

NEW YORK CITY COUNCIL
SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS
HEARING ON APPLICATION C 150400 PQK, THE PROPOSED
REDEVELOPMENT OF BROOKLYN HEIGHTS LIBRARY
NOVEMBER 18, 2015
TESTIMONY OF BROOKLYN PUBLIC LIBRARY

Thank you Speaker Mark-Viverito, Land Use Chair Greenfield, Subcommittee Chair Dickens and Council Members Levin, Cohen, Mealy, Rodriguez and Treyger.

Brooklyn Public Library is the nation's fifth-largest library system, with 60 branches that provide world-class programs and free access to humanity's accumulated wisdom. Nearly every Brooklynite lives within walking distance of a BPL library. With a total physical plant of more than one million square feet, our footprint is among the largest of any civic institution in the borough.

After decades of chronic underfunding, Brooklyn Public Library faces a deferred maintenance crisis: nearly \$300 million in unmet capital needs throughout our system, including approximately \$80 million in emergency repairs. Our staff and patrons must contend with roofs that leak rainwater onto our collections, buildings that offer limited or no access to people with disabilities and failing HVAC systems that force us to close on hot days or, as at Brooklyn Heights Library, institute reduced summer hours.

While we are grateful to our council members for generously supporting BPL projects with their discretionary funds, we nevertheless receive from the City only \$15 million per year to manage our facilities. As a result, we are unable to plan for the future and are forced to address problems when they are at their most urgent, and most expensive.

Brooklynites who turn to BPL for help finding jobs, pursuing higher education, earning United States citizenship or starting businesses should be inspired by our collections and programs, rather than dispirited by the visible deterioration of our buildings. We cannot continue to defer the resolution of this crisis to future generations of library professionals and elected officials.

Nowhere is the urgency of our capital challenges more evident than at Brooklyn Heights Library. Built in 1962 to house both a public library and a federal fallout shelter, the branch is a relic from a different era, woefully ill-equipped to meet the needs of modern library patrons. Its design devotes far too much space to staff and storage and not nearly enough to public service. The building lacks the open floorplans, shared workspaces and technological infrastructure that are essential to the provision of quality library service in the twenty-first century.

Brooklyn Heights Library's challenges go deeper than its inefficient and inhospitable design. The branch requires more than \$9 million in repairs. Every system in it must be replaced, including the broken HVAC unit that has forced us to drastically reduce our hours each of the past two summers. Adequate for its time, the branch is no longer able to meet the needs of the community it serves.

We have an opportunity at Brooklyn Heights Library that we simply do not have at our other struggling branches. By working with Hudson Companies and Marvel Architects, both of whom were selected through a highly competitive RFP process overseen by the Economic Development Corporation, we intend to build a new, state-of-the-art library in Brooklyn Heights that will provide the neighborhood with the sort of modern, comfortable and inspiring branch of which there are far too few in Brooklyn.

The new Brooklyn Heights Library, owned by the City of New York, will anchor a mixed-use building topped by 139 market-rate condominiums. The branch will boast more public space than any other in Brooklyn, and its design will incorporate suggestions gleaned from multiple public meetings with neighborhood residents.

There will be no interruption in library service to Brooklyn Heights for the duration of the project. Construction on the new building will not begin until a 7,500-square-foot interim library space opens at Our Lady of Lebanon Church, located only five blocks from 280 Cadman Plaza West. The interim library will offer six-day service, including weekend and evening hours and a full summer schedule. Programming at the interim library will include weekly Babies & Books and Preschool Storytime sessions, as well as children's after-school programs, Teen Tech Time, family and cultural events, adult literacy services, and courses in computer instruction and tax preparation. An adaptable program room will host movies, presentations, musical performances and more. BPL's contract with Hudson Companies stipulates that the 280 Cadman West development, including the new library, must be completed within three years from the commencement of its construction.

When work begins on the new Brooklyn Heights branch, the Business & Career Library will be permanently relocated to Central Library, a move long-planned by BPL that will be undertaken regardless of Council's decision on this project. At Central, the Business & Career Library will offer longer hours and access to synergetic resources, including the Shelby White and Leon Levy Information Commons. A survey of 700 BCL users found that 67% would be as likely or more likely to visit the library in its new, centralized location.

The \$52 million generated by the redevelopment of 280 Cadman Plaza West will be a boon to struggling branches throughout the borough. The funds will allow us to outfit a new library in Sunset Park, a community that has long since outgrown the branch that was built for it in 1978. We will complete infrastructure upgrades and modernization projects in nearby Walt Whitman Library in Fort Greene and Washington Irving Library in Bushwick. And we will finally ensure that Pacific Library in Boerum Hill is accessible to people with disabilities.

Each of these branches urgently needs our help, and we will soon identify other projects that will be funded by proceeds from the redevelopment of Brooklyn Heights Library.

In addition to generating sorely needed funds for BPL, the Brooklyn Heights Library project

will also create 114 units of affordable housing in Clinton Hill—60% more units than could be built on-site at Cadman Plaza. All of the inclusionary units will be regulated by HPD and rent-stabilized for as long as the new building stands. The workforce housing units will be regulated by HPD and rent-stabilized for a minimum of 40 years. Per the terms of BPL's contract with Hudson, the on-site market-rate housing at 280 Cadman Plaza West cannot be sold until the affordable housing units are completed.

We are very grateful for your thoughtful deliberation on the proposed redevelopment of Brooklyn Heights Library.

This project is a one-of-a-kind opportunity for Brooklyn Public Library to build a new, state-of-the-art branch in Brooklyn Heights, fund critical capital improvements throughout the borough and build more than 100 units of affordable housing in a city that urgently needs them.

We believe that the redevelopment of 280 Cadman Plaza West is the best and only way forward for Brooklyn's libraries, and we ask that you join Community Board 2, the City Planning Commission and thousands of Brooklyn Heights residents in supporting it. In doing so, you will be voting for a better future for Brooklyn's libraries and the people who depend on them.

Thank you for your continued partnership, and your longstanding support of Brooklyn Public Library.



280 CADMAN PLAZA WEST
BROOKLYN PUBLIC LIBRARY

Public Review Process

2013 to 2015

- Community Advisory Committee holds 9 public meetings

Spring 2015

- BPL, Marvel host 3 library design workshops

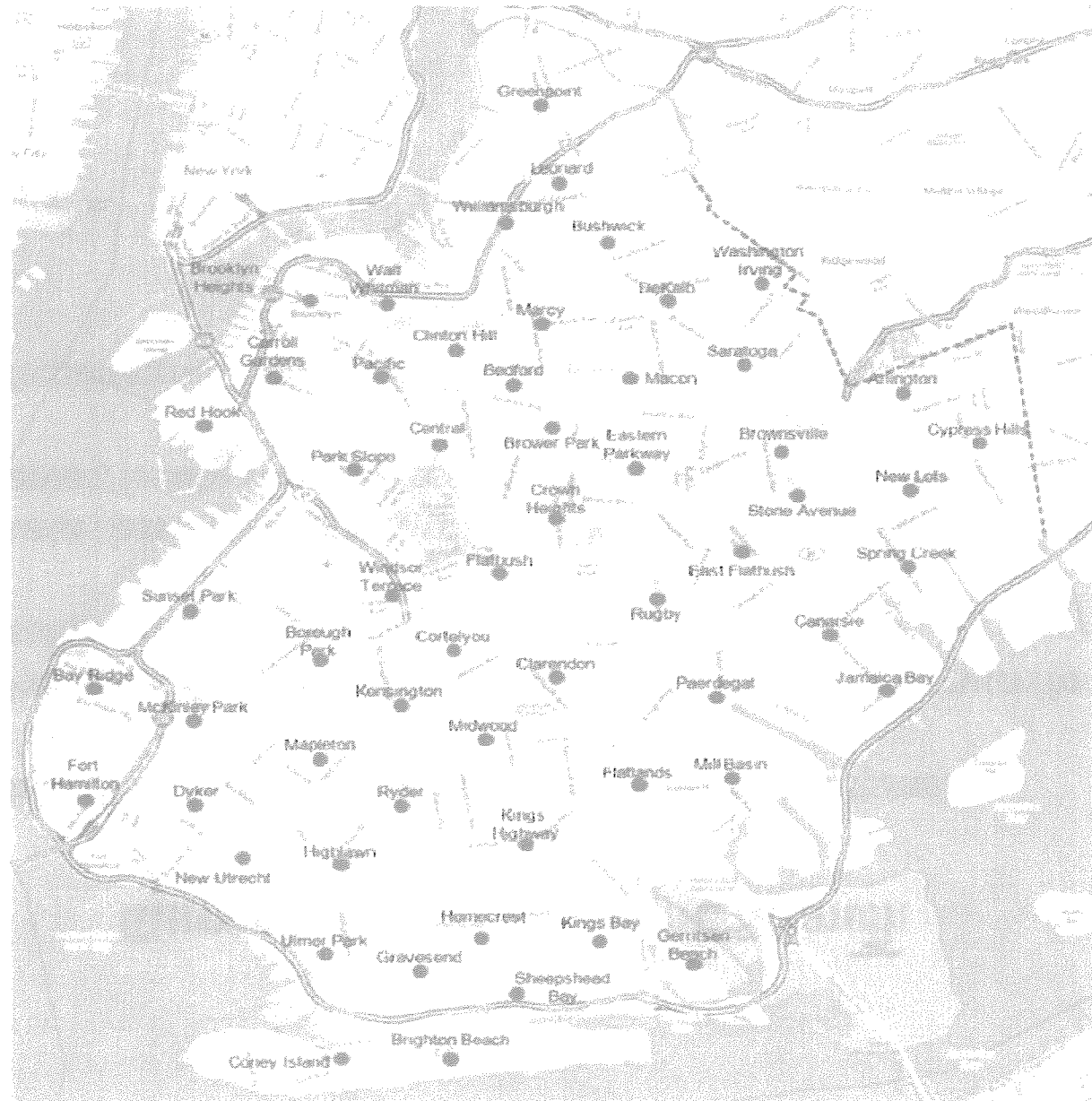
July 2015

- Community Board 2 approves project

November 2015

- Planning Commission unanimously approves project

Borough-wide Capital Needs



Current Brooklyn Heights Branch

- Built in 1962 to house a library and federal fallout shelter
- Poorly laid out: too little space for public service, too much for staff/storage
- Lacks basic functionality of a modern library—collaborative areas, flexible workspaces and technology infrastructure
- Requires more than \$9M in repairs

Business & Career Library

- Serves job seekers and aspiring entrepreneurs from across the borough
- BPL has long planned to relocate the B&CL to Central Library
- Advantages of relocation:
 - Centrally located
 - Expanded hours, including Sundays and weeknights
 - Synergetic with other Central services, including the Information Commons & Dweck Center
- A survey of more than 700 BCL users found that 67% would be as likely or more likely to go to Central

Project Overview

Through a competitive RFP with EDC, Hudson Companies was chosen, with design by Marvel Architects:

- Total project worth approximately \$65M
 - \$52M in proceeds for Brooklyn Heights and other branches
 - New Brooklyn Heights Library core & shell: \$10M
 - Interim location: \$2.7M
- 21,500 square feet of space devoted to the new library
- Interim library, funded by Hudson, located five blocks from the branch
- 114 units of affordable housing located in CB 2

Current vs. Proposed Brooklyn Heights Library

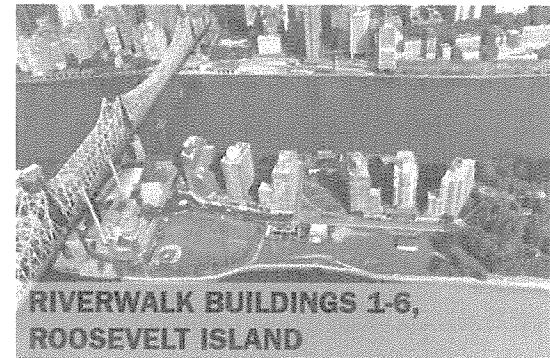
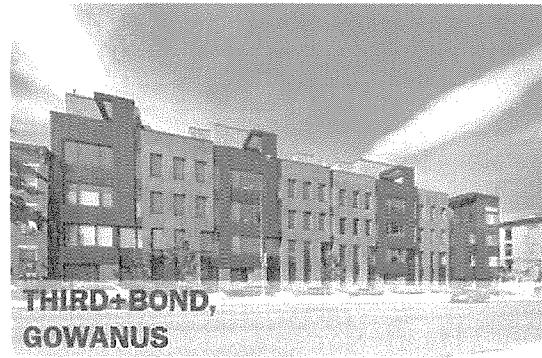
- Total square footage of existing building is 59,100
 - Fallout shelter (now storage/mechanical): 23,700 SF
 - Brooklyn Heights branch: 19,000 SF
 - Business & Career Library: 16,400 SF
- New branch: 21,500 SF
 - Minimum of 18,500 SF completely accessible to the public
 - More public space than any other branch in Brooklyn
 - Our largest neighborhood library, Kings Highway (25,195 SF) has only 18,265 SF of public space



Investment Throughout Brooklyn

- Eliminate more than \$9M in outstanding capital needs at the Brooklyn Heights branch and pay for the outfitting of the new library
- Infuse more than \$40M in proceeds to other neighborhood libraries throughout the borough, eliminating a significant portion of BPL's \$300M in unfunded capital needs:
 - Pacific (\$3.5M): ADA accessibility & new entrance
 - Walt Whitman (\$6M) & Washington Irving (\$5M): upgrade infrastructure & branch modernization
 - Sunset Park (\$8M): branch expansion from 12,000 SF to 21,000 SF

THE HUDSON COMPANIES, INC.



- **Started in 1986, Hudson has grown into a leading developer of new housing for all market segments.**
- **41 developments across a broad range of scales and construction types.**
- **Over 8,000 units completed and in development.**
- **19 completed projects in Brooklyn, 17 ongoing.**
- **4 projects completed in CB 2.**

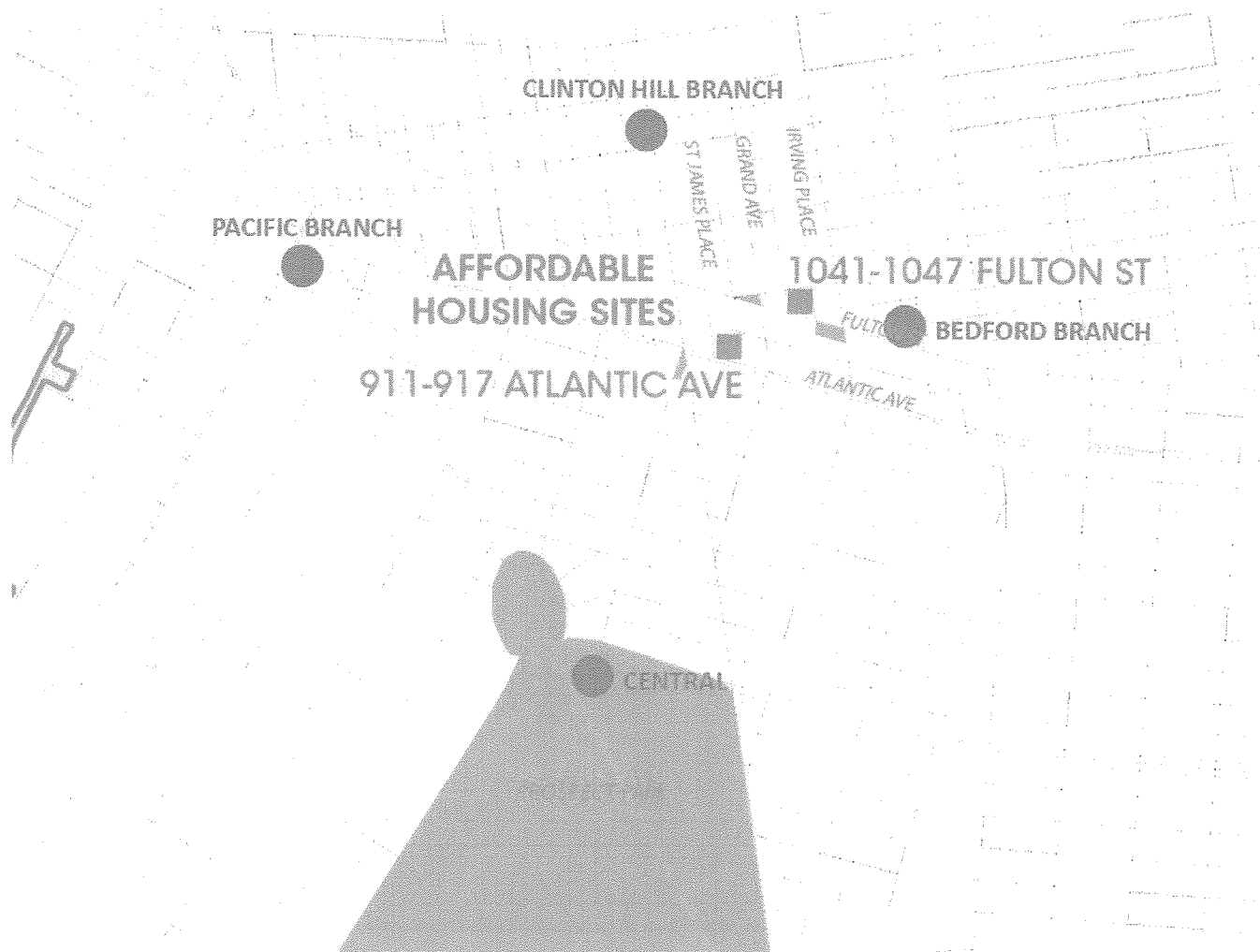
280 CADMAN PLAZA WEST

COMMUNITY BENEFITS & NEW LIBRARY | INTERIM LIBRARY | AFFORDABLE HOUSING | RFP & PUBLIC REVIEW | FAQ | CONTACT



www.280CADMAN.com

AFFORDABLE HOUSING



AFFORDABLE HOUSING

60% AMI

STUDIO	11
ONE BEDROOM	7
TWO BEDROOM	4
THREE BEDROOM	1
TOTAL	23

80% AMI

STUDIO	19
ONE BEDROOM	11
TWO BEDROOM	7
THREE BEDROOM	1
TOTAL	38

100% AMI

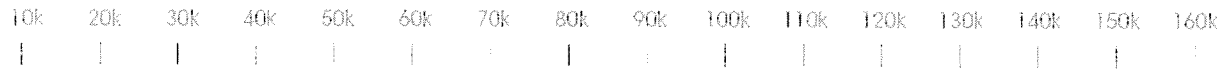
STUDIO	14
ONE BEDROOM	8
TWO BEDROOM	6
THREE BEDROOM	1
TOTAL	29

165% AMI

STUDIO	11
ONE BEDROOM	6
TWO BEDROOM	5
THREE BEDROOM	2
TOTAL	24

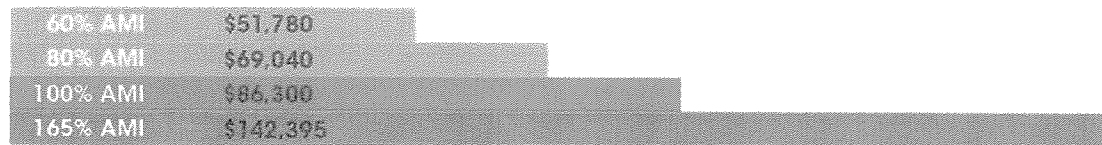
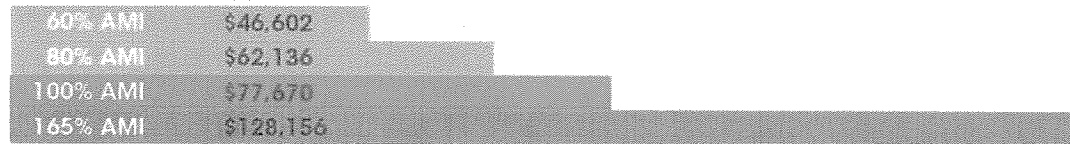
TOTAL UNITS 114

