

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS, AND  
CONCESSIONS

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May 05, 2015  
Start: 01:25 p.m.  
Recess: 02:11 p.m.

HELD AT: 250 Broadway- Committee Rm, 16<sup>th</sup> Fl.

B E F O R E:  
INEZ E. DICKENS  
Chairperson

COUNCIL MEMBERS:  
ANDREW COHEN  
DARLENE MEALY  
MARK TREYGER  
YDANIS A. RODRIGUEZ

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

Steve Herrick  
Executive Director  
Cooper Square Committee

Baaba Halm  
Assistant Commissioner  
Government Relations & Regulatory Compliance

SUBCOMMITTEE ON PLANNING, DISPOSITIONS, AND  
CONCESSIONS

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[gavel]

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CHAIRPERSON DICKENS: My Sergeant at

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Arms Allen Shoe [sp?] and Angel Chacome [sp?], and

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my land use director Ray Juman [sp?], Deputy

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Director Amy Leviton [sp?], and my attorneys Ann

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McCaughey [sp?] and Dillon Casey [sp?]. I want to

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acknowledge my esteemed colleagues who are members

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of the planning subcommittee; Council Member Andrew

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Cohen who will get the gold star today, Council

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Member Mark Treyger, and Council Member Ydanis

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Rodriguez who is getting later and later. He gets a

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silver, silver star. We have two items our calendar

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today. One we will be hearing and voting on. And

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the other will be laid over to a future

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subcommittee hearing. To start we are laying over

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the following item. Land Use item 219, the West

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140<sup>th</sup> Street Cluster seeking an article 11 tax

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exemption for properties located in my district in

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Manhattan. Of this item will be laid over as I

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continue to gather the necessary information for

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this project for both the developer and HPD who

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have been very cooperative I might add. I am now

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opening the hearing for land use number 218 the B

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Arthur residents. This application is submitted by

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2 HPD seeking the approval of a UDAP for property  
3 located in Council Member Mendez's district in  
4 Manhattan. I'm going to call up HPD Assistant  
5 Commissioner Baaba Halm and Director of Manhattan  
6 Planning Thebia Walters. I want to acknowledge that  
7 Artie Pierson from HPD is here to answer any  
8 questions we might have. I'm going to, if it's  
9 alright I'm going to ask Mr. Steve Herrick from  
10 Cooper Square Committee to please come up. You're  
11 here to testify in support, is that right? Alright  
12 well please come up. Mm-hmm. Please identify  
13 yourselves..

14 BAABA HALM: Good afternoon Chair  
15 Dickens...

16 CHAIRPERSON DICKENS: ...and where you're  
17 from.

18 BAABA HALM: And members of the  
19 Subcommittee. I am Baaba Halm Assistant  
20 Commissioner for Government Relations at, and  
21 regulatory compliance at HPD. And I am joined by  
22 Thebia Walters, HPD's Director of Manhattan  
23 Planning. LU number 218 consists of the proposed  
24 disposition of a vacant three story city owned  
25 building located at 222 East 13<sup>th</sup> Street in

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Manhattan which will be known as the B Arthur Residence once developed under HPD supportive housing loan program. The sponsor is proposing to rehabilitate the building in order to create three three bedroom units of transitional housing. As mentioned the building is vacant and has been for more than a decade. It is anticipated that the building once completed it will receive a gut rehabilitation and new construction expansion. Once completed the residents will be able to accommodate 18 formerly homeless young adults. The project will also include a community room and administrative office, a social service author and a security desk. It's social service, service provider will provide residents with independent living and permanent housing with an emphasis on personal financial responsibility and increasing self-sufficiency. Each resident at the B Arthur residence will not be required to pay more than 200 dollars for rent on a monthly basis. We will be happy to answer any questions you may have. Thank you.

CHAIRPERSON DICKENS: Is Council Member Mendez in support of this.

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BAAHA HALM: Yes. The council member is

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in support...

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CHAIRPERSON DICKENS: And, and now

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what's, what is there now?

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BAAHA HALM: It's a vacant building.

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There's nothing. The building is not occupied it's

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vacant.

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CHAIRPERSON DICKENS: Are there any

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commercials in this?

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BAAHA HALM: No.

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CHAIRPERSON DICKENS: Mr. Herrick would

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you identify yourself please. Turn the mic on.

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STEVE HERRICK: Hi. I'm Steve Herrick.

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I'm Executive Director of Cooper Square Committee.

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CHAIRPERSON DICKENS: And what do you

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have to do with this?

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STEVE HERRICK: We are co-sponsors of

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this project with the Ali Forney Center.

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CHAIRPERSON DICKENS: Now this is going

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to be for LGBT youth ages 18 through 24, is that

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correct.

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BAAHA HALM: Yes.

