

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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April 23, 2015  
Start: 1:15 p.m.  
Recess: 2:24 p.m.

HELD AT: 250 Broadway - Committee Room  
16th Floor

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

COUNCIL MEMBERS:  
Darlene Mealy  
Ydanis A. Rodriguez  
Andrew Cohen  
Mark Treyger

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

Baaba Halm  
Assistant Commissioner  
Government Relations and Regulatory Compliance  
NYC Housing Preservation and Development HPD

Ted Weinstein  
Director of Bronx Planning  
NYC Housing Preservation and Development HPD

Phillip Morrow  
President  
SoBRO

Nathaniel Montgomery  
Senior Vice President  
Real Estate Development  
SoBRO

Nicole Clare  
Assistant Director  
Settlement Housing Fund

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2 [sound check, pause]

3 [gavel]

4 CHAIRPERSON DICKENS: Good afternoon.

5 [coughs] I am Council Member Inez E. Dickens, Chair  
6 of the Subcommittee on Planning, Dispositions and  
7 Concessions. I would like to welcome everyone to  
8 today's hearing. I want to thank and acknowledge my  
9 Sergeant-at-Arms Ramon Rodriguez. I also want to  
10 acknowledge and thank my Land Use Director Raju Mann;  
11 Deputy Director, Amy Leviton; and my attorneys Ann  
12 McCaughey and Dylan Casey. I want to acknowledge my  
13 senior colleagues who are members of Planning  
14 Subcommittee Council Member Darlene Mealy and Council  
15 Member Mark Treyger. There will be no gold stars  
16 handed out today.

17 We have four items on our calendar today  
18 that we will be hearing and voting on. I'm opening  
19 up the public hearing for Land Use Items No. 212 and  
20 213, also known as New Roads Plaza. The projects are  
21 related and they're located in Council Member  
22 Arroyo's district in the Bronx. The application is  
23 submitted by HPD seeking approval of a UDAAP. I'm  
24 going to call up, please to testify, all of HPD,  
25 Baaba Halm, Ted Weinstein and Nathaniel Montgomery.

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2 No. Nathaniel? Is that your name? I'm going to  
3 wait for you for jus a minute.

4 NATHANIEL MONTGOMERY: [off mic] Okay.

5 CHAIRPERSON DICKENS: Okay. Please turn  
6 on your mic and identify yourselves.

7 COMMISSIONER HALM: Good afternoon. My  
8 name is name is Baaba Halm. I'm HPD's Assistant  
9 Commissioner for Government Relations and Regulatory  
10 Compliance.

11 TED WEINSTEIN: Ted Weinstein, Director  
12 of Bronx Planning for HPD.

13 COMMISSIONER HALM: We are here to  
14 discussion LU 1212--212 and 213 related to New Roads  
15 Plaza, as you identified. The project consists of a  
16 UDAAP Project Approval and disposition of six city-  
17 owned lots located at Block 2369, Lots 1, 2, 53, 54,  
18 90 and 153, along with three additional private--  
19 privately owned parcels located on the same block.  
20 Which will be confirmed--combined to form the project  
21 area. The sponsor is proposing to develop and eight-  
22 story building area under HPD's Supportive Housing  
23 Loan Program for formerly homeless persons with  
24 special needs, as well as low-income families and  
25 individuals. Referrals will be made by the

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2 Department of Homeless Services for 60% of units,  
3 which will receive Project-Based Section 8. The  
4 other 40% percent of the units will be available for  
5 the general population with incomes up to 60% AMI.  
6 Once completed, the project will include a total of  
7 94 residential units plus a one--one unit, a 2-  
8 bedroom unit for a superintendant. There will be a  
9 mix of unit types including studios, one and two-  
10 bedroom units. The average rent for a studio will be  
11 \$215 for the special needs apartments. The average  
12 rent for a low-income unit will be between \$864 for a  
13 1-bedroom and \$1,024 for a 2-bedroom unit. The  
14 project will also include 5,378 square feet of open  
15 space, which will include a children's play area in  
16 the rear yard, two rooftop terraces as well as  
17 administrative offices, social services offices, and  
18 a secure--a security desk.

