

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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June 17, 2014  
Start: 1:15 p.m.  
Recess: 1:42 p.m.

HELD AT:                    Committee Room  
                                 City Hall

B E F O R E:                    Inez E. Dickens  
                                 Chairperson

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

A P P E A R A N C E S

Artie Pearson,  
Director of Land Use  
Office of External Affairs on Policy  
New York City Department of Housing  
Preservation and Development

A P P E A R A N C E S (cont'd)

Ariel Lipper,  
Office of Housing Supervision

Thehbia Walters  
Director of Manhattan Planning  
New York City Department of Housing  
Preservation and Development

Kimberly Darga  
Assistant Commissioner - Preservation Finance  
New York City Department of Housing  
Preservation and Development

Jack Hammer  
Director of Brooklyn Planning  
New York City Department of Housing  
Preservation and Development

Ray Hodges, Director of Development  
Special Needs Housing  
New York City Department of Housing  
Preservation and Development

2 [OFF MIC]

3 [gavel]

4 CHAIRPERSON DICKENS: Good afternoon. I  
5 am council member Inez E. Dickens. As the chair of  
6 the Subcommittee on Planning, Dispositions and  
7 Concession, I would like to welcome everyone to  
8 today's hearing. I want to thank and acknowledge my  
9 Sergeant at Arms Yvette Molina and my Land Use Staff  
10 Amy Levitan, Amy McCorhy, Gail Benjamin. I also want  
11 to extend a warm welcome to our new Land Use Director  
12 Raoul[Sp?] Mann and Project Manager Brian Paul. Um,  
13 we have numerous items on our calendar today. Some  
14 we will be hearing and voting on and others are being  
15 laid over to our future meeting of the sub-committee.  
16 To start we are laying over the following items, Land  
17 Use Item 70 - The Dean Atlantic Project for Section  
18 577 Tax Exemption for Properties and Council Members  
19 Espinal and Darlene Mealy's District and Land Use  
20 Item 89 - Melrose Common Site C-1 for Section 696 Tax  
21 Exemption for Properties and Council Member Arroyo's  
22 District. Uh, I want to acknowledge that the  
23 committee members, Council Member Mealy is here and  
24 Council Member Andy Cohen has joined us. Thank you.  
25 Again, these items are being laid over to our next

2 meeting on July 21<sup>st</sup> as the members gather the  
3 necessary information for these developments. I  
4 would like to know for the record that Land Use 72, a  
5 UDAP, concerning properties located in Council Member  
6 Treyger's district is being withdrawn by HPD. We  
7 will vote on a motion to file that item at the end of  
8 the hearing. We will now proceed to the items we are  
9 holding public hearings for today. First, we will  
10 open the public hearing for Land Use Item 71, the  
11 Maple Court Project submitted by HPD for Section 577  
12 Tax Exemption for a property that is located in my  
13 district. Would you please identify yourself, uh,  
14 Artie, from HPD and we've now been joined by Council  
15 Member Rodriguez. Thank you. You didn't get the  
16 gold star. Would you identify yourself?

17 ARTIE PEARSON: Okay, good afternoon  
18 Chair Dickens, members of the committee, I'm Artie  
19 Pearson of HPD's Office of Policy and External  
20 Affairs and I'm joined by Ariel Lipper, from the  
21 Office of Housing Supervision. Land Use 71 consists  
22 of the proposed exemption area for Block 1748, Lot 1,  
23 also known as Maple Court HDFC, a 135-unit co-  
24 operative for low-income families. The exemption  
25 area currently receives a partial 421-A tax exemption

2 that will expire on June 30, 2021 that was obtained  
3 subsequent to the council approval of the original  
4 project in 1994 known as North General Limited Equity  
5 Cooperative that is part of the Milbank-Frawley urban  
6 renewal area 531. The exemption area is experiencing  
7 financial difficulties and intends to refinance their  
8 mortgage, however, completed and substantially  
9 occupied buildings cannot voluntarily withdraw from  
10 the 421-A Program. The Regulatory Agreement in place  
11 now will expire 2019, at which point the HDFC will  
12 enter into a new agreement with HPD. Therefore, HPD  
13 is before the council seeking approval of an Article  
14 11 Tax Exemption that will become effective once the  
15 421-A exemption expires in order to maintain the  
16 affordability of these home ownership units. Council  
17 Member Dickens has been briefed and supports this  
18 project and could answer any questions you have.

