

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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October 5, 2010

Start: 1:16pm

Recess: 2:53pm

HELD AT: Council Chambers  
City Hall

B E F O R E:  
STEPHEN T. LEVIN  
Chairperson

COUNCIL MEMBERS:  
Council Member Charles Barron  
Council Member Inez Dickens  
Council Member Sara M. Gonzalez  
Council Member Peter A. Koo

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

Ellen Baxter  
Executive Director and Founder  
Broadway Housing Communities

Valerie Campbell  
Special Counsel, Kramer Levin  
Land Use Counsel to Broadway Housing

Mark McQuaid  
Project Architect  
Adjaye Associates

Carol Clark  
Assistant Commissioner  
Department of Housing, Preservation and Development

Dorothy Wright  
President  
2053 7<sup>th</sup> Avenue Tenants Association

Lakesha Skeet  
Board President  
108 West 114<sup>th</sup> Street Tenant Association

Victor Hernandez  
Executive Director, TIL Program and 78 Program  
Department of Housing, Preservation and Development

2 CHAIRPERSON LEVIN: Good afternoon,  
3 welcome to the Subcommittee on Planning,  
4 Dispositions and Concessions. My name is Stephen  
5 Levin, Council Member in the 33<sup>rd</sup> District, and  
6 Chair of the Subcommittee. I am joined today, to  
7 my right, by Council Member Sara Gonzalez from  
8 Brooklyn, Council Member Peter Koo from Queens,  
9 and to my left, Council Member Inez Dickens from  
10 Manhattan. We have on today's agenda four items,  
11 and we are going to start with three items that  
12 are related applications: Land Use Nos. 196, 194  
13 and 195, application for Land Use No. 196 of C  
14 100277 ZMM, it's the Sugar Hill rezoning; 194, the  
15 related application, C 100274 PPM; and 195 is C  
16 100275 PQM. The proposed, the proposed amendment  
17 to the zoning map is changing from a C8-3 and R7-2  
18 to an R8A. The property is on block 2069 West  
19 1155<sup>th</sup> Street and St. Nicholas Avenue, in  
20 Manhattan, that is in Council District Seven, that  
21 is the Council District represented by Council  
22 Member Robert Jackson. Council Member Jackson  
23 conveys his regrets at not being able to be here  
24 today, but he has stated his support for this  
25 rezoning. It's in Community Board District Nine

2 in Manhattan. And testifying today on behalf of  
3 the applicant, we have Adam Talma, Valerie  
4 Campbell, Ellen Baxter and Mark McQuaid  
5 [phonetic]. So if I could ask these individuals  
6 to come to the table, that would be great. I  
7 mean, just to give a little bit more background,  
8 the Community Board on June 22<sup>nd</sup> of this year  
9 approved this application, 43 in favor, zero  
10 opposed and zero abstentions. The Manhattan  
11 Borough President's Office on June 30<sup>th</sup> approved  
12 this application. City Planning Commission  
13 approved this application on September 15<sup>th</sup>, eleven  
14 in favor, zero opposed and zero abstentions.

15 ELLEN BAXTER: My name is Ellen  
16 Baxter, and I'm the Executive--Executive Director  
17 and Founder of Broadway Housing Communities. And  
18 we've developed six affordable and supportive  
19 housing projects uptown, in West Harlem and  
20 Washington Heights. The Sugar Hill Project shown  
21 here will be our seventh development. And we are  
22 proposing to create 124 affordable apartments for  
23 neighborhood families, and a early childhood  
24 center for 100 preschool children, and the Faith  
25 Ringgold Children's Museum of Art and Storytelling

2 at the lowest level of the building. We've spent  
3 two years designing the project in concert with  
4 the Community Planning Board Nine, and in  
5 alignment with 197-A plan. And we really believe  
6 that this project will make a significant impact  
7 in the neighborhood. Too many of our children in  
8 that community live in poverty, and we believe  
9 that their early education, the affordable housing  
10 and the museum will together provide new  
11 opportunities uptown. The project is being  
12 financed with a combination of commitments from  
13 every level of government. HPD is taking the lead  
14 position, it's a total of \$74 million in financing  
15 that we've assembled over three years time. And  
16 we're very excited to be in this last stage of the  
17 public review process.

18 VALERIE CAMPBELL: Good afternoon.  
19 My name is Valerie Campbell, I'm Special Counsel  
20 with Kramer Levin, and we're land use counsel to  
21 Broadway Housing. There are three Land Use  
22 actions associated with this. Mark could you put  
23 up like a site plan. Thank you. There is the  
24 rezoning from R72 to C83, and C83 to R8A  
25 residential. That rezoning will allow this

1 project to move forward. The C83 zoning district  
2 is primarily geared towards automotive uses and  
3 does not permit any residential development. The,  
4 we have worked very closely with City Planning on  
5 the rezoning proposal. It is consistent with the  
6 larger rezoning, which is a contextual rezoning  
7 that City Planning is proceeding with. But we  
8 came forward with our rezoning process just as a  
9 matter of timing, 'cause City Planning's proposal  
10 is not at this stage. The other action associated  
11 with this project is the disposition and  
12 acquisition of easements, with DEP. The 155<sup>th</sup>  
13 Street is a, if you can see on the bottom, is, is  
14 a very steep sort of slope. It doesn't permit for  
15 good access, or really allow for any of the sort  
16 of the congregation space that they will need for  
17 the museum. There was a triangular portion right  
18 there that Mark is pointing to, that is actually  
19 controlled by DEP, it's over the Croton Aqueduct,  
20 the old Croton Aqueduct and cannot be developed.  
21 The, what we have worked out with DEP, and DEP  
22 just uses that for vehicle staging and storage, is  
23 that DEP is going to grant us an easement to use  
24 that as an entrance plaza for the residential  
25

2 building and museum, and we're going to give DEP  
3 an equivalent amount of space that is adjacent to  
4 their building, which you can see in the, sort of  
5 the upper right hand corner, that they can use for  
6 the same uses that they currently use on the  
7 triangular piece. So, that's sort of in a  
8 nutshell what the Land Use actions are.

9 MARK MCQUAID: Good afternoon, my  
10 name is Mark McQuaid, I'm from Adjaye Associates,  
11 I'm the Project Architect on this project, and  
12 we're the design architects. I'm just going to  
13 quickly kind of guide you through some of the main  
14 design features of the building. We've worked  
15 very hard to kind of look at the massing and the  
16 building in the context of this neighborhood and  
17 are very excited about the kind of, as you can see  
18 in the overview, the kind of context with the  
19 exterior buildings, and also some of the low-lying  
20 kind of more traditional houses nearby. And have  
21 worked to have a kind of façade pattern that picks  
22 up some of the contextual areas nearby. And in  
23 principal, up top, we have the 124 units of low  
24 income housing. There's a plinth on the base that  
25 houses the daycare, which you can see here. And

2 below that the museum. And what that does is  
3 create a really great opportunity to have a kind  
4 of public plaza feature on this, as Valerie  
5 explained, what was previously the DEP and what  
6 currently existing is really a brick wall. And so  
7 we've completely opened that up here to create a  
8 public plaza, which has a connection design wise  
9 to the old Croton Aqueduct, and some of the  
10 history of the area. And also opens up and  
11 creates a very public access to the kind of  
12 daycare center and the museum there for the Faith  
13 Ringgold Museum. Here's a kind of blowup of that  
14 public plaza plan, with some of the features in  
15 the, and the green trees. And again a kind of  
16 close up view of some of that. And then, on that  
17 second floor daycare area we've worked very hard  
18 to kind of create a connection between the daycare  
19 and the museum and really have that as a kind of  
20 public plaza area, so the plaza leads in. There's  
21 a museum which is really centered around a kind of  
22 series of courtyard spaces, which at once bring a  
23 kind of public space within the building to the  
24 community around, and also provide really  
25 beautiful daylight and in an amazing kind of



2 setting for the, protected setting for the  
3 children's daycare center that provides  
4 playgrounds and things like that. Thank you.