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CHAIRPERSON DICKENS: Do any of my

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colleagues have any questions.

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COUNCIL MEMBER COHEN: Oh just...

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CHAIRPERSON DICKENS: Council Member

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Treyger.

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COUNCIL MEMBER COHEN: Yeah.

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CHAIRPERSON DICKENS: Please...

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COUNCIL MEMBER COHEN: Thank you Chair

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for always giving us, really empowering the members

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of the committee, just want to make sure that in

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this, in these supportive buildings that residents

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get all the support which they need. This is

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something that we've been continuously talking

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about and expressing you know concerns about. So is

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HPD, and what can HPD share with us about the level

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of support the residents will be receiving on site

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making sure that all their needs are being

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addressed and heard and any information on that

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would greatly be appreciated. Thank you.

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BAAHA HALM: Sure. The Ali Forney Center

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is, is going to be social service provider and, and

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they have an extensive history of providing

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services to this constituency and have been

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operating in New York City for a long period as

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well. I, I don't know if Cooper Square wants to

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2 share anything more about the direct services that  
3 they'll be providing.

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5 STEVE HERRICK: They'll have several...  
6 case manager, several youth counsellors working  
7 with all the residents. They ensure that all of  
8 their, the youth that, that come through their  
9 program complete high school either getting a GED  
10 or getting a high school diploma. 75 percent of  
11 their kids end up going on to college. Some of them  
12 have gone on to law school. So they, they also  
13 place many of the young people in, in part time  
14 jobs while they're in school.

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15 COUNCIL MEMBER COHEN: Okay thank, thank  
16 you. That, that's just something that we're  
17 continuously watching, making sure that supportive  
18 buildings are providing actual support. So thank  
19 you very much. Thanks Chair.

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20 CHAIRPERSON DICKENS: Council Member  
21 Treyger please.

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22 COUNCIL MEMBER TREYGER: How are you. I  
23 feel compelled to ask how did the name come about  
24 of the residents?

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25 BAABA HALM: Do you want to answer that?

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STEVE HERRICK: Well I believe a number of years ago B Arthur had, she had done some, she'd attended some fundraisers for the organization. She had long, been a longtime supporter of it. And when she passed away she left a bequest of several hundred thousand dollars to the organization. And so pledged at some point in the future if they ever developed a building they would name it after her.

COUNCIL MEMBER TREYGER: That's awesome thank you.

CHAIRPERSON DICKENS: Now Council Member Cohen the one thing I didn't, I thought you might have asked about was the program that this was being, that this construction was going to be done under. That's number one. What about the real estate taxes? I didn't hear anything addressed on either point. Who owns the property now?

BAABA HALM: ...owned property now.

CHAIRPERSON DICKENS: And how is it being coined? Is it purchased or for below market for what, for a dollar or for what? [cross-talk]

BAABA HALM: A nominal fee. A dollar.

CHAIRPERSON DICKENS: Oh alright. So what program is the renovation?

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BAABA HALM: So this is being done through our supportive housing program but the funding is actually coming from Resoway funding. So the project receives three million dollars in Reso A funding and that's covering the total development cost. And then the cost to, to run the building is being covered through a contract with HUD to operate the building.

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CHAIRPERSON DICKENS: Oh through HUD. Now what about taxes, real estate taxes. Mr. Herrick.

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STEVE HERRICK: Well the HTFC will be exempt from taxes for the residential space. We probably going to have to apply for a 420A for the programming space that Ali Forney will be in. They'll be in the basement space providing programming but the, the three fourths of residential will be tax exempt.

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CHAIRPERSON DICKENS: Thank you. Do, does my colleagues have any, any other questions? Seeing no further questions, no other members of the public wishing to testify I'm now closing the public hearing on Land Use item number 218. I know for the record that the application we are voting

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on today has the full support of Council Member

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Mendez and whose district this is. And I will

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support this as well. I will now call on my council

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to call the roll on a vote to approve. I vote aye

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and I ask my colleagues to vote Aye.

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COMMITTEE CLERK: Council Member

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Rodriguez.

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COUNCIL MEMBER RODRIGUEZ: Aye.

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COMMITTEE CLERK: Council Member Cohen.

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COUNCIL MEMBER COHEN: Aye.

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COMMITTEE CLERK: Council Member

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Treyger.

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COUNCIL MEMBER TREYGER: Aye.

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COMMITTEE CLERK: Land Use number 218 is

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approved by a vote of four in the affirmative, zero

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in the negative, and zero abstentions.

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CHAIRPERSON DICKENS: I want to thank

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the members of the public and of course my

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colleagues in the council and the Land Use Staff

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who are attending today's hearing. This hearing is

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hereby adjourned.

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[gavel]

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C E R T I F I C A T E

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



Date May 22, 2015