

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U.

MEC 125 Street

November 1, 2018

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{Ayala} Land Use No. 240 consists of an Exemption Area located at **213 East 125 Street** (Block 1790, Lots 1, 3, 5, 6, p/o 8, 41, 44, 45, 46 and 101) in Manhattan Council District 8, known as **MEC 125 Street – Parcel B West**. These lots are designated Urban Renewal sites within the Harlem-East Harlem Urban Renewal Area. The City Council approved ULURP actions for these sites on October 7, 2008 (Resolution Nos. 1649, 1650, 1651 and 1652), including disposition approval, UDAAP designation and project approval, as well as Urban Renewal Plan Amendments and Zoning Map changes, in order to facilitate the East 125th Street Project. Parcel B of this project consists of three parcels designated for residential, commercial, community facility, and entertainment development.

The East 125<sup>th</sup> Street project is the result of a collaborative effort between City officials and local community participation that lead up to a Request for Proposals issued by EDC in 2006. Parcel C was the first to close in 2010, and completed construction with 49 residential units targeted to households with incomes between 40% - 60% of AMI (plus one super's unit) and approximately 5,600 sf of retail space. A portion of Parcel A was the next to close in 2015, and completed

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construction with a cancer treatment facility known as the Proton Center, which is expected to open in 2019.

**Land Use No. 240**, which is Parcel B West, will be the third phase of the East 125<sup>th</sup> Street project to close. HPD has submitted for the record a timeline for Parcel B that details the condemnation and acquisition process that took place between 2008, when the project was approved, and 2018.

With that process now completed, the sponsor plans to construct a 19-story elevator building that will include a mixture of unit types: 98 studios, 97 one-bedroom, 179 Two-bedroom, and 28 three-bedroom apartments, as well as two superintendent units, for a total of 404 units.

Of the total unit count, 268 units will be targeted to families with household incomes at 40%, 50%, 100%, and 130%-165% of AMI, with initial rents estimated at 37%, 47%, 80% and 130% of AMI. The balance of 134 units will be market rate. The project also includes 62,204 sq. ft. of commercial space and 5,887 sq. ft. of community facility space, as well as 121 parking spaces

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and 10,000 sq. ft. of publicly accessible open space. Currently, the plan includes a supermarket as the retail anchor tenant, and a dance studio in the community facility space.

HPD is currently before the Planning Subcommittee seeking Article XI tax benefits for the Exemption Area in order to assist with maintaining affordability of the rental units for a term of 40 years, coinciding with a Regulatory Agreement establishing certain controls upon the operation of the Exemption Area. The cumulative value of the tax benefits is approximately \$135,607,967 and the net present value is \$36,483,616.

# *East 125<sup>th</sup> Street Development Project: B-West Project*

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*Presentation to:*

**New York City Council-  
Subcommittee on Planning, Dispositions, and Concessions**

*November 1, 2018*



# *East 125<sup>th</sup> Street Development Project: B-West Project*

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## **AGENDA:**

- **Developer Team**
- **Program Summary and Residential Affordability Mix**
- **Architectural Presentation**
- **MWBE Participation and Hiring Highlights**
- **Timing and Next Steps**



# *East 125<sup>th</sup> Street Development Project: B-West Project*

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## **DEVELOPER TEAM:**

### **The Richman Development Group**

- New York City-based housing developer

### **El Barrio Operation Fightback**

- East Harlem-based affordable housing and mixed-use developer

### **Hope Community Development**

- East Harlem-based affordable housing developer

### **Monadnock Construction & Development**

- New York City-based housing developer and general contractor

### **Bridges Development Group**

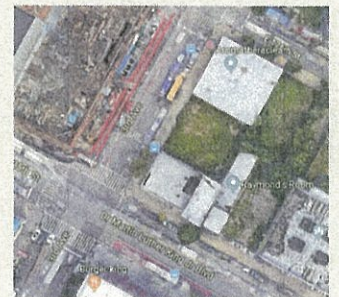
- New York City-based retail developer



# East 125<sup>th</sup> Street Development Project: B-West Project

## PROGRAM SUMMARY:

Project Use:	Square Feet / Unit Count:
Residential	371,654 SF/ 404 units
Commercial/ Retail	62,204 SF
Cultural/ Community Facility	5,887 SF
Parking	24,175 SF/ 121 spaces
Public Open Space	10,000 SF
<b>TOTAL</b>	<b>473,920 SF</b>



# East 125<sup>th</sup> Street Development Project: B-West Project

## AFFORDABILITY MIX:

\*corresponding to the Points of Agreement

\*plus two super units

Income Mix:	Distribution:	Subtotal:
37% of AMI	12%	49
47% of AMI	13%	52
80% of AMI	25%	101
130% of AMI	16%	66
Market-rate	33%	134
<b>TOTAL</b>	<b>100%</b>	<b>402</b>





# East 125<sup>th</sup> Street Development Project: B-West Project

## RESIDENTIAL MARKET COMPARABLES:

	Parcel B-West	211 Third Ave.	245 E. 124 <sup>th</sup> St.	1 Morningside Dr.	92 Morningside Dr.	400 W. 113 <sup>th</sup> St.
Rent/ Unit Type:	130% AMI Rent	Market Rent	Market Rent	Market Rent	Market Rent	Market Rent
Studio	\$1,979	\$2,266	\$2,550	\$3,845	\$3,200	\$3,376
1 BR	\$2,487	\$3,060	\$2,627	\$4,650	\$3,450	\$3,638
2 BR	\$2,993	\$4,139	\$3,625	\$6,410	\$6,000	\$5,685
3 BR	\$3,452	n/a	n/a	\$7,085	\$6,448	n/a