INCOME LIMITS



2015 Area Median
Income: \$86,300

NYC area median
incomes are
determined by the U.S.
Dept of HUD



PROPOSED RENTS

0-BR

1 PERSON
55 UNITS

60% AMI	\$850
80% AMI	\$1151
100% AMI	\$1451
165% AMI	\$2428

1-BR

1-2 PEOPLE
32 UNITS

60% AMI	\$913
80% AMI	\$1236
100% AMI	\$1558
165% AMI	\$2605

2-BR

2-4 PEOPLE
22 UNITS

60% AMI	\$1106
80% AMI	\$1492
100% AMI	\$1879
165% AMI	\$3135

3-BR

3-6 PEOPLE
32 UNITS

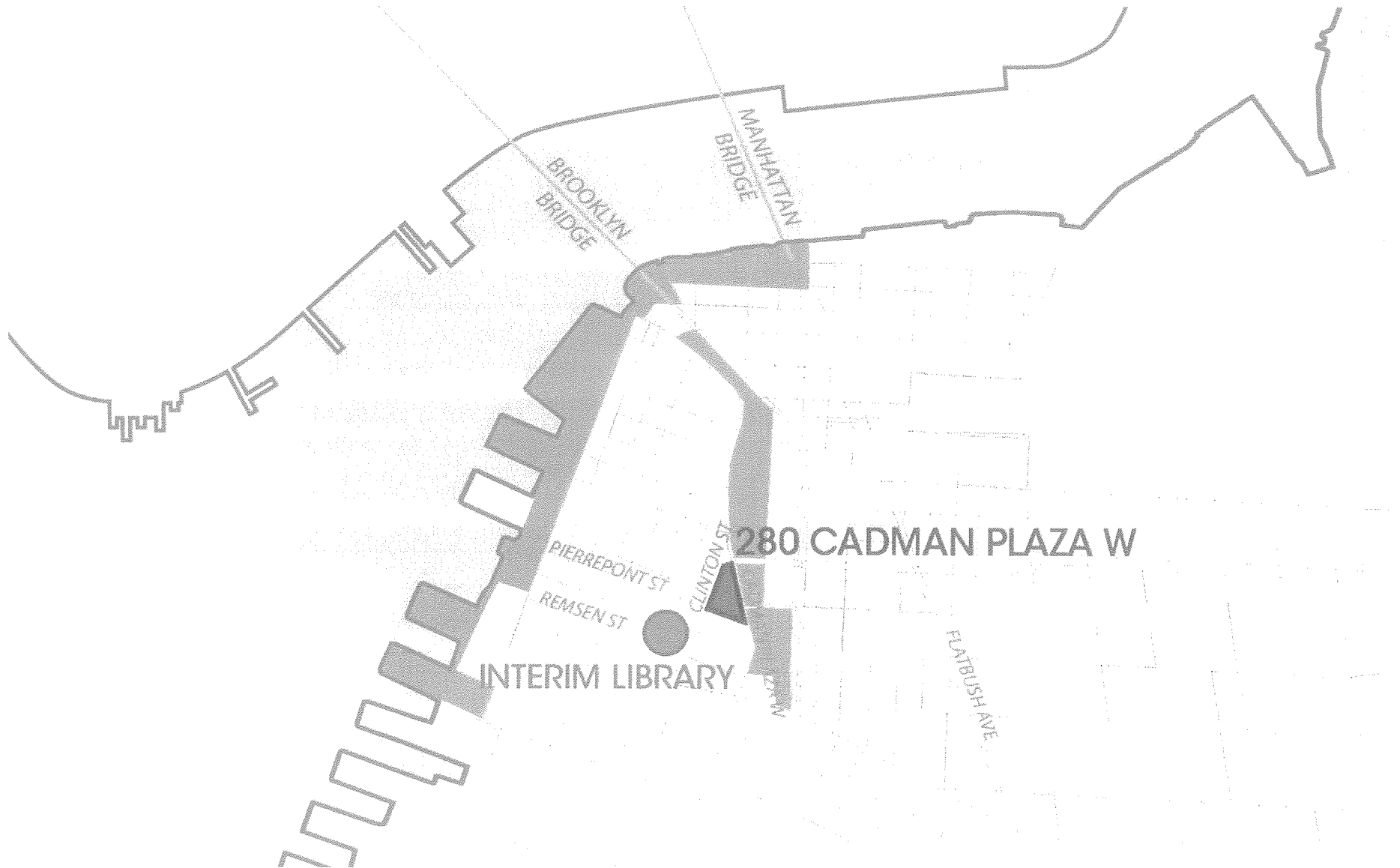
60% AMI	\$1278
80% AMI	\$1725
100% AMI	\$2171
165% AMI	\$3623

SUPER: 1

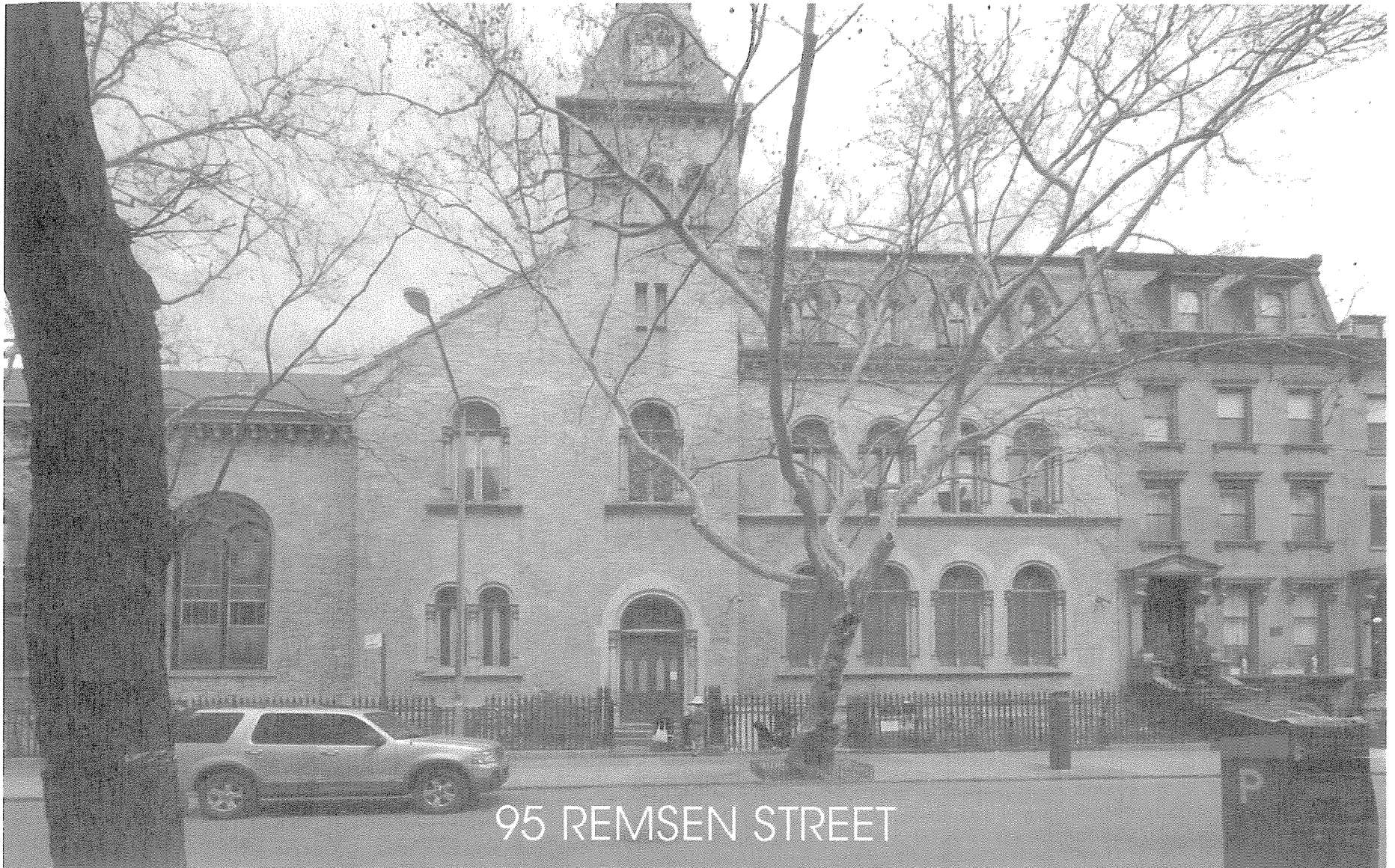
TOTAL UNITS: **114**

2 BUILDINGS

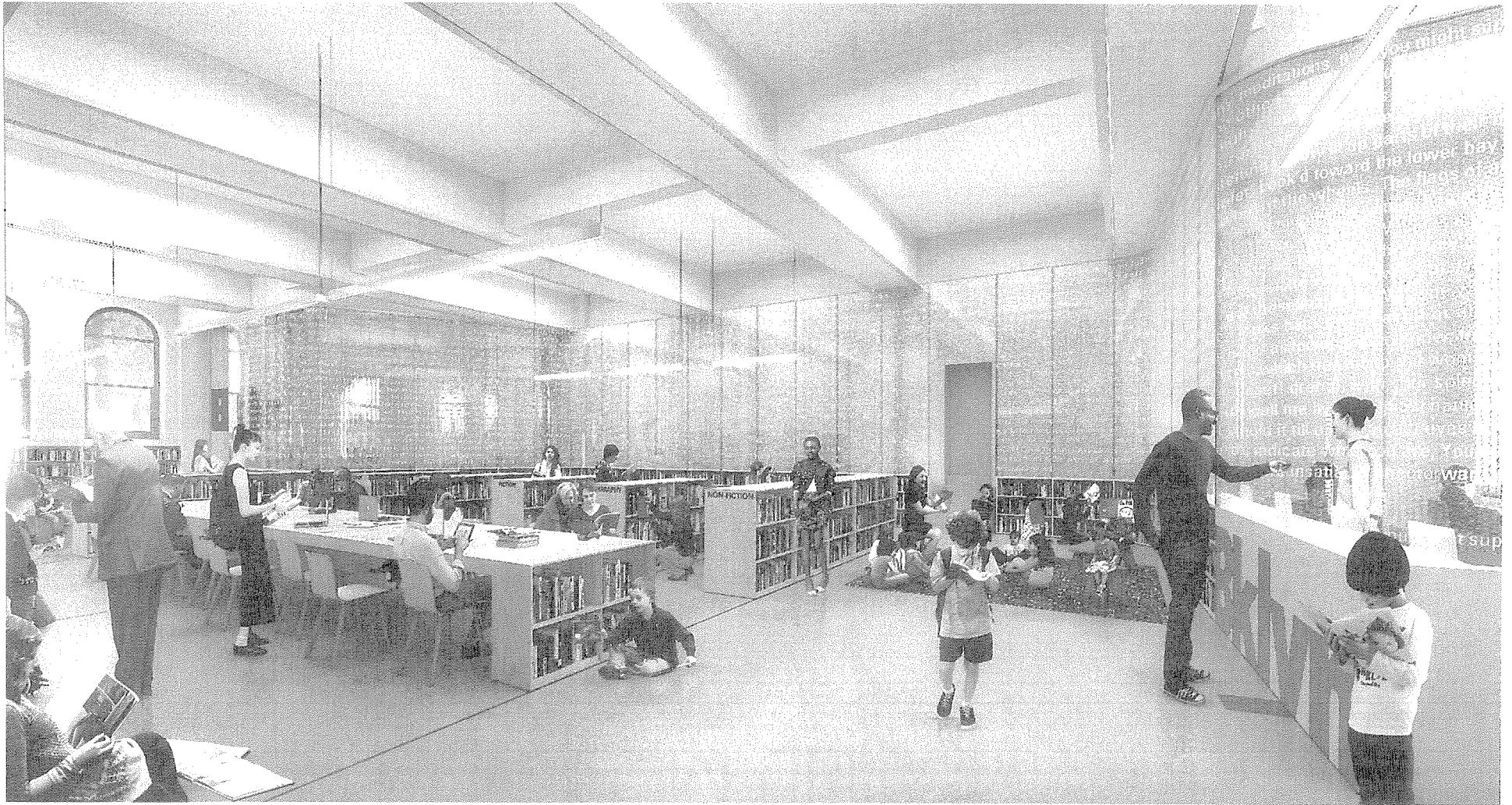
INTERIM LIBRARY



INTERIM LIBRARY

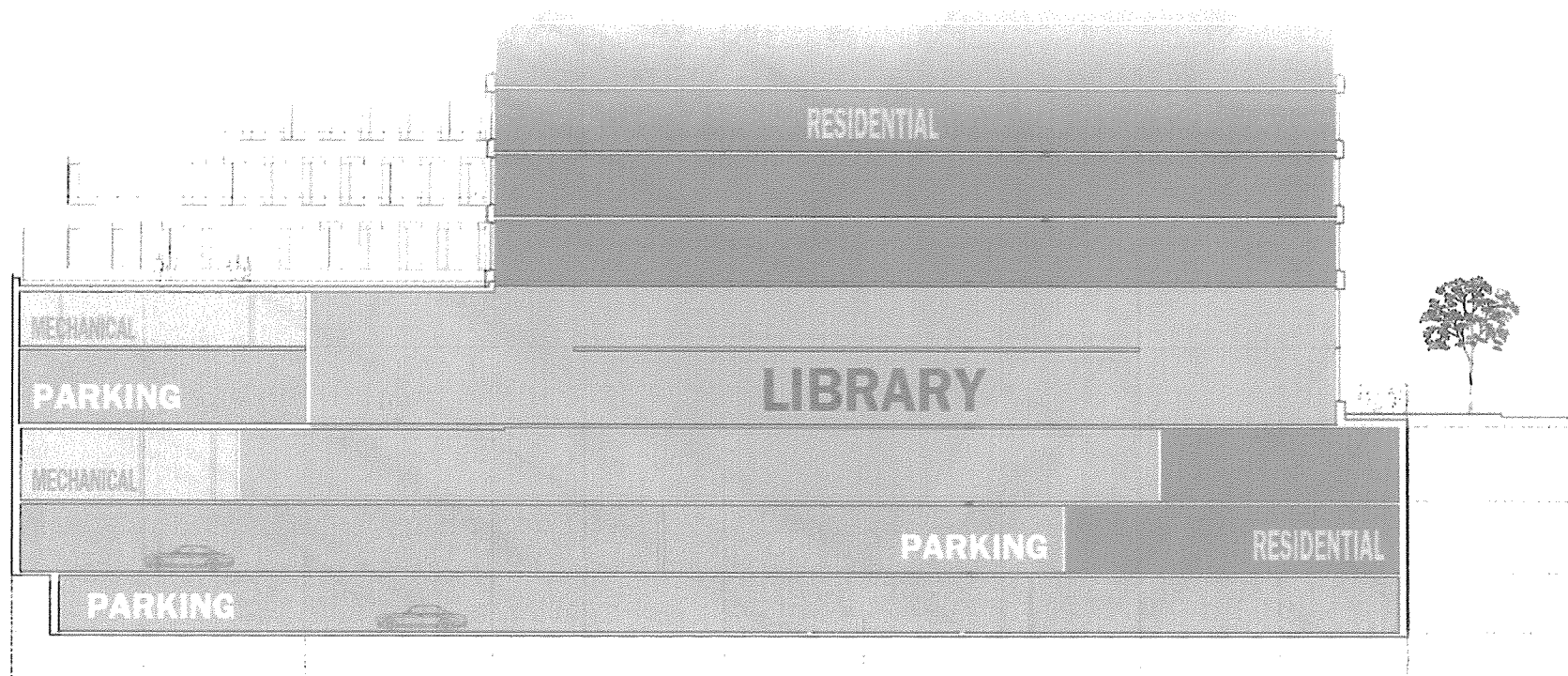


INTERIM LIBRARY



LEVENBETTS

PROGRAM

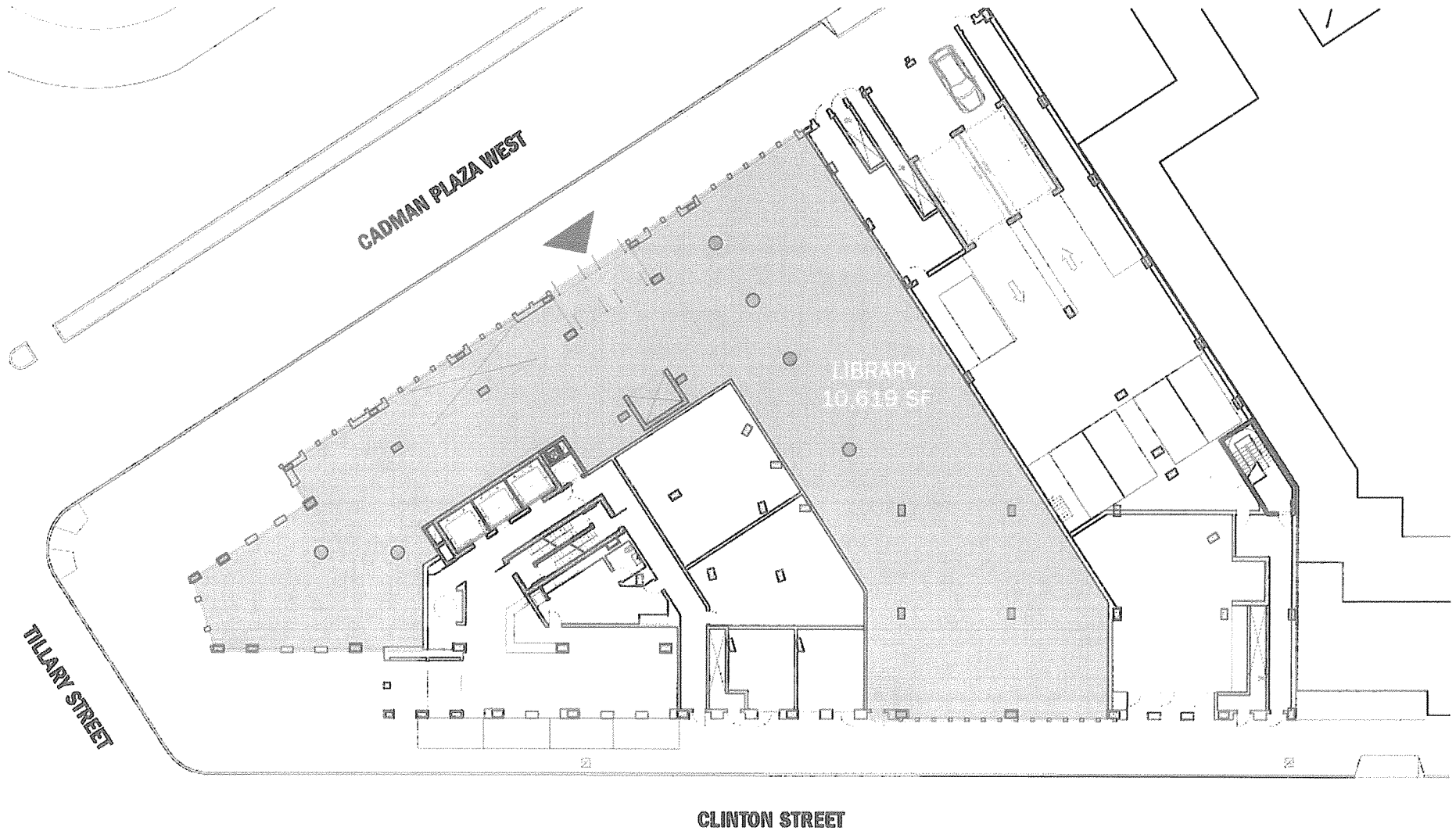


**BROOKLYN PUBLIC
LIBRARY: 21,500 SF
RESIDENTIAL: 139 UNITS**

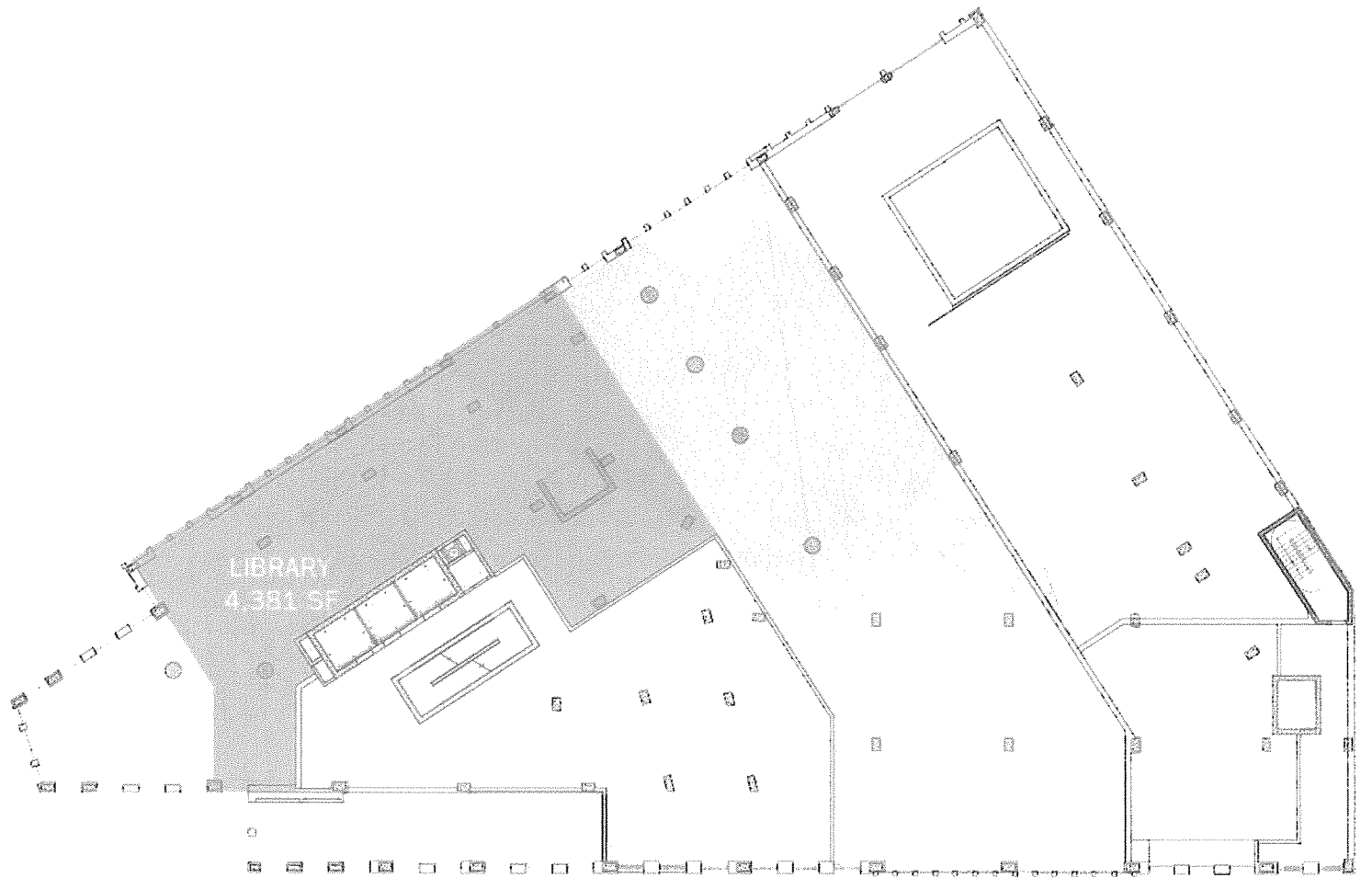
**COMM FACILITY: 19,800 SF
RETAIL: 650 SF
PARKING: 45 SPACES**