19           The other LU Item 213 seeks approval for  
20 a special permit for the project area to allow an  
21 increase in floor area ratio from 3.44 to 6.5 in  
22 order to maximize the number or units, which can be  
23 built on those sites. Without this bar increase,  
24 development of the project would not be financially  
25 feasible.

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2 CHAIRPERSON DICKENS: Thank you. Thank  
3 you, Baaba. Mr. Weinstein, do you have anything to  
4 add?

5 TED WEINSTEIN: No, but I'll be happy to  
6 answer any questions.

7 CHAIRPERSON DICKENS: All right. I'll  
8 start the questions. I want to ask about--is there  
9 any other subsidy for the rent? Because it's \$1,024  
10 for 2-bedroom I believe for low-income and \$865 for  
11 1-bedroom, is that correct?

12 COMMISSIONER HALM: Yes.

13 CHAIRPERSON DICKENS: Uh-huh, that's for  
14 the low-income?

15 COMMISSIONER HALM: Yes.

16 CHAIRPERSON DICKENS: Now, is there any  
17 other subsidy that's going to be put in such as  
18 Section 8, et cetera? That's number one. Number  
19 two, since this--is this going to be 100% special  
20 needs or is this low-income plus special needs? What  
21 is this?

22 COMMISSIONER HALM: It's low-income plus  
23 special needs. It's a 60/40 split; 60% of the units  
24 for low-income, 40%--

25

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2 TED WEINSTEIN: [interposing] No, no,  
3 60% special needs.

4 COMMISSIONER HALM: Yeah, right, 60%  
5 special needs. [off mic] You can talk about that,  
6 right?

7 TED WEINSTEIN: Yeah, 60% of the units  
8 will be special needs for the formulas. Those are  
9 referrals from DHS and they come with project-based  
10 Section 8. The other 40% of the units will be just  
11 general low-income--

12 CHAIRPERSON DICKENS: [interposing] It's  
13 what, 30% of the income? Is that what it is of the  
14 AMI?

15 TED WEINSTEIN: It will be up to 60% of  
16 the AMI.

17 CHAIRPERSON DICKENS: Thank you. All  
18 right. So for the special needs, what are the  
19 socials--social programs that will be available?  
20 Will they be on-site. That's number one. Number  
21 two, for the open spaces, such as the rooftop,  
22 terrace, et cetera, which you said there's 5,000 plus  
23 square feet available. What's going to be done with  
24 that? Is it going to be open to the residents at no

25

2 cost? What does--what does--what does mean? W hat  
3 does it mean?

4 TED WEINSTEIN: Yes, the open space  
5 there'll be a rooftop terrace, and there's also in  
6 the back there will be an--an open space, which will  
7 include a children's play area, and those for use of  
8 the residents of the building.

9 CHAIRPERSON DICKENS: Okay. I've been  
10 joined by my colleagues, Mark Treyger and Council  
11 Member Darlene Mealy. Do you have a question,  
12 Council Member Mealy? [coughs]

13 COUNCIL MEMBER MEALY: Yes. I just would  
14 like to know with the 60% special needs, will there  
15 be social workers on site? And say you have I guess  
16 for the superintendent you have an apartment for the  
17 superintendent, right?

18 TED WEINSTEIN: Yes. Yes, it's 59 rental  
19 units plus one superintendent.

20 COUNCIL MEMBER MEALY: So, will we have  
21 counseling on hand?

22 TED WEINSTEIN: [interposing] There will  
23 be services provided. The--the developer, the  
24 sponsor, which is SoBRO is partnering with Urban  
25 Pathways, or specifically a special needs provider.



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2 And they will be providing the services for the 60%  
3 of the units population.

