
11 studio-- is there going to be a building-- an  
12 apartment reserved for a caretaker? Or is that  
13 going to be in another location?

14 KELLY BISCUSO: Oh. You mean like a  
15 superintendent?

16 COUNCIL MEMBER BARRON: Yes.

17 KELLY BISCUSO: Yeah. The  
18 superintendent's unit will not be located in this  
19 building. I believe there will be a super's unit  
20 within one of the overall buildings in the 62 unit  
21 cluster. And sort of as we mentioned earlier,  
22 Riseboro will be the property manager for this  
23 overall set of buildings and so our superintendent  
24 will sort of, you know, float between the different  
25 buildings given their size and the scattered site

2 nature of it. So we don't envision that one will  
3 actually be in this building, I don't believe.

4 COUNCIL MEMBER BARRON: Okay. And the  
5 family size you have from one through seven. Is  
6 there a minimum family size for that three bedroom  
7 apartment?

8 KELLY BISCUSO: Yes. Randall, do you  
9 know off the top of your head-- I mean, I believe,  
10 you know, per the city's guidelines, that yeah.  
11 There has to be a minimum. You know--

12 RANDALL TOURE: Yeah. I believe that  
13 it's a minimum of three depending on the--

14 COUNCIL MEMBER BARRON: Okay.

15 RANDALL TOURE: make up of the family.  
16 So you may have--

17 COUNCIL MEMBER BARRON: Right.

18 RANDALL TOURE: One adult or parent and  
19 then a male and a female child or you may have a two  
20 adults and--

21 COUNCIL MEMBER BARRON: Okay.

22 RANDALL TOURE: Yeah. So that sort of  
23 thing. So the configuration will, but I think the  
24 minimum is three individuals for a three bedroom.

2 COUNCIL MEMBER BARRON: Okay. So, if  
3 there's a family of, let's say-- a family of four  
4 that is applying for that three bedroom apartment,  
5 they would have to make, according to your chart,  
6 \$71,580 to--

7 RANDALL TOURE: That's the ceiling.  
8 That's the maximum. That's not the--

9 COUNCIL MEMBER BARRON: Oh, okay.

10 RANDALL TOURE: That's not what they  
11 have to make. No. There is--

12 COUNCIL MEMBER BARRON: Okay. So--

13 RANDALL TOURE: They can make below that  
14 number.

15 COUNCIL MEMBER BARRON: Right. It's always  
16 interesting to me when I don't see a range indicated  
17 on a chart because people looking at that would  
18 simply see that as a very definitive number, so my  
19 suggestion would be that you indicate what the range  
20 is.

21 RANDALL TOURE: I think it should say  
22 somewhere less than \$71,000.

23 COUNCIL MEMBER BARRON: Yes. But I'm  
24 saying I would suggest you give the range. The  
25 minimum as well as the cap. So, someone looking at

2 this could say, oh, well, if I don't have \$71,000 I'm  
3 not eligible. You understand my point?

4 RANDALL TOURE: Absolutely. I think you  
5 have a good point.

6 COUNCIL MEMBER BARRON: Okay. Good. So I  
7 would recommend that so that people will not be  
8 deterred from considering applying and the other  
9 question or comment is regarding the other properties  
10 that you own. Were the other properties also third  
11 party transfer properties?

12 KELLY BISCUSO: With Riseboro's  
13 portfolio?

14 COUNCIL MEMBER BARRON: Yes. Within your  
15 portfolio.

16 KELLY BISCUSO: There are third party  
17 transfers, but there are also-- so Riseboro has done  
18 both new construction and rehabilitation work across  
19 its 40 plus year lifetime working in this area. So  
20 we do have experience doing these types of  
21 rehabilitation to both third party transfer as well  
22 as just overall, you know, taking over and, you know,  
23 rehabilitating and operating buildings and  
24 neighborhoods that we-- as Randall mentioned, we  
25 have developed seven senior buildings through the HUD



2 section 202 program. And, more recently, we have  
3 also done new construction buildings through the low  
4 income housing tax credit program. So, sort of over  
5 our history as the financing programs have changed  
6 and evolved from, you know, HUD's 202 program to more  
7 low income housing tax credits, we have done  
8 different types of developments with it, but we do  
9 have, you know, a large number of the buildings in  
10 our portfolio are, you know, typical to Bushwick and  
11 sort of, you know, the sort of walkup construction  
12 like these buildings.

