

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON PLANNING,
DISPOSITIONS AND CONCESSIONS

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November 18, 2014
Start: 1:22 p.m.
Recess: 1:49 p.m.

HELD AT: 250 Broadway - Committee Room
16th Floor

B E F O R E: INEZ E. DICKENS
Chairperson

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

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

Baaba Halm, Assistant Commissioner
Government Relations and Regulatory Compliance
Housing Preservation & Compliance (HPD)

Lisa Talma, Assistant Commissioner
Property, Disposition, and Finance
Housing Preservation & Compliance (HPD)

Carolyn Williams, Director
HUD Multi-Family Loan Program
Housing Preservation & Compliance (HPD)

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4

2 [sound check]

3 CHAIRPERSON DICKENS: [gavel] Good

4 afternoon. I'm Council Member Inez Dickens, Chair of
5 the Subcommittee on Planning, Dispositions and
6 Concessions. I would like to welcome everyone to
7 today's hearing. I want to thank and acknowledge my
8 Sergeant-A-Arms, Angel Chacon; my Land Use Director;
9 Deputy Director, Amy Levitan; and my Attorney Ann
10 McCoy. I want to acknowledge my esteemed colleagues
11 who are members of the Planning Subcommittee, Council
12 Member Andrew Cohen who gets the gold star, and
13 Council Member Ydanis Rodriguez who also will get a
14 gold star because he got here before it started.

15 We have nine items on our calendar today.
16 Eight we will be hearing and voting on, and one will
17 be laid over to a future subcommittee hearing. To
18 start, we are laying over the following item: Land
19 Use Item No. 147, which is 304-306 East 8th Street
20 for a Section 577 Tax Exemption for property located
21 in Council Member Mendez's district in Manhattan.
22 Again, this item will be laid over to our next
23 hearing on December 2nd as the members gather the
24 necessary information for this project.

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3 I will now open the hearing for Land Use
4 Item 133 a Tier II Special Projects for Section 577
5 Tax Exemption for properties in Manhattan in Council
6 Member Levine's district. We have here to testify
7 Baaba Halm, Assistant Commissioner of Governmental
8 Relations and Regulatory Compliance of HPD. Please
9 come up, Baaba Halm. [laughs] And Lisa Talma,
10 Assistant Commissioner for Property, Disposition, and
11 Finance. Will you turn on your mic, please, and
12 identify yourselves first.

13 COMMISSIONER HALM: Good afternoon, I am
14 Baaba Halm, Assistant Commissioner for Government
15 Relations and Regulatory Compliance at HPD.

16 COMMISSIONER TALMA: Good afternoon. I'm
17 Lisa Talma, Assistant Commissioner for Property,
18 Disposition, and Finance for HPD.

19 COMMISSIONER HALM: Good afternoon, Chair
20 Dickens and members of the subcommittee. We are here
21 on LU 133, which consists of a proposed amendment to
22 a previously approved project for two multiple
23 dwellings located at 3603 and 3605 Broadway, Block
24 2095, Lots 31 and 32. This project was conveyed in
25 2004 by the City under the then Tenant and Term Lease
Program known as TIL2. Under TIL2, tenants in the

3 city-owned property were able to submit a petition
4 to HPD to have a local not-for-profit organization
5 act as an interim sponsor that would coordinate the
6 rehabilitation of the building. After completing the
7 repairs, the sponsor would convey the units to the
8 tenants as low-income cooperatives. This project was
9 originally approved for disposition on February 4,
10 2004 under Reso No. 102. Subsequently, HPD obtained
11 Article 11 tax benefits for the building for the
12 purposes of maintaining the affordability of the
13 housing units. The article 11 was approved by the
14 Council on December 18, 2008 under Reso No. 1762.
15 The rehabilitation of the properties has been
16 completed, and all housing co-violations have been
17 removed.

18 On May 30th of 2014, the sponsored
19 entered into an amended and reinstated regulatory
20 agreement, and the two buildings were converted to
21 cooperatives in which existing tenants will become
22 shareholders after the purchase of their units.
23 Currently, HPD is asking the Council's approval to
24 terminate the existing Article 11 Tax Exemption and
25 to approve a new Article 11 Tax Exemption that would
coincide with the new regulatory agreement.