4 COUNCIL MEMBER MEALY: So that includes--

5 TED WEINSTEIN: [interposing] But  
6 including on-site services.

7 COUNCIL MEMBER MEALY: Security also? A  
8 security guards at the front door?

9 TED WEINSTEIN: Security, yes.

10 COUNCIL MEMBER MEALY: Okay. Thank you  
11 so much.

12 CHAIRPERSON DICKENS: We've also been  
13 joined by Council Member Andrew Cohen. One other  
14 question I had is--did this require a zoning or a  
15 variance for the two separate yards?

16 TED WEINSTEIN: Not--well okay. First,  
17 this site is within an area that was rezoned many  
18 years ago by City Planning. It's referred to the  
19 Morrisania Zoning Area.

20 CHAIRPERSON DICKENS: [interposing] From  
21 what to what? From what to what?

22 TED WEINSTEIN: It was a--it was a  
23 manufacturing zone before. It was an area that was a  
24 mixture of light manufacturing and then small old  
25 residential. It was converted to an MX Zone, which

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2 is still allowed as an M11 or an R72. Specifically,  
3 you know, you're asking about there's a special  
4 permit--

5 CHAIRPERSON DICKENS: [interposing] Yes.

6 TED WEINSTEIN: --which is part of this  
7 application.

8 CHAIRPERSON DICKENS: Yes.

9 TED WEINSTEIN: It's a combination of the  
10 zone and the use for it. It's very common actually  
11 in these situations for our special needs buildings.  
12 Is that if it's a non-profit or philanthropic  
13 institution providing facilities with sleeping  
14 accommodations, they can apply for through the ULURP  
15 process for a special permit, which allows an  
16 increased FAR for your ratio. The normal FAR for  
17 this particular location is zoned on an R72 would be  
18 3.44. The special permit would actually allow for a  
19 6.5 FAR. The developers are not going to actually be  
20 making use of that. They don't require it. I  
21 believe it's a 5.2 something is the actual floor area  
22 that they'll be developing. So they--they get that  
23 bump. It allows them to do additional units, which  
24 makes the project much more financially feasible--

25

2 CHAIRPERSON DICKENS: [interposing]

3 Perfect

4 TED WEINSTEIN: --which is the ultimate  
5 goal here.

6 CHAIRPERSON DICKENS: Right. With that--  
7 with that bump, does that--will that change it from  
8 an R72?

9 TED WEINSTEIN: No, it remains an R72.

10 CHAIRPERSON DICKENS: [interposing] It  
11 remains an R72.

12 TED WEINSTEIN: It's just a special  
13 permit for this project to be added.

14 CHAIRPERSON DICKENS: Okay. Thank you.  
15 Council Member Treyger, I believe you had a question.

16 COUNCIL MEMBER TREYGER: Yes, thank you,  
17 Chair. So, I--I think that this is certainly an  
18 absolute need to provide additional housing for  
19 people with special needs. There's no question  
20 about. I'm very sensitive to this topic as I have  
21 dear loved ones that are also--have special needs.  
22 And I just want some clarity about what type of  
23 population, and what type of needs are we talking  
24 about? Is there any type of clarity on that? And--  
25 because that's relevant to the issue of what type of

2 services will need to be provided on site. And with  
3 some of them they might need, you know, services, you  
4 know, daily or sort of-- If there's any clarity, I  
5 would appreciate that.

6 TED WEINSTEIN: These are formerly  
7 homeless. They've being referred, and they're under  
8 the New York New York III contract. I can't say  
9 exactly what their issues are, but they are people in  
10 need, but are able to be living independently, which  
11 is the point. This is permanent housing. So they  
12 may have been coming out of the shelter system, but  
13 they are now able to live independently with the  
14 assistance of the counseling that will be provided on  
15 site through Urban Pathways.

16 COUNCIL MEMBER TREYGER: Because some  
17 individuals, for example, might need medication on a  
18 daily basis. Sometimes it needs to be supervised.