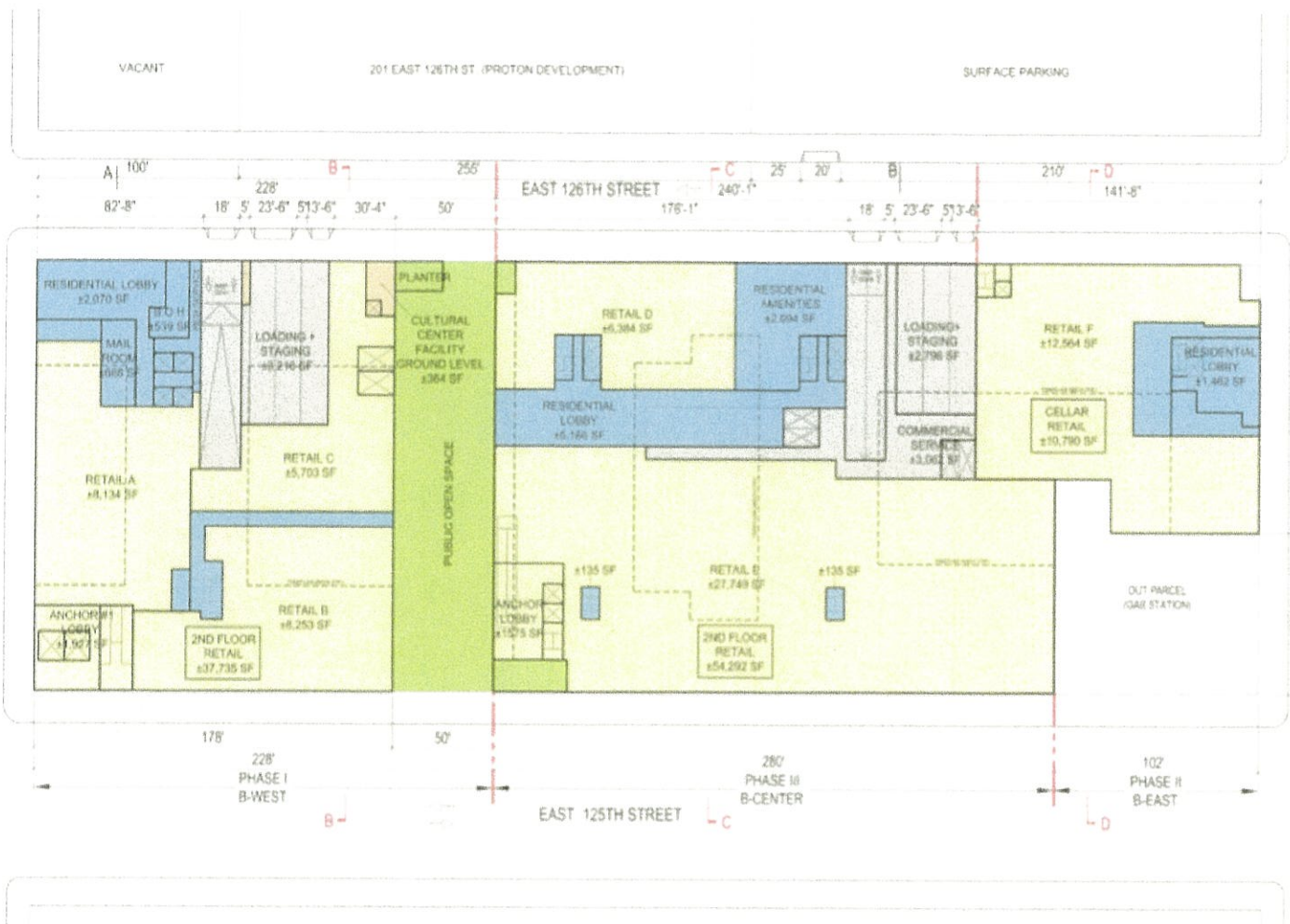
# *East 125<sup>th</sup> Street Development Project: B-West Project*

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## **ARCHITECTURAL PRESENTATION:**

- Site Plan (all of Site B)
- Typical Floor Plans (cellar, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> +)
- Rendering (looking at Third Avenue at E 125<sup>th</sup> Street)





- LEGEND**
- RESIDENTIAL
  - RETAIL
  - COMMUNITY FACILITY
  - PUBLIC OPEN SPACE
  - SERVICE/LOADING/PARKING



THIRD AVENUE

SECOND AVENUE

197'-10"

124'-11"

75'-1"

VACANT

201 EAST 126TH ST. (PROTON DEVELOPMENT)

SURFACE PARKING

EAST 126TH STREET

EAST 125TH STREET

228' PHASE I B-WEST

280' PHASE III B-CENTER

102' PHASE II B-EAST

100'

228'

18' 5" 23'-6" 513'-6"

30'-4"

50'

755'

240'-1"

25'

20'

176'-1"

18' 5" 23'-6" 513'-6"

210'

141'-8"

175'

228'

50'

280'

102'