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2 [Pause]

3 CHAIRPERSON DICKENS: Thank you so much
4 for your testimony. Are there any questions from my
5 colleagues in reference to this HDFC, and does
6 everyone understand the termination of Article 11 Tax
7 Exemption, but the creation of a new one so that it
8 will coincide with the Regulatory Agreement? Would
9 you please explain, Commissioner.

10 COMMISSIONER HALM: Sure. The existing
11 Article 11 would only be in place for another ten
12 years. And because of the refinancing and the scope
13 of the work, we've entered a new Regulatory Agreement
14 with the building that will be for a 30-year term.
15 So what we're trying to do is to terminate the
16 existing Article 11 and give them an Article 11 that
17 will run for the same term as the Regulatory
18 Agreement. So the new Article 11 will be for 30
19 years, the same term as the Regulatory Agreement. So
20 we're kind of saying we want to extend the Article
21 11, but we can't do that unless we terminate the
22 existing exemption, and give them a new one.

23 CHAIRPERSON DICKENS: Council Member
24 Mealy.

25

3 COUNCIL MEMBER MEALY: With that Article
4 11, you couldn't give them an extra ten years?

5 COMMISSIONER HALM: No, because our
6 benefits are specific at the time that the Council
7 grants it. And so, we can't unilaterally without
8 coming to the Council extend that term, and that's
9 what we're doing now.

10 CHAIRPERSON DICKENS: And Commissioner,
11 maybe you could explain so that we can all understand
12 that this will allow for the continuation of the
13 homeowners to continue in their homes at an
14 affordable rate?

15 COMMISSIONER HALM: Yes, absolutely.
16 Because this property is turning into a cooperative,
17 what will happen is that the existing tenants will
18 have the option of purchasing new units. Because
19 this is a homeownership conversion program, and the
20 vacant units may be sold by the HDFC.

21 CHAIRPERSON DICKENS: Would you tell us
22 what the purchase price is?

23 COMMISSIONER HALM: For the existing
24 tenants? Sure. Lisa.

25 CHAIRPERSON DICKENS: And how many are
existing?

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2 COMMISSIONER TALMA: Nineteen.

3 CHAIRPERSON DICKENS: Nineteen existing.

4 The balance of vacant units?

5 COMMISSIONER TALMA: That's correct.

6 CHAIRPERSON DICKENS: And what is the
7 cost to the existing tenants?

8 COMMISSIONER TALMA: The existing tenants
9 purchase into the co-op at \$250.

10 [Pause]

11 COMMISSIONER TALMA: This is Lisa Talma.

12 CHAIRPERSON DICKENS: Yes, she did it.

13 FEMALE SPEAKER: [off mic] Okay.

14 CHAIRPERSON DICKENS: At \$250?

15 COMMISSIONER TALMA: That's right, per
16 unit.

17 CHAIRPERSON DICKENS: Are there any other
18 questions? Are there any members of the public
19 wishing to give testimony?

20 COUNCIL MEMBER MEALY: [off mic] Could I
21 speak.

22 CHAIRPERSON DICKENS: Council Member
23 Mealy.

24 COUNCIL MEMBER MEALY: So they buy in the
25 co-operative. So what will be the-- The new price

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2 is \$250? What will be the price for somebody buying
3 into the cooperative now?

4 COMMISSIONER TALMA: For one-bedroom
5 apartments, the price would be \$132,323. For two
6 bedrooms \$147,130.

7 COUNCIL MEMBER MEALY: So how many units
8 are in this building?

9 COMMISSIONER TALMA: There's a total of
10 37 units.

11 COUNCIL MEMBER MEALY: And 19 is vacant.

12 COMMISSIONER TALMA: 19 are vacant.

13 COUNCIL MEMBER MEALY: So how many will
14 stay in without the change? So 19 is vacant. How
15 many that will stay in the building?

16 COMMISSIONER TALMA: Well, all the units.

17 COUNCIL MEMBER MEALY: [interposing] All
18 the units?

19 COMMISSIONER HALM: All the units are--
20 will be subject to the restrictions of the HD--

21 COUNCIL MEMBER MEALY: [interposing] All
22 of them?

23 COMMISSIONER HALM: All of them whether
24 or not it's purchased for \$250 or for the amounts
25 that Commissioner Talma has already identified. They

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3 will all be under a Regulatory Agreement moving
4 forward.