19 TED WEINSTEIN: Urban Pathways is an  
20 experienced special needs provider. They've done  
21 other projects through HPD's programs, and SoBRO will  
22 be managing the building in general. Urban Pathways  
23 providing those services. So we're very confident  
24 that the--the needed services will be provided.

2 COUNCIL MEMBER TREYGER: And--and for the  
3 units for those with special needs, are these like  
4 single rooms, or what types of what size apartments  
5 are you talking about?

6 TED WEINSTEIN: They're studios. There  
7 are 50. It works out that there are 57 studio  
8 apartments. Those will be for the special needs  
9 households, and then the one and the two-bedrooms  
10 will be for the general population.

11 COUNCIL MEMBER TREYGER: Because the  
12 issue becomes if any of those families or individuals  
13 need very high needs a studio limits them as far as  
14 the services they can have.

15 TED WEINSTEIN: [interposing] These will  
16 be for individuals.

17 COUNCIL MEMBER TREYGER: Right, but I'm  
18 saying sometimes an individual needs someone on site.  
19 Sometimes they need actually someone there to  
20 actually take care of them.

21 TED WEINSTEIN: Well, these are people  
22 who were found that they can live independently.

23 COUNCIL MEMBER TREYGER: Okay. All  
24 right, Chair, I just want to highlight that there's a  
25 critical need to address this, but my concern is

2 making sure that the residents get the services and  
3 help they need on a daily basis. Thank you very  
4 note.

5 CHAIRPERSON DICKENS: Duly noted and  
6 maybe HPD and the Department of Homeless Services  
7 might consider that--that in the future because, in  
8 fact, the State has a program where they will get  
9 lots [sic] of apartments and put several together.  
10 So that they are able to help one another.

11 [background comments]

12 CHAIRPERSON DICKENS: Council Member  
13 Mealy.

14 COUNCIL MEMBER MEALY: Could you tell me  
15 more about the three vacant lots that it was  
16 privately-- So, did you acquire it or the City gave-?  
17 Well, it wasn't private. It was privately owned.

18 TED WEINSTEIN: Yes. Right, there were  
19 three privately owned properties adjoining the City-  
20 owned properties. They were occupied by homeless.  
21 Two of them are vacant. The third one is currently  
22 still occupied, but there's an agreement with SoBRO.  
23 SoBRO has already purchased two of them, and they're  
24 in the process of purchasing the third one. And the  
25 person who was the occupant-owner will be moving.

2 COUNCIL MEMBER MEALY: Thank you.

3 CHAIRPERSON DICKENS: Were the--were the  
4 purchasers of those homes were they single-family or  
5 one to fours? What were they?

6 TED WEINSTEIN: I believe they're single  
7 family. Oh, I'll--I'll ask SoBRO. Is that better?

8 TED WEINSTEIN: Uh-huh.

9 CHAIRPERSON DICKENS: All right, thank  
10 you so much, but please remain, please remain. I'm  
11 going to ask Nathaniel Montgomery and Phillip Morrow  
12 of SoBRO to please come up, and join them for  
13 testimony. Identify yourselves once you turn the mic  
14 on. Please.

15 [pause]

16 PHILLIP MORROW: Good afternoon.

17 CHAIRPERSON DICKENS: Good afternoon.

18 PHILLIP MORROW: So, we--we are a--

19 CHAIRPERSON DICKENS: No, please identify  
20 yourself.

21 PHILLIP MORROW: Oh, Phillip Morrow. I'm  
22 the President of SoBRO, and my colleague Nathaniel  
23 Montgomery, Senior Vice President in charge of Real  
24 Estate Development.

2 CHAIRPERSON DICKENS: And I might add  
3 that I'm very familiar with SoBRO and Mr. Morrow and  
4 the work that they've done.