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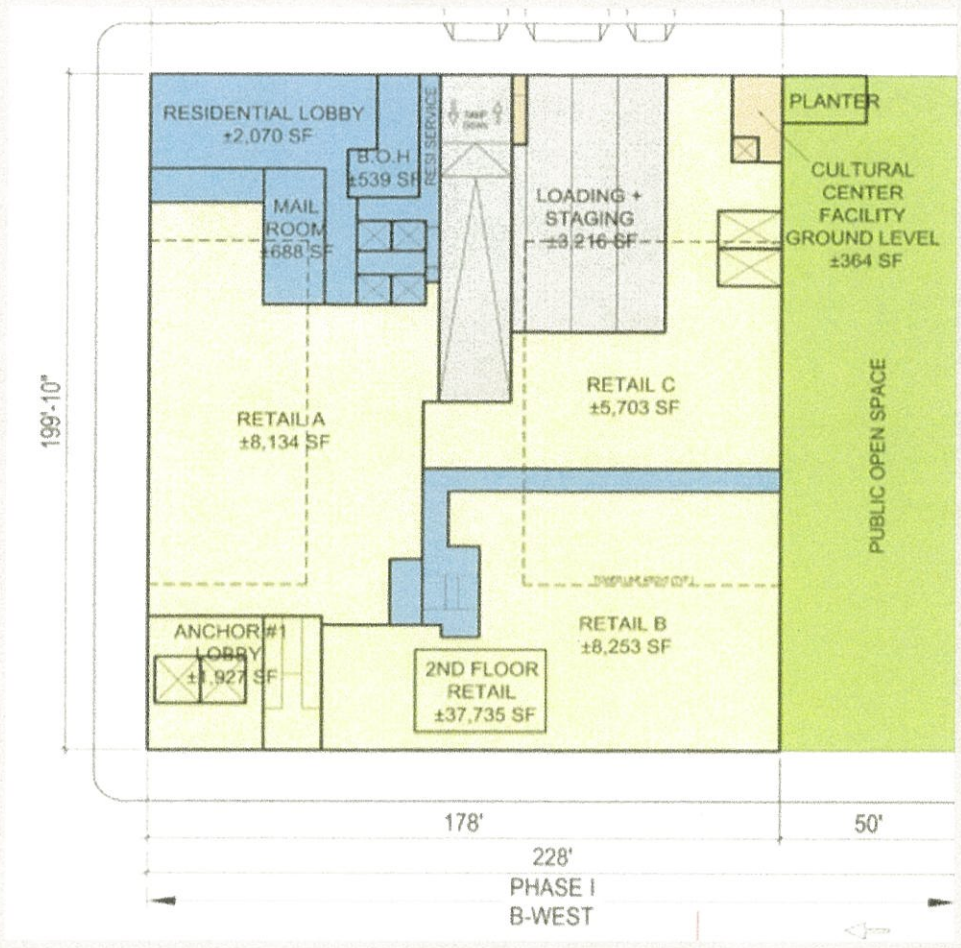
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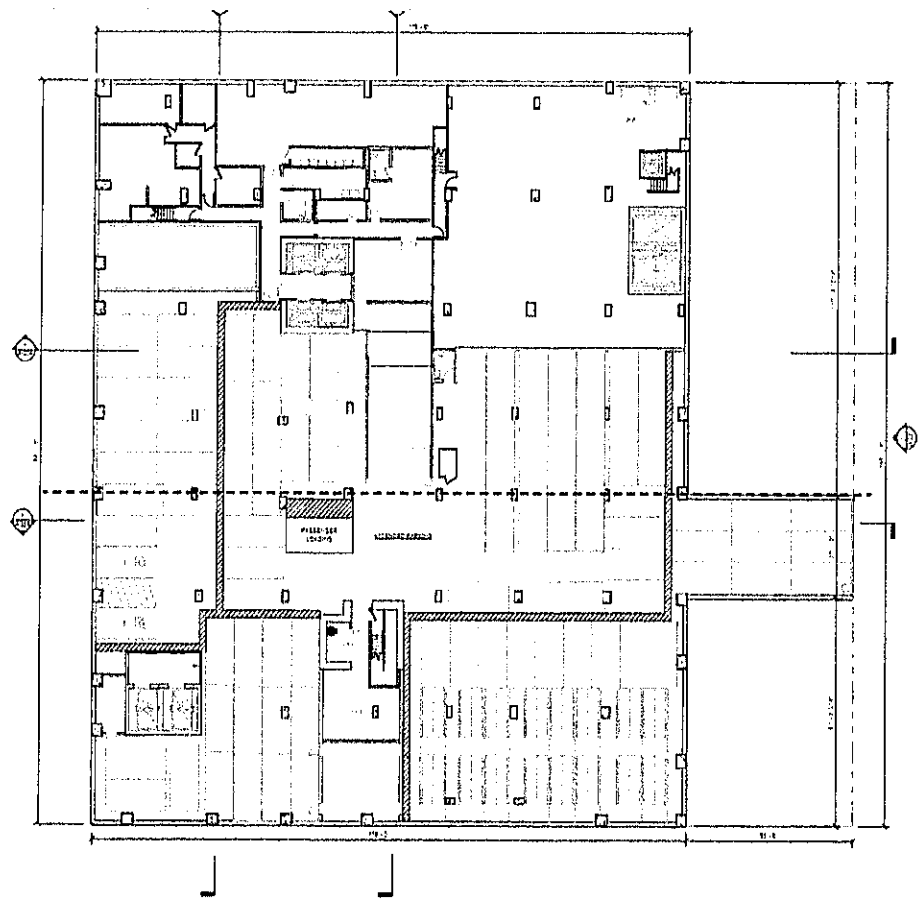
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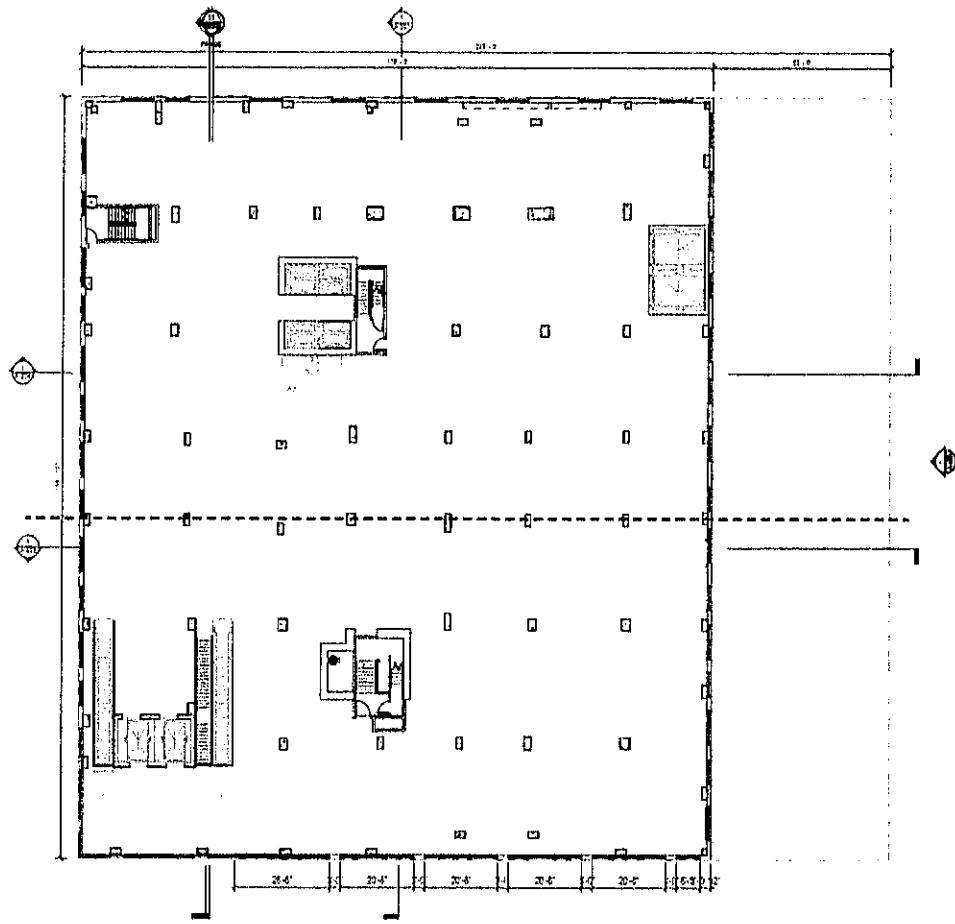
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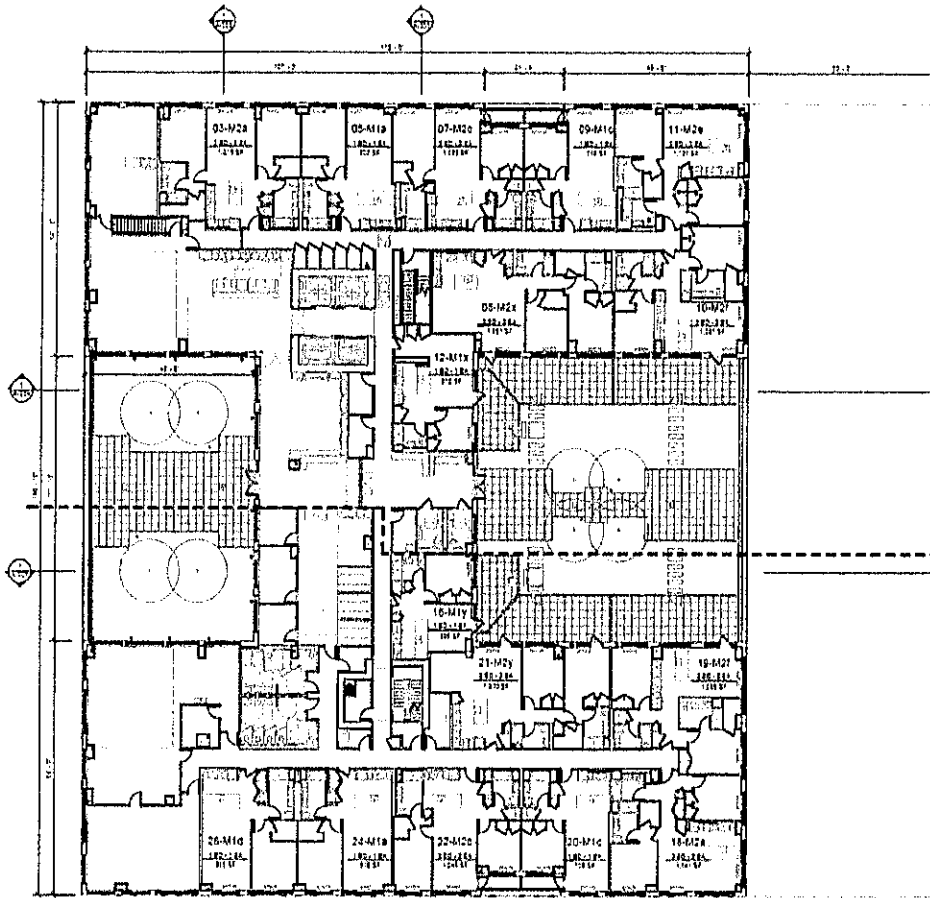