5 COUNCIL MEMBER MEALY: For 30 years?

6 COMMISSIONER HALM: For 30 years.

7 COUNCIL MEMBER MEALY: Thank you.

8 CHAIRPERSON DICKENS: What will be the
9 monthly maintenance approximately for a one-bedroom?

10 COMMISSIONER HALM: For a one-bedroom,
11 the maintenance will be \$864. For a two-bedroom, the
12 maintenance will be \$1,036.

13 CHAIRPERSON DICKENS: Is HPD giving
14 assistance on getting loans for those that have to
15 purchase at market rent or market rate I should say?

16 COMMISSIONER HALM: Actually, these are
17 not market rate, Chair, but we can help with--

18 CHAIRPERSON DICKENS: [interposing] Okay.
19 \$132,000 is pretty marketable to me. Are there any
20 other questions from my colleagues? Seeing none and
21 no members of the public wishing to give testimony, I
22 hereby close-- Excuse me. Council Member Rodriguez.

23 COUNCIL MEMBER RODRIGUEZ: Is that
24 supported by the Council Member?

25 COMMISSIONER HALM: Yes.

COUNCIL MEMBER RODRIGUEZ: Levin?

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2 COMMISSIONER HALM: Yes.

3 CHAIRPERSON DICKENS: Council Member

4 Cohen.

5 COUNCIL MEMBER COHEN: [off mic] I don't
6 have anything.

7 CHAIRPERSON DICKENS: You're sure?

8 COUNCIL MEMBER COHEN: [off mic] I'm
9 sure. Thank you.

10 CHAIRPERSON DICKENS: Council Member

11 Gibson, I'll even give you an opportunity. [laughs]

12 COUNCIL MEMBER GIBSON: Nothing, thank
13 you.

14 CHAIRPERSON DICKENS: Thank you. Once
15 again, seeing no members of the public and no further
16 questions for my colleagues, I close the public
17 hearing on Land Use Item 133, and I will now open the
18 hearing on Land Use Item 139, 890 Flushing Avenue, a
19 TPT, a UDAP Application and areal tax exemption for a
20 property in Council Member Reynoso's district in
21 Brooklyn. We have to testify again Assistant
22 Commissioner Barbara Halm and Lisa Talma will both
23 say in the hot seat. Thank you.

24 COMMISSIONER HALM: Chair Dickens, the
25 next item on the agenda is LU 139, which consists of

2 the proposed disposition of one property located in
3 Brooklyn through HPD's Third-Party Transfer Program,
4 and as you identified it's located at 890 Flushing
5 Avenue. From August 25th to October 10th, the
6 property was before the Housing and Buildings
7 Committee for the statutory 45-day review period.
8 Council Member Reynoso was brief, and indicated
9 approval for the transfer of the property to the
10 third-party owner/developer, which was selected by
11 HPD through a competitive process. Today, HPD seeks
12 Council approval of UDAP findings, which will enable
13 the title to be granted to a third-party who will own
14 and manage the property as well as the related tax
15 exemptions. Upon transfer to the selected sponsor,
16 the property will be rehabilitated and no tenant will
17 pay more than 30% of their income in rent.

18 CHAIRPERSON DICKENS: How many units are
19 in this development?

20 COMMISSIONER HALM: It is currently 25
21 units.

22 CHAIRPERSON DICKENS: Are they all
23 occupied?

24 [Pause]

2 COMMISSIONER HALM: We'll check on that
3 for you.

4 CHAIRPERSON DICKENS: Now, what
5 necessitated the third-party transfer? What was
6 going on with this property?

7 COMMISSIONER HALM: The property had a
8 number of outstanding violations, and as similar with
9 other third-party transfer properties, they were
10 outstanding municipal charges. And after the
11 property owner was given an opportunity to settle
12 those charges and they failed to do so. And this
13 property there has been a history of mismanagement,
14 which is why the council members are in support of it
15 being transferred to a new sponsor.

16 CHAIRPERSON DICKENS: Now, the new
17 sponsor that will be taking over ownership, are they
18 someone that's known to HPD? They have other
19 properties that they manage, et cetera?

20 COMMISSIONER HALM: Yes, this is a
21 developer known to HPD and selected by HPD with a
22 history with the agency.

23 CHAIRPERSON DICKENS: Are the MWBE, by
24 the way?

25 COMMISSIONER HALM: Yes.

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2 CHAIRPERSON DICKENS: Okay. Is that a
3 definitive yes, or are you reconfirming?