19 COUNCIL MEMBER DICKENS: Thank you so  
20 much Ms. Pearson. I do support this project that I  
21 want to note for the record that the Maple Courts  
22 Shareholders of the HDFC has submitted written  
23 testimony in support of HPD's application and I am  
24 accepting that testimony. Uh, I have no questions as  
25 I have met with the residents, uh, they are in need

2 of this, uh, tax exemption in order to keep first,  
3 the units to be affordable and second, in order to  
4 make the necessary repairs to continue to make this a  
5 viable development in my district. Do any of the  
6 committee members have any questions? Council Member  
7 Mealy?

8 COUNCIL MEMBER MEALY: I just wanted to  
9 get clarity. You said that they are trying to, they  
10 are opting out of a program?

11 ARTIE PEARSON: No, they cannot  
12 voluntarily opt out of the 421-A Program and they  
13 have to remain in it till it expires and then the tax  
14 exemption will kick in.

15 COUNCIL MEMBER MEALY: Oh the tax exempt  
16 will kick in then? Ok then, thank you.

17 COUNCIL MEMBER DICKENS: Are there any  
18 other members of the public that wish to testify?  
19 Seeing none I'm going to close the public hearing on  
20 this item and open the public hearing on Land Use  
21 Item 75. The 492 St. Nicholas Project, which is a  
22 ULERP application that is also in my district.  
23 Artie, is that you again?

24 ARTIE PEARSON: Yes it is.  
25

2 COUNCIL MEMBER DICKENS: Alright, Thehbia  
3 Walters, Grace, Charles Powell. Would you please  
4 first identify yourselves beginning with you Artie  
5 and then continue with your testimony.

6 ARTIE PEARSON: Afternoon Chair Dickens,  
7 again, I'm Artie Pearson from HPD's Office of Policy  
8 and External Affairs and I'm joined by Thehbia  
9 Walters, HPD's Director of Manhattan Planning. Land  
10 Use Number 75 and related Item 76 consists of the  
11 proposed ULERP Actions for the disposition of the  
12 urban development action area of designation of an  
13 underutilized vacant lot located at Block 1959, Lot  
14 54 also known as 492 St. Nicholas Avenue. The  
15 disposition area is a privately owned lot that HPD  
16 previously sold in 1994 to the Greater Harlem  
17 Whitehall Housing Development, it's part of a  
18 rehabilitation project known as Striver's Plaza 2-A  
19 and was maintained as open space. The ULERP action  
20 will allow HPD to reacquire the disposition area in  
21 order to remove the restricted use as open space and  
22 to facilitate the new construction of a 10-story  
23 mixed use building containing up to 14 homeownership  
24 units and 2,400 square feet of commercial space.  
25 Additionally, the ULERP action is required because

2 the proposed new construction project will result in  
3 more than four units making it ineligible for  
4 accelerated UDAP, that's per State's statutes.

5 Again, Council Member Dickens has been briefed on  
6 this on this project and has indicated her support.

7 COUNCIL MEMBER DICKENS: We've been  
8 joined by Council Member Treyger, member of this  
9 committee, thank you for coming. You too, did not  
10 get the gold star today. Um I want to thank you so  
11 much for your testimony. Um, I do have a statement  
12 that I want to make on behalf of this particular  
13 development. HPD has provided a letter to the Sub-  
14 committee of Planning, Disposition and Concessions  
15 and the Committee on Land Use regarding the 492 St.  
16 Nicholas Avenue Project. The Uniform Land Use Review  
17 Procedure of this application is being moved to allow  
18 the Greater Harlem Housing Development Corp. to sell  
19 the vacant land located at 492 St. Nicholas Avenue.  
20 This transaction will provide the organization with  
21 capital that would allow GHHDC to continue to provide  
22 117 affordable residential units at Striver's Plaza.  
23 First, HPD has agreed to work with GHHDC to begin  
24 renovation work on the Striver's Plaza's Units to the  
25 Article 8-A Loan Program. The Greater Harlem Housing