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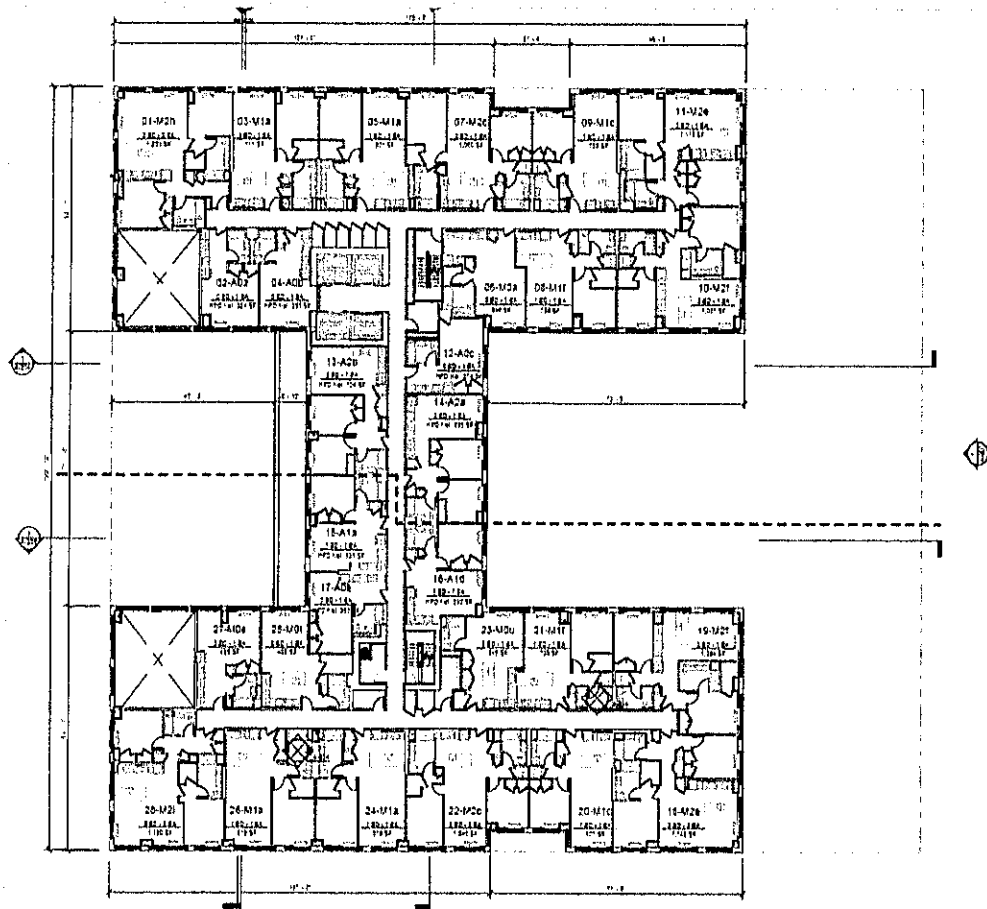
2ND FLOOR RETAIL PLAN



10. AP. 10th FLOOR PLAN  
SCALE 1/8" = 1'-0"

10. AP. 10th FLOOR PLAN





3. 1st FLOOR PLAN  
SCALE 1/8" = 1'-0"



# *East 125<sup>th</sup> Street Development Project: B-West Project*

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## **MWBE PARTICIPATION AND HIRING:**

- We will enter a MWBE Utilization Plan with EDC and in cooperation with the E. 125<sup>th</sup> Street Development Task Force with a commitment to diverse business participation for the project, which will overlap with HPD's MWBE Build-Up Program that has a goal of awarding approximately \$14.6 million in subcontracts to MWBE companies
- There will be a Local Hiring Plan, in cooperation with the E. 125<sup>th</sup> Street Development Task Force, that will provide mechanisms to encourage neighborhood resident/local hiring during post-construction
- Post-construction jobs will be at or above living wage, and health insurance will be provided
- The planned retail anchor tenant is a unionized grocer



# *East 125<sup>th</sup> Street Development Project: B-West Project*

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## **TIMING AND NEXT STEPS:**

- Closing in December 2018
- Construction Commencing in January 2019
- TCO expected in September 2021



THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 232

Park and Elton

October 23, 2018

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{**Salamanca**} **Land Use No. 232** consists of two non-contiguous city-owned vacant lots located at **3120 Park Avenue** (Block 2418, Lot 6) and **451 East 159th Street** (Block 2381, Lot 43) in Bronx Council District 17 and is known as **Park and Elton Apartments**. These two properties were initially acquired by the City through in rem title foreclosures for non-payment of taxes, in 1984 and 1977 respectively. They were then also designated as urban renewal sites in the Melrose Commons Urban Renewal Plan and condemned through that Plan in 1998. On June 27, 2007 (Resolution No. 939), five (5) sites were included in a ULURP action approving the disposition, UDAAP designation and project approval for development through HPD's New Foundations Program. The original project was envisioned as a 53 unit homeownership project across all five lots with affordability levels between 80% and 130% of AMI. Because of the downturn in the housing market in 2008, the developer was unable to secure private bank financing, therefore the project stalled.

In an effort to move forward with the project, the developer and HPD determined a two-phased scattered site rental project was the best option. Therefore, on May 25, 2010 (Reso. 262), the City Council approved an amendment consisting of a change in development program from New Foundations to the Low Income Rental

# THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 232

Park and Elton

October 23, 2018

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Program as well as a UDAAP tax exemption. The first phase has been developed across three lots consisting of 37 residential units affordable to households earning up to 60% AMI.

The two lots under **Land Use No. 232** remain city-owned and undeveloped as the project experienced further delays due to the illness of the principal of the initial development team. Once the development team was reconstituted the project started moving again. Currently, the developer proposes to construct two buildings on the two undeveloped lots under HPD's Neighborhood Construction Program and upon completion, the project will consist of Thirty-Seven (37) units of rental housing, plus a superintendent's unit. The project includes a 15% Homeless set aside, which is approximately 6 units, for families referred from other social service agencies, such as the Department Homeless Services (DHS). There will be a mixture of unit types including 18 studios, 10 one-bedroom and 10 two-bedroom apartments. Targeted household incomes will range from 30% to 110% of AMI and rents will range between 27% to 90% of household income. Therefore it is anticipated that a studio will rent for \$354 for a studio at the 27% AMI level to \$2,037 for a two-bedroom apartment at the 90% AMI level. Building amenities for both sites include a laundry room, bicycle storage, and rear yard

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L.U. 232

Park and Elton

October 23, 2018

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accessible only to tenants. No commercial space, community facility, or parking spaces are planned for the project.

Today, HPD is before the Planning Subcommittee seeking to amend the Project Summary changing from the New Foundations Program to the Neighborhood Construction Program and approval of Article XI tax benefits for 3120 Park Avenue (Block 2418, Lot 6) and 451 East 159 Street (Block 2381, Lot 43) which will assist with maintaining affordability for these rental units. The tax exemption will be in place for a term of 40 years coinciding with the length of the regulatory agreement. The current cumulative value of the exemption is approximately \$6,699,908 with a net present value of \$1,713,406.