4 COMMISSIONER HALM: No, it is a
5 definitive yes, and I went ahead and named the
6 principal.

7 CHAIRPERSON DICKENS: All right, thank
8 you. Are there any questions from-- And Council
9 Member Reynoso is in support of this transfer you
10 said.

11 COMMISSIONER HALM: Yes, he is.

12 CHAIRPERSON DICKENS: And will this
13 impact the rental agreement? Will the building
14 remain affordable? Is it affordable now?

15 COMMISSIONER HALM: It is. It is an
16 HDFC, so it is affordable now, and the tenants won't
17 pay any more than 30% of their income in rent.

18 CHAIRPERSON DICKENS: But they lose the
19 possibility of ownership then?

20 COMMISSIONER HALM: Yes, with due cause.

21 CHAIRPERSON DICKENS: That's worrisome
22 because that's the only way you can maintain your
23 community is ownership. Do any of my colleagues have
24 any questions? Are my colleagues sure they have no
25 questions? Are there any members of the public

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2 wishing to give testimony? Seeing none, I hereby
3 close the public hearing Land Use Item 139, and we
4 will next hear Land Use Item 140, which is being
5 coupled with 140, 141, and 142, which is Morrisania
6 Associates a Section 577 Tax Exemption for properties
7 in the Bronx in Council Member Gibson's district.
8 You have to give testimony-- Oh, what happened? You
9 left us. Assistant Commissioner Baaba Halm and
10 Carolyn Williams, Director of the HPD Multi-Family
11 Loan Program. Please identify yourself.

12 CAROLYN WILLIAMS: [off mic] Carolyn
13 Williams.

14 CHAIRPERSON DICKENS: I don't hear you.

15 CAROLYN WILLIAMS: Carolyn Williams,
16 Director of the HUD Multi-Family Loan Program at HPD.

17 COMMISSIONER HALM: Baaba Halm, Assistant
18 Commissioner of Government Relations and Regulatory
19 Compliance. Land Use Items 140, 141 and 142 relate
20 to and consist of an exemption area made up of four
21 local income housing developments spread across 17
22 multiple dwelling known as the Morrisania Portfolio.
23 This portfolio is made up of 17 multiple dwellings
24 with a total of 676 affordable housing units located
25 on blocks 24 and 36, block 2432, block 2433, block

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3 2434, block 2447, block 2450, block 2453, block 2457,
4 block 2456, block 2816 and block 2861. Two of the
5 developments, Morrisania Associates and Morrisania
6 II Associates are limited partnerships that were
7 financed by HUD and do not currently receive tax
8 exemptions. The other two developments Morrisania
9 III and Morrisania IV Associates are Article 5
10 Redevelopment Housing companies that currently
11 receive partial tax exemption benefits pursuant to
12 the Private Housing Finance Law. The exemption area
13 will be acquired by a new sponsor who will then
14 undertake rehabilitating all of the buildings. The
15 scope of the work will include replacement of
16 kitchens, bathrooms, roofs, elevators and boilers as
17 well as repairing major building systems.
18 Additionally, the buildings will undergo a thorough
19 renovation of lobbies and common spaces, plumbing
20 updates and facade repairs. The new sponsor will
21 enter into a regulatory agreement establishing
22 certain controls upon the operation of the exemption
23 area. The project on a whole is comprised of 100%
24 Project Based Section 8 units with income bands of
25 80-- of zero to 180% AMI. The tenants eligible for
Section 8 receive rental subsidies and pay no more

3 than 30% of their income towards rent. The rapid
4 portfolio of 17 buildings tenants pay on average \$316
5 per month as their share of rent. Today, HPD is
6 before the Council seeking approval to dissolve the
7 Article 5 Housing Company Status to make the current
8 tax exemption for the Morrisania III Associates and
9 Morrisania IV Associates properties, and to approve
10 LU140 which is an Article 11 Tax Exemption for the
11 entire 17 buildings of the Morrisania Portfolio for a
12 30-year period that would coincide with the new
13 Regulatory Agreement.

14 CHAIRPERSON DICKENS: Thank you for your
15 testimony, and we have who has joined us today
16 Council Member Vanessa Gibson. Council Member, would
17 you care to make a statement.