1  
2 Development Corp. has also secured a \$2.5 million in  
3 Reso-A monies that will be used towards renovations.  
4 This includes the replacement of boilers, insulation  
5 of new windows, roofs, entry doors, intercoms and  
6 security cameras. GHHDC has taken fiscal  
7 responsibility for Striver's Plaza and has hired ELH  
8 Management as the Property Manager in 2013 to further  
9 address and to stabilize the financial physical  
10 condition of the properties. GHHDC has also entered  
11 into a voluntary repair agreement to correct and  
12 remove any and all violation on the properties.  
13 Lastly, HPD will assist the Greater Harlem Housing  
14 Development Corp. with the sale of the vacant lot to  
15 F-Lot Development LLC, the purchase of \$1.205  
16 thousand dollars. The money from this sale, the  
17 proceeds will be used to pay past due Con Edison  
18 bills, water, sewer payments and any other debts that  
19 have become associated with Striver's Plaza. I  
20 applaud HPD and the Greater Harlem Housing  
21 Development Corp.'s efforts to continue to preserve  
22 affordable housing in my community and at Striver's  
23 Plaza. Do any of the, my colleagues on the committee  
24 have any questions? Alright, seeing none, are there  
25 any other members of the public that wish to testify?

2 Seeing none, I'm going to close the public hearing on  
3 this item and I'm going to open the public hearing on  
4 Land Use Item 80 - the 127<sup>th</sup> Street Cluster Project  
5 for Section 577 Tax Exemption for properties also in  
6 my district. Gee, I'm a win-win today. Artie, is  
7 that you again? Identify yourself for the record.

8 ARTIE PEARSON: [LAUGHING] Good...

9 afternoon Chair Dickens, I'm Artie Pearson of HPD's  
10 Office of Policy and External Affairs and I'm joined  
11 by Kimberly Darga, Assistant Commissioner of  
12 Preservation Finance. Land Use 80 consists of a  
13 proposed amendment to the previously approved  
14 resolution for an urban development actionary project  
15 located at Block 1749, Lots 160 and 66, Blocks 1750,  
16 Lots 65 and 104, Block 1751, Lots 1457, 63 and 156,  
17 Blocks 1752, Lots 10 and 70, Block 1755, Lot 22, and  
18 Block 1756, Lot 8, also known as 127<sup>th</sup> Street Cluster  
19 - Finite Homes HDSC. The cluster was originally  
20 rehabilitated through the Neighborhood Entrepreneurs  
21 Program in 1997. On December 19, 2013, the Council  
22 approved Article 11, tax exemption in order to extend  
23 the existing affordability restrictions as part of  
24 the year 15 program repositioning. The project  
25 consists of 12 multiple dwellings with a total of 132

2 residential units. Today HPD is for the council  
3 seeking to amend the resolution in order to  
4 accurately define the location of one of the tax lots  
5 as Lot 160, and to amend the defined term of  
6 "Regulatory Agreement", of Section 1-J.

7 Additionally, some of the buildings have Certificates  
8 of Occupancies and others have "iCards". Because a  
9 previously approved resolution contains language  
10 limiting the exemption to buildings with Certificates  
11 of Occupancy, therefore necessary to amend the  
12 resolution in order to allow the exemption to be  
13 applied to all the buildings. Council Member Dickens  
14 has been briefed on this project and has indicated  
15 her support.

16 COUNCIL MEMBER DICKENS: Thank you so  
17 much Artie again. And this is in my council district  
18 and I do support this. This will allow for the  
19 continuation of affordable housing. Are there any  
20 other questions from my Council Member Mealy?

21 COUNCIL MEMBER MEALY: I would just like  
22 to know if they don't have the Certificate of  
23 Occupancy, um, what is, what are you doing with it?

24 ARTIE PEARSON: Older buildings have  
25 "iCards" so some properties do not have Certificates

2 of Occupancy they have "iCards" instead. So these  
3 properties either have an "iCard" or a CofO. I'm  
4 sorry.

5 COUNCIL MEMBER DICKENS: Would you  
6 explain this is what will correct that because maybe  
7 she, the council member...Identify yourself please.

8 KIM DARGA: My name is Kim Dargan, the  
9 Assistant Commissioner for Preservation Finance of  
10 HPD. Um, and the rehab, there is going to be some  
11 modest rehab, um, done to the properties here. Um,  
12 but you don't need to get a CofO if you have an  
13 "iCard". The "iCard" itself documents the legal use  
14 of the Property.