13 RANDALL TOURE: Let me just jump  
14 directly to answer what your question is. The bulk  
15 of those buildings that were early buildings that  
16 were-- when Bushwick was less attractive and you had  
17 a lot of abandoned buildings--

18 COUNCIL MEMBER BARRON: Yes.

19 RANDALL TOURE: A lot of those were  
20 rehabs.

21 COUNCIL MEMBER BARRON: Right.

22 RANDALL TOURE: Abandoned buildings that  
23 were rehabbed and that is with the early part of the  
24 portfolio that you see came from. It's

25

2 rehabilitating a lot of abandoned buildings or really  
3 poorly maintained buildings.

4 COUNCIL MEMBER BARRON: Okay. So, my  
5 other, it is not directed to Riseboro per se, but  
6 simply to the TPT program and just for HPD to  
7 consider to reflect upon and perhaps get back to me  
8 and my concern is that where there are, in fact,  
9 those buildings that have been a part of TPT, there  
10 was a time where there was an opportunity for the  
11 residents of the building to, in fact, become owners  
12 once the building had been rehabbed. I understand  
13 that that is no longer the case when there are  
14 residents who are in the building and it goes to TPT  
15 and they, then, are under new management and they  
16 have to, then, abide by the rules and regulations and  
17 stipulations that exist. So, I asked to this  
18 question of HPD some time ago and never got a  
19 response. I would like to request if the Chair would  
20 allow for a response to the question in writing.  
21 Where does it state or why is it that there can no  
22 longer be ownership of the building returned to those  
23 residents once the rehab has been completed? And  
24 this is not directed at Riseboro for any particular  
25 reason or not to single you out, but when did that

2 policy change and where is it stated that it changed  
3 that residents who previously would have an  
4 opportunity to become co-op owners of the building  
5 where they were living, that those residents would no  
6 longer have that opportunity? I would imagine that,  
7 often times, the residents who are in these buildings  
8 and have these wonderful rehabs done and they are  
9 really quite appropriate and very sturdy, why those  
10 residents-- I would imagine that many of those  
11 residents have seen a significant increase in their  
12 rent. So, that ties into part of the reason that I  
13 am asking that question. But, thank you, Mr. Chair,  
14 and thank you to the panel for coming and presenting.

15 CHAIRPERSON RILEY: Thank you, Council  
16 member Barron. And we can follow up with HPD to get  
17 your answer.

18 COUNCIL MEMBER BARRON: Thank you.

19 CHAIRPERSON RILEY: All right. Thank  
20 you. Counsel, are there any more Council members  
21 with questions?

22 COMMITTEE COUNSEL: I see no other  
23 Council members with questions.

24 CHAIRPERSON RILEY: There being no more  
25 questions for this panel, this panel is excused.

2 Thank you, everyone. Counsel, are there any members  
3 of the public who wish to testify on this item?

4 COMMITTEE COUNSEL: There are no  
5 members of the public signed up to testify on this  
6 item.

7 CHAIRPERSON RILEY: there being no  
8 members of the public who wish to testify on this  
9 item, the public hearing on prey considered  
10 application number 20215027 HAK for the TBK 1002  
11 Riseboro UDAAP and article 11 is now closed and the  
12 item is laid over. Our last item today is pre-  
13 considered application 20215030 HAX. The TBX 1002  
14 MPD UDAAP and article 11, as well as the previous  
15 project, this application was submitted by HPD  
16 pursuant to article 16 of the General Municipal Law  
17 and section 577 of the Private Housing Finance Law  
18 requesting approval of an Urban Development Action  
19 Area project. Waiver of this area designation  
20 requirements and the requirements of section 197-C  
21 and 197-D of the New York City Charter and approval  
22 of a real property tax exemption for properties  
23 located at 970 Anderson, block 2504 lot 50 and 1105  
24 Tinton Avenue block 2266-- 22,661, lot 52 borough  
25 the Bronx. The properties are located in Council

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2 districts represented but Council member Gibson and  
3 Ayala. Counsel, please call the applicant panel.

4 COMMITTEE COUNSEL: The applicant panel  
5 is Hollis Savage and Rosa Kelly for HPD, once again,  
6 and Derek Lovett for MDB Community Housing Corp.