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# Xenolith

PARTNERS LLC

An HPD Neighborhood Construction Program Project:

## Park and Elton Apartments

3120 Park Avenue/451 East 159<sup>th</sup> Street

Mixed-Income Rentals in Melrose, The Bronx



# Xenolith Partners LLC

Xenolith is focused on the development of affordable, mixed-income and mixed-use projects that will revitalize communities and provide quality housing opportunities for all.

Xenolith prides itself on strong relationships, breadth and depth of expertise and ability to execute.

**Xenolith is a New York City SBS-certified Women-owned Business Enterprise**

- Developing & preserving more than **800 units of affordable housing** including:
  - Moderate rehab of the 180-unit Belmont-Venezia Apartments
  - New construction of 115 affordable senior units at Del Sur, 1490 Southern Boulevard, Crotona Park East
- Developing community facilities in the Bronx with JASA, the LGBT Network and Soundview Presbyterian Church

# Xenolith Partners LLC

## AFFORDABLE HOUSING

Del Sur 1490 Southern Boulevard, Bronx



Coney Island Commons, Brooklyn



Belmont Venezia Apartments, Bronx



Stanley Commons, Brooklyn

# Xenolith Partners LLC

## COMMUNITY FACILITIES

Coney Island YMCA Lap Pool



Prince Joshua J. Avitto Community Center



Coney Island YMCA



Prince Joshua J. Avitto Basketball Court

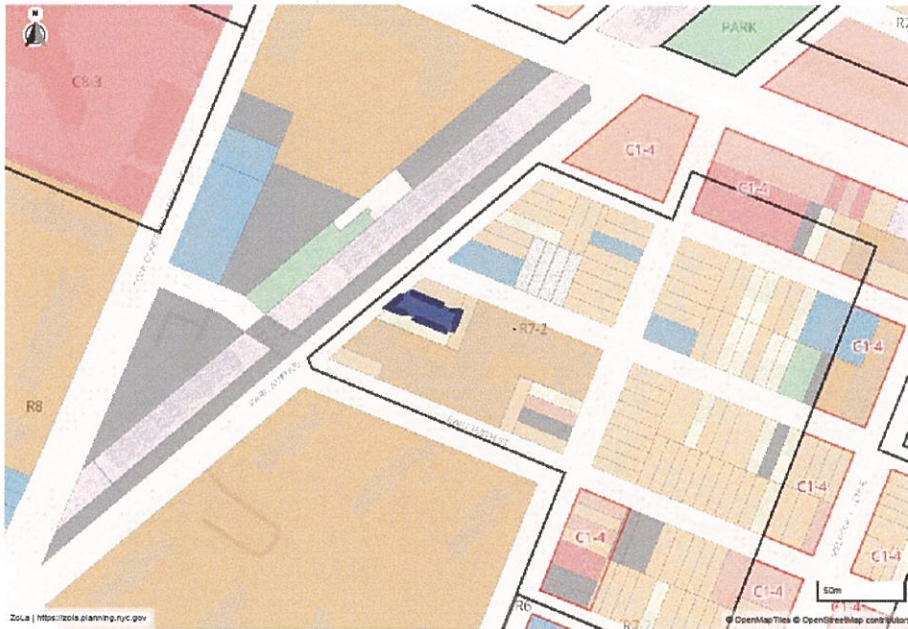
Proposed Development:

*Park and Elton Apartments*  
*3120 Park Avenue/451 East 159<sup>th</sup> Street*  
*Mixed-Income Rentals in Melrose,*  
*The Bronx*

# Land Use and Zoning

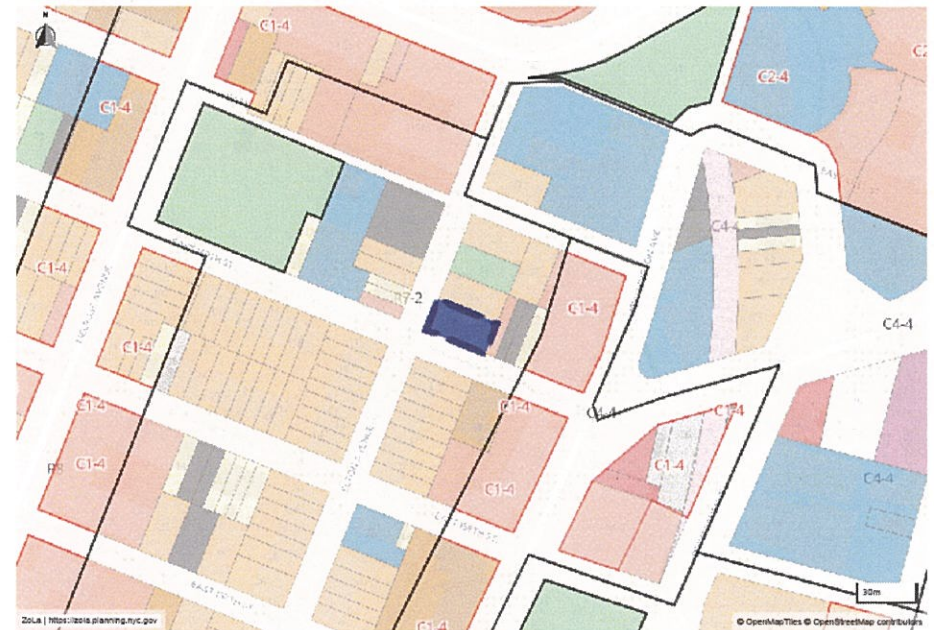
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

**NYC** ZoLa  
PLANNING New York City's Zoning & Land Use Map



**3120 Park Avenue  
CB1**

**NYC** ZoLa  
PLANNING New York City's Zoning & Land Use Map



**451 East 159<sup>th</sup> Street  
CB3**

# Aerial View

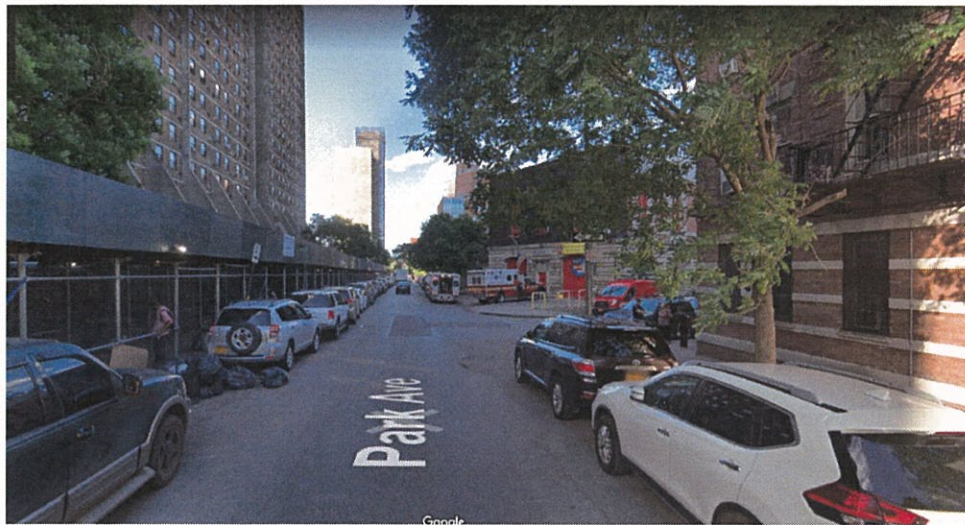
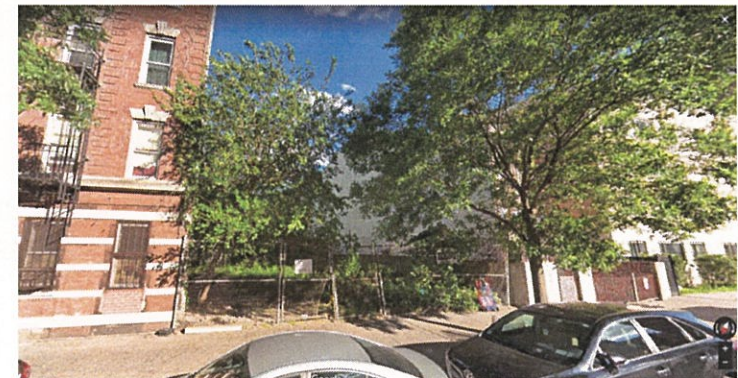