18 [Pause]

19 COUNCIL MEMBER GIBSON: Good afternoon
20 everyone and thank you, Madam Chair, for allowing me
21 to join in this subcommittee meeting this afternoon.
22 Thank you to the representatives of HPD for being
23 here. Before I make a statement, I just want to be
24 clear on this new Regulatory Agreement for a 30-Year
25 Tax Exemption Program. The rents you just described
would that be still applicable to the residents that

2 are currently living there. And how does that also
3 apply for incoming tenants that are coming into the
4 Morrisania Portfolio?

5 COMMISSIONER HALM: Yes, existing tenants
6 are protected, and their rents are the ones that are
7 set at the \$316 per month, and I'll have Carolyn
8 speak to you about the new tenants of the
9 development.

10 CAROLYN WILLIAMS: The new tenants will
11 be selected based up a HUD waiting list. There are
12 contracts that cover all 17 buildings, which means
13 that the tenants have to be eligible for Section 8 in
14 order to qualify to live in the buildings.

15 COUNCIL MEMBER GIBSON: And this would be
16 the project based Section 8 that they would have to
17 be eligible for?

18 CAROLYN WILLIAMS: Yes.

19 COUNCIL MEMBER GIBSON: Okay. So what
20 happens if a tenant that applies is not eligible for
21 Section 8?

22 CAROLYN WILLIAMS: If a tenant is not
23 eligible for Section 8, unfortunately I don't believe
24 they will be able to live in the building because the
25 contract covers 100% of the units.

2 COUNCIL MEMBER GIBSON: Okay. Well, I'm
3 glad that you clarified that, and Madam Chair, I just
4 wanted to go on record. Knowing these 17 buildings
5 very well that stretches across Community Board 4 in
6 my district in the Morrisania and Claremont section
7 of the Bronx, I'm very delighted to support this
8 project. And knowing some of the challenges many of
9 the tenants have faced over the years under the
10 previous Two Trees Management, and looking at the
11 portfolio almost 700 tenants would be affected. So
12 I'm very happy to hear that the rents would still be
13 affordable. At a time across the city when we are
14 starving for affordability in our city it's really
15 important to maintain these types of programs. And
16 so, I got a chance to meet with the new owners. I
17 know that they will form the Bronx Preservation
18 Housing Development Fund. I'm going to work with
19 them in meeting with a lot of the tenants over the
20 next several months so that tenants understand what
21 is happening in terms of some of the changes, the
22 restorations, the rehab work. This is going to
23 undertake a lot of work over the next several years.
24 And so, I certain will be a partner with HPD, and
25 with the developer as this comes to fruition. So I'm

3 extremely proud and happy to support this project,
4 and certainly encourage all of my colleagues to
5 please approve this project as well so that we can
6 continue to reaffirm our commitment to keeping rents
7 affordable in this city. And maintaining the
8 affordability stock that we have across our city and
9 in the great borough of the Bronx. Thank you, Madam
10 Chair for the chance to speak and thank you HPD for
11 being here this afternoon.

12 CHAIRPERSON DICKENS: Thank you, Council
13 Member Gibson. I do have a question. Based upon one
14 question that Council Member Gibson asked, and that's
15 about an existing tenant that doesn't qualify for
16 Project Based under the HUD Guidelines, they have to
17 move out?

18 CAROLYN WILLIAMS: No, existing tenants
19 that live in the property even though they don't have
20 that contract, they will be able to remain in the
21 property. They just will not receive as much
22 assistance as someone else of lower income.

23 COUNCIL MEMBER GIBSON: What are you-- A
24 one-bedroom unit for instance what would be the--
25 Because on the HUD contracts there's a maximum of
market rent that a tenant that doesn't qualify for

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3 HUD Project Based Section 8 would have to pay. What
4 is that for a one-bedroom.

5 CAROLYN WILLIAMS: A one-bedroom is
6 \$1,400 current. For a one-bedroom \$1,400.

7 CHAIRPERSON DICKENS: Okay. Okay. Do
8 any of my colleagues have any questions? Seeing
9 none, are there any members of the public wishing to
10 testify? Thank you Council Member Gibson for giving
11 us that history, and that you are in support of this
12 Land Use Item in your district. I will now close the
13 public hearing on Land Use Item 140, 141, and 142,
14 which have been coupled under Land Use Item 140. And
15 then we have-- That's right, 148 Lexington. All
16 right, lastly we will hear Land Use Item 148 and 149
17 and 150. Lexington Gardens 1, which is in Speaker
18 Melissa Mark-Viverito's district. We have to testify
19 again Assistant Commissioner Baaba Halm and Carolyn
20 Williams.