7 CHAIRPERSON RILEY: Counsel, please  
8 administer the affirmation.

9 COMMITTEE COUNSEL: Applicants, please  
10 raise your hand and state your names once again.

11 ROSA KELLY: Rosa Kelly, HPD.

12 HOLLIS SAVAGE: Hollis Savage, HPD.

13 DEREK LOVETT: Derek Lovett, MBD  
14 Community Housing Corp.

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

19 ROSA KELLY: Yes. I do.

20 HOLLIS SAVAGE: Yes. I do.

21 DEREK LOVETT: Yes. I do.

22 CHAIRPERSON RILEY: Thank you. Before  
23 you begin, please state your name and affiliation  
24 again for the record. You may begin.

25

2 ROSA KELLY: Good afternoon, again. My  
3 name is Rosa Kelly, director of planning, land-use,  
4 and development at HPD. HPD is, again, before the  
5 Council seeking one accelerated urban development  
6 action area designation, disposition, and project  
7 approval, as well as an article 11 tax exemption.  
8 This land use item consists of a disposition area  
9 containing two buildings located at 970 Anderson  
10 Avenue and 1105 Tinton Avenue in Bronx Council  
11 districts eight and 16. The project will be  
12 rehabilitated under HPD's multi family preservation  
13 loan program. HPD has designated MBD community  
14 Housing Court as the sponsor. When completed, the  
15 project will provide approximately 54 rental dwelling  
16 units and one commercial space. 970 Anderson Avenue  
17 and 1105 Tinton Avenue will be clustered and financed  
18 with two additional buildings designated to the  
19 sponsor in round 10 of the third party transfer  
20 program and that larger project will be called TBX  
21 1002 MBD. This larger project consists of a total of  
22 four buildings located in the Highbridge and  
23 Mauritania areas of the Bronx and the project will  
24 include approximately 68 total residential units.

2 So, I will now turn it over to MBD to present the  
3 project in more detail.

4                   DEREK LOVETT:       Okay. Can you hear me?  
5 Okay. Thank you very much. Once again, Council  
6 member, Chair Riley and all the other Council members  
7 present, thank you so much for having me. My name is  
8 Derek Lovett. I am the president and CEO of MBD  
9 Community Housing Corp. I would like to talk to you  
10 about our project. 970 Anderson Avenue and 1105  
11 Tinton Avenue is requesting article 11 through the  
12 HPD program [inaudible 00:46:26] program. MBD was  
13 formed in 1974 at [inaudible 00:46:34] community  
14 housing Corp. seeks to improve the quality of life of  
15 our community through housing development, the  
16 property management, the economic development, and  
17 the delivery of human services. We currently own 41  
18 buildings and over 1200 units. We have sponsored and  
19 constructed and renovated over 4000 units. Okay.  
20 Our the slides up? Before I continue? If not, I  
21 will-- I don't see them. Okay. Thank you. We can  
22 go to the next slide. We can go to slides. Yeah.  
23 This is a building that we will be rehabbing which is  
24 970 Anderson Avenue. It consists of eight three  
25 bedroom units on the top and then, in the basement,

2 it has a one bedroom supers unit, also referred to  
3 today as a caretakers unit. This will undergo a gut  
4 rehab and the tenants will be relocated at the  
5 developers expense and relocated back. Next slide.  
6 Of the 90 units, the seven or occupied into our  
7 vacant. This is located in the Council member  
8 Ayala's district. MBD received management of this in  
9 2018 and we are looking to combine it with a number  
10 of other buildings. Next slide. 1105 Tinton is  
11 another of the buildings. It's a 45 unit, five story  
12 walk up. This will undergo a gun rehabilitation. It  
13 also has one commercial unit. This is a-- I'm  
14 sorry. Six story walk up with the 45 units. This  
15 building is city owned. There's no existing tax  
16 exemption or regulatory agreement. [inaudible  
17 00:48:45] transfer and then we do rehabs, it will  
18 have a 40 year regulatory agreement. Next slide,  
19 please. One more. Okay. The current scope is--  
20 we're going to go from top to bottom. New roof, new  
21 windows, new boiler, painting. We are going to gut  
22 the whole thing, put in new pipes, new electricity,  
23 new kitchens, new bathroom, appliances. Everything  
24 will be energy efficient. Next slide. We all are  
25 providing section 8 vouchers for HPD for eligible



2 households. We are aiming to 60 percent AMI, so, for  
3 this program, it allows to 120 percent AMI. We are  
4 underwriting this to 80 percent AMI. I did  
5 understand the comment of there should be a range. I  
6 will certainly have that at any future presentations.  
7 Next slide. This will be incorporated into an  
8 overall larger development project which will consist  
9 of [inaudible 00:49:55] buildings totaling 69  
10 residential units and one commercial unit. All will  
11 be at 60 percent AMI. And that concludes the  
12 presentation.