5 PHILLIP MORROW: Yes. So we are--this  
6 project is part of our mission to provide housing for  
7 the lowest income individuals and families in the--in  
8 our community. And we targeted this to a mentally  
9 ill population, and Pathways is providing the  
10 services. They'll have on-site full-time staff that  
11 will provide counseling and other services. Plus  
12 we'll have 24-hour security just to clarify that  
13 issue. So that we know we have a secure building.  
14 This is a--this will be our third project in this  
15 vain or fourth really. But the third one we're  
16 operating ourselves because we have a couple other  
17 special needs buildings that we--where we provide not  
18 only provide the housing, but the social services.  
19 But, in this instance because we haven't had a lot of  
20 experience working with the mentally ill, we brought  
21 in Pathways to assist us and to provide the services.  
22 The project as far as to clarify the other question  
23 about the houses that were there, the few houses on  
24 the site a couple of them were empty and one was  
25 occupied. We acquired those over the last couple of



2 years, and the last one actually the owner is very  
3 anxious to sell. They're in some financial  
4 difficulty so they want us--they want us to acquire  
5 it, you know, faster than we moved, but we're about  
6 to--we're about to close that transaction.

7 CHAIRPERSON DICKENS: [interposing] So  
8 you acquired it a negotiated price?

9 PHILLIP MORROW: Yes, exactly.

10 CHAIRPERSON DICKENS: Uh-huh.

11 PHILLIP MORROW: And they're ready to--to  
12 move, and--and we're ready to--to buy the property  
13 very shortly. And I don't know if you have any other  
14 questions, but we're prepared to respond to them.

15 CHAIRPERSON DICKENS: Thank you. Do any  
16 of my colleagues have any questions? Oh, Council  
17 Member Cohen, please.

18 COUNCIL MEMBER COHEN: It's not really a  
19 question. It's just a statement. I am also very  
20 familiar with the work of SoBRO and Mr. Morrow. So I  
21 can tell everybody that we're in good hands here.

22 CHAIRPERSON DICKENS: Well, thank you  
23 very much for that. Council Member Mealy.

24 COUNCIL MEMBER MEALY: [off mic] No.  
25 I'm okay.

2 CHAIRPERSON DICKENS: All right, seeing  
3 no--is anyone else here to testify? Seeing that no  
4 one else is here to testify and there are no more  
5 questions, I want to thank you, the panel for coming  
6 up, and testifying and I'm closing.

7 [background comments]

8 CHAIRPERSON DICKENS: Yes, yes, Council  
9 Member Arroyo is--has--has agreed that this is what  
10 she would like to develop at that site. I'm closing  
11 the public hearing on Land Use Item No. 212 and 213.  
12 Thank you, and next I will open the hearing on Land  
13 Use Items No. 214 and 215 otherwise known as 1561  
14 Walton Avenue in the Bronx. These projects are also  
15 related and are located in Council Member Cabrera's  
16 district. And this application is submitted by HPD  
17 seeking the approval for a UDAAP, and I believe that  
18 Council Member Cabrera is in agreement with this?  
19 All right, and identify yourselves again.

20 COMMISSIONER HALM: Baaba Halm, Assistant  
21 Commissioner of Government Relations, HPD.

22 TED WEINSTEIN: Ted Weinstein, Director  
23 of Bronx Planning for HPD.

24 CHAIRPERSON DICKENS: Now, Nicole Clare  
25 is she here? Come up, come up, please at the same

2 time. You're from Settlement Housing Fund, is that  
3 correct? Identify yourself at the same time so that  
4 we can ask all the questions. That's right, to save  
5 time.

6 NICOLE CLARE: My name is Nicole Clare,  
7 Assistant Director of Settlement Housing Fund. We  
8 are the developer of this project.