15 COUNCIL MEMBER DICKENS: Okay, thank you.  
16 Any other questions from my colleagues? You have any  
17 further questions?

18 [Off Mic]

19 COUNCIL MEMBER DICKENS: Are there any  
20 questions, are there anyone wishing to testify from  
21 the public? Seeing none, I am going to close the  
22 public hearing on this item and I'm going to open it  
23 on Land Use Item 83 which is not in my district. The  
24 2015 Monterrey Avenue for Section 577 Tax Exemption  
25

2 for Properties in Council Member's Torres and  
3 Arroyo's district. Is that you again Artie?

4 ARTIE PEARSON: Yes it is.

5 COUNCIL MEMBER DICKENS: Just stay there,  
6 don't get up.

7 ARTIE PEARSON: [laughter] Artie  
8 Pearson, from HPD's Office of Policy and External  
9 Affairs and again I'm joined by Kimberly Darga,  
10 Assistant Commissioner for Preservation Finance.  
11 Land Use Number 83 consists of an exemption area  
12 located at Block 2090, Lots 27, 34, 37, 40, 43, 50  
13 and Block 3061, Lots 22, 26, 32, 34 and 36, also  
14 known as 2015 Monterrey Avenue. Under the proposed  
15 project the sponsor will undertake the acquisition,  
16 consolidation and rehabilitation of two HUD insured  
17 developments known as Monterrey Gardens and MBD-2.  
18 The project consists of ten multiple dwellings the  
19 combined number of 330 residential units including  
20 two superintendent units. Additionally there are two  
21 commercial units. Once, uh, one of which is  
22 currently vacant while the other is occupied by a  
23 grocer. Both projects are project-based developments  
24 and are currently receiving Article 5 Exemptions.  
25 Today HPD is before the council seeking approval to

2 terminate the current Article 5 partial exemption,  
3 the voluntary dissolution of the current owner and  
4 approval for a new article M-Tax Exemption for a  
5 period of 30 days in order to facilitate the long  
6 term credibility of the project. Both council  
7 members Arroyo and Torres have indicated their  
8 support.

9 COUNCIL MEMBER DICKENS: Do any of my  
10 colleagues have any questions? Seeing none, are  
11 there any members of the public here that wish to  
12 testify? Seeing none, I am closing the public  
13 hearing on this item and we will now open the public  
14 hearing on Land Use Items 90, 91, and 92, which are  
15 all related and Artie is that you? Okay. Land Use  
16 and it is in my district, uh, Land Use Item 90, I'm  
17 trying to get it all through before the summer, is MS  
18 Houses - Termination of an Existing Real Property Tax  
19 Exemption, pursuant to Section 125 and Land Use Item  
20 Number 91 and 92 are for Section 577 Tax Exemption  
21 for these properties. Identify yourself please.

22 ARTIE PEARSON: Artie Pearson, from HPD's  
23 Office of Policy and External Affairs and again I'm  
24 joined by Kimberly Darga, Assistant Commissioner for  
25 Preservation Finance. Land Use numbers 90, 91 and 92

2 consist of the proposed exemption area containing  
3 three buildings located at Block 1778, Lots 6, five  
4 vacant lots located at Block 1754, Lots 42, 43, 141  
5 and 142 and Block 1777, Lots 69, also known as MS  
6 Houses. Under the HUD Multi-family Loan Program  
7 sponsor proposes to refinance the project and  
8 undertake the rehabilitation at three multiple  
9 dwellings containing 131 Section-8 Project Base  
10 Units. The repositioning of this project involves  
11 three actions. The first is Land Use Number 90,  
12 which seeks the authorization to legally separate the  
13 exemption area into two ownerships structures, one  
14 for the buildings and the other for the vacant lots.  
15 The second is Land Use Number 91, which seeks a 35-  
16 year tax exemption for the existing buildings, which  
17 will be co-terminus with the new Regulatory  
18 Agreement. The third is Land Use 92, which seeks a  
19 five year tax exemption for the vacant lots provided  
20 the sponsor implements construction of a development  
21 project within five years of approval of a tax  
22 exemption. HPD is before the council seeking the  
23 voluntary dissolution of the current owner, MS  
24 Housing Associates, the redevelopment company  
25 organized under Article 5 and approval of an Article

1  
2 11 tax exemption and Council Member Dickens has been  
3 briefed and indicates her support for this project.