13 CHAIRPERSON RILEY: Thank you. I don't  
14 have any questions. I see Council member Barron has  
15 a question. Council member Barron?

16 COUNCIL MEMBER BARRON: Thank you, Mr.  
17 Chair. Thank you to the developer applicant for  
18 coming to make your presentation. I think it is  
19 unconscionable to say that New York City will be  
20 rehabbing a building that is six stories and not make  
21 provisions for an elevator. We are talking about ADA  
22 compliance subway stations and that is perhaps a  
23 distance of one or two stories. How do we think that  
24 we can have a six story unit and not make provisions?  
25 We are making a new building anyway. New kitchens,

2 new this, new bathrooms, new pipes and not putting in  
3 an elevator. Six stories. I don't see how the city  
4 can consider this. Is there a way that this  
5 developer can become creative and think of how to put  
6 in an elevator in a six story building in New York  
7 City that he is gut rehabbing anyway?

8 ROSA KELLY: Thank you, Council member  
9 Barron. Yes. We are absolutely hear you and MBD  
10 will be getting back to you with a formal response on  
11 the building design. But, yeah. We absolutely hear  
12 you on the walk up.

13 COUNCIL MEMBER BARRON: Great. Thank you.  
14 And, oh, another question. I didn't quite understand  
15 the comment that was made about going from 60 percent  
16 to 80 percent. I didn't quite understand. The  
17 developer said that they would be making some kind of  
18 contribution. Could you explain that a little more  
19 detailed to me? I didn't get it.

20 DEREK LOVETT: I believe what I said  
21 was while the program allows for 120 percent of AMI,  
22 we are underwriting it to 60 percent of AMI to a  
23 lower income level to make it more feasible for the  
24 folks that live in the area.

2 COUNCIL MEMBER BARRON: Oh perhaps by Ms.  
3 the 120. Okay. So, perhaps I just heard the 20 out  
4 of the 120. Thank you.

5 DEREK LOVETT: You're welcome.

6 CHAIRPERSON RILEY: Thank you, Council  
7 member Barron.

8 COUNCIL MEMBER BARRON: Thank you.

9 CHAIRPERSON RILEY: Council member  
10 Barron, I think she brought up a very important  
11 point. There has to be a way that the city can  
12 figure that out because we do have ADA accessibility  
13 going everywhere else, so we should be able to figure  
14 that out. So, I just want to echo her sentiments.  
15 Counsel, are there any other Council members with any  
16 questions?

17 COMMITTEE COUNSEL: If there are any  
18 other Council members here with questions, you should  
19 use the raise hand button now. There are no other  
20 Council member questions.

21 CHAIRPERSON RILEY: There being no more  
22 questions for this panel, this panel is excused.  
23 Thank you so much. Have a lovely week. Counsel, are  
24 there any members of the public who wish to testify  
25 on this item?

2 COMMITTEE COUNSEL: There are no  
3 members of the public signed up to testify on this  
4 item.

5 CHAIRPERSON RILEY: There being no  
6 members of the public who wish to testify on this  
7 item, the public hearing on pre-considered  
8 application 20215030 HAX, the TBX 1002 MDP UDAAP and  
9 article 11 is now closed and the item is laid over.  
10 That concludes today's business. I remind you that  
11 if you have written testimony on today's item, you  
12 may submit it to landuse[testimony@Council.NYC.gov](mailto:testimony@Council.NYC.gov).  
13 Once again, that is landuse[testimony@Council.NYC.gov](mailto:testimony@Council.NYC.gov).  
14 Please indicate the LU number or the project name in  
15 the subject heading. I would like to thank the  
16 applicant's and members of the public and my  
17 colleagues, subcommittee counsel, land-use staff, and  
18 the sergeant-at-arms for participating in today's  
19 hearing. This meeting is hereby adjourned. Thank  
20 you, everyone.

21 [gavel]

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C E R T I F I C A T E

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



Date \_\_\_\_\_ July 16, 2021 \_\_\_\_\_