9 COMMISSIONER HALM: LU 215 consists of  
10 the ULURP action allowance of the acquisition of  
11 Block 2845, Lot 47 in order to facilitate that other  
12 project, LU 214 consists of the ULURP action for the  
13 UDAAP designation project approval and disposition of  
14 the same property. The project consists of an  
15 undeveloped irregular property that was sold by the  
16 City in 1989 to be used as parking for staff of  
17 several multiple dwellings, which were also sold by  
18 HPD and renovated through HPD's Construction  
19 Management Program. Authority for that disposition  
20 was provided by the accelerated UDAAP process, which  
21 does not authorize disposition for new construction  
22 development of residential units greater than four  
23 units. There is now interest in developing the  
24 irregular lot for affordable housing purposes. And,  
25 therefore, we are here to seek ULURP approval for the

2 acquisition of the proposed project site. And  
3 another ULURP action to dispose of the property for  
4 the purposes that I just described.

5 Under HPD's extremely low and low--and  
6 low-income affordability program, the new  
7 construction of one 11-story building with 59 rental  
8 units plus one unit for a superintendant will be  
9 developed on this site. Income eligibility for those  
10 59 units will be distributed among income levels  
11 ranging from 40% AMI to 60% AMI. They will be a mix  
12 of studio one, two and three-bedroom units. And the  
13 rents will on average be from \$532 for a studio to  
14 \$1,835 for three-bedroom unit. There is also going  
15 to be a set-aside of nine units for formerly homeless  
16 persons who will receive Section 8. The project will  
17 include 370 square feet of community facility space.

18 CHAIRPERSON DICKENS: Thank you. Nicole,  
19 do you have anything to add about what Settlement  
20 House, the visions there and what you're going to do?

21 NICOLE CLARE: Sure. I'm happy to  
22 provide a little--a little extra color. Settlement  
23 Housing Fund is an affordable--a non-profit  
24 affordable housing developer. We've been in  
25 existence since 1969, but since the late '80s when we

2 acquired several existing buildings from the city,  
3 we've developed and run and managed over 900 units.  
4 We started with 900 units and it's currently over  
5 1,000 units of affordable housing in that area. So,  
6 we see the opportunity to redevelop the lots  
7 currently used as staff parking to provide additional  
8 affordable housing. But because of how we acquired  
9 the lot with existing buildings, we do need approval  
10 in order to develop. So, again, it provides--it's a  
11 mix of incomes growing up to 90% of AMI.

12 CHAIRPERSON DICKENS: All right, and so  
13 this is going to be very low-income or low-income?

14 NICOLE CLARE: It's--it's several very  
15 low-income, and up to low-income. It will be  
16 moderate income actually.

17 CHAIRPERSON DICKENS: Oh, moderate?

18 NICOLE CLARE: It's--it's extremely low,  
19 low and a handful of moderate-income units.

20 CHAIRPERSON DICKENS: All right, and Ms.  
21 Clare [sic] just to--do you have any three-bedrooms?

22 NICOLE CLARE: Yes. We currently have  
23 eight.

24 CHAIRPERSON DICKENS: Keep going.

2 NICOLE CLARE: Okay, here it is.

3 Actually, I do have it. So it would be one studio  
4 apartment; 19 one-bedroom apartments; 29 two-bedroom  
5 apartments; another two-bedroom apartment will be set  
6 aside for the superintendant; and 9 three-bedroom  
7 units.

8 CHAIRPERSON DICKENS: All right and the  
9 AMI is between 40 and 60, is that--did I hear that?

10 NICOLE CLARE: Yes, 40% AMI, 50% AMI, 60%  
11 AMI and 90% of AMI.

12 CHAIRPERSON DICKENS: Oh, I didn't hear  
13 the 90.

14 NICOLE CLARE: Yeah.

15 CHAIRPERSON DICKENS: [laughs] All  
16 right, do any of my colleagues have any questions?  
17 Now, this is vacant land right now?

18 TED WEINSTEIN: It's used a--it's used as  
19 a parking lot by some--some housing staff. On either  
20 side of the lot are--

21 CHAIRPERSON DICKENS: [interposing]  
22 What's--what's happening with the parking there? The  
23 people who are parking there, are they workers in the  
24 area?