4 COUNCIL MEMBER DICKENS: Yes I do. I  
5 fully support this, uh, with the tax exemption will  
6 allow this to remain affordable. Are there any  
7 questions from the, my members of this committee?  
8 Seeing none, are there any members of the public here  
9 that wish to testify? Seeing none, I'm going to  
10 close the public hearing on this item and lastly, in  
11 somebody else's district, enough of my colleague's  
12 district, we will hear Land Use Item Number 93 and  
13 94, which are related a UDAP application concerning  
14 the Henry Apartments in Council Member Mealy's  
15 district. Um, we have Artie here, uh, Pearson, a  
16 record of Land Use. Uh, is Jack here?

17 [OFF MIC]

18 COUNCIL MEMBER DICKENS: Jack, hello  
19 Jack. [laughter] Have the director of the Brooklyn  
20 Planning and Ray Hodges? What's your title Ray? You  
21 didn't give yourself a title here.

22 [OFF MIC]

23 COUNCIL MEMBER DICKENS: All these  
24 directors, welcome. [laughter] Council Member Mealy  
25



2 would you like to give a statement before the  
3 testimony or after?

4 COUNCIL MEMBER MEALY: Now, I just want  
5 to take the opportunity to say, um, this is an area  
6 where mostly commercial and the last administration  
7 just wanted commercial and I kind of felt that we  
8 have to utilize as much of housing that we can so I  
9 asked them to stop one project and put housing in the  
10 project now some mixed use and then, um, the support  
11 of housing, I think this will be about the last  
12 support of housing on, in that strip so I'm looking  
13 forward to this one and furthermore, to have, um,  
14 what is good about this project, they do have now,  
15 um, it will be onsite security and um, medical, on,  
16 on the site just as well, so I'm looking forward to  
17 this property where normally was no housing at all,  
18 really. They just wanted commercial so I'm glad to  
19 open up this process to housing and support its  
20 housing, not too much but I approve of this project.  
21 Thank you.

22 COUNCIL MEMBER DICKENS: Thanks. Thank  
23 you council member. Would you proceed with your  
24 testimony?

2 ARTIE PEARSON: Artie Pearson, HPD's

3 Office of Policy and External Affairs and I'm joined  
4 by Jack Hammer, HPD's Director of Brooklyn Planning  
5 and Ray Hodges, Director of Special Needs Housing.

6 Land Use Number 93 consists of the proposed ULERP and  
7 related action to approve the Urban Development and  
8 Action Area Designation project approval and

9 disposition of seven vacant City-owned lots located

10 768 to 770 Decatur Street and 1696 to 1712 Broadway,

11 also known as Henry Apartments. Under the support of

12 Housing Loan Program, the ULERP Actions will

13 facilitate the development of 79 units of affordable

14 and supportive housing. This project is the subject

15 of a previous action by the City Planning Commission

16 which approved designation as an urban development

17 action of the project and disposition of the project

18 to facilitate a retail development that's part of

19 HP's...program. However, the previously selected project's

20 sponsor was unable to bring the project to fruition. The

21 current sponsors proposes to construct a six-story mixed

22 use building with 79 units of affordable, uh, affordable

23 to households earning in less than 60% AMI. 8,013 square

24 feet of commercial space, 71,527 square feet of community

25 facility space and 30..., and 3,810 square feet of outdoor

recreational space and as Council Member Mealy has

2 indicated she has indicated support of this project and  
3 we are available to answer any questions.

4 COUNCIL MEMBER DICKENS: Um, now, I, I  
5 understand from Council Member Mealy that this is the  
6 housing that will be created as supportive housing?  
7 Is that correct?

8 JACK HAMMER: Yes, that is correct.

9 COUNCIL MEMBER DICKENS: Would you please  
10 explain for the record?

11 JACK HAMMER: There is total of 79  
12 dwelling units, um and the breakdown is uh, 60% of  
13 the units would be designated for chronically, uh,  
14 chronically homeless individuals with severe physical  
15 and mental illness, 40% of the units will be, uh,  
16 housing affordable to families, individuals and  
17 families earning less than 60% of AMI.