5 CHAIRPERSON LEVIN: Thank you very  
6 much. I just have a couple of questions. First  
7 off regarding the EIS and potential effects of the  
8 development, mentions historic, historic resources  
9 in terms of the garage, it is. Could you maybe  
10 speak a little bit to the impact on, on historic  
11 resources?

12 VALERIE CAMPBELL: The garage, do  
13 we have the current picture of the garage? I  
14 think actually you see it on the handout on the,  
15 on the front page. That garage was not included  
16 in the City historic district. It is in the State  
17 and National Register, Sugar Hill Historic  
18 District. We are demolishing the building so that  
19 just by definition is an adverse impact to a  
20 historic resource. We did consult primarily with  
21 the State Historic Preservation Office because it  
22 was in their historic district, about alternatives  
23 to demolishing the building. We looked at  
24 possibly building on top of it. And structurally  
25 and programmatically that did not work, and the

2 SHPO concurred with us that there was no feasible  
3 alternative to demolition in the context of  
4 developing this project. We also, primarily from  
5 the SHPO's point of view, they had some concerns  
6 about the modern design of the project. We have  
7 met with them and were continuing to discuss this  
8 issue with them, in the context of review under  
9 the federal Historic Preservation Act, Section  
10 106. And we are going to incorporate, in addition  
11 to some of the mitigation measures we've already  
12 done, we did documentation of the historic  
13 building known as HABS Documentation, which was  
14 submitted to the SHPO, and we are looking at doing  
15 maybe some outreach in the neighborhood, on the  
16 history of the neighborhood, and possibly doing  
17 some programs on the availability of funding for  
18 preservation work.

19 CHAIRPERSON LEVIN: And, I'm sorry,  
20 does SHPO have like jurisdiction over the design  
21 of, of the development that would be replacing--

22 VALERIE CAMPBELL: They're, we are  
23 required, because there will be federal funding  
24 for this project, to go through the Section 106  
25 review under the Historic Preservation Act. And

2 that's really a consultation process. And we  
3 expect that we're going to be, we will enter into  
4 a Memorandum of Agreement where we agree to do  
5 certain of the measures that we've discussed.

6 CHAIRPERSON LEVIN: And then  
7 regarding the, the hazardous materials or the  
8 vicinity to, or the, the fact that the development  
9 is adjacent to an auto repair facility and gas  
10 station.

11 VALERIE CAMPBELL: Right.

12 CHAIRPERSON LEVIN: Is there,  
13 there's going to be a very active and vigorous  
14 environmental review of whether or not there's--

15 VALERIE CAMPBELL: Right. We  
16 entered, as part of the City Planning approval, we  
17 did enter into a restrictive declaration, the DEP  
18 reviewed and approved, that commits us to do the  
19 testing measures and implement any remediation  
20 that is required, if contamination is discovered  
21 on the site.

22 CHAIRPERSON LEVIN: Okay. And  
23 then, this is, looking at the affordability  
24 breakdown of the residential, it's very admirable,  
25 and I would love to see more of this throughout

2 the City. I'm just a little bit curious what, if  
3 you could break down a little bit of funding  
4 that's been obtained thus far, a little bit  
5 further break down in terms of where the sources  
6 are.

7 ELLEN BAXTER: Mm-hmm. The bulk of  
8 the financing will come from the federal, low  
9 income housing tax credit program. And we  
10 anticipate HPD to provide the allocation to this  
11 project. And we've currently received bids from  
12 Bank of America, Capital One, Goldman Sachs Urban  
13 Investment Group, and Chase Bank, who are  
14 interested in purchasing those low income housing  
15 tax credits, as well as providing a construction  
16 loan for the, the work to be done. That's the  
17 leading financing source. It's supplemented by a  
18 \$8.5 million loan from HPD for the low income  
19 rental program. Supplemented by a \$3 million loan  
20 from the State Homeless Housing and Assistance  
21 Program. And we also have secured \$10 million in  
22 philanthropy, \$5 million in grant form and \$5  
23 million in loan form, that we have to repay. And  
24 finally, the Faith Ringgold Children's Museum has  
25 attracted a specific capital grant from the Oak

2 Foundation, that's based in London, that's  
3 primarily interested in siting a cultural,  
4 chartered cultural institution in a low income  
5 community, as a form of cultural equity.

6 CHAIRPERSON LEVIN: That's great.  
7 Very impressed with the diversity of funding  
8 sources. One thing I'd just like to maybe address  
9 the 124 affordable units, would serve 51 single  
10 adults, 73 families. You mentioned a supportive,  
11 supportive housing. Can you detail a little bit  
12 more, what type of supportive housing, what type  
13 of population group that's going to be targeting,  
14 what type of services?

15 ELLEN BAXTER: We're actually not  
16 accepting any supportive housing capital funds for  
17 the project, because those fundings restrict the  
18 lease up in a particular way, and our preference  
19 is really to, to house community families that are  
20 doubled and tripled up, that are the so-called  
21 "hidden homeless" families in Washington Heights,  
22 who don't have a lease in their own name, and are  
23 renting out bedrooms. So, our mission, the  
24 mission of Broadway Housing Communities, is to  
25 house individuals and families that are at the

2 very lowest income level, so that's why, you know,  
3 it's skewed, so that 70 percent are at the 50  
4 percent of area median income or below. And for  
5 West Harlem, the median income of families of four  
6 is less than \$29,000 annually. And in Washington  
7 Heights it's closer to \$25,000 annually. So in  
8 order to accommodate our families that are in the  
9 greatest need, we need to skew the rents low. The  
10 services that we will extend to resident families,  
11 will largely be through educational programs. The  
12 educational advocacy to help our children get into  
13 the magnet programs in the better schools, family  
14 services around domestic violence, health  
15 prevention, there's a really serious issue of  
16 asthma and obesity in our community, that we want  
17 to take proactive steps in providing services to  
18 help families address those issues.

19 CHAIRPERSON LEVIN: Okay. And  
20 then, just lastly, if you could maybe give me a  
21 little bit of background on Broadway Housing  
22 Communities and a little bit of the history of  
23 your organization.

24 ELLEN BAXTER: Mm-hmm. We  
25 incorporated in 1983. I'm the founder of the

2 organization. And over these nearly 30 years,  
3 we've created, presently we have six developments.

4 The majority of that housing is defined as  
5 supportive housing for formerly homeless  
6 individuals and families. And over time, as we've  
7 evolved, have recognized that in addition to doing  
8 housing, we should share the public subsidy that  
9 goes into supportive housing, with the wider  
10 neighborhood, rather than targeting all the  
11 services to the residents that live there.

12 Because people in our buildings haven't been  
13 homeless since the 1980s and '90s, and so it's  
14 time to sort of share the resources more broadly.

15 So, we've incorporated educational programs into  
16 our housing, and cultural activities there. We  
17 have two art galleries, one at 10 For Washington  
18 and one at 583 at Dorothy Day Apartments, which is  
19 our last development where neighborhood artists,  
20 largely Latino and African-American artists can  
21 showcase their work. And it's become the  
22 gathering place for many progressive groups  
23 uptown, who are interested in bettering the  
24 neighborhood, use Dorothy Day Apartments as the  
25 meeting place. And then this year we became the

2 newest New York City Settlement House.

3 CHAIRPERSON LEVIN: Great. I think  
4 that's, that's it for my questions. Do any of my  
5 colleagues have any questions? Council, well, I,  
6 I want to recognize Council Member Charles Barron.  
7 Council Member--and, but I saw Council Member  
8 Dickens' hand up first, I'm going to call on  
9 Council Member Dickens.

10 COUNCIL MEMBER DICKENS: [off mic]  
11 Don't, don't alarm yourself. I yield to my  
12 colleague from Brooklyn, Council Member Barron.

13 COUNCIL MEMBER BARRON: Well, I  
14 thank you--

15 COUNCIL MEMBER DICKENS: - -

16 COUNCIL MEMBER BARRON: --very  
17 much, very much for the yield, but it's going to  
18 avoid the comment that I have to make that  
19 concerns you, so thank you for yielding, but I'm  
20 just glad that this affordable development is not  
21 in Inez's district, because at this point she's  
22 trailing me as the number one Council Member in  
23 building affordable housing in the City. And I  
24 think this would've brought her a little closer  
25 to, to me. So it's good that it's in Jackson's



2 District and not Inez's. And I just have to get  
3 on the case and bring some more in, 'cause I  
4 intend to stay number one in building affordable  
5 houses. It's good that you're catch, trying to  
6 catch up, but you know--

7 COUNCIL MEMBER DICKENS: - -

8 COUNCIL MEMBER BARRON: East New  
9 York is number one. [laughter] Section VIII,  
10 you're accepting Section VIII vouchers?

11 ELLEN BAXTER: Sure, we always will  
12 accept Section VIII, in all of our developments.  
13 The major--all of our buildings are rent  
14 stabilized. This one will be as well. As you  
15 know, the, the availability of Section VIII is  
16 very restricted--

17 COUNCIL MEMBER BARRON: Yes.

18 ELLEN BAXTER: --at this point, but  
19 we'll accept anybody that has an existing voucher  
20 or certificate, and we'll be lobbying to encourage  
21 the federal government to provide more.

22 COUNCIL MEMBER BARRON: And I  
23 notice this is going to demolish a building and  
24 all that, but that no one was displaced, no  
25 businesses or anything?

2 ELLEN BAXTER: There's a garage--  
3 no, there's a garage operator in the building,  
4 that's a tenant of ours, that understood from the  
5 outset when we rented to him, that we were  
6 intending to develop the project. And there still  
7 will be parking at the lowest level of the  
8 building, and he's welcome to make a bid for that  
9 position, as well.

10 COUNCIL MEMBER BARRON: And the  
11 supportive services, 'cause oftentimes a lot of  
12 groups, just to straight up with you, 'cause  
13 that's the only way I know how to go, can get  
14 these federal grants and they, these, these, this  
15 federal money says you must build this kind of  
16 affordability, or else you can't get the money.  
17 So not everybody is doing this, because they love  
18 us and, and they just think that we need to have  
19 these kind of housing, but they're forced to when  
20 they get these kinds of grants. But what happens  
21 in many of the developments is that the supportive  
22 services that goes along with assisting families  
23 in our communities that are suffering from high  
24 rates of everything health wise and, and  
25 unemployment issues, and we have a lot of issues

2 in our communities. And I notice you had daycare  
3 and some cultural stuff. What other kind of  
4 supportive services will be for the people.

5 ELLEN BAXTER: Well, the most  
6 important feature is that we do all our own  
7 property management. And we do that with the  
8 support of tenants that live in our building. So  
9 we, in all our six developments, we have a 24  
10 hour, seven day a week, old-fashioned tenant  
11 patrol, of people that, tenants that live in our  
12 buildings, have a community organizing background.  
13 And so the property management structure is  
14 established to engage people that live in the  
15 buildings, in the management of their own housing.  
16 So, therefore, our tenant patrol is aware when  
17 somebody comes out of a hospital, we knock on the  
18 door to make sure things are all right. If a home  
19 health aide does not show up on time, we're, we  
20 have a system to address that. If a mother can  
21 ask our tenant patrol, for example, not to allow  
22 other teenagers in the apartment when she's not  
23 there. And our tenant patrol will see to it that  
24 the mother's wishes are honored. And so, we take  
25 seriously the ongoing responsibility to provide

2 services in all our buildings. In many cases,  
3 it's not by contract, it's because people who  
4 themselves live there, have ownership for the  
5 quality of maintaining the housing.

6 COUNCIL MEMBER BARRON: What about  
7 for youth, do you have any youth programs? I know  
8 you mentioned a museum or cultural things.

9 ELLEN BAXTER: We have afterschool  
10 initiatives and a mentoring program for our, all  
11 young people who are interested in our buildings.  
12 And the museum, we believe, will not only serve  
13 resident families, but elementary schoolchildren  
14 and preschools throughout the region. Faith  
15 Ringgold is a really, a remarkable and generous  
16 artist, who has published 13 children's books.

17 COUNCIL MEMBER BARRON: Right. - -

18 ELLEN BAXTER: And she really wants  
19 the museum to be a place where children and their  
20 families and grandparents can come and, and create  
21 art, there'll be art making studios in the museum,  
22 as well as exhibition spaces.

23 COUNCIL MEMBER BARRON: Thank you  
24 very much.

25 CHAIRPERSON LEVIN: Council Member

2 Dickens.

3 COUNCIL MEMBER DICKENS: Thank you,  
4 Mr. Chair. Will Faith have anything to actually  
5 do with the museum? Or is it just being named for  
6 her? 'Cause she's a phenomenal - - so that's why  
7 I'm asking.

8 ELLEN BAXTER: We're really very,  
9 very fortunate that we met Faith after the  
10 September 11 tragedies. She saw some artwork that  
11 the, our children had made about that tragedy.  
12 And so she agreed to publish a book with an  
13 introduction that she wrote, and therefore the  
14 book became widely known. And she works very  
15 closely with us. And in fact, is going to be  
16 creating an original art installation entitled  
17 "The Harlem Renaissance Party," that will feature  
18 the heroines and heroes of the Harlem Renaissance  
19 to greet all the children when they arrive at her  
20 museum. She is an active planning member, as well  
21 as she has a network of advisors that have been  
22 helping us as well. The museum, in fact, was  
23 inspired by Faith herself, who wanted to give back  
24 to the Sugar Hill neighborhood where she had grown  
25 up.

2 COUNCIL MEMBER DICKENS: I

3 remember. Will she have an ongoing participation  
4 where the, the young people can actually meet  
5 Faith and have interaction with her?

6 ELLEN BAXTER: Yes, she will be the  
7 first artist in residence at the museum. There's  
8 a studio space being created for her, and she'll  
9 hold masters classes as well as youth classes  
10 there. November 3<sup>rd</sup>, we're actually hosting Faith  
11 Ringgold's 80<sup>th</sup> birthday party at Shepherd Hall at  
12 City College, and you'll all be receiving an  
13 invitation.

14 COUNCIL MEMBER DICKENS: Thank you.  
15 Now, I have a question. And, and that's because  
16 I'm not quite sure. At the, I'm looking at this  
17 map, at 155<sup>th</sup> Street and St. Nicholas Place, which  
18 is what I'm looking at here. What is actually  
19 going to be done at this corner, at this corner,  
20 where the gas station is. Is this gas station  
21 going to be left? Is it going to be torn down?  
22 What, what is going to be built on this corner?

23 ELLEN BAXTER: That gas station  
24 will stay as it is, it's a different property,  
25 it's the adjacent property, so--

2 COUNCIL MEMBER DICKENS: Okay.

3 Okay.

4 ELLEN BAXTER: That, that stays.

5 COUNCIL MEMBER DICKENS: All right,  
6 'cause I wasn't sure. So, you, the actual  
7 development just stops just at that wall line.

8 ELLEN BAXTER: Correct.

9 COUNCIL MEMBER DICKENS: Okay. All  
10 right, now what is it about DEP? Now tell me that  
11 again about DEP.

12 VALERIE CAMPBELL: Oh, just because  
13 this is a former garage, and was a garage for many  
14 decades, there is--and also because it is located  
15 adjacent to an existing gas station--there is a  
16 potential, given the past uses, for there to be  
17 some contamination related to the uses, the  
18 historic uses on the property, and so we are  
19 obligated by the terms of the restrictive  
20 declaration, and the City Planning approvals, to  
21 conduct whatever testing in accordance with DEP  
22 standards and subject to their review and  
23 approval, and to undertake any remediation that  
24 may be required.

25 COUNCIL MEMBER DICKENS: Is there

2 going to be any green component to this building?

3 ELLEN BAXTER: Yes, we're, we're  
4 working with Green Team that includes the people  
5 that will be creating a green roof, and we have  
6 other terraces. And our intention is to achieve  
7 the Silver LEAD designation for the building.

8 COUNCIL MEMBER DICKENS: Okay.  
9 Now, I'm, I'm sorry, I was busy asking some  
10 questions about that. Would you give me a  
11 breakdown on how, of the, you said a hundred and--  
12 124 units. Is that correct?

13 ELLEN BAXTER: That's correct.

14 COUNCIL MEMBER DICKENS: How many  
15 are three, two, one?

16 ELLEN BAXTER: Oh. I don't have  
17 that at the top of my head, here.

18 COUNCIL MEMBER DICKENS: Are there  
19 any three bedrooms in the development?

20 ELLEN BAXTER: Yes, actually we do,  
21 you do?

22 MARK MCQUAID: I have the, the  
23 breakdown here. It, I believe it's 51 studios, 20  
24 one-bedrooms, 41 two-bedrooms--

25 COUNCIL MEMBER DICKENS: 21 one-



2 bedrooms?

3 MARK MCQUAID: 20 one-bedrooms, 20  
4 one-bedroom apartments, that's 41 two-bedroom  
5 apartments, and 12 three-bedroom apartments.

6 COUNCIL MEMBER DICKENS: All right,  
7 and what was, what is the, these are all going to  
8 be rentals at what AMI?

9 ELLEN BAXTER: 70 percent will be  
10 at 50 percent of AMI or below. And if you go to  
11 page one, two, three, four in the handout, it  
12 breaks down the balance. We show the  
13 affordability in several ways. How many  
14 apartments at each income level. It's essentially  
15 the reverse, you know, generally people just put  
16 in 20 percent affordable; in our case, we're  
17 putting 80 percent extra low income affordable,  
18 and not affordable like the word gets used now,  
19 where you can make a lot of money and still be  
20 affordable. These are really affordable, extra  
21 low income.

22 COUNCIL MEMBER DICKENS: Well, it's  
23 what the community can afford.

24 ELLEN BAXTER: That's correct.

25 COUNCIL MEMBER DICKENS: Sometimes.

2 ELLEN BAXTER: Correct.

3 COUNCIL MEMBER DICKENS: [laughs]

4 All right, thank you.

5 CHAIRPERSON LEVIN: I think Council  
6 Member Gonzalez has a question, and then, and then  
7 we'll get back to Council Member Barron.

8 COUNCIL MEMBER GONZALEZ: Yeah, I  
9 just want to go back to the gas station and the  
10 environmental part of it. Because I know we did  
11 some projects in my district, IKEA as a matter of  
12 fact, and then once the project was undergoing,  
13 there was asbestos, and there were some problems  
14 there that sort of delayed everything. So, are  
15 you working with organizations, environmental  
16 organizations, as well, in respect to this  
17 project, to ensure that, you know, at one--'cause  
18 I know it's very expensive, remediation's very  
19 expensive. So, how is that being dealt with? How  
20 will it be dealt with? Let's put it that way.

21 VALERIE CAMPBELL: Well, in terms  
22 of the asbestos, that has to be abated as if  
23 there, I think there's a little bit of asbestos,  
24 not a lot in the building. But that is abated as  
25 a matter of course, associated with the demolition

2 permit and--

3 COUNCIL MEMBER GONZALEZ: Right.

4 VALERIE CAMPBELL: --that will be  
5 done with a licensed contractor and with the  
6 appropriate--

7 COUNCIL MEMBER GONZALEZ: So you're  
8 already set, you understand--

9 VALERIE CAMPBELL: DOB permits.

10 COUNCIL MEMBER GONZALEZ: --that  
11 this is a possibility, so you understand that.

12 VALERIE CAMPBELL: Absolutely.

13 COUNCIL MEMBER GONZALEZ: And then,  
14 as far as the gas piece in case there's some kind  
15 of contamination in that area, as well?

16 VALERIE CAMPBELL: We don't, there  
17 is nothing so far, according to our, the  
18 consultants, that would indicate that there is any  
19 potential for any unusual contamination on the  
20 site. There may be some limited contamination,  
21 you know, related to former gas tanks. We are--  
22 fortunately, the, the gas station is downgrade of,  
23 of our garage, so you know, there's not, we don't  
24 think there's a lot of potential for any migrating  
25 of contamination.

2 COUNCIL MEMBER GONZALEZ: Well, I  
3 don't know whether a project of this size, or I  
4 mean, understanding all the affordability you have  
5 in it, and whatnot, which is great, I want to  
6 also, you know, tell you thank you for that. But  
7 there are groups, I know in my area, there's  
8 Uprose, it's an excellent environmental group,  
9 they're experts. And they're people that it's a  
10 not-for-profit group, so if you need any  
11 assistance in that area. This way you can see  
12 things beforehand and hopefully, you know, I  
13 certainly would welcome that you, you know, reach  
14 out to them.

15 ELLEN BAXTER: I appreciate that.

16 COUNCIL MEMBER GONZALEZ: I'll give  
17 you the number.

18 ELLEN BAXTER: Thank you.

19 COUNCIL MEMBER GONZALEZ: But this  
20 is a great project, thank you. I'm just concerned  
21 about that, because we had some issues in my  
22 district. Thank you.

23 CHAIRPERSON LEVIN: I think we have  
24 two more questions. Council Member Barron and  
25 then Council Member Dickens.

2 COUNCIL MEMBER BARRON: Yeah, just  
3 on the job, the 300 construction jobs and 100 to  
4 125 permanent jobs, how much, what percentage of  
5 that is committed to the community?

6 ELLEN BAXTER: Well, the constru--  
7 it's going to be union built, the development, the  
8 financing requires that. With regard to the purp-  
9 -

10 COUNCIL MEMBER BARRON: But before  
11 you race by there too quick, what the union job,  
12 that doesn't mean community all the time, because-  
13 -

14 ELLEN BAXTER: No.

15 COUNCIL MEMBER BARRON: --see,  
16 sometimes we are struggling in these communities,  
17 and we, we support these projects, they come in,  
18 everybody else gets a job, but the people in our  
19 community, we say we tie it to unions, and then  
20 sometimes, depend upon what, who's union it is,  
21 and the type of work that's being done, we never  
22 get a chance to get any community people to get  
23 some of these jobs, and they come by the job  
24 sites, and they see everybody but themselves are  
25 working. And that's been a very major problem in,

2 in our community. So, I know you are, you have to  
3 have some union jobs, but there's also a community  
4 of people, 'cause depending upon the GC you get,  
5 the general contractor you get, and then they  
6 subcontract out, there are ways that it could be  
7 worked where some of the subcontracting can go to  
8 community groups or people to try to integrate  
9 that to make sure that community residents get  
10 some of these jobs.

11 ELLEN BAXTER: It, we agree with  
12 you about that, and we have not yet selected our  
13 GC, general contractor. And we'll have in the  
14 contract documents the provisions for community  
15 preference in hiring. It's consistent with  
16 Broadway Housing's mission to extend priority to  
17 neighborhood residents for all our hiring  
18 opportunities. So for the permanent jobs, too,  
19 because we're responsible for filling those  
20 positions that would be - -

21 COUNCIL MEMBER BARRON: What type  
22 of permanent jobs might they be?

23 ELLEN BAXTER: Property management,  
24 that tenant patrol that I described is a paid  
25 position by tenants.

2 COUNCIL MEMBER BARRON: Oh, okay.

3 ELLEN BAXTER: 24 hours, seven days  
4 a week. Our childcare center, we estimate will  
5 have between 35 and 45 positions. Because it will  
6 provide services for the preschool children going  
7 to class there, and also have the Early Head Start  
8 program that visits families in their homes in the  
9 neighborhood, but will use the facilities there  
10 for their class time work and parent sessions.

11 COUNCIL MEMBER BARRON: Yeah,  
12 excellent. Thank you.

13 CHAIRPERSON LEVIN: Council Member  
14 Dickens.

15 COUNCIL MEMBER DICKENS: Thank you.  
16 The GC, is that going to be done through a RFP  
17 process, or what?

18 ELLEN BAXTER: No, we're working  
19 with HPD because it has to be, we have to find a  
20 GC who is on their approved list.

21 COUNCIL MEMBER DICKENS: Oh, HPD.

22 ELLEN BAXTER: And so we have to  
23 find an HPD approved contractor, and also someone  
24 who can build at this scale. And will meet the  
25 bonding requirements of HPD.

2 COUNCIL MEMBER DICKENS: All right,  
3 because I'm concerned about the list that HPD  
4 might give you that might have very few MWBEs on  
5 it. And certainly there are MWBEs that are  
6 qualified to do a project of this size. I want to  
7 make sure that the outreach is done by HPD to  
8 those contractors as well, to ensure that they  
9 have an opportunity to submit their bid to you.  
10 So that that at least would, if, if the GC that's,  
11 that's given the, the contract, would at least,  
12 the MWBE would assure that at least some of the,  
13 the subcontracts and some of the, the workers  
14 within the GC would be minorities, or others, or  
15 women, from within the community.

16 ELLEN BAXTER: Mm-hmm. If, if I  
17 could get a list of those names, I'd be happy to  
18 communicate that to HPD, as well. We've also--

19 COUNCIL MEMBER DICKENS: Oh, HPD  
20 and I have been fighting over that for a long  
21 time.

22 ELLEN BAXTER: Okay.

23 COUNCIL MEMBER DICKENS: [laughs]

24 ELLEN BAXTER: We've also, are  
25 interested in, you know, a construction training



2 initiative, and while we're waiting until we have  
3 a decision on the contractor, but we'd also like  
4 to consider working with Wildcat Service  
5 Corporation, or a nontraditional employment for  
6 women, that at least provides some opportunities  
7 for neighborhood young people and women to gain  
8 access to the trades.

9 COUNCIL MEMBER DICKENS: And those  
10 that, those that are, do go to the union, could  
11 have a apprenticeship programs attached to it for  
12 those in the actual neighborhood, for those  
13 residents in the neighborhood.

14 ELLEN BAXTER: Yes.

15 COUNCIL MEMBER DICKENS: Okay,  
16 thank you. Can there be some follow up by my  
17 Chair? Yes?

18 CHAIRPERSON LEVIN: I'm sorry, if  
19 you could--

20 COUNCIL MEMBER DICKENS: I was  
21 asking for some follow up.

22 CHAIRPERSON LEVIN: Oh, absolutely.

23 COUNCIL MEMBER DICKENS: To ensure  
24 that there is minority and women owned business  
25 participation.

2 CHAIRPERSON LEVIN: Absolutely, and  
3 I think that that's more broadly, not just in this  
4 instance, but throughout the City and throughout  
5 the procurement process, in terms of general  
6 contracting.

7 COUNCIL MEMBER DICKENS: I want  
8 that on this one.

9 CHAIRPERSON LEVIN: On this one,  
10 absolutely.

11 COUNCIL MEMBER DICKENS: Thank you.

12 CHAIRPERSON LEVIN: And I think  
13 more, I just want to say that more broadly, I  
14 mean, I would be happy to work with you and with,  
15 with HPD, to make sure that, that we're addressing  
16 the issue--

17 COUNCIL MEMBER DICKENS: Oh, good!

18 CHAIRPERSON LEVIN: --citywide.

19 COUNCIL MEMBER DICKENS: We'll take  
20 up the fight together.

21 CHAIRPERSON LEVIN: You got it. I  
22 want to, Council Member Gonzalez had a follow up  
23 question.

24 COUNCIL MEMBER GONZALEZ: I just  
25 want to understand the design, I think it's really

2 nice, but what's, after the four floors, is that  
3 going to be in between some kind of an outdoor--is  
4 that going to be like a terrace or something?  
5 Yeah, what's going to, yeah, you see how it looks  
6 like--

7 MARK MCQUAID: [off mic] Right  
8 here?

9 COUNCIL MEMBER GONZALEZ: Right,  
10 yeah, yeah.

11 MARK MCQUAID: That is a, that is a  
12 terraced balcony there, which--

13 COUNCIL MEMBER GONZALEZ: And on  
14 the other side, as well?

15 MARK MCQUAID: On the other side  
16 it, it cantilevers back. Back, a back terrace on  
17 the backside here.

18 COUNCIL MEMBER GONZALEZ: Wow.

19 MARK MCQUAID: Which is basically  
20 the whole length of the building, two open  
21 courtyards, and both of those, they connect either  
22 to the museum and/or the daycare, so they  
23 function--and also, on, on top of that, there's a  
24 sort of outdoor balcony for the residents. So,  
25 they're all, the design all centers around that

2 one bringing light into all of those rooms down  
3 below, but also obviously allowing the residents  
4 an outdoor balcony space, the kids a play space  
5 and the museum a kind of community gathering space  
6 that's protected but outdoors. And on the--

7 COUNCIL MEMBER GONZALEZ: There'll  
8 be a lot of green there.

9 MARK MCQUAID: Exactly.

10 COUNCIL MEMBER GONZALEZ: Okay.

11 MARK MCQUAID: Exactly. And on the  
12 ninth floor, that actually ends up being the  
13 Broadway Housing, the new Broadway Housing office.

14 CHAIRPERSON LEVIN: I just had one  
15 follow up--Oh, I'm sorry, Council Member Koo.

16 COUNCIL MEMBER KOO: I just have a  
17 quick question. Mm. Well, I congratulate  
18 Broadway Housing Communities for doing this in our  
19 City. This is a really wonderful project. And  
20 this is far, probably the first time I see that  
21 you combined children's museum and the other  
22 educational facilities in the building. And I  
23 hope you can do this in our Queens district, too.  
24 Have you ever considered finding some partners in,  
25 in Queens?

2 ELLEN BAXTER: We'd be happy to  
3 talk to any Queens not-for-profit sponsors, but  
4 our commitment is to West Harlem and Washington  
5 Heights. And there's plenty of work to be done up  
6 there, so we're, we're dedicated to our own  
7 community.

8 COUNCIL MEMBER KOO: Thank you very  
9 much, yeah.

10 ELLEN BAXTER: But we would be  
11 happy to share with--

12 COUNCIL MEMBER KOO: Yeah, maybe I  
13 can find some local developers to like, to learn  
14 from you guys, yeah.

15 ELLEN BAXTER: Be happy to meet  
16 with them.

17 COUNCIL MEMBER KOO: Thank you.

18 CHAIRPERSON LEVIN: I just, my, my  
19 final question, I just, it was, I'm wondering,  
20 with the Head Start Program, have you linked up  
21 with a provider to do that?

22 ELLEN BAXTER: No, we already  
23 sponsor a Head Start Program at 583 Riverside, at  
24 130 5<sup>th</sup> Street, that serves 51 children.

25 CHAIRPERSON LEVIN: Okay.

2 ELLEN BAXTER: So we're, have  
3 educators on our staff, and will amend that  
4 contract, it's a direct federal contract, serve  
5 additional children at 155<sup>th</sup> Street.

6 CHAIRPERSON LEVIN: Wonderful, so  
7 you'll be their provider, then.

8 ELLEN BAXTER: Yes.

9 CHAIRPERSON LEVIN: Very good, very  
10 good.

11 ELLEN BAXTER: Yes.

12 CHAIRPERSON LEVIN: Okay, does, do  
13 any of my colleagues have any further questions on  
14 this item?

15 COUNCIL MEMBER DICKENS: No, thank  
16 you.

17 CHAIRPERSON LEVIN: Well, thank you  
18 very much. Thank you very much for the  
19 presentation, it was very thorough. I  
20 congratulate you on a lot of hard work and it  
21 looks like a wonderful project, and I think this  
22 Committee greatly appreciates your commitment to,  
23 to your community that you serve, and to  
24 affordable housing, and programs that, that  
25 improve the lives of, of your neighbors. So,

2 greatly appreciate it. Thank you. Is there  
3 anyone in, else that wants to speak in regard to  
4 this project? Okay, seeing none, then the hearing  
5 on this item, on these three items, is hereby  
6 closed, and we're going to move on to other orders  
7 of business. I, I just want to let Council Member  
8 Barron know that, that two of these items are in  
9 the district of Council Member Dickens, so she's,  
10 she's catching up.

11 COUNCIL MEMBER BARRON: [off mic]

12 Oh.

13 COUNCIL MEMBER DICKENS: [off mic]

14 [laughs] Oh, there you go. [crosstalk]--  
15 affordable, but their ownership, which will allow  
16 my community to continue to own their community,  
17 which is what keeps us in, a stain in our  
18 community.

19 CHAIRPERSON LEVIN: How many units?

20 FEMALE VOICE: Five, apparently.

21 CHAIRPERSON LEVIN: There's,  
22 there's, well, that--[laughter] Well, we're, I  
23 think we're going to get to that in a moment, but  
24 there, there, I think 30 units in total, so.  
25 [background noise] But that's, you know, it

2 [laughter, background noise] Well, Council Member,  
3 it, it adds up, there's a cumulative effect here.

4 COUNCIL MEMBER DICKENS: [off mic]  
5 You have to catch up with me with the ownership,  
6 affordable ownership, you're still at - -

7 COUNCIL MEMBER BARRON: [off mic]  
8 Uh-uh, no, no, no. - -

9 COUNCIL MEMBER DICKENS: [off mic]  
10 How are you?

11 CHAIRPERSON LEVIN: I would say  
12 that I think the, the Ninth District has had a  
13 number of, of items in front of this Committee. I  
14 just, I will say that.

15 COUNCIL MEMBER BARRON: [off mic]  
16 Well, I want to say that--[laughter]--to your  
17 comment. I have 2,000 - - ownership, affordable  
18 ownership--

19 SERGEANT-AT-ARMS: Quiet, please.  
20 [laughter]

21 CHAIRPERSON LEVIN: Well [laughs]  
22 Okay.

23 COUNCIL MEMBER BARRON: Ganging up  
24 on me here.

25 CHAIRPERSON LEVIN: Well, there,



2 the next item is Land Use No. 209, that's  
3 Application No. 20115157 HAM, it's 2053 7<sup>th</sup> Avenue,  
4 in Manhattan, in Council District Nine,  
5 represented by Council Member Inez Dickens,  
6 Community Board District Ten. It is a tenant  
7 interim lease program, and it is 15 units, and  
8 testifying on this item are Assistant Commissioner  
9 Carol Clark from HPD and Victor Hernandez, the  
10 Executive Director of the TIL Program and 78  
11 Program for HPD. Commissioner Clark.

12 CAROL CLARK: [off mic] Good  
13 afternoon. [on mic] Good afternoon, Mr. Chairman  
14 and Members of the Committee. LU 209 consists of  
15 the proposed disposition of one occupied City  
16 owned building, located as you noted at 2053 7<sup>th</sup>  
17 Avenue, through HPD's tenant interim lease  
18 program, which we call TIL. The program assists  
19 organized tenant associations in City owned  
20 buildings to purchase and manage low income  
21 cooperatives. This project consists of a total of  
22 15 residential units, the rehabilitation of the  
23 building is complete, and Council Member Dickens  
24 has indicated her approval of what's before you.

25 CHAIRPERSON LEVIN: I don't have

2 any, do not have any questions. Council Member  
3 Dickens, do you have any follow up?

4 COUNCIL MEMBER DICKENS: Yes. I'd  
5 like--we've been joined today by the TA President,  
6 Ms. Wright, and I'd like Ms. Wright to come up,  
7 please. [pause, background noise] - - Chair,  
8 I'd like Ms. Wright to please give her response as  
9 the TA President representing several of the  
10 residents that are here today.

11 CHAIRPERSON LEVIN: That would be  
12 wonderful. Ms. Wright.

13 DOROTHY WRIGHT: Good afternoon,  
14 the Council and other Members. Today, I would  
15 like--[background noise] Oh, I'm sorry. My name  
16 is Dorothy Wright, and I'm the President of 2053  
17 7<sup>th</sup> Avenue. We have a 15 unit complex. We have,  
18 at the present, ten of our apartments is filled,  
19 and we have five vacancies. We started out with  
20 the Tenants Association in 2000, and I worked with  
21 the Association for the last ten years, with the  
22 help of Maya Treadrill [phonetic], Doris Thomas  
23 and my secretary, Lucinda Clark; and also, the  
24 members of the association. We're all women and  
25 we all work together and we stuck together and we

2 got to this point. And the building has been  
3 completed, it's a beautiful building. It was a  
4 while that we had to live in different places, but  
5 it was worth it when we got to go back and see  
6 what had been accomplished from the building. I  
7 would appreciate it that, I appreciate the fact  
8 that Councilman Dickens has approved our purchase  
9 of the building, because we all need to have a  
10 home, and I work very hard, that we, we would have  
11 people that live in Harlem to stay in Harlem and  
12 be able to own their own apartments. I thank all  
13 those people that helped us: Victor Jimenez,  
14 Alfonso Palanco, Edwin Lugo, Raymond Mendez and  
15 Uhab Cheryl Tidwell. I'm a little nervous, but I  
16 appreciate everything that everybody done. And we  
17 had really got to try to hold onto our building  
18 and enjoy. Thank you.

19 CHAIRPERSON LEVIN: Thank you very  
20 much, Ms. Wright. [applause] And I want to, I  
21 want to congratulate you, and I want to  
22 congratulate all the new homeowners on, on a job  
23 well done, and many future successes, thank you.  
24 - - Dickens.

25 COUNCIL MEMBER DICKENS: Mr. Chair,

2 I just wanted to add that all of the units are two  
3 bedrooms, there's also a, a laundry room there.

4 The apartments are well constructed and very  
5 spacious. My staff was very impressed with the  
6 building, and, and what has been done, due to the  
7 diligence and hard work of, of Mrs. Wright, Mrs.

8 Thomas, Mrs. Clark, all of which I will mention  
9 are women. [laughter, background noise] The

10 [laughs] you can beat every time with a woman.

11 [laughs] The, the apartments have very large

12 living room windows, the windows are large, and

13 making the apartments airy. The residents have

14 worked so hard, so that you can own, own what you

15 lived in all of these years. And today, it is

16 yours. Well, not today, we have to vote on it at,

17 you know, at the full Council, but technically,

18 it's yours now. And as long as you keep it,

19 protect it, fight for it, nobody can ever move you

20 out. And that's what I fight so hard for, is so

21 that we can begin to own our communities, 'cause

22 that's the only way we cannot be shoved out, is to

23 fight for ownership. And it's got to be

24 affordable, because otherwise, we not, we're not

25 going to ever own. So I want to thank you, you're

2 thanking me, but no, I thank you for stepping up  
3 and, and being not only willing to own, but to  
4 show the rest of the community that it is  
5 possible, if we join together, stay united, and  
6 fight for what we want. So I thank you, all of  
7 you.

8 CHAIRPERSON LEVIN: Yes.

9 COUNCIL MEMBER GONZALEZ: Yay,  
10 Inez! [applause]

11 COUNCIL MEMBER BARRON: And Mr.  
12 Chair, I'd like to say, I would like to say, that  
13 I'm proud of you, too.

14 COUNCIL MEMBER GONZALEZ: And me,  
15 too!

16 COUNCIL MEMBER BARRON: I'm glad  
17 you fought and you got a great leader fighting for  
18 you. She gets on my last nerve, she so good, it  
19 makes me sick.

20 COUNCIL MEMBER GONZALEZ: Met your  
21 match.

22 COUNCIL MEMBER BARRON: But no, you  
23 have a great leader fighting for you, and y'all  
24 have done a tremendous job, 'cause there's nothing  
25 like ownership, very proud of you, keep up the

2 good work, god bless you all.

3 COUNCIL MEMBER DICKENS: [off mic]

4 God bless you, - -

5 CHAIRPERSON LEVIN: Any other  
6 questions on this item? Well, this, I, I hereby  
7 declare this item closed, and we're going to move  
8 on to the next one, congratulations, ladies.

9 We're moving onto Land Use No. 210, that's  
10 Application No. 20115158 HAM, 108 West 114<sup>th</sup>  
11 Street. That is also in the Council District  
12 Nine, represented by Council Member Inez Dickens,  
13 Community Board District Ten, also a tenant  
14 interim lease program, 15 units. Testifying on  
15 this item, we have--

16 COUNCIL MEMBER DICKENS: [off mic]

17 Women again.

18 CHAIRPERSON LEVIN: Hm?

19 COUNCIL MEMBER DICKENS: [off mic]

20 Women again. [laughter] Arising to the occasion,  
21 I just want you to know.

22 CHAIRPERSON LEVIN: Assistant  
23 Commissioner Carol Clark.

24 COUNCIL MEMBER BARRON: I'm Mr.  
25 Inez Barron, I want to let you know. [laughter]

2 CHAIRPERSON LEVIN: And Director  
3 of, Executive Director of the TIL and 78 Program,  
4 Victor Hernandez. Commissioner Clark.

5 CAROL CLARK: Thank you, Mr.  
6 Chairman and Members of the Committee. LU 210  
7 consists of the proposed disposition of one City  
8 owned building, located as you noted at 108 West  
9 114<sup>th</sup> Street, through HPD's tenant interim lease  
10 program known as TIL. The program assists  
11 organized tenant associations in City owned  
12 buildings to purchase and manage low income  
13 cooperatives. This project consists of 15  
14 residential units, and Council Member Dickens has  
15 indicated her approval. Thank you.

16 CHAIRPERSON LEVIN: Very good. I  
17 would like to call up Lakesha Skeet [phonetic] of  
18 the 108 West 114<sup>th</sup> Street Tenant Association, to  
19 share with us some of her thoughts. Please state  
20 your name for the record.

21 LAKESHA SKEET: Lakesha Skeet.  
22 Good afternoon. Thank you for affording me the  
23 opportunity and my tenants to be able to be a part  
24 of Harlem as, I'm sorry, building owners, instead  
25 of renters. We started our tenant association in

2 June of 1999. I, myself, as Board President,  
3 consecutively, up until present, and here with us  
4 today I have Mr. Idabayo Adebetay [phonetic], the  
5 Treasurer. He worked, he worked in his position  
6 consecutively up to present. And I just want to  
7 say that I'm very grateful for this opportunity,  
8 again. If you have any questions. I'm a little  
9 nervous. [laughs]

10 CHAIRPERSON LEVIN: I don't have  
11 any questions. Does, do any of my colleagues?

12 COUNCIL MEMBER BARRON: I'd just,  
13 just like to say, keep up the good work, brother.  
14 [laughter] That's all, that's all I wanted to  
15 say.

16 CHAIRPERSON LEVIN: Council Member  
17 Dickens?

18 COUNCIL MEMBER DICKENS: Yeah, the  
19 one brother back there's going to keep up the good  
20 work. 'Cause, 'cause the sisters in the building  
21 going to see to it. [laughter] He's in the  
22 minority, a true minority. [laughs] I, I am,  
23 again I'm grateful to, to all of you, for being  
24 willing to step up. It's 15 units, consisting of  
25 four three-bedrooms and eleven one-bedrooms.



2 Before the renovation, the building only had  
3 studios and one-bedrooms. Some of which had  
4 children, multiple children, living in them.  
5 Families in the building will now have the space  
6 that they deserve, in order to be comfortable, and  
7 in which to be happy. Under the leadership of, of  
8 Ms. Skeet and Mr. Bayo [phonetic]--I give you  
9 credit [laughs]--and Ms. Ellerby, the, you have  
10 fought hard and long. You've been dedicated to  
11 the Harlem Community and to yourselves. My staff  
12 did a walkthrough, and so although I fight very  
13 hard for ownership and I do support this, there  
14 were some issues that my staff found. And I want  
15 to put them on the record, because these are, are,  
16 this is my family. And I want to ensure that  
17 everything is done correctly and for their  
18 protection. And last week there were a few  
19 outstanding issues and maybe they've been  
20 addressed. And that's the roof needed to have  
21 some painting done in order to bring it up. Has  
22 that been done? [off mic comments] All right,  
23 when--[off mic comments, pause, background noise]

24 VICTOR HERNANDEZ: Is it on? Yeah.

25 Victor Hernandez. Due to the rain, we haven't

2 been able to do the final inspection of the roof,  
3 but we will. As soon as, hopefully Thursday,  
4 Friday, we expect it not to rain. Firestone will  
5 be out there, they'll do their last inspection.  
6 Once they give us the final approval, then  
7 hopefully we'll have the roof painted within a  
8 week or two.

9 COUNCIL MEMBER DICKENS: I'd like  
10 my office to be notified, please, so that we can  
11 do a reinspection with Ms. Skeet, so that we can  
12 ensure that everything is correct with the roof,  
13 because that is, is critical to see to it that  
14 there, there is no leakage and no problems with  
15 the roof as we, they move forward.

16 VICTOR HERNANDEZ: Sure.

17 COUNCIL MEMBER DICKENS: All right.  
18 There was also a, a corroded pipe on the exterior  
19 of the adjacent building that terminates in that  
20 shared basement. Do you know what I'm talking  
21 about?

22 VICTOR HERNANDEZ: Sure, we share  
23 common areas in the basement--

24 COUNCIL MEMBER DICKENS: Mm-hmm.

25 VICTOR HERNANDEZ: --with 106 West

2 114<sup>th</sup> Street.

3 COUNCIL MEMBER DICKENS: Correct.

4 VICTOR HERNANDEZ: I'm trying at  
5 this moment to locate the owner of that building,  
6 this way I can work with him, him or her, to  
7 ensure that that is repaired. If for some reason  
8 I cannot work with them, I will have Code  
9 Enforcement go out and repair it and then do what  
10 we need to do.

11 COUNCIL MEMBER DICKENS: And what  
12 is the length of time I expect either a  
13 resolution, either that the owner, you've gotten  
14 in touch with them and the work is done to the  
15 satisfaction of, of Code Enforcement, and, and my,  
16 my residents? Or that HPD has stepped in and done  
17 the work? And just send 'em a bill.

18 VICTOR HERNANDEZ: My goal is to  
19 try to give the owner to Friday, for me to locate  
20 them.

21 COUNCIL MEMBER DICKENS: This  
22 Friday?

23 VICTOR HERNANDEZ: This Friday, to,  
24 to at least find out who the owner is. And then  
25 once I speak to the owner, I will contact your

2 office and let you know if, what he has, he or she  
3 has decided to do.

4 COUNCIL MEMBER DICKENS: So if you  
5 have not been able to locate the owner by Friday--

6 VICTOR HERNANDEZ: Then we're going  
7 to just go to Code Enforcement and HPD will move  
8 forward and, you know.

9 COUNCIL MEMBER DICKENS: And how  
10 long is that process? Say you start that on  
11 Tuesday, Monday's a holiday.

12 VICTOR HERNANDEZ: My part of the  
13 process would take--

14 COUNCIL MEMBER DICKENS: Well, no,  
15 let me, let me, let me clarify. What I'm trying  
16 to get at is at what timeframe can I expect, if  
17 you don't reach the owner, at what timeframe can I  
18 expect that HPD will step in with Code  
19 Enforcement? That's what I'm trying to--

20 VICTOR HERNANDEZ: If by Friday--

21 COUNCIL MEMBER DICKENS: Mm-hmm.

22 VICTOR HERNANDEZ: --I do not reach  
23 the owner, I will get in touch with Code  
24 Enforcement and have them go out and do an  
25 inspection, and then they will follow through on

2 making sure that the job gets done.

3 COUNCIL MEMBER DICKENS: And how  
4 long does that take? That's what I'm trying to  
5 find out.

6 VICTOR HERNANDEZ: And I can't  
7 speak for Code Enforcement, so as soon as I speak  
8 to Code Enforcement, I'll be able to contact your  
9 office with a timeframe from them, because they're  
10 a totally different department from me, and I  
11 can't speak to how soon they will get to it. But  
12 I will speak to them.

13 COUNCIL MEMBER DICKENS: All right,  
14 I'll call them, also.

15 VICTOR HERNANDEZ: Okay.

16 COUNCIL MEMBER DICKENS: Because I,  
17 this, I don't want this to drag on, so that this  
18 goes on for months.

19 VICTOR HERNANDEZ: Okay.

20 COUNCIL MEMBER DICKENS: You know,  
21 because a corroded pipe can cause damage, as well  
22 as--I'm not sure if it was a water pipe that's  
23 corroded, or what, but if it's a water pipe that's  
24 corroded, and it breaks apart, then they're going  
25 to have water in the shared basement.

2 CAROL CLARK: Right, in the shared  
3 common area, Council Member Dickens. It's going  
4 to take us a bit of time, but we can assure you  
5 that we'll keep you apprised on a regular basis of  
6 the progress that we're making, and you have our  
7 word that it will be completed in as expeditious a  
8 fashion as possible.

9 COUNCIL MEMBER DICKENS: All right.

10 CAROL CLARK: Thank you.

11 COUNCIL MEMBER DICKENS: And then  
12 the, the most important issue that needs to be  
13 resolved is the court case that's brought against  
14 the Tenant Association by one of the building  
15 residents. And I'm, I don't want to go into the  
16 specifics of the, of the case, because I expect  
17 that the case will be heard on October the 20<sup>th</sup>,  
18 and I believe that HPD has confirmed that the  
19 tenants will not be moved until the building,  
20 until the issue is fully resolved. Is that  
21 correct?

22 VICTOR HERNANDEZ: Well, the judge  
23 has told us that we can't move the tenants in  
24 until the issue's resolved.

25 COUNCIL MEMBER DICKENS: Okay.

2 VICTOR HERNANDEZ: So, on the 20<sup>th</sup>,  
3 HPD will also be there, with the Tenant  
4 Association. And hopefully get some type of  
5 resolution on the 20<sup>th</sup>.

6 COUNCIL MEMBER DICKENS: All right.  
7 Well, so, with, with having put those, you know,  
8 on the record, because I will be looking at it,  
9 but because I am so anxious for my, my families  
10 to, to own the building, I just want it in good  
11 shape. I'm going to pass on it and ask my  
12 colleagues to please vote on it. Thank you.

13 CHAIRPERSON LEVIN: Great work.

14 CAROL CLARK: Thank you.

15 CHAIRPERSON LEVIN: Any other  
16 questions on this item? Thank you, Council  
17 Member. Our final item of the day is Land Use No.  
18 218, Application No. 20115199 HAX, 100 West 163<sup>rd</sup>  
19 Street and 954 Anderson Avenue, in The Bronx.  
20 That is in Council District 17, represented by  
21 Council Member Maria Del Carmen Arroyo, Community  
22 Board District Four. This is a neighborhood  
23 redevelopment program project, 16 units, and  
24 testifying on this item is Assistant Commissioner  
25 Carol Clark from HPD. And Terry--

2 CAROL CLARK: Thank you Mr.  
3 Chairman, and I'm joined by Terry Arroyo  
4 [phonetic] who, as you know, is HPD's Director of  
5 Land use. LU 218 consists of the proposed  
6 disposition of two occupied City owned buildings,  
7 located as you noted at 100 West 163<sup>rd</sup> Street and  
8 954 Anderson Avenue in The Bronx, through HPD's  
9 neighborhood redevelopment program. Under this  
10 program, community based, not-for-profit  
11 organizations are selected through a competitive  
12 process to purchase, rehabilitate and then manage  
13 the properties. Upon completion, this project  
14 will consist of 16 units of rental housing, plus  
15 two units for porters, one in each of the  
16 buildings. Council Member Arroyo has been briefed  
17 and indicated her approval.

18 CHAIRPERSON LEVIN: Are there any  
19 questions on, on this item? Seeing none, the  
20 hearing on this item is closed. And I will ask  
21 Counsel to the Committee, Carol Shine, to call the  
22 roll on all the items that we have heard today. I  
23 recommend an aye vote on all.

24 COUNSEL: Chair Levin.

25 CHAIRPERSON LEVIN: Aye on all.



2 COUNSEL: Council Member Barron.

3 COUNCIL MEMBER BARRON: Aye on all.

4 COUNSEL: Council Member Gonzalez.

5 COUNCIL MEMBER GONZALEZ: Aye on

6 all.

7 COUNSEL: Council Member Dickens.

8 COUNCIL MEMBER DICKENS: Aye on

9 all.

10 COUNSEL: Council Member Koo.

11 COUNCIL MEMBER KOO: Aye on all.

12 COUNSEL: By a vote of five in the

13 affirmative, none in the negative, and no

14 abstentions, the aforementioned items are approved

15 and referred to the full Committee.

16 CHAIRPERSON LEVIN: Congratulations

17 to the Tenant Associations at 2053 7<sup>th</sup> Avenue and

18 108 West 114<sup>th</sup> Street, congratulations, ladies.

19 And congratulations Council Member Dickens on two

20 more items. [laughter] This meeting is hereby

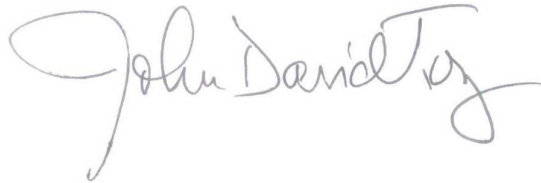
21 adjourned. [gavel]

22 [pause, background noise until end]

23

C E R T I F I C A T E

I, JOHN DAVID TONG certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

A handwritten signature in cursive script that reads "John David Tong". The signature is written in dark ink and is positioned above a horizontal line.

Signature\_\_\_\_\_

Date October 11, 2010