2 TED WEINSTEIN: They're workers on the  
3 housing.

4 CHAIRPERSON DICKENS: Oh, so I understand  
5 that.

6 TED WEINSTEIN: So on the other side--

7 CHAIRPERSON DICKENS: [interposing] You  
8 look out for your own employees?

9 COMMISSIONER HALM: Sure. [laughter]

10 TED WEINSTEIN: On either side of this  
11 property are buildings only managed by Settlement  
12 Housing.

13 CHAIRPERSON DICKENS: Okay. All right.  
14 And I believe Council Member Cabrera is in agreement  
15 with this?

16 COMMISSIONER HALM: Yes.

17 CHAIRPERSON DICKENS: Are there any  
18 questions from my colleagues? Council Member Mealy.

19 COUNCIL MEMBER MEALY: I just need one  
20 clarification. You said the one-bedroom is \$1,835?

21 COMMISSIONER HALM: No, that was for a  
22 three-bedroom unit?

23 COUNCIL MEMBER MEALY: Oh, a three.  
24 Okay, thank you.

2 CHAIRPERSON DICKENS: Do any of my  
3 colleagues have any questions? All right, seeing no  
4 questions, I want to thank you, the panels for coming  
5 to testify today. I want to acknowledge that I see  
6 in the audience, we didn't work her today, Artie  
7 Pearson [sp?], and thank her for her attendance. I'm  
8 closing the public hearing on Land Use Items 214 and  
9 215. I note for the record that the applications  
10 that we are voting on today has my support and that  
11 of the local council members. I now call on my  
12 counsel to call the roll on a vote to approve Land  
13 Use Items 212, 213, 214 and 215.

14 LEGAL COUNSEL: Chair Dickens.

15 CHAIRPERSON DICKENS: I'm voting aye, and  
16 I ask my colleagues to vote aye to approve the  
17 motion.

18 LEGAL COUNSEL: Council Member Mealy.

19 COUNCIL MEMBER MEALY: I vote aye on all.

20 LEGAL COUNSEL: Council Member Cohen.

21 COUNCIL MEMBER COHEN: Aye on all.

22 LEGAL COUNSEL: Council Member Treyger.

23 COUNCIL MEMBER TREYGER: I vote aye.  
24  
25



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2 LEGAL COUNSEL: Land Use Nos. 212, 213,  
3 214 and 215 are approved by a vote of 4 in the  
4 affirmative, 0 in the negative and 0 abstentions.

5 CHAIRPERSON DICKENS: I would like to  
6 thank the members of the public, my colleagues, my  
7 counsel and Land Use staff for attending today's  
8 hearing.

9 [pause]

10 CHAIRPERSON DICKENS: Okay. Please mark  
11 your calendar, and be sure to attend our next  
12 hearing, which will be held on May 5th. I am going  
13 to leave this hearing open for 15 minutes to allow  
14 other members to come and vote. Thank you all for  
15 attending.

16 LEGAL COUNSEL: Okay, are we all set?  
17 Council Member Rodriguez.

18 COUNCIL MEMBER RODRIGUEZ: Aye, and even  
19 though I didn't get with my goal yesterday, this  
20 meeting is adjourned.

21 [gavel]

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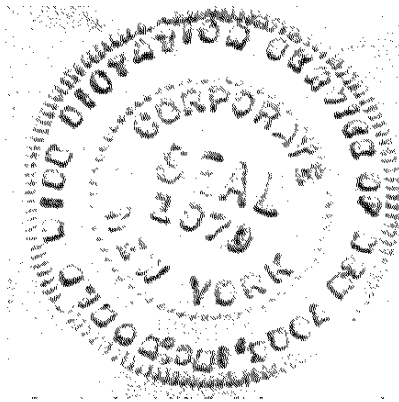
1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS  
AND CONCESSIONS

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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 3, 2015