18 COUNCIL MEMBER DICKENS: Now, in addition  
19 to the medical assistance that I understand will be  
20 housed on site, is that correct?

21 JACK HAMMER: Correct.

22 COUNCIL MEMBER DICKENS: Will, will that  
23 include a mental health facility as well? Or  
24 assistance?

25 RAY HODGES: It will be served...There'll  
be counseling and mental health counseling, job

2 training, a range of different services provided by  
3 the non-profit, long-term owner of the property.

4 COUNCIL MEMBER DICKENS: Thank you. Are  
5 there any questions from my colleagues?

6 RAY HODGES: Sure, I'm Ray Hodges, the  
7 director of Development from Special Needs Housing at  
8 HPD.

9 COUNCIL MEMBER DICKENS: Thank you sir.  
10 Are there any questions from my colleagues? Council  
11 Member Mealy you have any other statements you want  
12 to add?

13 COUNCIL MEMBER MEALY: Um, just that it  
14 will be two buildings, right? And it will be split  
15 and would majority of the Special Needs would be in a  
16 studio apartment?

17 RAY HODGES: That's correct, ya, the  
18 ULERP action is for this site, and the sponsor is  
19 also developing a privately-owned site across the  
20 street.

21 COUNCIL MEMBER MEALY: Of their own  
22 property?

23 RAY HODGES: Correct.  
24  
25

2 COUNCIL MEMBER MEALY: Okay, break, give  
3 me the breakdown again. Is 25 of supportive housing  
4 in studio apartments and then 20 in the other sites?

5 RAY HODGES: For this building it's 37  
6 studios of supportive housing, and then 15 one-  
7 bedrooms, 21 two-bedrooms and three three-bedroom  
8 apartments.

9 COUNCIL MEMBER MEALY: So which one will  
10 the special needs be in?

11 RAY HODGES: The studio apartments.

12 COUNCIL MEMBER MEALY: Okay, I wanted to  
13 clarify that.

14 COUNCIL MEMBER DICKENS: Okay thank you.  
15 Are there any other questions? Alright, seeing none  
16 are there any members of the public here that wish to  
17 testify? Seeing none, I'm going to close the public  
18 hearing on this item and I want to note that Council  
19 Members Arroyo and Torres are in support of Land Use  
20 Item 83 and Council Member Mealy is in support of  
21 Land Use Items 93 and 94 and all the rest that we've  
22 heard today, I do strongly support. I will now call  
23 on my council to call the roll on a coupled vote to  
24 approve. Land Use Item 71 - Maple Court, Land Use  
25 Items Number 75 and 76 - 492 St. Nicholas Avenue,

2 Land Use Item 80 - the 127<sup>th</sup> Street Cluster, Land Use  
3 Number 83 - 2015 Monterrey Avenue, Land Use Items  
4 Numbers 90, 91, 92 - The MS Houses, Land Use Items  
5 Numbered 93 and 94 - The Henry Apartments and I am  
6 voting "I" and I ask my colleagues to vote "I" to  
7 approve a motion. Also, to file Land Use Item 72 and  
8 Council Member Treyger's district, pursuant to HPD's  
9 withdrawal of application. Council please call the  
10 roll.

11 COUNCIL: Chair Dickens?

12 COUNCIL MEMBER DICKENS: I vote "I" on  
13 all.

14 COUNCIL: Council Member Mealy?

15 COUNCIL MEMBER MEALY: I vote "I" on all.

16 COUNCIL: Council Member Rodriguez?

17 COUNCIL MEMBER RODRIGUEZ: I.

18 COUNCIL: Council Member Cohen?

19 COUNCIL MEMBER COHEN: I.

20 COUNCIL: Council Member Treyger?

21 COUNCIL MEMBER TREYGER: I.

22 COUNCIL: By a vote of the five in the  
23 affirmative, zero abstentions and no negatives, all  
24 items have been adopted. I refer to the Full Land  
25 Use Committee.

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COUNCIL MEMBER DICKENS: Thank you  
members of the public and thank you to my colleagues  
and my Land Use staff and my council. And I close  
and this hearing is hereby adjourned.

[GAVEL]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. 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.



Date 6/18/2014