## Park and Elton Apartments

### Existing Building/Site

HPD Cornerstone sites intended to be developed as middle income affordable housing

- Park: 4,353 sf
- Elton: 5,100 sf
- Both sites vacant
- R7-2
- Infill sites constrained by adjacent existing buildings



# 3120 Park Avenue





# 451 East 159<sup>th</sup> Street (“Elton”)



# Building Features

3120 Park Avenue	451 East 159 <sup>th</sup> Street (“Elton”)	Total
15,548 sf	17,902 sf	33,450 sf
14 units	24 units	38 units

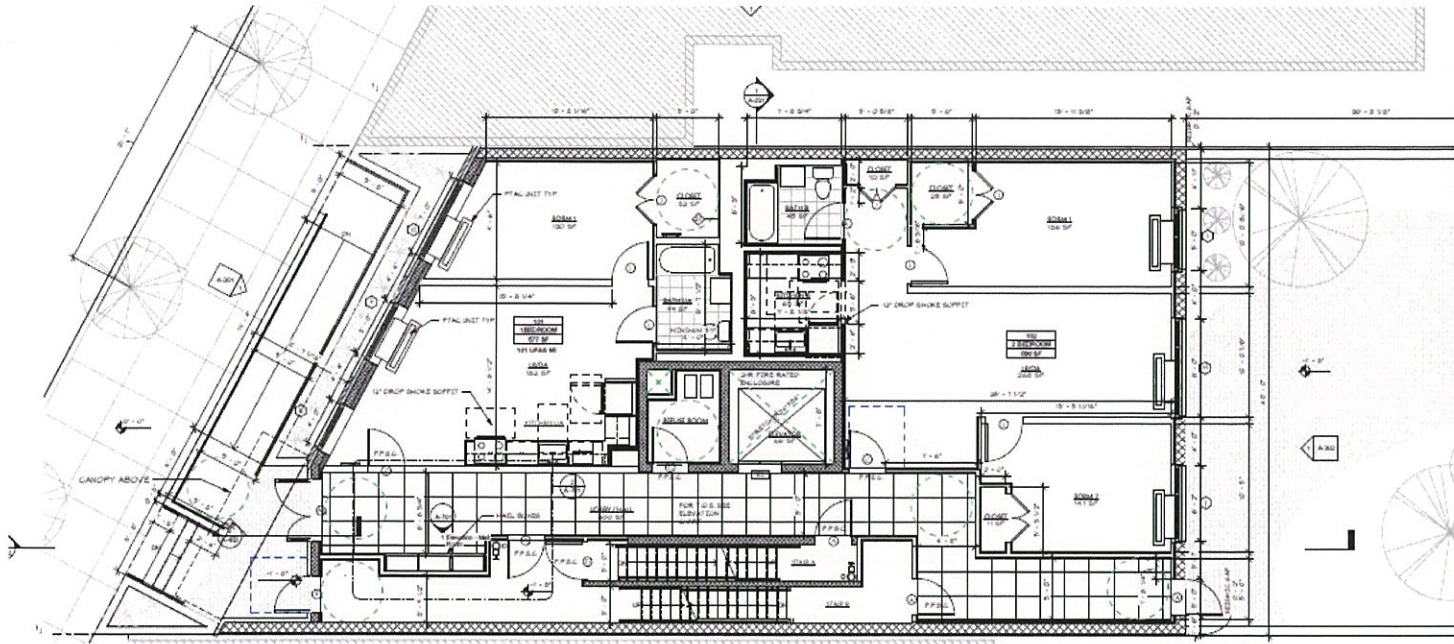
Amenities include:

- Energy Star appliances, lighting, plumbing fixtures
- Lightweight, economical C-joint construction
- Welcoming well-lit lobbies and elevators
- Curbside trees and landscaping
- Rear yard recreation spaces
- Bike storage
- Laundry room
- Live in super (w/ 2-bedroom apt)