LIBRARY

GROUND FLOOR



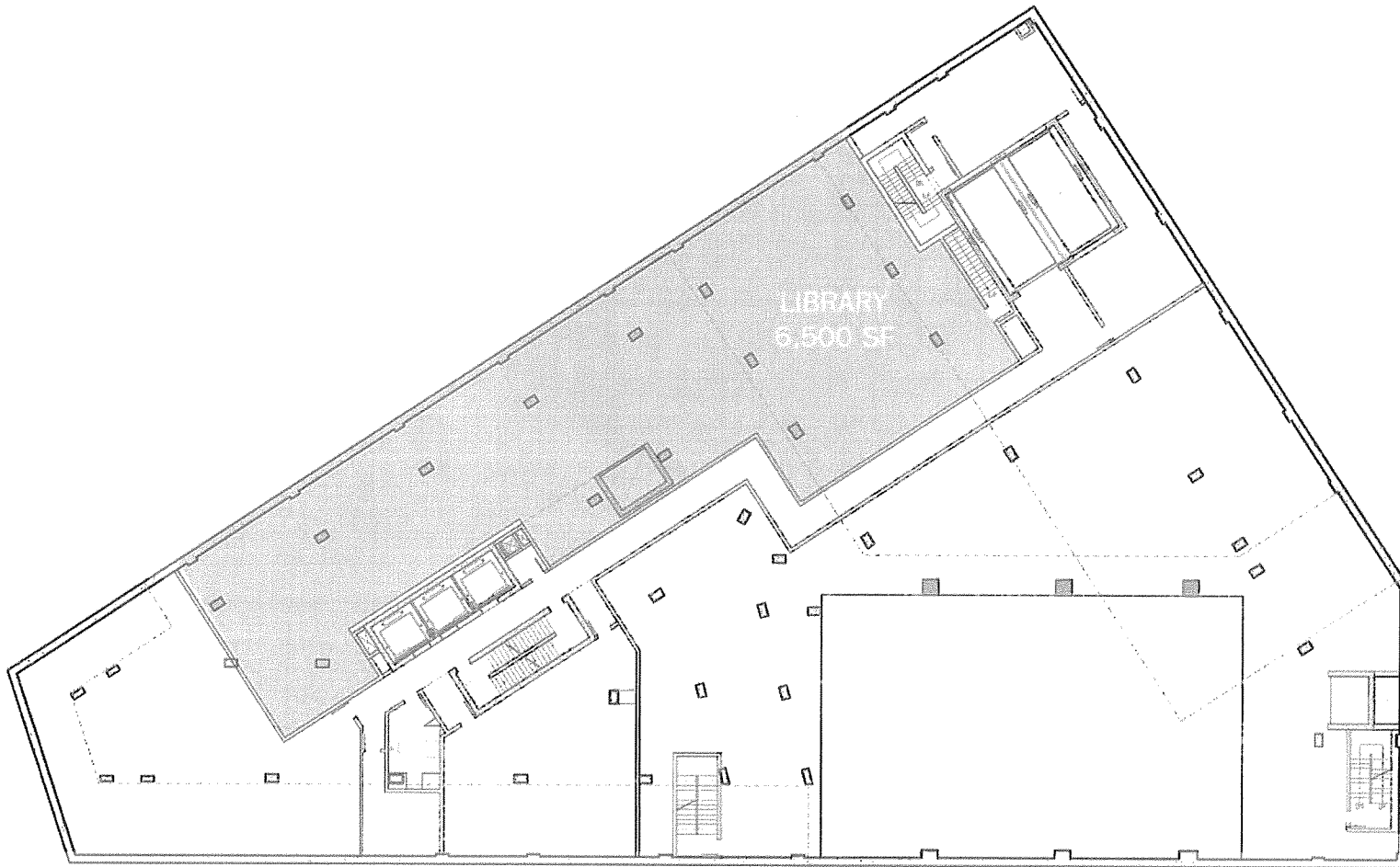
LIBRARY MEZZANINE



LIBRARY AREA
ABOVE GRADE:
15,000 SF

LIBRARY

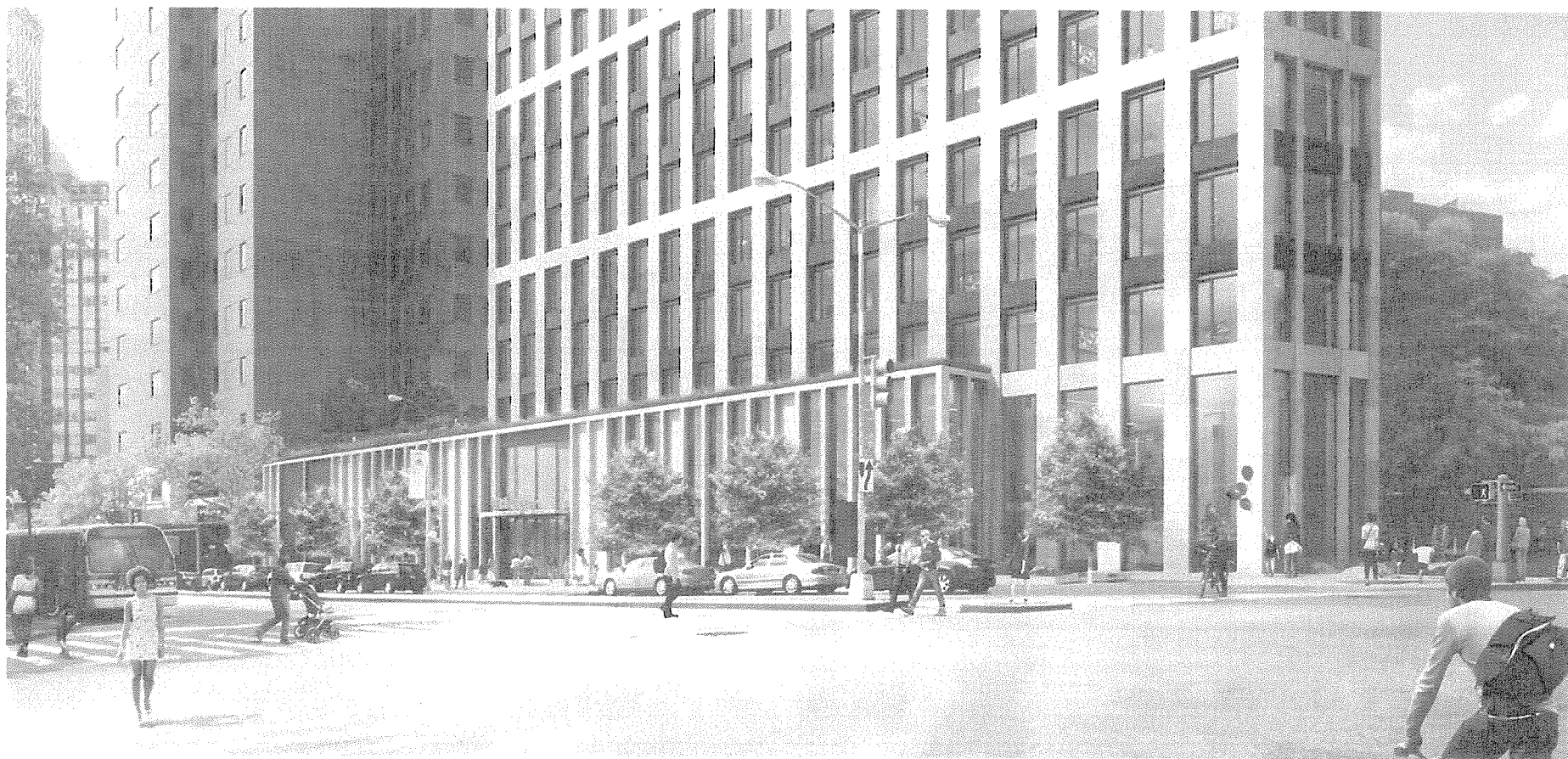
LOWER LEVEL





VIEW FROM CADMAN PLAZA PARK

Marvel Architects



VIEW FROM TILLARY STREET

Marvel Architects



VIEW FROM TILLARY STREET

Marvel Architects



INTERIOR VIEW OF LIBRARY

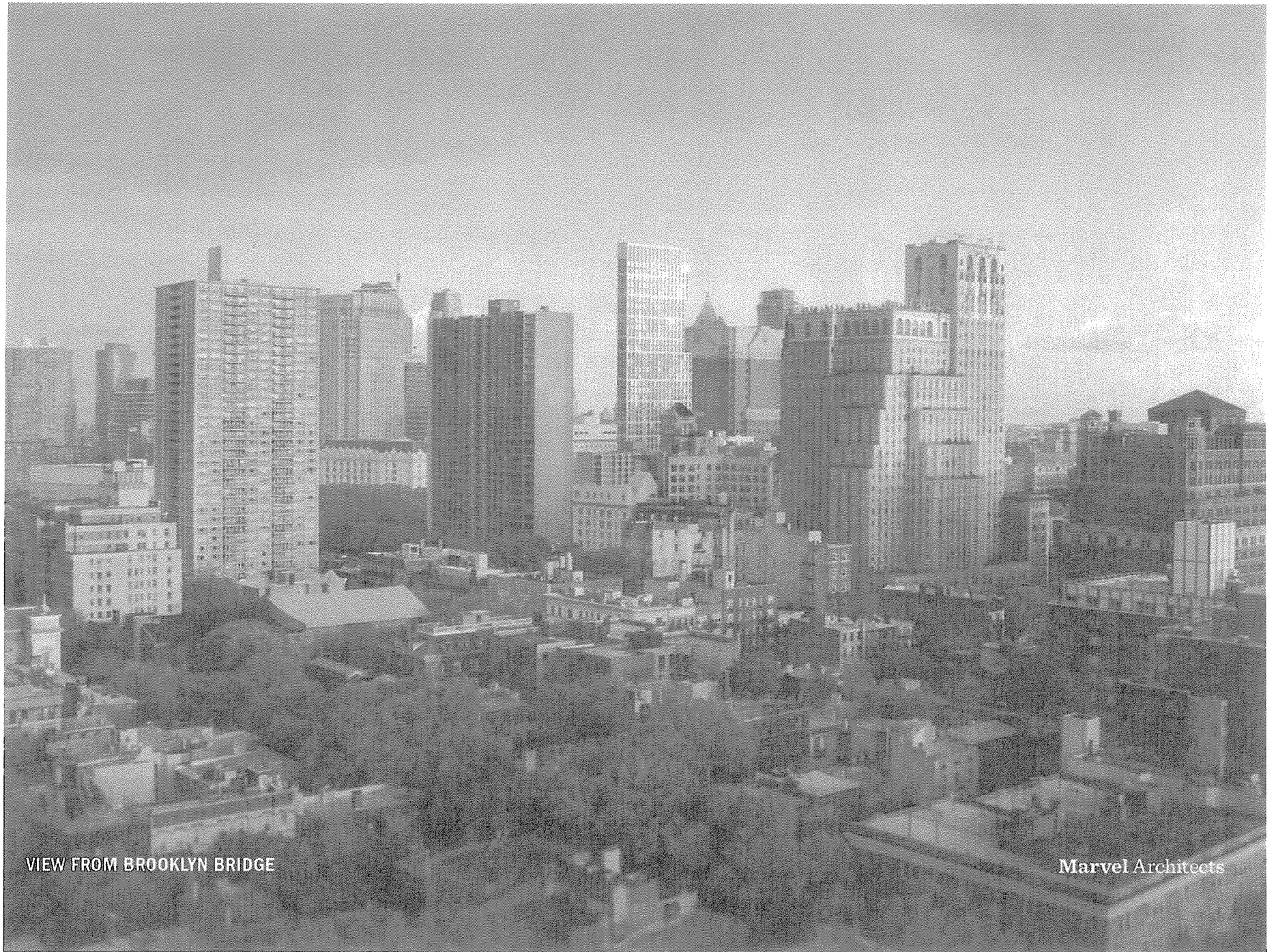
Marvel Architects



VIEW OF TILLARY STREET AT CLINTON STREET

Marvel Architects





VIEW FROM BROOKLYN BRIDGE

Marvel Architects



VIEW FROM ATLANTIC AVENUE

Marvel Architects



VIEW FROM FULTON STREET

Marvel Architects



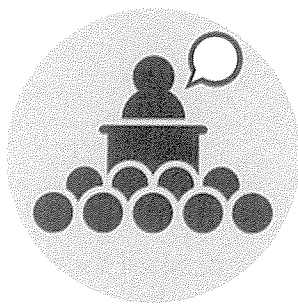
INTERIOR VIEW OF LIBRARY

Marvel Architects

A New Library for Brooklyn Heights



THE NEW BROOKLYN HEIGHTS LIBRARY:



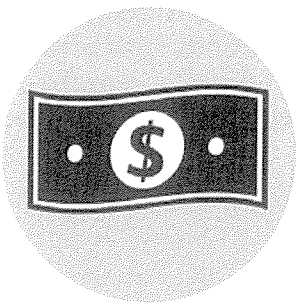
Designed to meet the needs of its patrons, with **flexible spaces** for books, programs and technology



A **beautiful, modern** library, owned by the City of New York



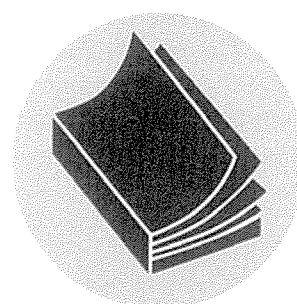
A **21,500-square-foot** facility with more public space than any other branch in Brooklyn



Generating **\$40m for repairs** at other branches, including Walt Whitman, Pacific, Washington Irving and Sunset Park



Creating **100+ affordable** housing units



Providing **interim library space**—no interruption in service to the community

Bklyn
Public Library

Learn more: www.bklynlibrary.org & www.280cadman.com

ABOUT THE CURRENT BROOKLYN HEIGHTS LIBRARY

Built in 1962, Brooklyn Heights Library was adequate for its time, but is no longer able to serve the neighborhood that depends on it. The branch is poorly designed and laid out, with too little space available to the public. It lacks the modern amenities that its patrons deserve. And it faces more than \$9m in repairs.

- Not enough space (only 15,050 sf) for branch service to the public (over 23,000 sf is unusable/below grade, originally built as a fallout shelter)
- Low ceilings, little natural light, unpleasant streetscape
- Lacks collaborative areas, flexible workspaces, technology infrastructure
- Requires \$9m+ in repairs (as determined by the City), including \$3.5m for the broken HVAC system

ABOUT THE NEW BROOKLYN HEIGHTS LIBRARY

Brooklyn Public Library proposes to build a new Brooklyn Heights Library that will be among the largest of our 60 branches, with more space available for library collections and programs. The new library will be a modern, inspiring facility that the neighborhood can be proud of. Like the current branch, it will be owned by the City. And BPL will provide interim library service to the neighborhood until the new branch is built.

- More space (21,500 sf) for public collections and programs
- Will anchor mixed-use building, topped by market-rate condominiums
- Library design will incorporate suggestions from multiple public meetings

PROJECT BENEFITS

- Brooklyn Heights will receive a new, state-of-the-art library funded by the redevelopment of the site
- Proceeds from the development of the site will total \$52m and will fund repairs at other branches that urgently need them, including Walt Whitman, Pacific, Washington Irving and Sunset Park
- Will reduce a significant portion of BPL's \$300m capital crisis
- Will create 114 units of affordable housing in Community Board 2 (Clinton Hill). The affordable housing will be off-site, allowing the developer, Hudson Companies, to build many more units than it would have been able to build onsite. The on-site market-rate condos cannot be sold until the affordable units have been constructed.
- The Business & Career Library will relocate to Central Library at Grand Army Plaza—closer to the center of Brooklyn, with longer hours and other facilities such as a Workforce1 center, the Information Commons and the Dweck Center, to better serve Business & Career Library patrons

NEXT STEPS

Both the City Planning Commission and Community Board 2 have approved the project. The proposal will next be considered by the New York City Council before the end of the year. If approved, groundbreaking would come in 2016, and BPL's contract with the Hudson Companies stipulates that the building must be completed within three years of breaking ground.

Citizens Defending Libraries

Michael D. D. White
Co-Founders

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MEDIA ADVISORY- A First Ever City Council Hearing: Should Brooklyn's Second Biggest Library Be Sold and Drastically Shrunk

FOR IMMEDIATE RELEASE

New York City

WHAT: City Council Subcommittee on Planning, Disposition and Concessions (a part of the Land Use Committee) is having a hearing on the precedent-setting proposed fire sale of a major public asset, Brooklyn's second biggest library, the central destination library in Downtown Brooklyn

WHEN: Wednesday, November 18, 2015, 1:00 P.M.

WHERE: Council Chambers, City Hall, City Hall park New York, New York 10007

WHAT ELSE?: Citizens Defending Libraries will be on hand to provide facts about the decision before the City Council.

The City Council Subcommittee on Planning, Disposition and Concessions (a part of the Land Use Committee) will take public testimony about whether to approve the sale and drastic shrinkage of Brooklyn's second largest library, the Brooklyn Heights Library (the includes the Business, Career and recently expanded Education Library), the central destination library in Downtown Brooklyn.

The taking of testimony is intended to prepare the City Council for the precedent setting vote, the Council's first-ever vote on the proposed sale and drastic shrinkage of a major New York City library with the construction of a 400 foot luxury tower at the site to replace it..

The deal closely replicates (and was planned at the same time as) the infamous sale of the Donnell Library which did not require City Council approval because that library was not owned by the city as is typically the case, although city money had been used to renovate the Donnell not long before to provide a new teen center and state of the media center.

A week ago Saturday (November 7th) was the 8th anniversary of the sudden, secretive sale of the Donnell Library. Last March the luxury hotel, the luxury condominium building, the luxury restaurants replacing the Donnell Library all opened, but the promised shrunken (less than one-third size) "replacement" Donnell library is nowhere in sight. The NYPL's current, relentlessly postponed expected completion date for that library, to be mostly underground and largely bookless, is "Summer 2016." Like the proposed Brooklyn Heights transactions a pittance was received for the library's sale.

See: Priorities To Be Replicated?: Private Luxury Now Abounding Where Former Donnell Library Stood, A "Replacement" Library Is Nowhere In Sight, Saturday, November 7, 2015.

<http://noticingnewyork.blogspot.com/2015/11/priorities-to-be-replicated-private.html>

See also our 3+ minute video about proposed library sales:

Selling Our Libraries!

<https://www.youtube.com/watch?v=FD88Puy3px8>

The Downtown Brooklyn library is a \$120+ million public asset that was expanded and fully upgraded in 1993, one of the most modern in the Brooklyn system, but is being sold to net New York City's general fund considerable less than \$40 million. When the math is finally done there might even be a loss. The library would be shrunk from 63,000 square feet to about 21,000 square feet. Although the proposed sale would lock in this preordained shrinkage, the Brooklyn Public Library did not design a replacement library beforehand.

Selling and shrinking libraries is an attack on Democracy, but with off-site so-called "affordable housing" to be built "poor door" fashion in another school district (to generate building rights bonuses) the project also raises serious issues of discrimination. See:

Evicted From Library And Exiled To Unaffordable Housing

<https://www.youtube.com/watch?feature=youtu.be&v=ZghiGh1I3gk&app=desktop>

Citizens Defending Libraries finds public response consistent and nearly universal. Citizens Defending Libraries collected testimonies from over 2,000 individuals opposing this proposed sale shrinkage in just over two weeks. Citizens Defending Libraries has over 25,000 signatories to its petitions opposing the sale of this and other NYC libraries. Citizens Defending Libraries also has a widely signed letter of support calling for New York City libraries to be properly funded not sold, signed by, among others: The Committee To Save The New York Public Library, The Cobble Hill Association, The DUMBO Neighborhood Association, the Boerum Hill Association and the Park Slope Civic Association.

CONTACT:

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Michael White, 718-834-6184, mddwhite [at] aol.com
Carolyn McIntyre, 917-757-6542 cema62 [at] aol.com

Follow us on Twitter: @defendinglibraries

Library Squasher without Saint Anns.jpg

For photos and videos of prior Citizens Defending Libraries rallies opposing the sale, shrinkage, underfunding of New York City libraries, and elimination of books and librarians in the two and a half+ years since its founding, see:

PHOTO GALLERIES- PAST EVENTS

<http://citizensdefendinglibraries.blogspot.com/2014/01/photo-galleries-past-events.html>

#

A PERFECT PATH TO INCOME INEQUALITY!:
*Turn our libraries into real estate deals, sold and shrunk
with hand-offs to the private sector!*

When Linda E. Johnson became Brooklyn Public Library president, BPL's minutes show she said *real estate deals were her top priority!* Her reward for that privilege?: Johnson's last publicly disclosed compensation was a **23% increase over the prior year (\$404,192 as of 2013)**. . . Two years later (June 2015), with library sales pending and pursued, the board approved a 2-year extension of her contract. (*At what undisclosed salary?*)

Meanwhile, our "*progressive*" mayor isn't restoring money and making up for the Bloomberg cuts cited as a reason we now *'have to'* sell and shrink libraries?