21 CHAIRPERSON JOHNSON: Thank you. These
22 items are related and consistent in the exemption
23 area with one multiple dwelling known as Lexington
24 Gardens, an Article 6 redevelopment company. An
25 Article--

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3 CAROLYN WILLIAMS: [interposing] Article
4 5.

5 COMMISSIONER HALM: --an Article 5
6 Redevelopment Company located at block 1635, lots 7,
7 16 and 17. The sponsor is financing through a
8 private lenders with the FAH insured loan for
9 acquisition and to address modest rehabilitation
10 needs and code violation corrections of 108 Section 8
11 Project Based units. The repositioning of this
12 project involves three actions under HPD's multi-
13 family, HUD multi-family loan program.

14 The first is LU 148, which seeks to
15 dissolve Article 5 Redevelopment Company, and
16 authorization to legally separate the exemption area
17 into two ownership structures. One for the building
18 and one for the vacant lots.

19 The second is LU 149, which seeks a 35-
20 year tax exemption for the existing building that
21 coincide with the new Regulatory Agreement.

22 The third is LU 150, which seeks a 5-year
23 tax exemption from the vacant lots provided that the
24 sponsor implements construction of a redevelopment
25 project within five years of approval of the tax
exemption. In the event construction does not

3 commence on the vacant lots in the timeframe
4 described, the sponsor will be responsible for paying
5 real property taxes for these lots, if an exemption
6 has-- as if an exemption has never been in place.
7 The exemption area will be acquired by a new sponsor
8 who will then perform the scope of work addressing
9 the modest rehabilitation needs and code violation
10 corrections. The new sponsor will enter into a
11 Regulatory Agreement establishing certain controls
12 upon the operation of the exemption area. The
13 project on a whole is comprised of 100% Project Based
14 Section 8 unit with income bands of zero to 80% AMI.
15 The tenants eligible for Section 8 receive rental
16 subsidies and pay no more than 30% OF their income
17 towards rent. On average, the tenants pay an average
18 of \$295 per month as their share of rent.

19 Today HPD is before the Council seeking
20 the voluntary dissolution of the current Article 5
21 Redevelopment Company known as Lexington Gardens
22 Associates, and approval of Article 11 Tax Exemptions
23 for the exemption area.

24 [Pause]

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2 CHAIRPERSON DICKENS: Thank you for your
3 testimony, Commissioner. Is the Speaker in support
4 of this?

5 COMMISSIONER HALM: Yes.

6 CHAIRPERSON DICKENS: Are there any
7 questions from my colleagues.

8 COUNCIL MEMBER COHEN: Are you sure the
9 speak is in favor of it?

10 CHAIRPERSON DICKENS: Are there any
11 questions? Are there any members of the public
12 wishing to give testimony? Seeing none, I'm closing
13 the public hearing on Land Use Items 148, 149, and
14 150. I want to note for the record that the
15 applications that we are voting on today have my full
16 support and that of the council member in whose
17 district this is. I will now ask my counsel to call
18 the roll on a vote to approve.

19 COUNSEL ANN MC COY: Council Member
20 Dickens.

21 COUNCIL MEMBER DICKENS: I vote aye.
22 Congratulations, Council Member Gibson.

23 COUNSEL ANN MC COY: Council Member
24 Mealy?

25

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2 COUNCIL MEMBER MEALY: I vote aye and I
3 congratulate my colleague Gibson. Aye on all.

4 COUNSEL ANN MC COY: Council Member
5 Rodriguez.

6 COUNCIL MEMBER RODRIGUEZ: Aye.

7 COUNSEL ANN MC COY: Council Member
8 Cohen.

9 COUNCIL MEMBER COHEN: I vote aye.

10 COUNSEL ANN MC COY: By a vote of 4 in
11 the affirmative, no negatives and no abstentions Land
12 Use Items 133, 139, 140, 141, 142, 148, 149, and 150
13 are approved and referred to the Full Land Use
14 Committee.

15 CHAIRPERSON DICKENS: I want to thank my
16 colleagues for attending and members of the public,
17 and, of course, my counsel, and the Land Use staff.
18 This hearing is hereby adjourned. [gavel]

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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. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date November 20, 2014