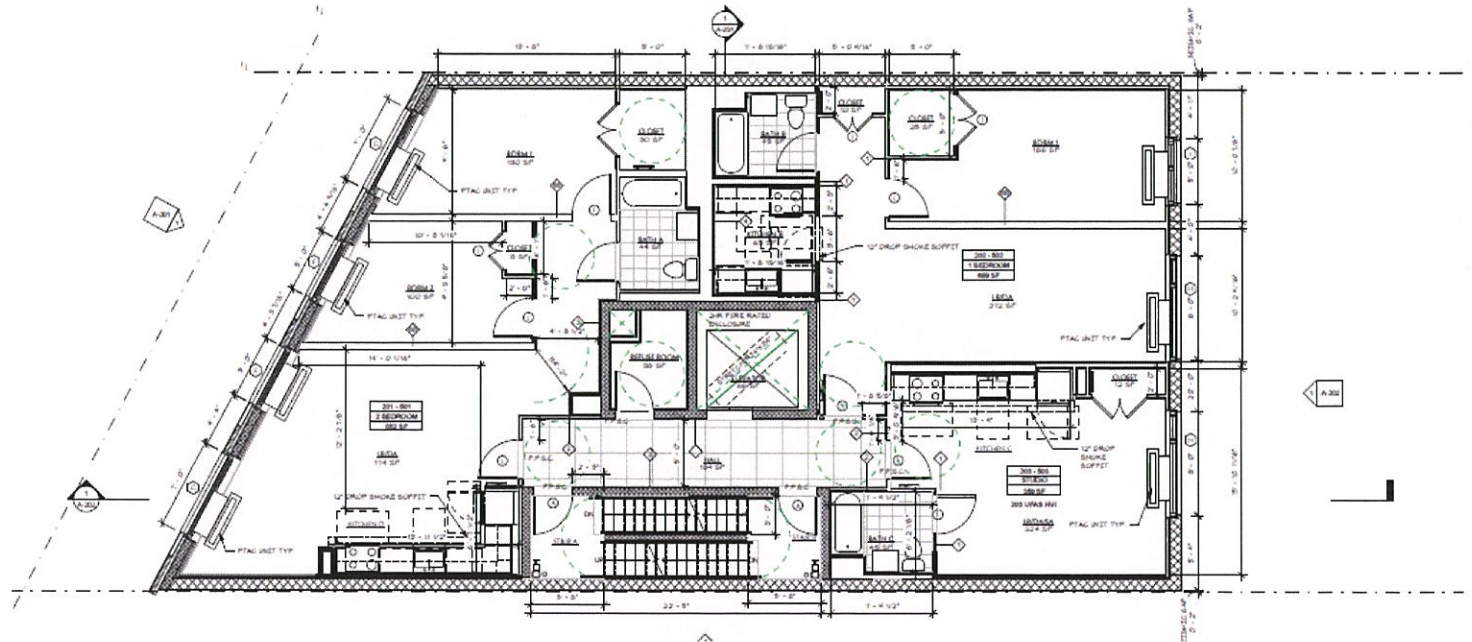


# 3120 Park Avenue

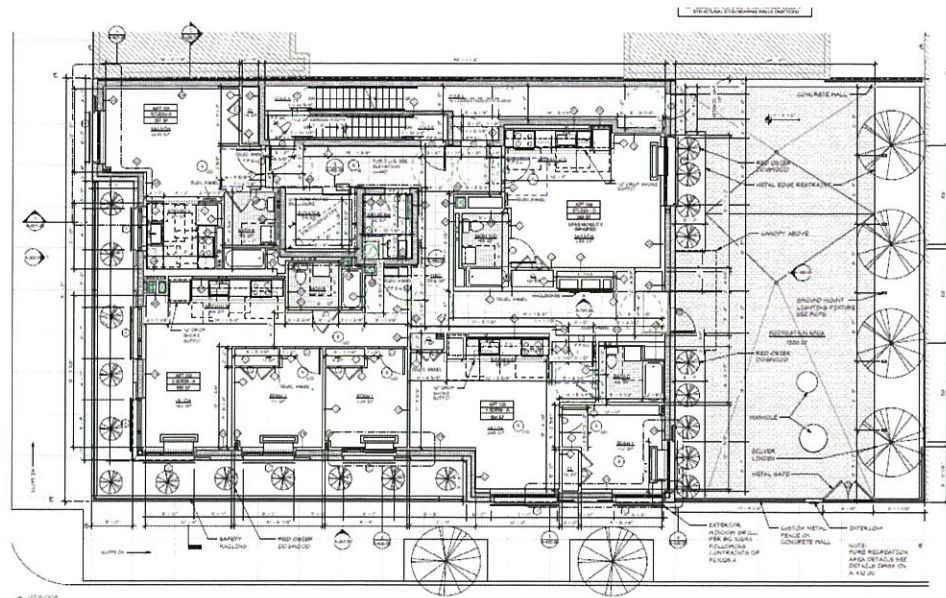
## First Floor



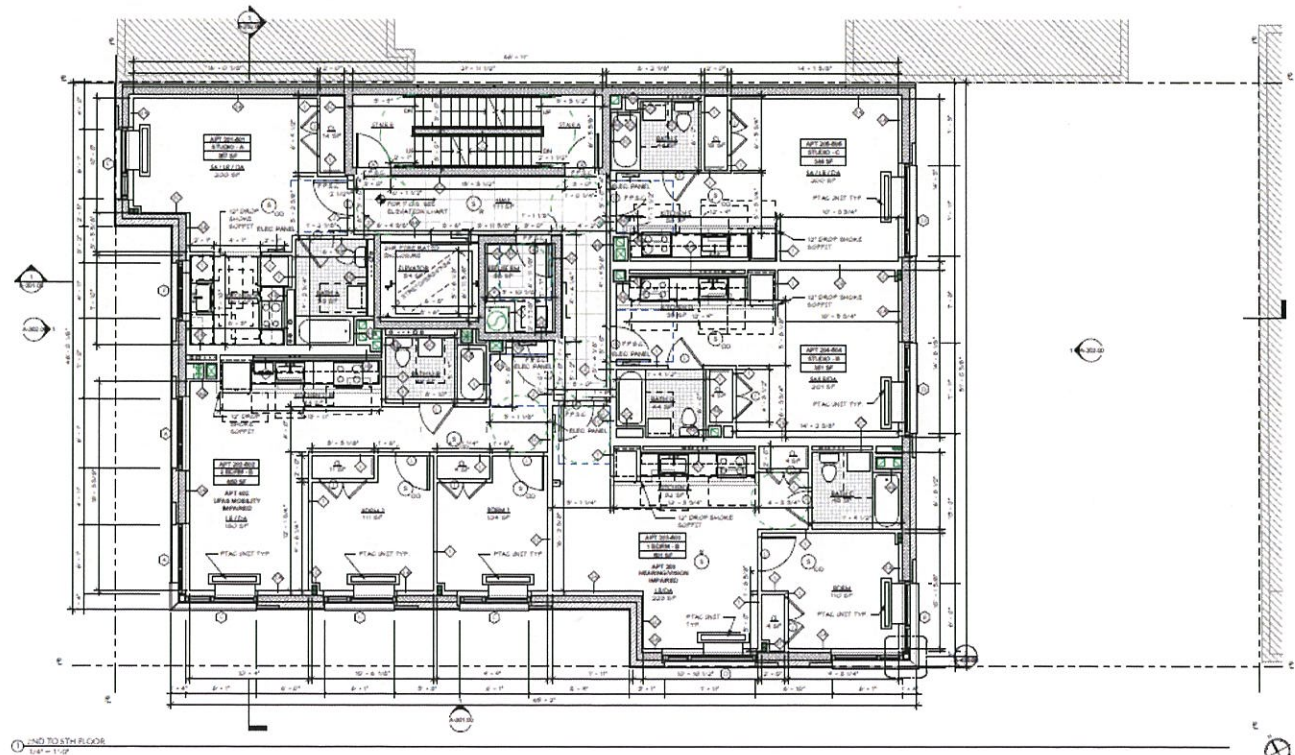
Typical Floor



# 451 East 159<sup>th</sup> Street ("Elton")



First Floor



Typical Floor

Park and Elton Apartments

## Project Partners

**Xenolith**  
PARTNERS LLC



## Project Partners



**Community  
Preservation  
Corporation**

- Transforming underserved neighborhoods into thriving and vibrant communities.
- \$10.5B Invested
- 193,000 units created
- 965,000 people housed
- Construction and Permanent Financing



- Assists in the development, promotion, and revitalization of affordable homeownership and rental housing through specialized programs and services that benefit the residents of New York City
- 35 years
- 60,000 units
- Predevelopment Loan

Park and Elton Apartments

## Project Partners



- Architecture and interior design
- Founded 1984
- Excellence through collaboration
- Committed to environmental building technology
- Multiple architectural awards for excellence
- Extensive affordable housing experience



- Complete construction services from pre-construction, through foundation, framing, interior and exterior work, and to completion
- Bronx-based
- Founded 2006
- Highest level of quality and safety
- HireNYC
- M/WBE Build Up

## **Sources and Uses:**

### **TDC of \$11.9MM (\$356 psf, \$313,000/unit)**

Construction Costs: \$9.25MM (\$263 psf + 5% contingency)

Soft Costs: \$2.65MM (22% of TDC)

- Higher than usual environmental costs due to soil conditions and need for environmental reports for each site without having a large number of units to carry the cost.
- No Developer Fee (per HPD NCP term sheet)

### **Capital Stack:**

CPC First Mortgage

HPD NCP Subsidy

OER Brownfield Incentive Grant (BIG) Program

EPA Revolving Loan Funds

10% Developer Equity

### **Financing Challenges:**

- Small unit count means subsidy sources are limited (i.e. too small for LIHTC)
- Two separate buildings not as cost efficient as carrying all units within one building
- Interest rates and construction costs are rising in tandem



## Unit Mix:

	30% AMI	50% AMI	80% AMI	90% AMI
Studios	6	2	3	7
1BR	2	1	2	5
2BR	<u>1</u>	<u>1</u>	<u>2</u>	<u>5</u>
Total	9	4	7	17
	24%	11%	18%	45%

	30% AMI	50% AMI	80% AMI	90% AMI
Studios	\$354	\$667	\$1,184	\$1,342
1BR	\$456	\$847	\$1,493	\$1,690
2BR	\$557	\$1,026	\$1,802	\$2,037

15% Homeless Units

According to the 2012-2016 American Community Survey data for the relevant census tracts:

- Median Income in Melrose is approximately 30% AMI
- 13% of local households would qualify for 50% AMI units
- 20% of local households would qualify for the 80% and 90% AMI units

Market rate rents are just above the 90% AMI levels. These 80-90% AMI units are helping to support the debt needed to finance the lower income units.