That's the same mayor who says that "*income inequality . . . growing, rampant income inequality*" is the "*crisis of our times*" because we have "*an economy that is basically supporting the 1%.*"

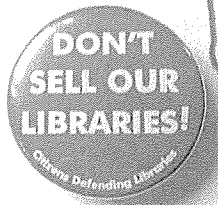
Libraries, less than 1% of the city's budget, cost little to fund. . . Yet de Blasio's continued underfunding persists even as the New York Times opines that NYC's "*utterly essential libraries*" need money and the Bloomberg cuts restored, noting that in de Blasio's New York, while libraries were starved, money flowed copiously to the "*seldom neglected . . . corporate and entertainment infrastructure.*"

Bear in mind: Cuts in funding to the libraries commenced when schemes were originated to cite such underfunding as a rationale to sell and shrink libraries throughout New York. The gutted funds are now cited as a reasons to sell off and shrink libraries like the Tillary Clinton Library in Brooklyn Heights, the 34th Street Science, Industry and Business Library, the Red Hook Library, the Pacific Branch and others. *Remember Donnell!*



And as Mr. de Blasio said when he was running for mayor (July 12, 2013):

"It's public land and public facilities and public value under threat. . . and once again we see, lurking right behind the curtain, real estate developers who are very anxious to get their hands on these valuable properties"



Sign our petition on the web: **Citizens Defending Libraries**

Citizens Defending Libraries

Michael D. D. White
Co-Founders

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November 18, 2015

City Council Subcommittee
on Planning, Disposition and Concessions
City Hall
City Hall Park
New York, NY 10007

Re: Submission of supplemental testimony against the proposed sale and drastic shrinkage of the Brooklyn Heights Library, Brooklyn's central destination library in Downtown Brooklyn. (ULURP C15039 PPK - Oral testimony taken by Subcommittee on November 18, 2015)

Dear City Council Subcommittee:

We are going to be giving you a lot of testimony, here today, and particularly in follow-up and it is important for you to know that we have a great deal of information and therefore the answers to the questions you should have, specially given the lack of transparency with which the Brooklyn Public Library has conducted itself with respect to these library sales since at least 2007, likely 2005.

You need to know that the public reviles these proposed library sales. Citizens Defending Libraries finds public response consistent and nearly universal. Citizens Defending Libraries collected testimonies from over 2,000 individuals opposing this proposed sale and shrinkage in just over two weeks. Citizens Defending Libraries has over 25,000 signatories to its petitions opposing the sale of this and other NYC libraries. Citizens Defending Libraries also has a widely signed letter of support calling for New York City libraries to be properly funded, not sold, signed by, among others: The Committee To Save The New York Public Library, The Cobble Hill Association, the DUMBO Neighborhood Association, the Boerum Hill Association and the Park Slope Civic Association.

To understand what is going on, you should compare two deals conceived at the same time: the first library sale and shrinkage that was done, the Donnell Library and this one, closely modeled after it. Although the execution of these deals is separated somewhat in time, there is not much else to separate them. They even have the same people in the background, including the Offensends, David and Janet. . .

A week ago Saturday (November 7th) was the 8th anniversary of the announcement of the

sudden, secretive sale of the Donnell Library. Last March the luxury hotel, the luxury condominium building, the luxury restaurants replacing the Donnell Library all opened, but the promised shrunken (less than one-third size) "replacement" Donnell library is nowhere in sight. The NYPL's current, relentlessly postponed expected completion date for that library, to be mostly underground and largely bookless, is "*Summer 2016*." Like the proposed Brooklyn Heights transaction a pittance was received for the library's sale. There can be no mistaking from this the priorities behind these deals. When the math is done, the NYPL netted perhaps not even \$25 million.

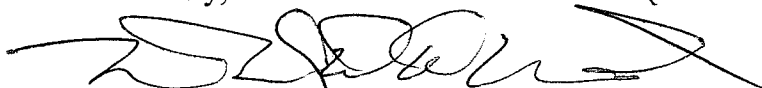
The hearings to date and the more than 2,000 individual testimonies we collected in a short time opposing the sale (stating twenty-two very good reasons- attached) present many reasons not to sell this library, some of them:

1. This a "*one-shot deal*."
2. The BPL's selling the library without even bothering to design the so-called "replacement" shrunken library first: Although the proposed sale would lock in this preordained shrinkage, the Brooklyn Public Library did not design a replacement library beforehand.
3. No guarantee that any of proceeds going to the city general fund would ultimately be spent on libraries (the "*main argument*" for the proposed sale).
4. The resulting imbalance and burdens between development and supporting public infrastructure when our educational infrastructure, schools and libraries get such short shrift.
5. The lack of a proper appraisal and testimony that showed that the city was not even getting the "*tear-down*" value of an extremely valuable asset, an asset that is worth far more than its "*tear-down*" value.

Let's look at just one of these: Having to sell one's property for no more than its *tear-down* value is the nightmare of any property owner that has made a substantial investment in their property. This is a \$120+ million public asset that was expanded and fully upgraded in 1993, one of the most modern in the Brooklyn system, but is being sold to net New York City's general fund considerably less than \$40 million. When the math is finally done there might even be a loss. The library would be shrunk from 63,000 square feet to about 21,000 square feet. The tear-down value of the library is no more than a good indication of what would be only a fraction of the cost involved, *just a starter*, if the public were ever to try to reestablish the full equivalent of this library in the future.

Sale of this asset would be sheer folly. The public knows it and anyone responsible will be held accountable. We swear we will not forget: *Remember the Donnell!*

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael D. D. White', with a long horizontal flourish extending to the right.

Michael D. D. White
Citizens Defending Libraries

**USE THIS TO FACILITATE YOUR SUBMISSION OF ADDITIONAL TESTIMONY
IN WRITTEN FORM AGAINST THE SALE/SHRINKAGE OF LIBRARY**

I hereby testify against the Brooklyn Public Library (BPL) proposal to sell and shrink Brooklyn's central destination library in Downtown Brooklyn, the Brooklyn Heights Library. Reasons I am against this proposal include because (*check which apply*):

- | | |
|---|---|
| <input type="checkbox"/> The library, which I understand has a probable value of over \$120 million, is being sold for absurdly little. | <input type="checkbox"/> The library is being shrunk down to a pre-ordained size without bothering to design a new library first or figure out how many books it should hold. |
| <input type="checkbox"/> The BPL has been extraordinarily non-transparent in all ways, including keeping its plan to sell this library secret since 2007 (or before) and refusing to publicly disclose its " <i>strategic real estate plan</i> " revealing what libraries it wants to turn into real estate deals next. | <input type="checkbox"/> I want lots of books in our libraries and this plan gets rid of them. |
| <input type="checkbox"/> We should <i>not</i> be shrinking this library, especially down to just one-third size, especially since it was just enlarged and <i>completely upgraded</i> in 1993 at considerable public expense and sacrifice. | <input type="checkbox"/> Selling this public asset so cheaply will lead to sell-offs of our other assets, including sale of more libraries. |
| <input type="checkbox"/> It is impossible to guarantee that any proceeds from the sale (which all go to the city) would ever come back to be spent on libraries and, even if they were, the net amount is paltry, perhaps close to or even less than zero. | <input type="checkbox"/> We can't sell off our libraries for a few so-called "affordable" housing units, especially when these units " <i>poor door</i> " style are insultingly far away and we are, at the same time, shedding 14,000 truly affordable NYCHA public housing units using the same tactics and excuses employed to sell libraries. |
| <input type="checkbox"/> The library is a sturdy beautifully designed building with space that can easily be put to good many good uses in different ways. | <input type="checkbox"/> A private school (Saint Ann's) is benefitting in a significant and undisclosed amount from the loss that the public will suffer if the library is sold and shrunk (and may even get more from the sale than the city and BPL will net). |
| <input type="checkbox"/> The library's "Business and Career" functions should not be moved out of the Downtown Brooklyn business district, especially when it is growing. | <input type="checkbox"/> I don't believe the fairy tales the BPL is telling about how it ' <i>can't fix</i> ' library air conditioning. (I wouldn't sell my home for this reason!) |
| <input type="checkbox"/> We should not be selling off our public infrastructure to private developers, especially <i>educational</i> infrastructure when, for example, our schools are not keeping pace with new development. | <input type="checkbox"/> No extra space will be built at the Grand Army Plaza Library to house any shift of the "Business and Career" functions to that location and there are no designs or cost estimations for how to cram those functions in. |
| <input type="checkbox"/> It is discriminatory and anti-democratic to turn libraries into real estate boondoggles. | <input type="checkbox"/> Library use and circulation of physical books is up dramatically and our libraries should grow and be funded to accommodate that. |
| <input type="checkbox"/> I don't like that Mayor de Blasio was taking money from the development team that was chosen while their application was pending. (Developers he said were " <i>lurking right behind the curtain . . . very anxious to get their hands on these valuable properties.</i> ") | <input type="checkbox"/> This plan is a short-sighted sacrifice of an irreplaceable asset, inexcusable for a wealthy city like ours. |
| <input type="checkbox"/> Stuck in the bottom of a residential, privately owned building, we won't ever be able to enlarge this library to correct this shrinkage or accommodate growth. | <input type="checkbox"/> We should have learned from the Donnell Library sale debacle (that this sale is modeled on!) how terrible mistakes like this are. |
| <input type="checkbox"/> Selling libraries to developers " <i>because they are underfunded</i> " creates a perverse incentive to underfund libraries, exactly what we have witnessed. | <input type="checkbox"/> The environmental repercussions of this project have not been adequately considered and assessed. |
| | <input type="checkbox"/> Civilizations that dismantle their libraries generally fail. |

☐ **ALL OF THE ABOVE!**

My name is (*please make legible*): _____

My address is: _____

Check here and write on the back of this form if you want to submit more reasons: ☐

(You may want to photograph this form for your records before turning it in.)

Hugh F. Kelly, PhD, CRE – Real Estate Economics

**Review of Proposed Pricing at
Brooklyn Heights Branch Development Site**

Brooklyn Public Library

**280 Cadman Plaza West
Also known as One Clinton Street
Brooklyn, NY 11201**

Submitted: November 16, 2015

Executive Summary

Principal findings and conclusions:

- At a cash price of \$52 million dollars, plus an in-kind payment of an estimated \$3.87 million, the price per buildable square foot payable to New York City and the Brooklyn Public Library equates to \$211.85. This is between 68% and 78% of fair price benchmarks for development sites in Brooklyn Heights and surrounding neighborhoods.
- This analysis considers the 280,357.5 square feet of zoning square footage, plus the 14,550 square feet of above-grade space to be returned to the Brooklyn Public Library as a condominium unit in a nominal transaction, less the 16,667 square feet of transferable development rights purchased from St. Ann's School for a reported \$6 million (\$360 per FAR).
- This transaction should not receive public approval since the price disclosed in the Land Use Review Application (reference numbers M860392AZSK, 150399PPK, 150400PQK) dated June 3, 2015 and the updated Environmental Assessment Statement (CEQR reference 15DME005K) dated June 11, 2015 is substantial below a fair price for the development parcel being conveyed by the City of New York and the Brooklyn Public Library.

Socio-economic considerations:

- The Brooklyn Heights library site is at the heart of one of the nation's most desirable communities, a neighborhood noted for its architectural charm and historical significance, and one which has captured international attention for successful urban revitalization.
- Current residents in the 0.5 mile ring around the site, and extending outward as far as a two mile radius are predominantly well-educated professionals, significantly above-average in income when compared to the City as a whole and to the nation.

Real estate market considerations:

- The multifamily housing market is flourishing in downtown Brooklyn and environs. The for-sale luxury market – the target market for the proposed improvements – has an entry-level sales price of \$1,555,000 as of the Third Quarter 2015, according to *The Elliman Report*. The median sales price is above \$2 million, and the average sales price is nearly \$2.5 million per unit, influenced by units priced as high as \$2,250 per square foot within a half-mile of this site.
- More than 75 sales of residential development parcels within the past two years have been analyzed. The average price per FAR in North Brooklyn has been \$270. The five largest development sites in North Brooklyn have seen a weighted average price per FAR of \$288. The mean price per FAR within two miles of the Brooklyn Public Library site has been \$311. The offered price (cash and in-kind) for the Library site is well below these pricing benchmarks.
- In exchange for a 20% bonus density at this site, the developer proposes to build 115 units of “affordable” housing. In this off-site affordable development, though,

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24 units are intended for households at 165% of Area Median Income (AMI), with rents ranging from \$2,428/month for a studio apartment to \$3,623/month for a 3-bedroom unit. Moreover, 29 units are planned for households at 100% of AMI, with rents ranging from \$1,451/month for studios to \$2,171/month for a 3-bedroom unit. With the expected rent roll at the off-site affordable units projected to generate more the \$2 million per year, those buildings should be cost-feasible and independently financeable. While a desirable addition to the housing stock, there should be no imputation of value to the Brooklyn Heights library site as though these units were another form of “in-kind” payment.

1. Introduction

280 Cadman Plaza (aka One Clinton Street), Brooklyn NY 11201 is currently developed as the Brooklyn Heights Branch of the Brooklyn Public Library (BPL) and also used for the BPL's Business and Career Library. On June 20, 2013, BPL and the New York City Economic Development Corporation (EDC) issued a request for proposals (RFP) for the redevelopment of the site. On June 15, 2015 BPL, New York City's Department of Citywide Administrative Services, and Cadman Associates, LLC (a subsidiary of Hudson Development) made joint application for the conveyance and redevelopment of the site, as required under City regulations and as part of the Uniform Land Use Review Process (ULURP).

As developer, Cadman Associates proposes to pay a cash consideration of \$52 million for the development rights at the site, and to provide condominium space for a new BPL facility upon completion of the project at a nominal sale price of \$1.00. The replacement space would be 14,550 square feet of zoning floor area plus 6,950 square feet of cellar space (not counting as zoning floor area). The replacement library space would not be "fitted out" by the developer, as the \$52 million cash payment would be partially allocated to library interior improvements and partially allocated to other BPL capital needs.

The development would utilize 16,667 of additional development rights purchased from St. Ann's School at 153 Pierrepont Street, made available through a Zoning Lot Merger, with a reported consideration of \$6 million. The ULURP application incorporates an authorization letter, dated June 16, 2015, from the St. Ann's Head of School agreeing to the zoning lot merger. Also related to this transaction are a necessary interim relocation of library operations for an approximately four year period, and the provision of 115 affordable housing units off-site in exchange for a 20% development bonus at the 280 Cadman Plaza site.

I have agreed to perform the following scope of services for this assignment:

1. A review of the ULURP documents provided to me detailing the transaction, plans, and proposed actions relating to this site, and the EDC Request for Proposal that elicited the bid for this site.
2. An examination of the socio-economic conditions in the Brooklyn Heights and surrounding neighborhoods, with particular reference to their relevance for real estate development projects.
3. A review of trends in the residential markets of Brooklyn Heights and nearby neighborhoods, to ascertain the property market conditions and economic potential of the proposed development

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4. An analysis of recent sales of land parcels and of development rights (air rights) for residential properties in Brooklyn Heights and comparable neighborhoods, to frame the price proposed for the acquisition of the 280 Cadman Plaza site.
5. Based on the foregoing, a presentation of my judgment and conclusions concerning the reasonable fairness of the proffered \$52 million price and in-kind payment of the construction of the condominium space for BPL, in the context of the current residential real estate market in Brooklyn Heights and similar areas nearby.

As a result of my investigations in executing the above-described scope of services, I have arrived at a judgment that the combined cash price and in-kind construction cost contribution are between 68% and 78% of what a fair price for the development rights for this parcel of land would be in the current Brooklyn residential market. The balance of this report will present the data and analysis that have led me to this conclusion.

2. Background.

The development site has already been part of a zoning lot merger that was accomplished as part of a program that permitted the development of a commercial building, One Pierrepont Plaza, and a parking garage, as part of a revitalization of Downtown Brooklyn. This zoning lot merger and related transactions, dating from 1985, accommodated the relocation of back-office operations of Morgan Stanley from Manhattan to the Downtown/Brooklyn Heights neighborhood.

The site is part of the Special Downtown Brooklyn District, in a C6-4 zone, which permits a maximum FAR (Floor Area Ratio) of 10 for residential, commercial, and community facility uses. The residential FAR can be increased to 12 pursuant to the inclusionary housing program. The RFP for the site specifically anticipated the utilization of densities permitted by development rights remaining from the 1985 zoning lot merger as well as applicable bonuses under the Special District and the City's Inclusionary Housing Program.

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The ULURP application dated June 3, 2015 specifies the following zoning volumes for the redevelopment of the site:

- 139 residential dwelling units, comprising approximately 277,981 square feet
- BPL replacement facility of 14,550 square feet
- Community facility space of 1,746 square feet
- Retail space of 630.5 square feet
- 45 below-grade parking spaces
- There is to be an additional 6,950 square feet of cellar space, which does not count toward total zoning floor area.
- In exchange for an additional 2.0 FAR in inclusionary housing bonus, the developer will provide 115 units of affordable residential housing (one of which would be rent-free for a building superintendent and the remainder provided for households between 60% and 165% of AMI (Area Median Income). Those units would be built off-site at 911-917 Atlantic Avenue (between St. James Place and Grand Avenue, approximately 2.6 miles from the site) and at 1041-1047 Fulton Street (between Irving Place and Downing Street, approximately 2.4 miles from the site).

3. Socio-economic conditions in Brooklyn Heights and surrounding neighborhoods

Brooklyn Heights has been characterized as the original New York City suburb, as its settlement dates from the time of Dutch colonization. The neighborhood has experienced extended cycles of affluence for most of its history, although it did pass through a period of social and economic stress during the second half of the 20th century. Urban renewal touched the boundaries of the area as many blocks of housing and commercial property between the Brooklyn Bridge and Borough Hall were razed to create a “civic center” that included the development of court buildings, educational institutions, multifamily housing, and open space (Columbus Park and Cadman Plaza Park). During the period of decline, roughly from 1960 to 1985, many venerable establishments such as the Hotel St. George and the Hotel Bossert transitioned from elegance to dilapidation, with the poor, the elderly, and the de-institutionalized sharing the area with the remaining “old money” of Brooklyn Heights. Despite the economic stress, however, the heart of the neighborhood retained its charm and its distinction, with a combination of brownstone and Federal style homes, established institutions including St. Francis College, St. Ann’s Church, the Packer Institute, the Brooklyn Historical Society, and other renowned sites. The Brooklyn Heights Historic District was designated in part to preserve its character and value by the New York City Landmarks Commission, which declared in November 1965 that:

The Commission further finds that, among its important qualities, the Brooklyn Heights Historic District is a homogeneously composed residential neighborhood with a special character of its own retaining much of the atmosphere of a 19th

century urban community, that it has an unusual aesthetic quality due to the great variety of architectural styles manifested in its handsome residences and stately churches, that each style is representative of an era in the historical development of the Heights over a period of more than 100 years, and that because of the generally uniform height and fine architectural quality of the houses, its superb and insular location and other distinguishing qualities, Brooklyn Heights is a neighborhood of rare charm and historic significance.

and so designated the area as a landmark district.

The urban renaissance that has sparked a revival in New York City since 1980, a 35 year period which has seen New York's population grow by 1.4 million residents, has found Brooklyn to be a leading factor in the City's overall socio-economic revitalization. The areas in and around downtown Brooklyn – including Brooklyn Heights, Cobble Hill, DUMBO (the District Under the Manhattan Bridge Overpass), and Ft. Greene – and extending northward along the East River through Clinton Hill, Williamsburg, and Greenpoint have been primary catalysts for the revival, and from a property value standpoint amongst its principal beneficiaries. It can be noted that in the Urban Land Institute's publication *Emerging Trends in Real Estate – 2015* Brooklyn ranked the highest in the nation as an investment “buy” for multifamily housing and for retail property.

The reasons for this exceptional performance are rooted in economic and demographic trends. For purposes of analysis, we will look at “rings” surrounding the BPL site at 280 Cadman Plaza. These rings are depicted on the accompanying map (Figure 1). The first ring encompasses the area 0.5 from the BPL address, the second ring extends the radius to one mile, and the third ring to two miles.

The inner ring (0.5 mile radius) is entirely within the borough of Brooklyn, almost exclusively comprised of the Brooklyn Heights, Downtown, and DUMBO neighborhoods. The second ring (1.0 mile radius) contains a Brooklyn population virtually exclusively, although it crosses the East River to touch the edge of Manhattan. Neighborhoods in the one-mile ring include Cobble Hill, Boerum Hill, Ft. Greene, Vinegar Hill, and the western environs of the Brooklyn Navy Yard. The third ring (2.0 miles radius) includes a number of Manhattan neighborhoods (Battery Park City, the Financial District, Tribeca, SoHo, Little Italy, Chinatown, the Lower East Side and a portion of the East Village), but is predominately in Brooklyn, extending from Red Hook to Williamsburg and including the Gowanus, Park Slope, Prospect Heights, Clinton Hill, the Atlantic Center redevelopment area, the Pratt Institute district, and a sliver of Bedford-Stuyvesant.

Figure 1.



As the data in Table 1 shows, the area closest to the BPL site is marked by exceptional socio-economic strength. The innermost ring is notably higher on all measures of household income, it has the highest levels of educational attainment, and is significantly higher in contract rent for residential units.

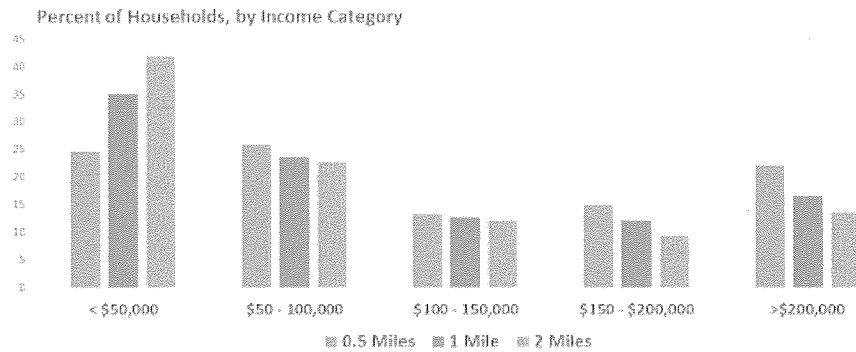
To show more clearly the income picture for the areas surrounding the Brooklyn Heights BPL site, the graphic immediately following (Figure 2) depicts the percentage of households falling into each of five income classifications. The area closest to the BPL site has the lowest percentage of household with incomes below \$50,000, but the highest percentage in all the higher household income categories. For households with incomes above \$150,000 per year, the inner ring registers 37.1%; the second ring has 28.8%; and the third ring has just 22.8%. The area immediately surrounding the BPL is home to a dense and highly affluent population.

Table 1: Socio-Economic Data of Areas Surrounding BPL Site			
	Inner Ring (0.5 Miles)	Second Ring (1.0 Miles)	Third Ring (2.0 Miles)
2000 Population	29,677	82,357	420,953
2010 Population	31,996	83,306	452,823
2015 Population	33,188	87,946	474,301
2010 Median Age	36.4	35.4	34.0
2015 Median Age	37.3	36.4	34.9
2015 Median HH Income	\$101,206	\$76,344	\$62,639
2015 Average HH Income	\$140,453	\$115,973	\$101,574
2015 Per Capita Income	\$68,668	\$52,746	\$44,159
2009-2013 ACS Median Contract Rent	\$1,913	\$1,502	\$1,271
25+ Population with Bachelors' Degree (2015)	34.5%	30.7%	30.3%
25+ Population with Graduate Degree (2015)	41.6%	33.2%	24.6%
Sources: All data accessed through Esri demographics service. 2000 and 2010 data based upon U.S. Census Bureau reports; 2009 – 2013 ACS refers to the Census Bureau's ongoing American Community Survey; all 2015 data are demographic estimates by Esri.			

The graphic (Figure 3) depicting the distribution of contract rents, as recorded in the Census Bureau's American Community Survey, illustrates how the income levels shown above translate into rental housing costs. There are evident similarities and dissimilarities. The pattern of sharply rising numbers of lower rental units the further from the 280 Cadman Plaza address mirrors the pattern of household income distribution. However, where there is a relatively strong concentration of incomes in the \$50,000 – 100,000 range near the BPL site, there are very few rental options in the \$1,000 - \$1,250 per month range. The relationship between income and rent is re-established in the upper categories, though. Fully 45.1% of all contract rents in the inner ring (0.5 mile radius) are \$2,000 per month or above, well above the levels measured for the one-mile and two-mile rings.

Figure 2.

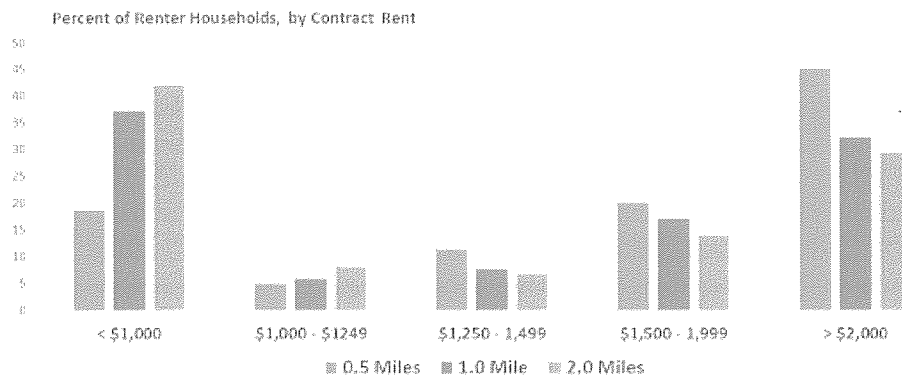
Household Income Distribution



Source: 2015 Income Estimates by Esri, for rings surrounding BPL site

Figure 3

Distribution of Monthly Residential Rents

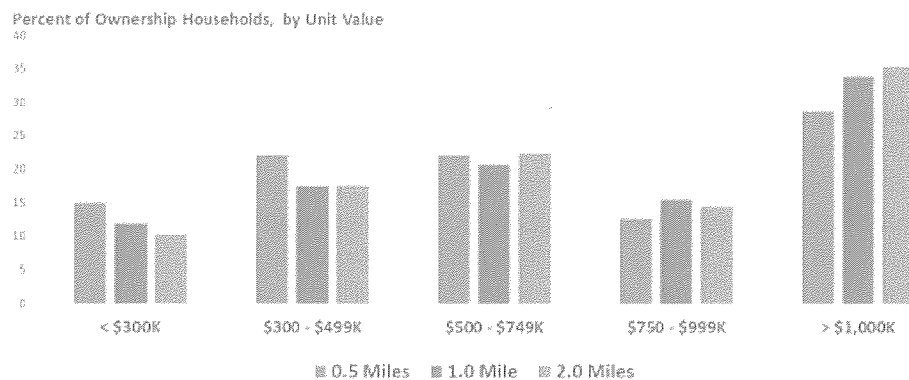


Source: U.S. Census Bureau, ACS 2009 – 2013 Estimate

Figure 4 shows the estimated value of owner-occupied units as reported in the American Community Survey for each of the rings. This pattern is notably different, as the percentage of owner-occupied units at lower levels of estimated value is greater in the inner ring, while million-dollar-plus units are more characteristic of the 1-mile and 2-mile rings (the latter including a portion of Lower Manhattan). This distribution is changing over time, however, and it should still be noted that million-dollar-plus residential units have the highest share in the 0.5 mile ring (28.1%, or 1,967 of the total of 7,009 owner-occupied units within the inner ring around 280 Cadman Plaza West. With the proposed development at this BPL site, that skewedness toward the very-high-end residential market can be expected to intensify.

Figure 4.

Distribution of Owner-occupied Housing Values



Source: U.S. Census Bureau, ACS 2009 – 2013 Estimate

The texture of the socio-economic groupings in Brooklyn Heights and the surrounding neighborhoods is captured by the Tapestry Segmentation Area Profile emerging from Esri's demographic analysis. For purposes of this report, the data is presented for the 0.5 mile and 1-mile rings only, as the 2-mile ring is significantly influenced by the make-up of the Lower Manhattan population. Figure 5 shows the segmentation for the two inner rings.

Esri's discussion of these demographic segments indicates the following:

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. *Laptops and Lattes* residents are cosmopolitan and connected—technologically savvy consumers. They are active and health-conscious, and care about the environment.

Figure 5.

Tapestry Comparison: Socio-economic groups within 0.5 Miles of site and 0.5 –to 1.0 miles



Independent, active seniors nearing the end of their careers or already in retirement best describes **Golden Years residents**. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

Metro Renters are highly mobile and educated, live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. *Metro Renters* income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. *Metro Renters* live close to their jobs and usually walk or take a taxi to get around the city.

High Rise Renters top the chart for density, diversity, presence of adult children, linguistic isolation, and foreign-born population. They travel far for employment, usually in service jobs, and depend on public transportation. These residents are young and struggling to make ends meet; a large portion of their income goes toward rent, demanded by their dense central city locations.

The above four categories cover virtually the entire population base within one-half mile of the BPL site. The combination of Golden Years and Metro Renters population segments helps to explain the nearly 50% of inner-ring households with

incomes under \$100,000. The Laptops and Lattes segment, on the other hand, is the single most common demographic element near the BPL site, and is likely the group driving the distribution of incomes in the \$150,000 per year cohorts shown in Figure 2.

The more affluent High Rise Renters are more numerous in the second band, between 0.5 and one-miles from the BPL site, though still only half the number of the Laptops and Lattes segment. There are far fewer Golden Age in this band and very few Metro Renters. The “Others” slice in this band is comprised principally by Esri’s **Trendsetters** segment, described as educated young singles who aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

All in all, the socio-economic profile of the areas around the Brooklyn Heights public library site – considered both quantitatively and qualitatively – describes a highly desirable development market from a demand standpoint. The neighborhoods in this part of Brooklyn are densely populated with affluent and/or upwardly mobile households, and the current wave of residential construction – readily seen in the forest of construction cranes on the skyline – dramatically shows how the real estate community is seizing the opportunities.

4. Trends in the Multifamily Real Estate Market

Market reports document an extended upward trend in the Brooklyn multifamily rental property type. The *Elliman Report* prepared by the respected valuation firm Miller-Samuels notes that the median monthly rent in the Third Quarter 2015 in Brooklyn was \$2,953, up 7.7% on a year-over-year basis. Reflecting the strength of the high-end market, average rents were up 7.4% over the same period, reaching \$3,275. The disparity between the average and the median represents the skewedness toward upper-end buildings in this robust market.

At the super luxury level, the median rent was a stunning \$5,212 per month. And across all new development for Brooklyn apartment buildings, the median rental price was \$3,050 as of the Third Quarter 2015.

The basic story of a flourishing multifamily market in Brooklyn, and especially in the areas delineated by the analytical rings shown in the previous section of this report, is confirmed by other respected data firms such as Reis, Inc. and Marcus & Millichap. The latter firm’s Third Quarter 2015 report stated “During the last 12 months, the average effective rent in Brooklyn rose 70 basis points to nearly \$2,400 per month as supply and demand move closer to equilibrium. Rents along the East River can be more than \$600 higher than the borough average.” The psychology of the market is being bolstered by reports in such publications as *New York Magazine*, *The Real Deal*, and *The Gothamist* stressing both the vitality and the prospective sustainability of the present upward market trends.

Condominium units have been specified as the form of housing planned for the 280 Cadman Plaza development. As strong as the rental housing market has been, condos have been frequently chosen as the highest and best use (or most profitable allowable use) in the burgeoning Brooklyn residential market.

The Third Quarter 2015 Elliman report on for-sale housing in Brooklyn contains the following data (Table 2) on the Brooklyn Luxury Market.

Table 2: Brooklyn For-Sale Luxury Housing Market – 3Q2015			
Variable	3Q 2015	3Q 2014	Annual Percent Change
Average Sales Price	\$2,481,918	\$2,074,286	19.7%
Median Sales Price	\$2,025,000	\$1,790,000	13.1%
Number of Sales	237	211	12.3%
Entry Price Threshold	\$1,555,000	\$1,375,000	13.1%
Source: The Elliman Report – Quarterly Survey of Brooklyn Residential Sales			

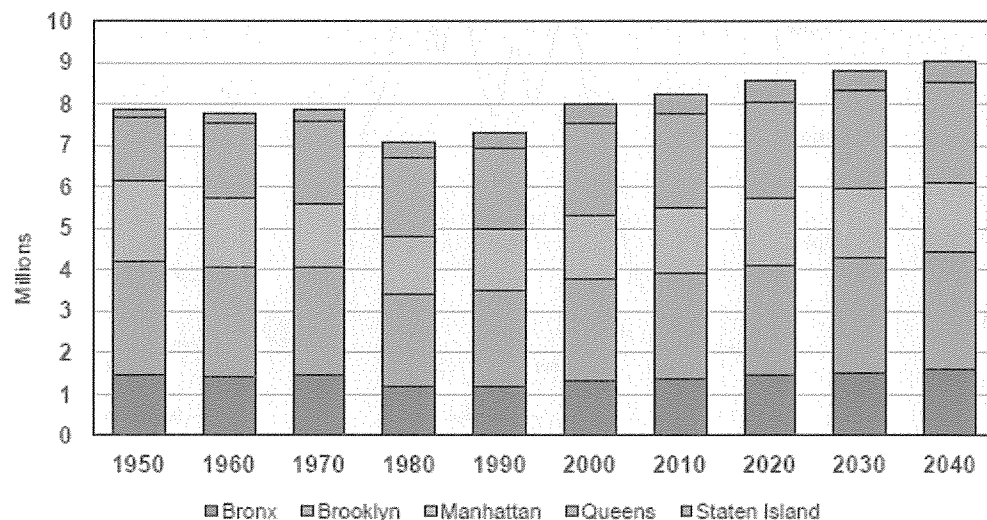
A search of condominiums on the market as of the date of this report in Zip Code 11201 yielded more than 2 dozen units for sale. Looking at the ten properties closest to 280 Cadman Plaza (see Table 3) showed an average asking price of \$1,285 per square foot. Units with view amenities such as the BPL site will afford are typically closer to \$1,500 per square foot or even higher. And as the Cadman Plaza development will be new construction, a price premium over older, converted buildings should be anticipated.

Table 3: Condos for Sale Proximate to 280 Cadman Plaza					
Address/Unit	Price	Bedrooms/ Baths	Size (sf)	Price/sf	Building Age
138 Pierrepont St. #6L	\$4,366,000	4/3	2,911	\$1,498	1913
400 Remsen St.	\$400,000	1/1	300	\$1,333	1955
306 Gold St. #9F	\$890,000	1/1	779	\$1,142	2009
136 Johnson St. # 7A	\$1,200,000	2/1	1,088	\$1,103	1920
360 Furman St. #832	\$1,295,000	Loft/1bath	901	\$1,437	1928
360 Furman St. #338	\$2,500,000	3/2	1,592	\$1,570	1928
110 Livingston St. #12C	\$1,270,000	1/1	927	\$1,370	1926
90 Furman St.	\$6,090,000	3/2	2,702	\$2,254	N.D.
57 Front St. #204	\$1,295,000	2/2	1,132	\$1,144	1899
Source: Trulia.com; data accessed 11/15/15					

Further future demand for residential units is expected, based on the projected increase in the City's population. Current City Planning Department projections have New York's population growing to nine million by 2040; Brooklyn alone is expected to have 2,840,525 residents at that point, an increase of 287,614 from its 2010 Census count. The borough's estimated 11.3% growth over those three decades surpasses the citywide growth estimate of 9.5%. These trends are captured in the graphic below (Figure 6), extracted from City Planning's report on *Population Projections by Age/Sex and Borough, 2010 – 2040*, dated December 2013.

Figure 6.

Figure 2: Total Population, New York City and Boroughs, 1950-2040



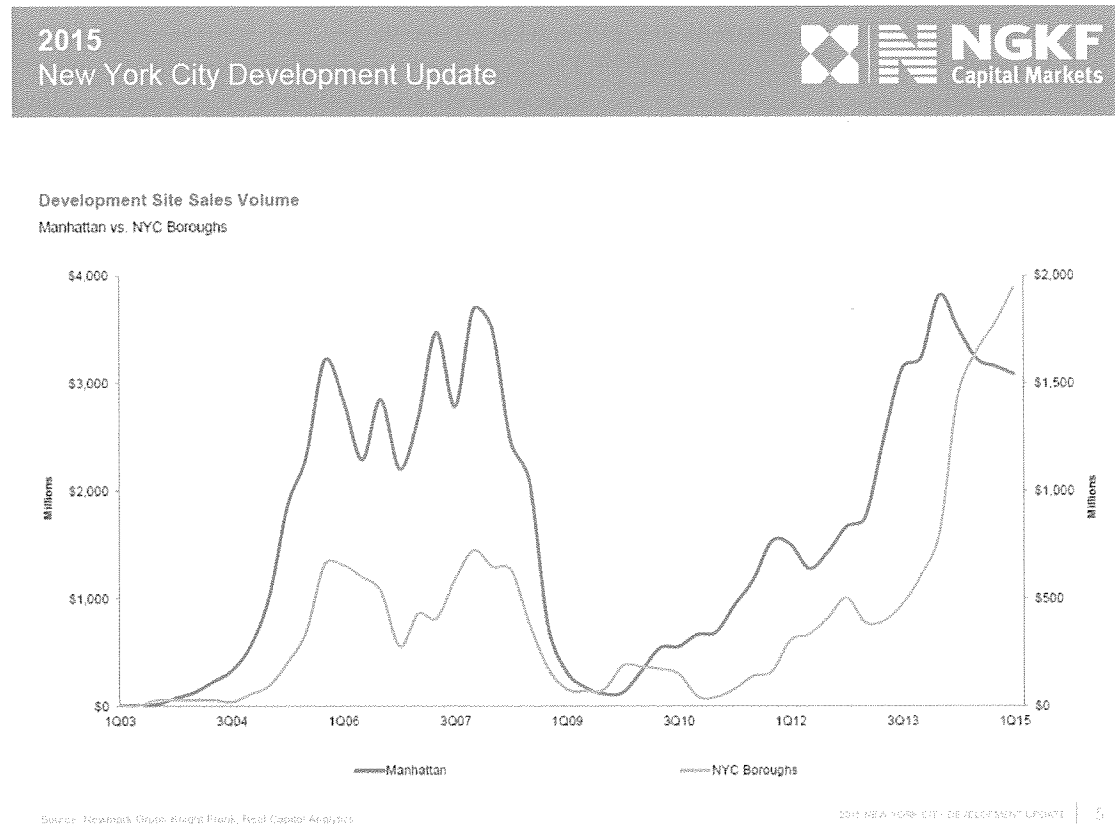
Unadjusted decennial census data, 1950-2000; DCP adjusted decennial census data 2010; DCP Population Projections, 2020-2040

Naturally enough, multifamily housing developers have responded to the opportunities in the current and expected market conditions. Newmark Grubb Knight Frank (NGKF) reports that development site transaction volume surpassed \$4.8 billion citywide during the first six months of 2015. Moreover, NGKF's *2015 New York City Development Report* notes that since the First Quarter of 2014, 83% of all land sales in Brooklyn have been for multifamily development, and that the average price per buildable square foot in neighborhoods near the BPL site (Cobble Hill @ \$554 per buildable square foot and Boerum Hill @ \$550) are now comparable to Manhattan's Upper East Side (\$444), Midtown East (\$529), and Downtown (\$550).

The pricing levels are responding to the volume of capital being directed to New York's "outer borough" development. NGKF data shows that, as of late 2014 and into

2015, development site sales volume in the outer boroughs (led by Brooklyn) exceeded the level being committed to housing development sites in Manhattan.

Figure 7.

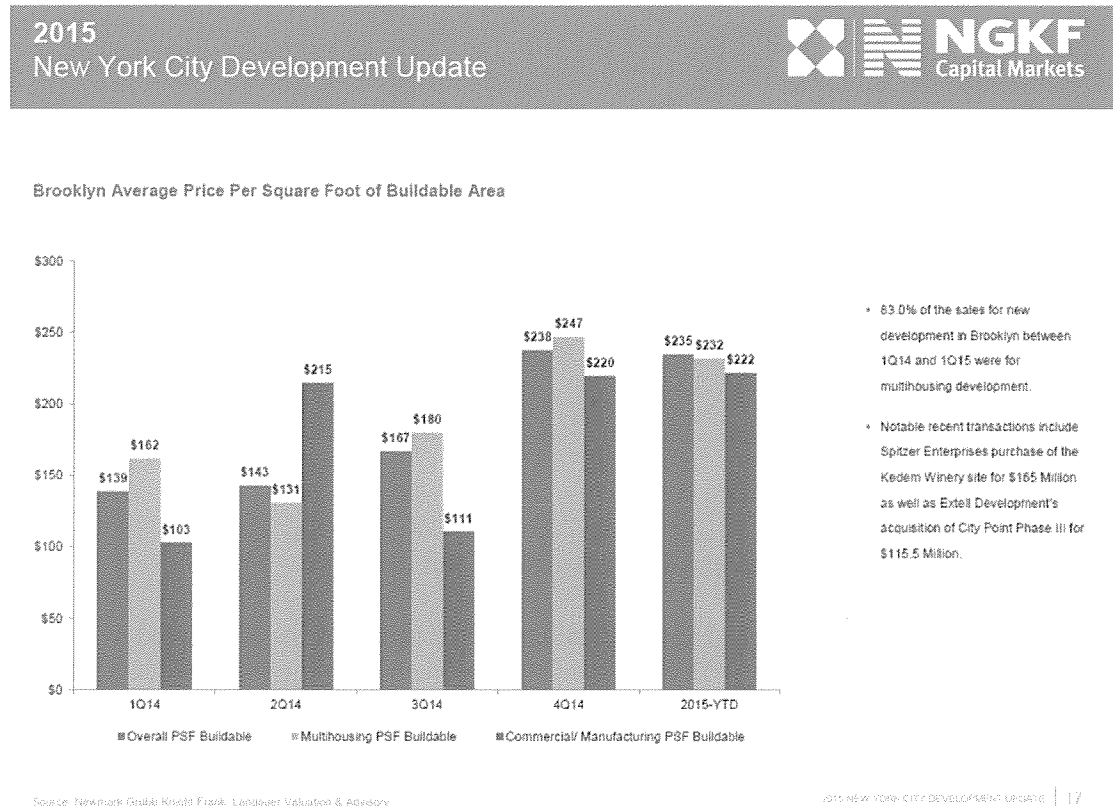


Quarter-to-quarter, Brooklyn average prices per square foot have been increasing in a saw-toothed pattern attributable to the variation in the mix of sites transferred in each period (Figure 8). As of the Fourth Quarter 2014, the average price for a Brooklyn multifamily development parcel was \$247 per buildable square foot, and this eased to a still-expensive \$232 per buildable square foot in the first half of 2015. The averages combine land values in all Brooklyn neighborhoods, and there are dramatic variances. NGKF tallies current prices for multifamily development sites at just \$70 per buildable square foot in the southern part of Brooklyn. North Brooklyn, which includes but extends beyond the 2-mile ring detailed in the map presented in section 2 of this report, has a higher \$270 average. But even this figure understates “fair price” for the BPL site, as section 4 of this report will detail.

The focus on the north half of Brooklyn for development opportunities is consonant with the pattern of transactions for existing apartment buildings. The map on page 16 (below), taken from Real Capital Analytics’ *Trends and Trades* report for New York’s outer boroughs (3rd Quarter 2015) clearly depicts the geographic concentration of

multifamily investment in Brooklyn, Queens, and the Bronx. Developers want to build where investors want to buy. That is their exit strategy, and ultimately their source of profit. Year-to-date, multifamily sales in NYC's outer boroughs has surpassed \$5 billion.

Figure 8.



Representative sales of apartment properties in North Brooklyn in recent months have included:

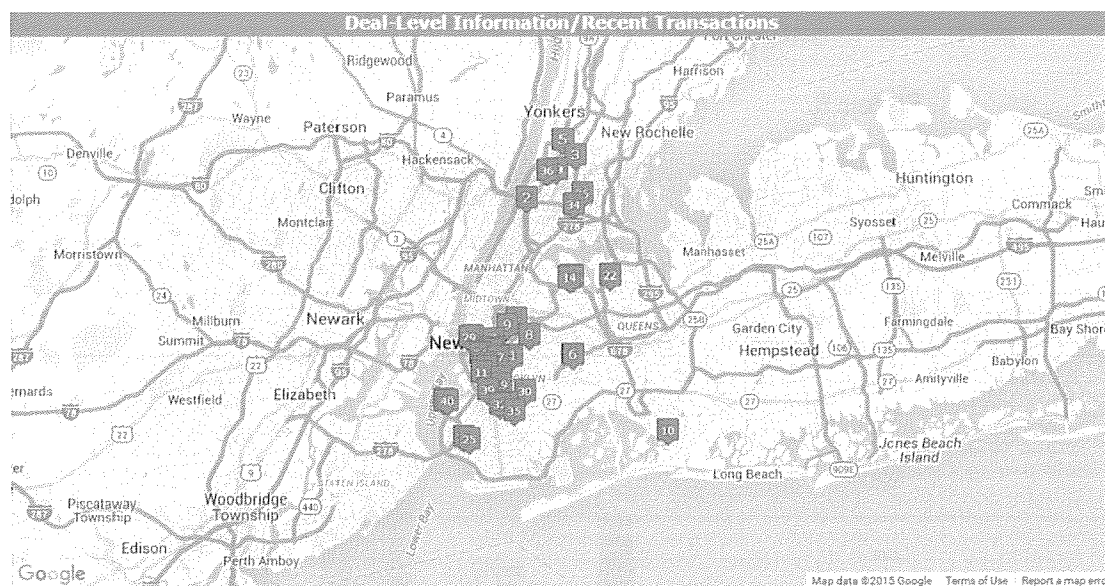
Plymouth House (115 Henry Street) in Brooklyn Heights. Built in 1921. Sales price \$25 million, or 657,895 per unit, for a six story building with 38 units and street level retail. Sold in September 2015.

2 Pierrepont Street in Brooklyn Heights. Built in 1941. Sales price \$35 million, or \$897,436 per unit, for a 12 story building with 39 units. Sold in September 2015.

48 Meserole Street in Greenpoint. Built in 1931. Sales price \$15.5 million, or \$859,375 per unit, for a 6 story building with 18 units. Purchased for renovation in October 2015.

(Sales reported by Real Capital Analytics).

Figure 9.



5. Recent Development Site Sales Detail.

In this research, 76 individual development site sales completed in the past two years in the 2-mile ring (Brooklyn only) have been examined. These sales, in the aggregate, represented a total price of \$697,820,545. Of this amount, \$485,098,750, or 69.5% was accounted for by the top 16 transactions, those that are most pertinent to the BPL site's proposed transaction price. The immediately following Table 4 presents the basic descriptive statistics for the development site sales, categorized by transaction price range. The key figures are the prices per FAR (the Floor Area Ratio), which reflects the amount of buildable square feet subject to the transactions.

Table 4: Land Sales Transaction Data Two Years Ending October 2015				
Price Range	Number of Sales	Average Price per FAR	Median Price per FAR	FAR Price Range
All	76	\$331	\$315	\$62 – 688
Greater than \$10 million	16	\$392	\$358	\$211 – 688
\$5 – 10 million	16	\$319	\$330	\$62 – 621
Less than \$5 million	44	\$314	\$303	\$83 - 620
Source: data courtesy of NGKF research; analysis by author				

Table 5: Individual North Brooklyn Land Sales \$10 Million or Greater					
Neighborhood	Address	Price (\$)	Date of Sale	Buildable Square Feet	Price per FAR
Brooklyn Heights	140-146 Pierrepont St.	35,438,775	2/26/15	118,330	\$299
Cobble Hill	242-246 Kane St.	15,735,000	3/18/15	27,240	\$578
Clinton Hill	539-559 Waverly Ave.	33,376,925	11/18/14	110,098	\$303
Clinton Hill	100-102 Steuben St.	12,632,750	9/30/14	60,000	\$211
Williamsburg	525-545 Broadway	34,507,500	8/18/15	96,320	\$358
Williamsburg	286-306 Wythe Ave.	27,401,375	6/25/15	39,814	\$688
Williamsburg	109-137 Hope St.	31,500,000	10/21/15	97,693	\$322
Williamsburg	76 N. 8 th St.	10,750,000	3/10/15	20,000	\$538
Williamsburg	420-430 Kent Ave	166,693,300	2/4/15	623,110	\$268
Williamsburg	771-787 Metropolitan Ave	23,759,750	12/11/14	50,605	\$470
Williamsburg	300-308 N. 7 th St	19,112,500	11/14/14	39,701	\$481
Williamsburg	510 Driggs Ave.	25,000,000	9/17/14	47,250	\$529
Williamsburg	120-150 Union Ave.	15,952,500	9/4/14	70,200	\$227
Williamsburg	190-196 S. 1 st St.	12,165,000	4/29/14	31,174	\$390
Williamsburg	774 Grand St.	14,265,875	11/13/13	57,410	\$248
Source: NGKF Research					

The data clearly point to an “economy of scale” effect whereby parcels with a greater volume of development rights are valued more highly, since the fixed cost of land development rights can be spread more efficiently in the overall building program. Smaller parcels, though more numerous, command lower FAR prices because they generate fewer total units to be developed, in lower-rise sites and with tighter physical constraints for the building program. This is related to a traditional real estate development concept termed “plottage value.” The idea of “plottage” or “assemblage” value is that an increase in value realized by combining adjacent parcels of land into one larger parcel. Generally, the value of the whole parcel will be greater than the sum of the individual smaller parcels.

In the case of the BPL, the structure of the deal has created such a value increase through the earlier zoning lot merger, as well as the inclusionary housing bonus. The consistently lower prices reflected in the 44 smaller sales are the other side of the coin – smaller and less efficient sites generally command lower per-unit values. That said, even such comparatively “lower” prices are extremely high in the two-mile ring around the BPL site. For comparability purposes, the weighted average price per FAR of the five sales with the greatest volume of buildable floor area rights is a good indicator of sales with strong “plottage” resemblance to the BPL development potential. The weighted average price per FAR for those sales is \$288.38.

6. Development Rights Pricing at the BPL Site

There are two components of price in the proposed transaction, the Cash Price of \$52 million, and the contributed cost (“in-kind”) of constructing the BPL condominium space that is to be conveyed by a nominal \$1 sale upon project completion.

Because the condominium space uses a portion of the total zoning rights at 280 Cadman Plaza, the 14,550 square feet of above-grade space to be returned to BPL should be excluded in calculating the price per FAR that Cadman Associates, LLC is offering. Thus the \$52 million cash price should be applied to the 280,357.5 zoning square feet attributable to the residential units, the retail space, and the community facility space, less the 16,667 square feet of buildable rights purchased for a reported \$6 million from St. Ann’s School. The St. Ann’s transaction equates to a sales price of \$360 per FAR. The development rights to be paid for by the \$52 million offered price from Cadman Associates amounts to 263,690.5 square feet. This equates to \$197.20 per FAR.

The cost of the in-kind payment of the condominium for BPL is not so straightforward to calculate. But it should be stressed that this is simply an issue of construction cost. The ULURP file clearly states that the “fit-out costs” of the new Brooklyn Heights Library are to be borne by the BPL out of the cash proceeds of \$52 million being offered by Cadman Associates, LLC. Thus, what the developer will be returning to the Library is a “core and shell” construction product.

Such a product is not well-defined in the documents I’ve been able to review. There are a variety of “core and shell” terms in use in the industry. A “dark shell” refers to a building provided to a tenant with an unfinished interior and lacking heating, ventilating, and air conditioning (HVAC), and usually without lighting, plumbing, ceilings, elevators, or interior walls. A “vanilla shell” refers to a building with a minimally finished interior, usually with ceilings, lighting, plumbing, heating and cooling (HVAC), interior walls (painted or unpainted), electrical outlets, elevators, rest rooms, and a concrete floor. A warm vanilla shell is considered ready to lease and ready for tenant improvements. A cold vanilla shell differs from the “warm shell” because it lacks an HVAC installation. Based upon my reading of the pertinent documents, it appears that BPL expects to have a “warm vanilla shell” upon the conveyance of the condominium from Cadman Associates.

The attributed cost of the core-and-shell to be conveyed is, frankly, a matter of interpretation and it would have been useful had this been specified in the documents presented in the ULURP filing. Core-and-shell implies inclusion of foundation and roofing costs, without which there is no “shell” in the sense of a complete enclosure. However, in this case, the foundation and the roof pertain to the entire building, and require standards appropriate to high-rise residential construction, to a luxury standard in the case of the BPL site (since that is what “market rate” means in this location). Construction to luxury standards benefits the developer in enhancing the marketability of the residential units, but does not convey additional value to the BPL which simply needs a standard appropriate to a new, functional library facility. (Many of the nuances in developer/tenant expectations in core-and-shell conveyances can be found in the General Services Administration’s *Pricing Desk Guide, 4th Edition* (2011).

For the BPL space, I have looked at a variety of cost calculator handbooks (RS Means; FW Dodge) to arrive at a ballpark estimate of cost. Contractors that I have interviewed were reluctant to “guesstimate” costs without more information than the available documents provide. However, given a two-thirds/one-third distribution of above-grade and cellar space for the BPL facility, a vanilla shell cost of \$180 per square seems generous, and this amounts to a \$3,870,000 “in-kind” contribution to price, bringing the total cash-equivalent price offered by Cadman Associates to \$55,870,000, or \$211.88 per FAR.

This compares with the average price per FAR of \$270 for all North Brooklyn development sites reported by NGKF, the weighted average price per FAR of the five largest development sites in North Brooklyn of \$288, and the mean price per FAR for all known land sales in the 2-mile ring (Brooklyn only) during the past two years of \$311. Against these benchmarks, the offered price (cash plus in-kind) ranges between 68.1% and 78.5% of the indications of “fair value.” And, of course, the \$211.88 per FAR price is just 58.9% of the price paid to St. Ann’s for its excess air rights.

7. Additional Comments

A couple of questions should be considered. Normally in an “arms-length transaction” the agreed upon price is considered the best indication of fair value. After all, a reasonable buyer and seller have negotiated that price and neither is assumed to have incentives to transact at other-than-market value. This is not a universal principle, however, and in the present case both the City and the BPL as sellers have motivations not typical of the usual determination of acceptable price.

For the BPL, there is an asserted capital shortfall of \$300 million looming over its operations. This financial burden places the BPL in the category of a “distressed seller,” who may wish to conclude a deal simply to mitigate the degree of the capital burden. It is not unusual for such distressed sellers to act on the maxims “something is better than nothing,” and “sooner is better than later,” and move on a transaction lower than fair

value in the marketplace. Obviously, buyers recognize and prey upon such “motivated sellers.”

The City administration, for its part, has a highly public commitment to the laudable goal of maximizing affordable housing production. The proposal of Cadman Associates to create 114 (115 including a superintendent’s apartment) off-site units of affordable housing (as described earlier in section 1 of this report) in exchange for the right to build 139 market rate, luxury units at 280 Cadman Plaza meets the City’s objectives squarely. But should this be considered germane to the question of “fair price”?

The answer is: “not on an economic basis, since the off-site housing development brings no identifiable economic benefit to this property transaction.” No additional funds are generated by the off-site development, and therefore there is no “in-kind contribution” equivalent to the construction of the BPL condominium. The City’s affordable housing program does not expect developers to construct dwelling units that are “infeasible” in the sense of not have value exceeding their cost to produce, and not able to be “financed out” once fully tenanted. Affordable housing developers are not forced to lose money by proceeding with non-economic deals. While the margin of profit may be lower than in market-rate development, the private developers are not being asked to (in effect) build housing that makes no sense. A construction lender has to be able to underwrite the affordable development housing deal, and a permanent lender has to be able to expect the repayment of principal and interest on a mortgage loan. In the construction industry, there is often discussion of how to match costs with the value of the housing produced, but no builder is prepared to subsidize the city’s affordable housing production out of his or her own pocket. Thus, whatever the value to the city in advancing the cause of affordable housing production, it should not be viewed as bringing additional price to the BPL transaction in the same way that the cash-price and condominium construction costs do.

The affordable housing element, in other words, should not be used to inflate the economic benefit pertaining to the BPL transaction. This conclusion should be underscored by the detailed breakdown of the rents anticipated for the “affordable” off-site units (Table 6). Some 46% of the affordable units are targeted for households earning between \$86,300 and \$142,395 per year. Rents range from under \$1,000 per month for studios and one-bedrooms for households earning no more than 60% of the Area Median Income (AMI) to \$1,879 to \$3,623 per month for 2 and 3 bedroom units for households at 100% to 165% of AMI.

Hudson Development (the sponsor participating in this transactions as Cadman Associates, LLC) maintains that it will use no “additional capital subsidies” to create the off-site housing, although the baseline against which the “additional” subsidies might be compared is never stated. The schedule of projected rental income, however, makes it clear that substantial rents are expected to be generated at the Atlantic Avenue and Fulton Street off-site “affordable” developments.

Table 6: Projected Rent Schedule for Off-Site Affordable Housing			
Studio			
% of AMI	Monthly Rent	# units	Projected Rent Roll
60%	\$850	11	\$9,350
80%	\$1,151	19	\$21,869
100%	\$1,451	14	\$20,314
165%	\$2,428	11	\$26,708
One Bedroom			
% of AMI	Monthly Rent		
60%	\$913	7	\$6,391
80%	\$1,236	11	\$13,596
100%	\$1,558	8	\$12,464
165%	\$2,605	6	\$15,630
Two Bedroom			
% of AMI	Monthly Rent		
60%	\$1,106	4	\$4,424
80%	\$1,492	1	\$1,492
100%	\$1,879	6	\$11,274
165%	\$3,135	5	\$15,675
Three Bedroom			
% of AMI	Monthly Rent		
60%	\$1,278	1	\$1,278
80%	\$1,725	1	\$1,725
100%	\$2,171	1	\$2,171
165%	\$3,623	2	\$7,246
	Monthly Rent Roll		\$171,607
	Annual Rent Roll		\$2,059,284

There is one last, and relatively minor, element to mention. There is a necessary interim facility at Our Lady of Lebanon church which will house the Brooklyn Heights Library during the construction period under the proposal being considered. I see no specific reference to Cadman Associates bearing that cost (relocation, tenant

improvements, lease payments, etc.) and so see no additional funds to BPL from the 280 Cadman Plaza transaction. On the contrary, it appears that these costs must be paid out of the \$52 million cash tranche.

The ULURP application simply states that “the applicants will relocate the branch library to a temporary facility.” Insofar as “the applicants” are listed as the New York City Department of Citywide Administrative Services, with co-applicants as the Brooklyn Public Library, and Cadman Associates, LLC., it would appear that Cadman Associates may or may not make some monetary contribution to the interim library costs. To the degree that such expenses would be absorbed by the City and the BPL as “applicants” and such expenses would exceed what would be budgeted for in-place operation, a downward adjustment in the net price per FAR would be warranted and could be accounted for if further information were forthcoming.

8. Relating to the Consultant’s Engagement

Build Up NYC (BUNYC) has retained Hugh Kelly Real Estate Economics for consulting services relating to Fair Price issues concerning a development plan for a site at 280 Cadman Plaza (aka One Clinton Street), Brooklyn NY 11201.

The Consultants Agreement between BUNYC and myself, dated October 26, 2015 stipulates that my conclusions are to be based solely upon my independent investigation, research, and analysis. I hereby affirm that I have performed my work without input or influence from BUNYC or any other party to this proposed transaction.



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NYC City Council Subcommittee of Planning, Disposition and Concessions
Brooklyn Heights Library Redevelopment/Hudson Companies
Testimony of Orlando Castillo, November 18, 2015

Good afternoon, my name is Orlando Castillo. I am a lifelong Brooklyn resident and I live in Vinegar Hill. I am also an Elevator Constructor.

I came today as a representative of Build Up NYC; A coalition of working men and women advocating for good jobs and responsible development. We feel very strongly that the Hudson Companies' Brooklyn Heights Public Library project is a bad deal for Brooklyn. In addition to a growing list of concerns, I want to raise some red flags about how this project impacts the infrastructure in this community. Today we ask this committee to Vote NO on the plan and send this project back to the drawing board.

The schools are already overcrowded in our area; in fact the local elementary school is operating at 142 per cent of capacity. We can't continue to bring more residents into our communities and not provide the necessary environment for our children to learn and grow. In fact, this was a concern of Borough President Adams when he voted against this project. We need to look at the overall impact that these new developments will have on our schoolchildren.

In addition to schools and other infrastructure concerns, I am particularly concerned about the current electrical grid. The New York Building Congress reported that permits had been issued for 23,326 units of residential housing in fiscal year 2015. Will our electrical supply in this neighborhood adequately support all of this development? Do we need upgrades to service and equipment to ensure that our needs are met? As an elevator constructor, I know that inadequate power can lead to elevator shut downs and passenger entrapments. Building the infrastructure to support this development is a matter of public safety.

I strongly urge this Committee to vote no and send this project back. We need a good plan that considers the long term impact a project of this size will have on our infrastructure.

Thank you.



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NYC City Council Subcommittee of Planning, Disposition and Concessions
Brooklyn Heights Library Redevelopment/Hudson Companies
Testimony of Keshawn LaBarrie, November 18, 2015

My name is Keshawn LaBarrie and I have lived here Brooklyn for many years. I am also a carpenter and I am also here representing Build Up NYC.

While the Hudson Companies propose to reduce the size of our library and build off site “affordable” housing, the developer also refuses to commit to creating good, safe jobs with priority hiring for city residents. Not only that, Hudson wants to pay almost \$26 million under the market rate value of the land.

Construction on these projects can last for years and without adequate safety measures in place, it’s a dangerous work environment that can put workers and the public at risk. According to 2014 OSHA statistics, 48% of workplace fatalities in NYC were construction related. 75% of construction fatalities in NYC in 2014 occurred on job sites where workers did not participate in state approved training and apprenticeship programs.

To create the good, safe jobs that our community deserves, we need developers who commit to using contractors who participate in state approved training and apprenticeship programs. Apprenticeship programs provide necessary safety training that can literally be the difference between life and death. I work on sites where developers believe in the safety of workers and the public. From learning how to use equipment to feeling empowered to speak up when I see unsafe conditions, I have constant instruction on how to stay safe at work. Proper training and safety measures by construction employers helps safeguard the public as well.

While the proposed project will create permanent jobs after construction is complete, Hudson refuses to make a commitment to good jobs with responsible wages, medical and retirement benefits. Creating permanent jobs that provide family sustaining wages and benefits can create opportunities for members of the community and help support local businesses.

At Build Up NYC we believe in responsible development that provides good jobs and real, impactful community benefits. While the Hudson Companies is offering far less than what our public land is worth, they are also refusing to create the jobs and opportunities that will allow many of us to continue to call Brooklyn our home. I urge you to send Hudson’s plan back and vote no.

Thank you.



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NYC City Council Subcommittee of Planning, Disposition and Concessions
Brooklyn Heights Library Redevelopment/Hudson Companies
Testimony of Dave Ramsey, November 18, 2015

Good afternoon, councilmembers. Thank you for the opportunity to speak today. My name is Dave Ramsey. I am a painter as well as a member of Build Up NYC. I am also a longtime Brooklyn resident who is working hard to continue to call Brooklyn home for me and my family.

I am concerned about what Hudson Companies is proposing for Brooklyn and what it means for families like mine that are struggling to afford to stay in our communities.

As part of their plan for the Brooklyn Heights Library, the Hudson Company proposes to include affordable housing as part of their deal. However, Hudson will segregate the affordable housing, placing it 2 miles off site from the luxury development that will house our much smaller library. Last year, there were fights against wealthy developers using "poor doors" in their luxury developments. Hudson Companies has taken it a step further.

Secondly, over 75% of the proposed affordable housing apartments are studios and one bedroom apartments. Brooklyn is in need of affordable housing of all sizes, but the sale of our public land should provide us with the housing that is most needed in our Borough: real affordable housing for families. Additionally, the affordable units are simply not affordable. Most of the units are for families making between \$86,300 dollars to \$142,395 dollars. These apartments are unaffordable and inaccessible to working families or elderly Brooklyn residents being pushed out of rapidly gentrifying communities.

Increased luxury housing often combines with other pressures to drive up rents in nearby communities. Hudson's project adds 139 more luxury condos to an area with large increases in luxury residential development. As luxury developments boom near transit hubs, working families get pushed farther and farther away from access to public transportation and retail hubs.

To make matters worse, Hudson Companies has not committed to creating the high quality jobs that Brooklyn families need to afford to continue calling New York City home. Creating good jobs is necessary to combat the affordable housing crisis. Again, the Hudson Companies project falls short.

I urge the council to stand on the side of hard working tax payers and vote no on this project. It does nothing to help families that need affordable housing the most and instead it may speed up gentrification and continue to economically segregate my borough. We deserve a better deal.

Thank You.



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NYC City Council Subcommittee on Planning, Disposition and Concessions
Brooklyn Heights Library Redevelopment/Hudson Companies
Testimony of Carole Raftrey, November 18, 2015

Good afternoon and thank you for giving me the opportunity to speak on this issue. My name is Carole Raftrey. I am a long-time Brooklyn resident as well as a member of Build Up NYC. We are an alliance of more than 200,000 hard working men and women in the construction, building services and hospitality industries. Together we advocate for safe, responsible development that strengthens our communities.

I am here to urge you to vote against the Hudson Company's proposal to downsize the Brooklyn Heights Library in order to build luxury housing on the site.

The developer, Hudson Companies, is proposing to buy the land for \$52 million, renovate and shrink the library, and turn it into a separate condo unit within a luxury building on this prime piece of downtown Brooklyn real estate. However, based on a report released by respected real estate expert Dr. Hugh Kelly, Hudson is only paying about 2/3rds of what the land is worth.

This means that instead of paying \$52 million, Hudson should be paying up to \$78 million for the land based on the true market value. That is an additional \$26 million that could be going towards our libraries AND contribute to other valuable initiatives like increasing affordable housing, building new schools and pre-k sites, improving transportation and other badly needed infrastructure improvements. As a tax payer I ask you, is this proposal really in the public interest?

In addition to low-balling the price, the Hudson Companies have also decided that – in the interests of higher profit – they will place all the affordable housing offsite, with none in the luxury development housing the library. Large numbers of the affordable units are studio and 1 bedroom apartments that are actually unaffordable and inaccessible to working families and elderly Brooklyn residents feeling pushed out of rapidly gentrifying communities.

Throughout this rezoning process, there has been extensive testimony about the impact of this development on the already overcrowded and strained infrastructure of our community, mainly our overcrowded schools. Downtown Brooklyn and the Brooklyn waterfront are undergoing a massive transformation. There are many new high rise residential developments being planned and being built. Taken together, the influx of new families and children into the school system from these developments is significant.

In his recommendation to disapprove the project, Brooklyn Borough President Eric Adams noted ongoing concerns around the size and location of the affordable housing, school overcrowding, the, the reduction of current library space and the need to retain local business and MWBE's as part of this project. We echo the Borough President's concerns about these issues, as well the Hudson Companies' failure to commit to select contractors who participate in state-approved apprenticeship and training programs and provide family sustaining wages and benefits for the hundreds temporary construction and permanent maintenance and security jobs this project will produce.

We must be mindful of the precedent a deal like this can mean for our city. If Hudson is allowed to purchase our public assets below market rate while offering little in economic and community benefits, then we hurt our chances to get a fair deal in other communities in the future. In fact, instead of incorporating ideas and suggestions from community board, borough president or other stakeholders, the Hudson Companies has decided to spend money promoting the deal. This is why the Council must reject Hudson's plan and return to the drawing board. We need to put the public good ahead of the private gain for-profit developers.

Thank you.



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Build Up NYC

Build Up NYC is an alliance of working men and women, committed to good jobs and responsible development. Working together, we are advocating for a stronger and more vibrant middle-class through safe and responsible development.

TOWARDS A VIBRANT MIDDLE CLASS

Build Up NYC is committed to a growing and sustainable middle class. We can only grow a stronger middle class if workers have jobs with good wages, affordable health insurance and retirement benefits. Access to training and apprenticeship programs creates opportunities for advancement and real careers.

The race to the bottom in the construction industry hurts workers and communities. When contractors compete by cutting wages and benefits, workers lose the ability to support their families and businesses in their communities and responsible contractors are at an economic disadvantage.

Build Up NYC is fighting for good jobs for workers and a level playing field for responsible employers.

A SAFE WORKPLACE IS A SAFER CITY

Construction is one of the most dangerous industries in New York City. Cutting corners and lack of proper safety practices can lead to more accidents, injuries and deaths in and around construction sites.

Build Up NYC is working to make sure every construction worker has access to comprehensive training in order to prevent accidents and injuries at the worksite and in our city. Build Up NYC is fighting for a safer New York.

RESPONSIBLE DEVELOPMENT, STRONGER COMMUNITIES

Developers who construct and maintain buildings in New York have a responsibility to the communities and workers who make their success possible.

Developers and employers have a responsibility not only to make sure the construction, operations, maintenance and security jobs are good jobs, but to support a 21st century infrastructure.

Build Up NYC is working to make sure employers and developers do their fair share to maintain and upgrade the infrastructure that we all count on.

It's time to stand up and fight back

Build Up NYC is fighting for the High Road on Economic Development



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NYC Construction Safety Fact Sheet

The federal Occupational Safety and Health Administration (OSHA) recently released statistics on construction. According to OSHA's report:

48%

of all NYC workplace fatalities in 2014
were construction related

75%

of construction fatalities in NYC in 2014
occurred on job sites where workers did not
participate in state approved training and
apprenticeship programs.

50%

of construction fatalities involved immigrant
workers or workers who spoke a language
other than English.

In 2014, OSHA's federal safety and health experts conducted 540 construction inspections, issued 742 serious, willful or repeat violations and assessed \$2.3 million in penalties to employers in New York City.



BUNYC Affiliated Training Programs Create Career Paths for Thousands of NYC Residents

NYC Building and Construction Trades Apprenticeships

NYC Building and Construction Trades unions provide a career path to the middle class through good jobs with family sustaining wages, excellent benefits and unparalleled training opportunities through more than two dozen New York State-approved apprenticeship programs. More than two dozen NYC union apprenticeship programs are currently training more than 8,000 people for middle class careers in the construction industry.

As part of a registered apprenticeship program, apprentices receive:

- a minimum of 144 hours of annual classroom instruction covering the theory, principles and technical knowledge required to do the job; and,
- on-the-job training while employed at wages which increase as their skills progress.

At the successful conclusion of apprenticeship training, which typically lasts 2-5 years depending on the trade, apprentices graduate to become journeypersons. Journeypersons are recognized as the most qualified members of their craft and command the best wages and benefits in the industry.

- **NYC Union Construction Apprenticeship Programs Enrolled An Annual Average of 8,022 Individuals**
- **75% of Union Construction Apprenticeship Program Participants are NYC Residents**
 - From 2010-2012, 6,010 NYC residents were enrolled in NYC construction apprenticeship programs on average, representing 75% of total annual enrollees.
- **65.5% of Apprentices Who Live in NYC Are People of Color**
 - 2,017 apprentices who reside in NYC are African American – 33.6%
 - 1,625 apprentices who reside in NYC are Hispanic – 27%
 - 292 apprentices who reside in NYC are Asian or other ethnicities – 4.9%
- **Innovative Pre-Apprenticeship Programs Create a Community Pipeline to Good Jobs**
 - NYC Building and Construction Trades unions provide a career path through a number of innovative pre-apprenticeship programs:
 - **The Edward J Malloy Initiative for Construction Skills** provides pre-apprenticeship training that prepares graduating New York City public high school seniors and other local populations for entry into unionized building and construction trades apprenticeship programs.
 - **256 recent NYC Public High School graduates placed in union apprenticeships from 2010-2012.**
 - **Helmets to Hardhats** is a national, nonprofit program that connects National Guard, Reserve, retired and transitioning active-duty military service members with skilled training and quality career opportunities in the construction industry.
 - **154 NYC veterans placed in union apprenticeships from 2010-201.**
 - **Nontraditional Employment for Women (NEW)** prepares, trains, and places women in careers in the skilled construction, utility, and maintenance trades, helping women achieve economic independence and a secure future.
 - **292 NYC women placed in apprenticeships from 2010-201.**

NY Hotel Trades Council Industry Training Program

The Industry Training Program (ITP) began in 1969 through the joint efforts of the New York Hotel Trades Council and the Hotel Association of New York City, Inc. It was created in response to the growing need for better-trained employees within the workplace and to encourage worker advancement.

Since 2007, the ITP has graduated 1,500 members from its state of the art Training Center who have taken courses in the following areas:

- Engineering Department
 - Air Conditioning and Refrigeration Mechanic
 - Boiler Mechanic
 - Electrical Mechanic
 - Plumbing
- Food and Beverage Department
 - A la Carte Server
 - Banquet Server
 - Tournant (Culinary Arts)
- General Life Skills
 - Computer Skills
 - Referral Service

SEIU 32BJ Training Fund

The 32BJ Training Fund is a joint labor-management partnership that offers training to eligible participants at no cost. The Training Fund offers a wide range of excellent industry and basic education programs designed specifically for building service workers. These courses are developed with input from building owners and union members to give members the skills they need to succeed.

The Training Fund facility is equipped with customized mechanical trainers and simulators that allow students to trouble-shoot boiler and HVAC systems. Members have access to computer labs where they can take classes and develop their computer skills. The 32BJ Training fund is committed to helping 32BJ members achieve success in their careers.

The 32BJ Training Program has developed several Career Tracks intended to provide each student with the essential tools and mechanical abilities needed to achieve the next level in their career. Career Tracks include such tracks as Air Conditioning and Refrigeration License Certification, Cleaning Foreperson/Lead Cleaner, Handyperson, Security Professional, Superintendent/Resident Manager and more.

The 32BJ Training Program also offers courses in the following areas:

- Energy Efficiency
- English as a Second Language
- Green Cleaning
- License and Required Training Updates
- Security
- Superintendent Training and Professional Development



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Vice President

BUILDING REAL CAREERS BY INVESTING IN GOOD JOBS

Pathways to careers in construction, operations, maintenance, security & hospitality jobs

Thousands of temporary construction jobs and permanent hospitality, building operations, maintenance and security jobs are created every year in New York City. These jobs can create opportunity for workers to become part of the middle class with real careers, health insurance, retirement benefits, training and development programs and a voice on the job.

ENSURING GOOD JOBS FOR ALL WORKERS

Getting a written, legally enforceable agreement from developers with a commitment to create good jobs at the established industry standards is an important first step because it locks in wage and benefit rates as well as access to the training and apprenticeship programs and opens the door to continuing employment opportunities for construction workers. Without a written agreement, workers may be subject to second class jobs with lower wages, fewer benefits, dangerous working conditions and short term employment.

HOSPITALITY, BUILDING MAINTENANCE, OPERATIONS & SECURITY

Most of the hospitality, building maintenance, operations and security jobs are permanent jobs. For permanent jobs, local hire agreements are an effective pathway into the middle class careers for local residents.

- **In the hospitality sector**, the Hotel Trades Council and the Hotel Association of New York City have partnered to create an Industry Training Program to provide opportunities for training and advancement for hotel workers. They have also established industry agreements with family-sustaining wages, health insurance, and retirement benefits.

- **In the building service sector**, 32BJ SEIU and the Realty Advisory Board on Labor Relations jointly operate a training program that provides vocational, industrial, educational and computer classes that meet or exceed state and local licensing requirements. They have also established industry agreements with family-sustaining wages, health insurance, and retirement benefits.

CONSTRUCTION

Construction work is temporary work – jobs range from a few weeks to a few years for the larger projects. Construction is irregular work since it may be dangerous to work in extreme cold, heat or wind. Construction work also requires training and mentoring to develop the skills, certifications and safety knowledge necessary for the modern construction industry. Job readiness programs that provide the OSHA 10 or even OSHA 30 hour certifications are not a substitute for the state approved training and apprenticeship programs that provide ongoing training and mentoring by experienced journeypersons even when an apprentice changes jobs. The pathway to middle class careers in construction is through the state approved training and apprenticeship programs and pre-apprenticeship programs.

- **State-Approved Training & Apprenticeship programs**

The New York City Building and Construction Trades Council and its affiliated unions have partnered with responsible employers for decades and have spent billions of dollars operating state of the art training & apprenticeship programs. These programs range from 2-5 years. Collectively they enroll thousands of people a year. Statistics show that 75% of the apprentices were New York City Residents. 66% of the New York City apprentices are people of color. These programs use both open recruitments with outreach to all New York City communities, as well as recruitments from New York City pre-apprentice programs that have direct entry privileges with the union programs.

Visit: www.labor.ny.gov/pressreleases/apprenticeshiparchive.shtm

- **Innovative Pre-Apprenticeship Programs**

The New York City Building and Construction Trades Council also partners with a number of pre-apprenticeship programs that prepare workers for success in the construction industry.

The Edward J. Malloy Initiative for Construction Skills – Prepares New York City high school seniors and local residents for apprenticeship programs. **Visit:** [www. ConstructionSkills.org](http://www.ConstructionSkills.org)

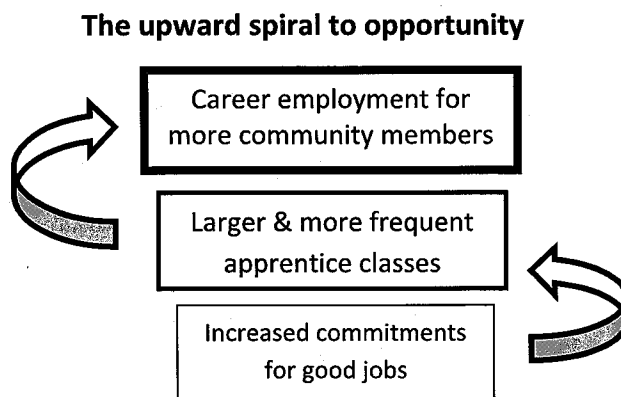
New York City Helmets to Hardhats – A local arm of a national, nonprofit organization that connects and prepares veterans for careers in construction. **Visit:** www.helmetstohardhats.org

Nontraditional Employment for Women – Prepares, trains and places women in careers in construction, utility and maintenance trades. **Visit:** www.new-nyc.org

Building Works – Prepares adults for careers in construction trades and environmental remediation. **Visit:** www.nyclabortechnicalcollege.org/buildingworks

- **Building a Bigger Pipeline of Good Jobs**

The size and frequency of state approved training and apprentice programs is based on projections of future job opportunities. Getting commitments from developers and contractors for good union jobs on construction projects increases the projected union employment opportunities which will lead to increased opportunities for new apprentice opportunities.



- **Expanding Opportunity for New York Residents to Have Real Careers With Good Jobs**

Construction employers utilize a mix of experienced journey persons and entry-level apprentices on the job. Prioritizing the creation of good union jobs for New York City Residents creates opportunities for entry level apprentices as well as experienced construction workers. Developers can also provide opportunity for entry level applicants in apprentice programs by committing to create good union jobs and utilizing the pre-apprentice programs that partner with union apprentice programs. Some examples of recent agreements between the New York City Building Trades Council and New York City that create additional union jobs and training opportunities include

- **Sandy Build It Back** – Residents who live in areas hard hit by Hurricane Sandy are prioritized for jobs at the established industry standards in rebuilding efforts.
Visit: www.nyc.gov/html/recovery/html/workforce-development/workforce-development.shtml
- **NYCHA Initiative** – Residents who live in public housing or section 8 housing in the City of New York will have access to at least 10% of the apprenticeship openings at the established industry standards.
Visit: www1.nyc.gov/site/nycha/about/press/pr-2015/project-labor-agreement-release.page
- **New York City Project Labor Agreements** – Billions of dollars of City construction contracts that create good job opportunities for veterans, women, minorities, and MWBE contractors
Visit: www1.nyc.gov/office-of-the-mayor/news/369-15/de-blasio-administration-labor-agreements-public-projects-reduce-costs-increase



Review of Hudson Companies' Proposal to buy and Redevelop the Brooklyn Heights Public Library

Everyday New Yorkers are simply not getting enough in return to justify the sale of the Brooklyn Heights Library. Hudson Companies' Brooklyn Heights Library proposal is lacking key public benefits:

- ***The proposal lacks a plan for addressing school overcrowding.***
 - This project would burden an already overcrowded school district. The new proposed library will sit under 139 luxury condos in the heart of Brooklyn Heights, where the local elementary school is currently at 142 percent capacity. Hudson's proposal does nothing to address how this additional development will impact this already crowded school district.
- ***The affordable housing component will be geographically segregated from the luxury condo units in the library redevelopment***
 - Hudson Companies is constructing the affordable units two miles away from its luxury condos at two buildings on the far opposite end of Community Board District 2. As we fight against wealthy developers using "poor doors" in their developments, the Hudson Companies has taken it a step further and put their "poor house" two miles away.
 - The developer has refused to create economically integrated residential buildings claiming it would not be financially feasible.
- ***The project will not create enough truly affordable housing or sufficient units for Brooklyn's working families and may lead to accelerated gentrification of the area.***
 - The Hudson Company proposal includes 24 units for families earning 165% of AMI – or an estimated \$142,395 for a family of four; 29 units for families earning 100% of AMI – or an estimated \$86,300 for a family of four; 38 units for families earning 80% of AMI – or an estimated \$69,040 for a family of four; and 23 units for families earning 60% of AMI – or an estimated \$51,780 for a family of four. (All income levels based on federal Department of Housing and Urban Development estimates.) Almost all of the units would be unaffordable for many African American and Latino families in the community district according to the 2014 U.S. Census Bureau estimates of median family income levels for these demographics.
 - There are not enough 2 and 3 bedroom units in the affordable component of the project making it difficult for families. Hudson Companies proposes to build 55 studios, compared with just five three-bedroom apartments. Out of the total 114 affordable units planned, 87 units – or 76 percent – are either studios or one-bedrooms. This project should include more two- and three-bedroom apartments. Across the borough, it has been demonstrated that these are the kinds of homes that Brooklyn's working families most need.
 - Hudson's Library redevelopment project is one of many luxury residential developments being built or planned for downtown Brooklyn. This project sits right on the border of Downtown Brooklyn and Brooklyn Heights, both neighborhoods where rents are rising. The average monthly rent for a new 2-bedroom apartment in Downtown Brooklyn is now \$4,257, in Brooklyn Heights \$4,680. That figure is even up to \$3,439 for all of Brooklyn. In this climate, the borough's working and low income families are finding it harder and harder to find housing.

(Continued on next page)

- ***The price of the sale of the land and air rights is too low, meaning the public is not getting a sufficient financial benefit for the purchase of this tremendously valuable public asset.***
 - Under the proposed plan, Hudson Companies will buy the land and library building for \$52 million and build a roughly 408,000 square foot building, more than two-thirds of which will be luxury condominiums. The library will be reduced in size, renovated and sold back to the city for \$1 and will constitute a condo unit embedded within the development. The developer will retain ownership of the land.
 - Assuming 408,000 sq. ft. is the maximum buildable space, and even assuming a \$70 million cost to the developer, we estimate that the cost per buildable square foot of this project is less than \$172. For comparison, according to research by real estate brokerage firm TerraCRG, in 2014 the average price per buildable square foot for development sites purchased in Downtown Brooklyn was \$242.
- ***The proposal lacks a commitment for creating good, safe jobs that offer family-sustaining wages and benefits and long term career opportunities.***
 - Hudson has not put forth a concrete plan for ensuring that the jobs to construct and operate this project will provide good wages, health insurance and other important benefits.
 - The developer has not committed to only use contractors and subcontractors who participate in state approved training and apprentice programs. Every construction worker deserves this training so that they learn to work safely and professionally. This is important for safeguarding both workers and the general public.

The Hudson Companies proposal amounts to a mere short-term fix for a few public libraries but a boon for the developer. It would set a bad precedent for the future private development of public land.

- ***While the Brooklyn Public Library is facing real challenges as it fights to remain an integral part of our communities, the sale of this branch and the land underneath it to a private developer amounts to a short-term fix to a long-term problem. Roughly \$40 million of the \$52 million that the city will receive from the sale of the Brooklyn Heights Library will be used to fund three libraries in other Brooklyn neighborhoods in a short term fix.***
 - The Brooklyn Public Library (BPL) system's 60 libraries are facing an estimated \$300 million capital shortage, and almost all branches suffer from maintenance problems. The Brooklyn Public Library system receives only an average of \$14 million per year from the City to maintain its buildings. But the sale of the public library will not create a real solution to the funding of Brooklyn's public libraries. The solution to this shortfall should be a real commitment from the City to adequately fund its libraries, not selling off more libraries to private developers.
 - This proposal divides communities by pitting communities receiving temporary funding of their libraries against those who would see their library made significantly smaller and embedded in a luxury high rise building.

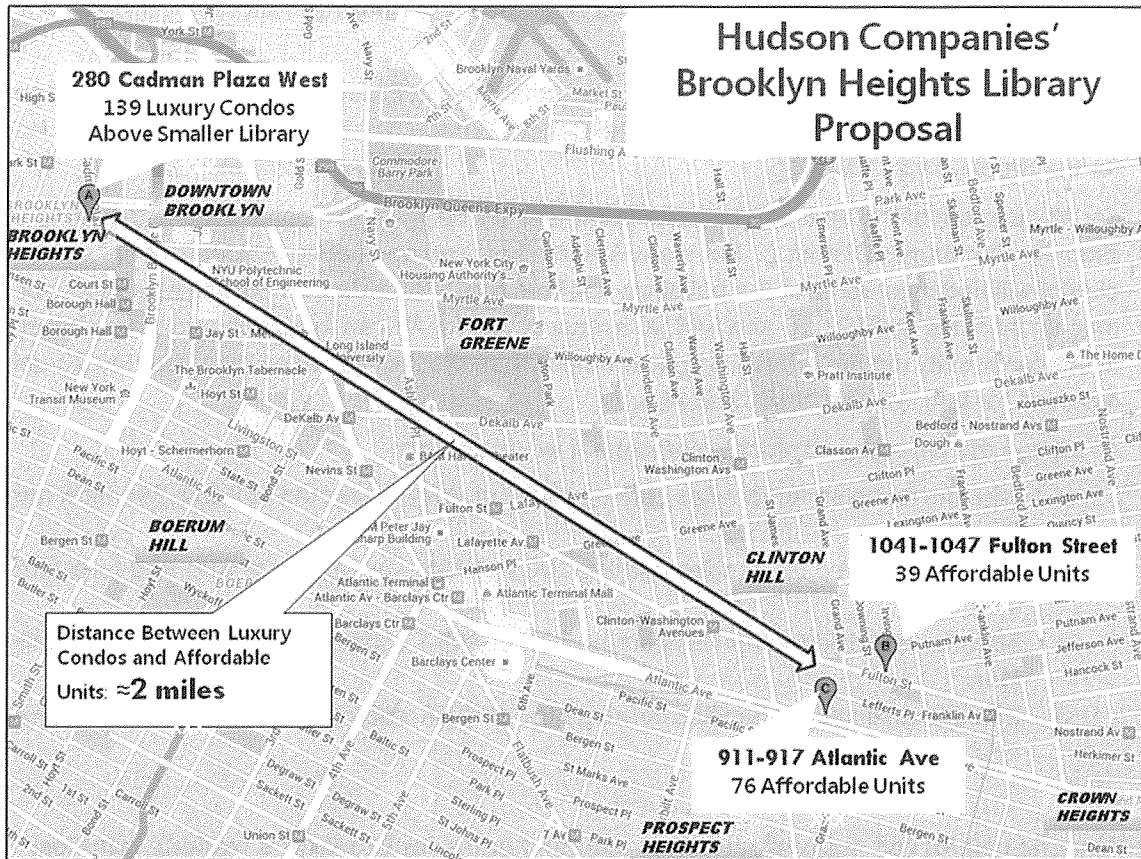
This is a chance to purchase and develop prime public real estate in the heart of one of Brooklyn's hottest residential real estate markets. It should not be granted without guarantees for substantial public benefits in return. Anything less is a bad precedent for the future disposition of public assets.

