

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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March 20, 2013

Start: 10:00 a.m.

Recess: 10:14 a.m.

HELD AT: Council Chambers
City Hall

B E F O R E:
MARK WEPRIN
Chairperson

COUNCIL MEMBERS:

Council Member Leroy Comrie
Council Member Diana Reyna
Council Member Jessica Lappin
Council Member Albert Vann
Council Member Daniel Garodnick
Council Member Ruben Wills
Council Member Joel Rivera
Council Member Vincent Ignizio

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

Peter Koo
Council member
District 20 Land-use Committee

Margaret Chin
Council member
District 01 Land-use Committee

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2 CHAIRPERSON WEPRIN: All right, if
3 everyone could please find their seats or settle
4 down. Good morning everyone. My name is Mark
5 Weprin. I'm chair of the zoning and franchises
6 subcommittee of the land use committee. I'm
7 joined by the following members of the
8 subcommittee, Council member Leroy Comrie, Council
9 member Diana Reyna, Council member Jessica Lappin,
10 Council member Al Vann, Council member Dan
11 Garodnick, Council member Ruben Wills, Council
12 member Joel Rivera and Council member Vincent
13 Ignizio. We're also delighted to be joined by
14 Peter Koo from Queens who's on the land use
15 committee, and Margaret Chin whose district the
16 items we are considering here today. It's in, it
17 is in her district and she deserves a lot of
18 credit for what is an agreement on the following
19 land-use items which we are going to be voting on
20 today.

21 Land-use numbers 766-772, and that
22 is inclusive. This is on the South Street
23 Seaport. Last week we had a five-hour hearing
24 here in this chamber. It was very long, but I
25 have to say that it does the heart good to know

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2 that the land use Euler process works. We heard
3 from a lot of different issues, from hundreds of
4 people and a lot of the issues that were
5 discussed, a lot of the concerns that were raised
6 have been addressed here in the compromise which
7 was hammered out by Council member Chin and of the
8 Howard Hughes Corporation, as well as some
9 community members.

10 I just want to state for the record
11 some of the changes that are in this plan. One of
12 the issues of course where a lot of the tenants
13 wanted us to move the construction back to after
14 the summer season, so construction has been moved
15 back to October 1st, 2013, so existing tenants in
16 good standing can now stay open till September 9th
17 and enjoy the summer season.

18 The letter of intent is amended to
19 require that the exercise of the option on the tin
20 building, which was the subject of a lot of
21 discussion, would require a public market of at
22 least 10,000 square feet in the building which
23 would include locally and regionally source food
24 provided by multiple vendors open to the public
25 seven days a week. Again, that was an issue

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2 raised by many people in this room, that they
3 wanted to see a market there.

4 The Howard Hughes Corporation will
5 hire, no later than June 30th, 2014, an acoustical
6 engineer to study measures to reduce sound
7 transmission from the rooftop event space, and the
8 pier level event space, and will implement those
9 measures reasonably and feasibly.

10 And that came out of discussion
11 from both the local people, as well as Council
12 member Levin, and people across the river in
13 Brooklyn who were concerned about the noise levels
14 coming across the water.

15 Next, the public will enjoy greater
16 use of the rooftop space as Howard Hughes will
17 maintain access where feasible even during times
18 when the rooftop is closed for a private event.

19 Next, there will be a food market,
20 guaranteed, at least one. Howard Hughes then will
21 submit a plan by June 30th of this year for the
22 improved maritime use of pier 17, another issue
23 that was raised at the hearing. Also existing
24 tenants in good standing will have an opportunity
25 to present proposals for retail establishment in

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2 the new pier 17 building. That was a concern of
3 some of the current tenants, that they wanted an
4 opportunity to continue to be part of the Seaport.

5 And last, local community groups
6 will be permitted exclusive use of the rooftop
7 areas four times each year at no fee.

8 So these are really addressed most
9 of the issues, if not all the issues that were
10 raised at the hearing. So, although I had a very
11 bad cold that day and we were exposed to fumes
12 from the roof and it was freezing cold in here, it
13 was well worth it because so many of these things
14 were resolved, and I have to compliment
15 councilmember Chin on her hard-nosed negotiation
16 in getting this done.

17 So without further ado, she's going
18 to have plenty of opportunities to explain her
19 side further during the course of the day, we're
20 going to move to vote in the subcommittee. And so
21 we are going to couple land-use 766, 67, 68, 69,
22 70, 71 and 72 and call on the Council to please
23 call the roll.

24 SPEAKER QUINN: Chair Weprin.

25 CHAIRMANPERSON: I vote I.

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SPEAKER QUINN: Council member

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Rivera.

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COUNCIL MEMBER RIVERA: I vote I.

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SPEAKER QUINN: Council member

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Reyna.

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COUNCIL MEMBER REYNA: Permission to

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explain my vote.

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CHAIRPERSON WEPRIN: Yes you may.

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COUNCIL MEMBER REYNA: Thank you Mr.

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Chair. I just wanted to appreciate the letter

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that was forwarded from Howard Hughes Corp.

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committing to the MWBE percentages and the new

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percentages, 15% MWBE, and I believe 10% on new as

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far as contracting is concerned.

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Further follow-up is necessary just

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to make sure that we understand the structure

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under which the MWBE will be tracked to those

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commitments, and making sure that there's thorough

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goals met. That there is a timeline as to which

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those goals are going to be met, under which are

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the hard costs. It is my understanding that the

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soft costs have already moved forward and they

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don't have a current breakdown as to what has

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already gone to MWBE, and that something that

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they're willing to further assess.

But I'm looking forward to working with Council member Margaret Chin, her staff and Howard Hughes Corporation in ensuring that we have greater capacity building for the MWBE community. Thank you.

CHAIRPERSON WEPRIN: Thank you for pointing that out Council member Reyna. I apologize for having left it out of the original statement, but thank you very much. That is a very good point. Thank you.

COUNCIL MEMBER REYNA: And I vote I.

SPEAKER QUINN: Chair Comrie.

COUNCIL MEMBER COMRIE: I want to echo the comments of Council member Reyna. Congratulate Council member Chin on working hard to fight for the best package that she could for her community and for the city as a whole.

The Seaport is a destination site and hopefully this will continue to enhance the opportunities for people to see the Seaport 24 seven and actually appreciate the beauty and have an opportunity as she has been able to negotiate almost 24 seven access to all of the public areas

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of the Seaport. I vote I.

SPEAKER QUINN: Council member Vann.

COUNCIL MEMBER VANN: I.

SPEAKER QUINN: Council member
Garodnick.

COUNCIL MEMBER GARODNICK: I.

SPEAKER QUINN: Council member
Lappin.

COUNCIL MEMBER LAPPIN: I also want
to congratulate Council woman Chin and I vote I.

SPEAKER QUINN: Council member
Wills.

COUNCIL MEMBER WILLS: I.

SPEAKER QUINN: Council member
Ignizio.

COUNCIL MEMBER IGNIZIO: I.

SPEAKER QUINN: I have a vote of
nine in the affirmative, no negatives and no
abstentions. Land-use items number 766, 767, 768,
769, 770, 771 and 772 are approved and referred to
the full land-use committee.

CHAIRPERSON WEPRIN: Thank you very
much. We are going to leave the rolls open until
the land-use committee starts which follows this

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meeting, so members please stick around. And with

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that in mind I now adjourn the subcommittee.

C E R T I F I C A T E

I, Daniel Louk 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.

Signature

A handwritten signature in cursive script, appearing to read "Daniel Louk", written over a horizontal line.

Date 4/3/2013