Units will be marketed through NYC Housing Connect. Income certifications and leasing to be conducted by PWB Management Corp.

## Construction Hiring Contact Information

Jacqueline Cordero  
DP Group General Contractors  
[jcordero@dpgroupgpc.com](mailto:jcordero@dpgroupgpc.com)



**The City of New York**  
**Bronx Community Board Three**

1426 Boston Road, Bronx, NY 10458  
 Telephone No. (718)378-9054 - Fax No. (718)378-9188/8226  
 E-mail Address: [cb3@bronx.gov](mailto:cb3@bronx.gov)

DIAL Government Services  
 311 & Information for NYC  
 Contact BC info go to: [bronxmail.com](http://bronxmail.com)

JHUBEN DIAZ, JR.  
 BRONX BOROUGH PRESIDENT

GLORIA ALSTON  
 CHAIRWOMAN

JOHN W. DUDLEY  
 DISTRICT MANAGER

March 1, 2017

Ms. Terri Belkas-Mitchell  
 Principal, Xenolith Partners LLC  
 23 Water Grant Street, #3D  
 Yonkers, NY 10701

**RE: 451 EAST 159<sup>th</sup> STREET (BLOCK 2381, LOT 43)**

Dear Ms. Belkas-Mitchell:

This is to inform you that at a meeting of Bronx Community Board Three held Tuesday, April 11, 2017, in which there was a quorum of members present and entitled to vote, approval was given for the Park and Elton Apartments development to be located at 451 East 159<sup>th</sup> Street in Bronx Community District Three. As you know, this matter was presented before the Joint Economic Development/Land-Use and Housing Committee on February 21, 2017.

Bronx Community Board Three understands that the building will have 24 units affordable to households earning up to 90% and 100% of the area median income ("AMI") and that construction is scheduled to start in September 2017.

The board further supports the resignation of Xenolith Partners LLC as the Developer/Sponsor and supports its application for an Article XI tax abatement.

Sincerely,

John Dudley  
 District Manager

Cc: Gloria Alston, Chairwoman  
 Rev. Bruce Rivera, Chairperson, Housing, Land Use and Economic Development committee

**EXECUTIVE OFFICERS**

Rev. Bruce Rivers 1<sup>st</sup> Vice-Chairperson      Linda Harp 2<sup>nd</sup> Vice-Chairperson      Rev. Idris A. Kunn, Jr. Secretary      Kathy Johnson-Mims Treasurer      Rita Jones Sgt.-at-Arms/Parliamentarian



**BRONX COMMUNITY BOARD #1**  
3024 THIRD AVENUE  
BRONX, NEW YORK 10455  
(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

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RUBEN DIAZ, JR.  
BOROUGH PRESIDENT

GEORGE L. RODRIGUEZ  
CHAIRPERSON



CEDRIC L. LOFTIN  
DISTRICT MANAGER

February 27, 2017

Ms. Andrea Kretschmer  
Principal  
Xenolith Partners LLC  
390 Capitol Avenue  
Hartford, CT 06106

Re: The Project – Park and Elson Apartments  
1190 Park Avenue, Bronx, NY  
Block 241B, Lot 6 within the Melrose Community Urban Renewal Plan Area

Dear Principal Kretschmer,

This correspondence is forwarded to the principals of Xenolith Partners LLC regarding the firm's planned new construction project of 14 units in the Melrose section of Bronx Community Board One. The firm presented the project's scope to members of the Board's Economic Development, Land Use and Housing Committee on Wednesday, February 8, 2017. The Committee approved the project on that date and moved its review to the Full Board of Bronx Community Board One on February 23, 2017 for consideration.

Please be advised that our Board has voted in the affirmative to provide this letter of support for the proposed project and its associated tax abatement. This approval is contingent upon the firm making its best effort for residents of our Board to participate in employment opportunities during construction by your General Contractor, SKI Development and upon project completion. As with past construction projects our Board has the ability to assist you regarding that participation.

We look forward to our joint engagement on this project and its development. If you have any questions, I can be reached at (718) 585-7117 or via email [brxcb1@optonline.net](mailto:brxcb1@optonline.net).

Very truly yours,

*Cedric L. Loftin*  
Cedric L. Loftin  
District Manager

C: Honorable Ruben Diaz, Jr., Bronx Borough President  
Honorable Rafael Salamanca, Councilperson, 17<sup>th</sup> Council District  
Mr. George L. Rodriguez, Chairperson  
Mr. Lee Weinstein, Director of Bronx Planning  
New York City Department of Housing, Planning and Development

Thank you.

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 232 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/1/18

(PLEASE PRINT)

Name: Susan Goldfinger

Address: 110 William St

I represent: NYCEDC

Address: 110 William

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Molly Anderson

Address: 110 William Street

I represent: NYCEDC

Address: 110 William Street

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. \_\_\_\_\_

in favor  in opposition

Date: Nov 1 2018

(PLEASE PRINT)

Name: Kevin Parris

Address: 100 Gold St

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 232 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/14/18

(PLEASE PRINT)

Name: Angela Friedman

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 232 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/1/18

(PLEASE PRINT)

Name: Genevieve Michel

Address: +

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 232 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ted weinstein

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lacey Tauber

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Ken Spillberg

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Deirdre Moran

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0240 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/1/18

(PLEASE PRINT)

Name: FRANK DUBINSKY

Address: 155 3<sup>rd</sup> ST. BROOKLYN

I represent: MONADNOCK DEVELOPMENT

Address: SAME

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11/1/18

(PLEASE PRINT)

Name: Tern Belkas Mitchell

Address: 21 Greenwich Rd Bedford NY 10506

I represent: Xenolith Partners LLC

Address: 21 Greenwich Rd Bedford NY 10506

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Andrea Kretchner

Address: 21 Greenwich Road, Bedford, NY

I represent: Xenolith Partners

Address: 21 Greenwich Road, Bedford, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 0240

in favor  in opposition

Date: 11/1/18

(PLEASE PRINT)

Name: Matthew Tacopetta

Address: 232 Pinebrook Blvd New Rochelle, NY 10801

I represent: 125 Mec Center LLC / The Richman group

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 0240

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Stephen Hayes

Address: 125 W. 12<sup>th</sup> Street, NY, NY

I represent: 125 MEC Center LLC

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms