

Testimony of Ernesto Padron, Vice President, NYCEDC

**City Council Subcommittee on Landmarks, Public Siting and Maritime Uses
Hon. Brad Lander, Chair
March 5, 2013**

Hearing on Land Use Application no. C 20135320 PNK

Good morning Chairman Lander and members of the Subcommittee. My name is Ernesto Padron, and I am a Vice President in New York City Economic Development Corporation's ("NYCEDC") Real Estate Transaction Services Group. I am pleased to be here to provide background on the proposed lease amendment for a water-dependent use. NYCEDC seeks a second amendment to a lease on behalf of the Department of Small Business Services ("SBS") following up on a first amendment that appeared before you last year to an existing lease with a business known as Sea Travelers Marina ("Sea Travelers"). The site is located at 2875 Flatbush Avenue in Mill Basin. No new structures or uses are proposed on the site. The original lease to Sea Travelers was approved by the City Council on May 28, 1996 (Resolution No. 1771) and the first amendment was approved on September 12, 2012 (Resolution No. 1512). A portion of the area currently leased by Sea Travelers is contemplated to be surrendered back to the City upon EDC's closing of that portion of the site with Bical Development, Inc. The disposition to Bical Development, Inc. which will construct the new home of Kristal Auto Mall was approved by the Council in May 2012. The Second Amendment mainly sets forth certain easements that will be in place following the disposition of two sites adjacent to the marina—one easement is for access and the other is for an underground fuel tank. It also clarifies the timing of implementing required improvements at the beginning of future renewal periods and provides a mechanism for dispute resolution.

Sea Travelers Marina has served the community since 1957. Many of the patrons of Sea Travelers reside in New York City. The marina is currently equipped with approximately 180 boat slips and 40 wave runner stops. The services provided by the marina staff include storage, cleaning, winterizing, and general care and maintenance of its customers' vessels. The marina is furnished with a full service gas dock which sells fuel, and other convenience store amenities, to visitors boating on Jamaica Bay.

Thank you for your time and I am happy to answer any questions you may have.



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Michael A. Stocker, M.D., Chairman
Alan D. Aviles, President

STATEMENT OF ANGELO MASCIA, EXECUTIVE DIRECTOR SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

March 5th, 2013

Good morning, my name is Angelo Mascia and I am Executive Director of the Sea View Hospital Rehabilitation Center and Home (Sea View). I am here to testify this morning on behalf of the New York City Health and Hospitals Corporation (HHC) in support of LU 0759-2013. This is a sublease agreement between HHC and Meals On Wheels Of Staten Island, Inc. I am joined here this morning by representatives of Meals On Wheels

The sublease agreement would allow Meals On Wheels to build an approximately 22,400 square-foot building on Sea View's campus on an approximately 65,000-square-foot parcel of land that is currently vacant. The new facility will house a full capacity kitchen for food preparation, storage and administrative offices. The Sea View campus location provides a central location from which the entire borough can be accessed.

Meals On Wheels of Staten Island, Inc., a non-profit corporation based in Staten Island, has been delivering hot meals to the borough's frail and elderly since the 1970s. Meals are currently prepared in the organization's kitchen located on Port Richmond Avenue.

Over the past three years, the organization's meal recipient census has grown to nearly 800 people across the borough. The existing kitchen was originally forecasted to manage up to 550 meal recipients receiving two meals daily. As the elderly population on Staten Island continues to grow, Meals On Wheels acknowledges the need to expand its capabilities to meet the increasing demand for its services.

The initial term of the sublease will be twenty-five (25) years. The sublease will contain one 14-year renewal option and one 10-year option exclusive to Meals On Wheels. The base rent for the initial term will be \$94,740 per year. The rent during

the initial term will be escalated by three (3) percent per year compounded annually. The rent will be subject to re-appraisal prior to the commencement of each renewal option. A Public Hearing on this matter was held last year on January 18, 2012, in accordance with the HHC's Enabling Act.

Thank you for your consideration of this lease. I would be happy to answer any questions that you have.

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THE CITY OF NEW YORK**

Appearance Card

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 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ERNIE PADRON

Address: 110 WILLIAM ST.

I represent: NYCEDC

Address: 110 WILLIAM ST

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Date: _____

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Name: Joseph Taine Ho

Address: _____

I represent: HHC / Sea View

Address: _____

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 in favor in opposition

Date: 3/5/13

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Name: Angelo Mascia

Address: _____

I represent: Sea View Hospital ; LTC Facility / HHC

Address: _____

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