- This will be a highly profitable project for Hudson Companies.
- In recent years, we New Yorkers have seen the widespread disposition of public assets to private developers. From public parks to hospitals, the City has sold a range of taxpayer-owned properties to private firms. Some developers have acted responsibly and agreed to provide public benefits and good jobs in exchange for the opportunity to purchase City-owned assets. We need to build on these exemplary precedents rather than set dangerous new ones.

The lack of a commitment for good jobs causes added concern because Hudson has utilized irresponsible construction contractors on a number of recent projects. Furthermore, health and safety issues at Hudson's 626 Flatbush Ave project underscore these concerns.

- ***Certain Hudson projects have employed irresponsible contractors, some of whom have records of serious safety violations and some whose principals have allegedly engaged in wage theft and other unlawful behavior.***
 - Based on the information provided on the company's website, Hudson has completed construction on four properties within the last five years and has an additional five properties currently under construction. Of these nine properties, seven have employed contractors with records of wage theft or wage theft allegations and/or serious safety violations.
 - Examples include Urban Erectors, LLC and New York Plank Services LLC, which worked at Hudson's Gateway Elton II project in East New York. These firms are among a network of several crane, rigging and hoist firms run by members of the Auringer family. Workers at Auringer's companies say they are subjected to abuses including wage theft, racism, discrimination, mistreatment and frequent retaliation by supervisors. Auringer companies have settled lawsuits from employees alleging of systematic wage theft. And in the last decade alone, Auringer's companies have received more than \$300,000 in initial fines from OSHA for unsafe practices.
- ***Health and safety issues at Hudson's 626 Flatbush Ave underscore concerns about the developer's use of irresponsible contractors.***
 - The NYC Department of Buildings has found 12 Class 1 Immediately Hazardous violations at this project. An accident in August 2014 allegedly led to a worker suffering a fall at the site, and that worker commenced a lawsuit against a Hudson Companies entity and general contractor Lettire Construction. The case is still active. All totaled, the project has been hit with eight Partial or Full Stop Work Orders. All of these have been rescinded.
 - There have also been two accidents at the 626 Flatbush Ave site that caused injuries to the public, and another which threatened to cause public damage. In February 2015, the main gate at the site swung open and hit a pedestrian in the face. And in June 2015, the site's safety manager reported that a brick fell from approximately the 20th floor and struck a passerby on the hand. Previously, in December 2014, the site safety manager reported that a piece of plywood and beams fell from the 20th floor and landed on the subway tracks of the Q Line, causing the MTA to delay subway service.

Troubles with Hudson Companies' Brooklyn Library Affordable Housing Proposal



Overview

Private real estate developer Hudson Companies has proposed to purchase from the City of New York the air rights to construct 139 luxury condos atop the Brooklyn Heights branch of the Brooklyn Public Library. Hudson's proposal includes plans for 114 offsite affordable housing units at two buildings to be constructed in Clinton Hill. Unfortunately, we believe that Hudson's proposal will not provide enough truly affordable homes for Brooklyn's working families and will accelerate the gentrification of the greater downtown Brooklyn area and Clinton Hill.

Hudson plans to build affordable housing units 2 miles away from the library and luxury condos, in the far opposite corner of the community board district creating economically and geographically segregated housing

- Rather than set aside housing for working families at the actual library site, Hudson Companies is instead constructing affordable units at two buildings, two miles away on the far opposite end of Community District 2.
- Hudson will build 114 affordable units at 911-917 Atlantic Avenue and 1041-1047 Fulton Street. Located at the far southeastern edge of Clinton Hill, near Bedford Stuyvesant, Prospect Heights and Crown Heights, these sites are three neighborhoods away from the Brooklyn Heights Library. Among those who have questioned this arrangement is Borough President Eric Adams, who called for the affordable housing associated with this project to be built onsite, at the current location of the library.

Nearly half of Hudson's *affordable* units would be too expensive for many Brooklyn residents. And almost all of the units would be unaffordable for many African American families in the community district.

- 53 of the 114 proposed units in the affordable component will be reserved and priced for families earning either 100% or 165% of the Area Median Income (AMI) for New York City. In 2015, New York City AMI is \$63,700, according to the federal Department of Housing and Urban Development (HUD). 165% of AMI is \$105,105.
- According to U.S. Census Bureau estimates, most families in Brooklyn do not have annual earnings as high \$63,700 or \$105,105. In 2014, the Census Bureau estimated that median family income for the Brooklyn was \$54,206.
- For fifty percent of the units, preferential treatment will be given to income eligible residents of Brooklyn Community District 2. But many African American and Latino residents of the community district will find most rents at the buildings unaffordable. 2014 Census Bureau estimates put the median incomes at \$42,010 and \$44,908 respectively for African American and Latino households in the community district. That's significantly less than the income range for all but the 23 units reserved for families earning 60% of AMI.
- All totaled the proposed affordable component would contain:
 - 24 units reserved for families earning 165% of AMI – estimated at \$142,395 for a family of four.*
 - 29 units reserved for families earning 100% of AMI – estimated at \$86,300 for a family of four.
 - 38 units reserved for families earning 80% of AMI – estimated at \$69,040 for a family of four.
 - 23 units reserved for families earning 60% of AMI – estimated at \$51,780 for a family of four.

Hudson's plans call for too many studios, not enough homes for Brooklyn's working families.

- We also have concerns with the high number of studio and one-bedroom apartments in the affordable component of this project. Hudson Companies proposes to build 55 studios, compared with just five three-bedroom apartments.
- Out of the total 114 affordable units planned, 87 units – or 76 percent – are either studios or one-bedrooms.
- This project should include more two- and three-bedroom apartments. Across the borough, it has been demonstrated that these are the kinds of homes that Brooklyn's working families most need.

Hudson's plans would add to gentrification of downtown Brooklyn

- Increased luxury housing often combines with other pressures to drive up rents in nearby communities. Hudson's project adds 139 more luxury condos to an area with large increases in luxury residential development. As luxury developments boom near transit hubs, working families get pushed farther and farther away from access to public transportation and retail hubs.

*Area Median Income Level estimates in this section are from the Department of Housing and Urban Development (HUD).

The Hudson Companies – Irresponsible Contractors Fact Sheet

To date, Hudson has completed more than 5,300 housing units and has almost 5,000 additional units currently in construction or predevelopment. Some of this construction has been done responsibly and safely, but certain Hudson contractors do not exemplify safe and legal practices. In fact, many have violated health and safety laws, wage and hour laws, and some have faced lawsuits as a result.

Widespread Abuses by Auringer Family Companies

Hudson Companies utilized contractors Urban Erectors and NY Plank Services at their Gateway Elton II project in 2014. These contractors are among a network of several crane, rigging and hoist firms run by members of the Auringer family. Workers at Auringer's companies say they are subjected to abuses including wage theft, racism, discrimination, mistreatment, and frequent retaliation by supervisors. Some workers are out on strike to protest these abuses.

Wage Theft by Auringer Companies

- Thomas Auringer, along with a number of his companies, recently faced a class action lawsuit by employees of his companies who alleged systematic violations of minimum wage and overtime laws. The matter was settled in May 2015 for an amount of \$500,000.
- In 2008, employees of Auringer's SSB Hoist filed a class action complaint alleging massive violations of federal and state overtime law. The suit was settled in 2009.

Auringer Companies Safety Violations

- Auringer's workers also allege safety violations, improper training on equipment and unsafe work practices on Auringer's job sites.
- Since 2009, Auringer's companies have been involved in two crane collapses, and Auringer's companies and employees have been cited for almost 5 dozen Class 1, immediately hazardous, safety violations and have amassed over \$250,000 in penalties imposed by the NYC Department of Buildings for unsafe practices.
- In the last decade alone, Auringer's companies have received more than \$300,000 in initial fines from OSHA for unsafe practices.

Issues with Other Irresponsible Hudson Companies Contractors

Multiple Hudson Contractors With Track Records of Both Health & Safety Violations and Wage & Hour Violations

- **Bayport Construction** was a contractor at 1152 Elton St in 2011 and 516 Vandalia Ave, Brooklyn, beginning in 2014. Bayport has been issued multiple OSHA violations and fines on other worksites and have been found to violate Federal Wage and Hour law.
 - o Between 2009 and 2011, Bayport was found to have violated Federal Wage and Hour law 217 times. The company paid back pay to 100 workers totaling \$471,644.
 - o In a January 2015 OSHA inspection Bayport was issued 2 serious violations totaling \$4,500 in fines.
 - o In a July 2012 OSHA inspection Bayport was issued 7 serious violations totaling \$13,860 in fines.
 - o In a March 2012 OSHA inspection Bayport was issued 4 serious violations and a repeat violation totaling \$20,000 in fines.

Multiple Hudson Contractors With Track Records of Both Health & Safety Violations and Wage & Hour Violations continued

- **Masonry Services Inc.** was a contractor on Hudson's 1490 Dumont Ave project in 2010.
 - Masonry Services was found to have violated Wage and Hour law 44 times between 2005 and 2006. They paid \$469,884.09 in back pay to 20 workers. Another investigation in the same time period found 23 violations and resulted in \$54,503.40 in back pay to 11 workers.
 - In 2012, an OSHA investigation found 4 serious violations on another worksite that resulted in \$8,470 in fines.
 - Masonry has been subject to multiple lawsuits alleging FLSA violations.
 - A 2014 lawsuit alleges Masonry failed to pay overtime to a group of employees over the course of 15 years. The case is still active.
 - In 2012 another group of workers brought a suit against Masonry for alleged FLSA violations. This suit is still active.
 - In 2011 a lawsuit was filed by a group of Masonry employees also alleging labor law violations. This suit was settled and Masonry made payments of unknown amounts to the plaintiffs.
- **Rockledge Scaffold Corp** has been a contractor on 4 Hudson projects in the last 5 years: 626 Flatbush Ave, 22 Caton Pl, 1062 Elton St, and 1490 Dumont Ave.
 - In 2013 an OSHA inspection on another site found a violation that resulted in a \$7,000 fine.
 - Between 2009 and 2010 Rockledge was found to have violated Wage and Hour law 74 times. They paid \$61,319.97 in backpay to 37 workers.

Federal Wage and Hour Investigation Finds Widespread Wage and Hour Violations by Lettire Construction Corp and its Subcontractors

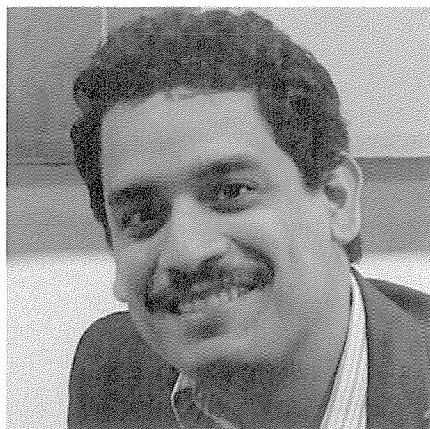
- Hudson has hired **Lettire Construction Corp** as the General Contractor on a number of projects, including 22 Caton Pl in 2014, 626 Flatbush Ave in 2014, and 1490 Dumont Ave in 2010.
- The U.S. Department of Labor's Wage and Hour Division conducted an investigation of a project in East Harlem at which Lettire Construction was the general contractor dating back to 2009 and found that Lettire and 16 of its subcontractors had violated provisions of the federal Davis Bacon and Related Acts as well as the Contract Work Hours and Safety Standards Act. Lettire was held responsible for both their own violations and those of their subcontractors.
 - The Wage and Hour Division resolved matters involving 14 of Lettire Construction's subcontractors on multiple projects that included the payment of **\$142,345 in DBRA back wages** and fringe benefits to 85 mechanics and laborers.
 - The division also has obtained **debarments** for a period of three years for three of Lettire Construction's subcontractors on the projects.
- Additionally, a former employee of Lettire is suing them for allegedly failing to disclose that they were under investigation for these labor law violations when he was hired. He alleges that the investigation hampered his ability to secure contracts for the company, which affected his compensation. This case is still active.

Fair Labor Standards Act (FLSA) Allegations and Violations

- **Multiple FLSA Violations by Chief Fire Prevention and Mechanical Co.**
 - Chief Fire was employed on Hudson's 1152 Elton St. beginning in 2012. In 2013 they were found to be violating FLSA law three times on other Chief Fire worksites, and paid back pay of \$4,888.05.
- **FLSA Allegations Against All-Rite Construction**
 - All-Rite Construction was a contractor on Hudson's 318 Knickerbocker Ave site beginning in 2011. In 2014, a former employee of All-Rite filed a lawsuit alleging FLSA violations over the course of his 23 year employment with the firm as well as failure to pay his outstanding salary

due at the time of his firing. The case was voluntarily dismissed by the parties after a Court Order recommended settlement.

OPINION: Brooklyn Library developer should do more for our community



Alejandro Varela, a Brooklyn resident who teaches policy advocacy to public health graduate students at Long Island University, has been a member of Community Board 2 since 2009. Photo courtesy of Alejandro Varela

By Alejandro Varela
For Brooklyn Daily Eagle

Year after year, developers come to our communities asking for approval to build bigger, better and taller.

Last week, Community Board 2 (CB2) in Brooklyn voted to support the Brooklyn Heights Library project which would shrink and renovate the library, add 139 units of market rate condos on-site and 114 affordable housing units off-site.

Opponents of the deal argued that this was nothing but a land grab that failed to address the real issues of library underfunding, the need for real affordable housing and school overcrowding in our borough. Several of my pro-deal colleagues (Disclosure: I am a member of CB2) contended that our job was to evaluate the deal as it was, not to solve all of our community's problems.

I disagree. If, as a community, we judge each new development based only on the terms presented to us without considering the long-term and cumulative effects on the population, we are missing a valuable opportunity to ensure and protect the public good.

In addition to the affordable housing components and revamped library space, we need verifiable commitments from the developer, The Hudson Companies, Inc., to create good, safe jobs in Brooklyn.

Hudson has thus far agreed to "safeguards to ensure local, safe construction jobs." This is a vague and unenforceable commitment that doesn't speak to the quality of these jobs, nor the quality of the permanent maintenance and security jobs this project will create. We need something more specific.

Safe and responsible contractors shouldn't be an afterthought. Construction work is the most dangerous kind of work. Almost 50 percent of workplace fatalities are attributed to construction — that's more dangerous than being a police officer. Consider also the burden of being a worker with inadequate pay and benefits. Public health research abounds linking chronic stress (cortisol) and each of the ten deadliest illnesses in the U.S. Now consider the aggregate of each construction site — in CB2, in Brooklyn, in NYC! — that cuts corners when it comes to training and compensation for its workers.

CB2 recommended that the developer enter a community benefits agreement to better address outstanding concerns. This would carry weight if Hudson entered into a legally enforceable agreement with the construction and building services trades. It's the only way to guarantee good, safe jobs that provide family sustaining wages and benefits, provide training to employees and create a pathway to long-term careers.

We can't afford to be short-sighted. An employee not adequately provided for by their employer will depend on public benefits to survive, paid for by taxpayers.

In fact, let's put an end to the debate about whether hard work deserves fair compensation. The answer is yes. One future solution could be that from the very beginning of a project, during the request for proposal process, we lay out the standards that will benefit our community, including those for labor and housing.

The library project is by no means a done deal: just this week, Councilmember Stephen Levin hinted that he may not support it when it comes before the City Council. But if this development becomes another essential project that Brooklyn can't live without, requiring the Hudson Companies to commit to good, safe jobs will be just one way to take a sour deal and not make it worse.

—Alejandro Varela lives in Brooklyn and teaches policy advocacy to public health graduate students at Long Island University. He has been a member of Community Board 2 since 2009.



August 13 – August 19, 2015

Give MWBE's the opportunity to create good jobs for New Yorkers

As part of the proposed development of the Brooklyn Heights Public Library, the Hudson Companies has promised to award 25% of the total dollar-value of eligible construction contracts to MWBE firms. However, the Company has failed to make any commitments regarding the types of jobs this project will create for the hard working men and women who will ultimately build, maintain and secure this new development. Additionally, without a signed, enforceable, commitment, any promises made by the developer may ring hollow.

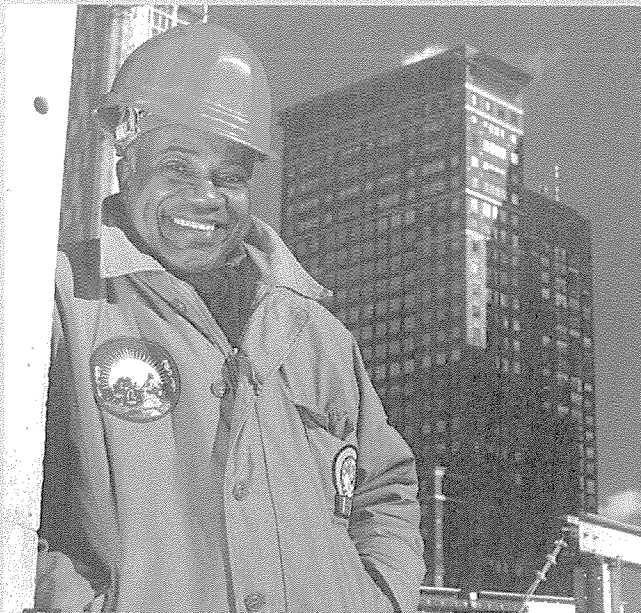
Our communities are often asking developers that will profit from building in our neighborhoods to create job opportunities for working class New Yorkers and MWBEs. Sometimes we are placed in the position of choosing one over the other, as if providing opportunities for MWBE firms and providing good jobs for workers with family sustaining wages and benefits are mutually exclusive – they are not. When facing this scenario we must wrestle with the reality that when developers like the Hudson Companies do not require contractors to pay the men and women who will build, maintain and secure their developments the family sustaining wages with pension and medical benefits, the middle class that anchors many of our communities suffer. We must also recognize that in a City as diverse as ours, these developments create real opportunities to diversify our industries. Hudson Companies promise of awarding 25% of construction contracts to MWBEs is not enough because it ignores security and other service contracts awarded during construction as well as permanent jobs created by the projects ultimate Owners and Operators.

We cannot allow the Hudson Companies to force us to have to choose between creating good safe jobs in our communities and providing MWBEs real opportunities. Minority and Women Owned Businesses and Enterprises can create good, safe jobs with health care, retirement and access to state of the art training and apprenticeship programs if developers like Hudson Companies provide the financial resources needed to compete on a level playing field. The Hudson Companies has made a lot of promises, but it means nothing if we cannot hold them accountable.

We need a signed, legally enforceable agreement that holds Hudson Companies accountable to both hiring MWBEs and creating good jobs with family sustaining wages, pension and medical benefits. Additionally, as this project moves through the city's land use approval process, city agencies and elected officials must work to ensure that Hudson Companies' commitments do not lead to more empty promises for our communities.

Brooklyn needs responsible development in and we are committed to work together to make that a reality.

*Bertha Lewis is the President of The Black Institute
Gary LaBarbera is the President of Build Up NYC*



I live in Downtown Brooklyn, not too far from the library. I oftentimes visit this library to use their computer lab. Having a library in the neighborhood is important for me. And yet it needs modernization. Good jobs can do that. Without more good jobs being created, the middle class is just going to shrink in our borough. Working people and veterans like me shouldn't be left out by those who benefit from this development. Join us in making sure that the Hudson Companies gives back good jobs, affordable housing and a new library to our community."

—David Ramsey, painter by trade, Navy veteran and Cobble Hill, Brooklyn resident.

THE HUDSON COMPANIES proposed development at the Brooklyn Heights Public Library has the potential to bring more responsible development to Brooklyn.

We need good, safe jobs, affordable housing and a real plan to address community concerns, including school overcrowding.

In fact, Brooklyn Community Board 2 strongly recommended that the Hudson Companies enter into a meaningful written, binding agreement to provide real benefits for the community development. One that truly holds Hudson Companies accountable.

Many developers in Brooklyn build and operate with responsible employers – companies that create good jobs and opportunities for their employees, and maintain a level playing field for responsible employers Brooklyn deserves nothing less on the Library project.

Have your voice heard!

Tuesday, August 18th at 6 p.m.

Brooklyn Borough President's Public Hearing on
Brooklyn Heights Public Library Development

Brooklyn Borough Hall, 209 Joralemon Street



"I love the Brooklyn Heights Public Library. It gives people like me a chance to check out books. People who work hard to make ends meet, who live paycheck-to-paycheck. I live in this neck of the woods. I'm still in Brooklyn, so is my mom. But my siblings have been priced out of the borough. It would make life especially tough on workers like me if bad-actor contractors took over the library development. That's why I'm urging the Hudson Companies to support good jobs where people like me won't have to worry about leaving our Brooklyn behind."

**— Orlando Castillo, elevator constructor
and Vinegar Hill resident**

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**Build Up
NYC**

**Good Jobs
Responsible Development**

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NEW YORK Amsterdam News

August 13 – August 19, 2015



"I was born and raised in Brooklyn. I served my country in the navy and then came home and found a job in the construction industry as a heat and frost insulator making sure buildings are energy efficient. Living in East New York I see every day how much our community needs good jobs and affordable housing. Development that doesn't provide both does our community a disservice. I grew up here and I would like to stay here."

—Tiffany Faulk, East New York resident, insulator

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**Build Up
NYC**

— Good Jobs —
Responsible Development

follow us @BuildUpNYC

Caribbean Life

August 13, 2015



Having a good job can dramatically change someone's life. I have two sons. They count on the health insurance that my job provides. I buy school clothes and the things they need with the decent wage I earn. I can spend time with them because I can support my family on one job. My family came to this country from Jamaica in search of a better life. I have a good job. Hudson companies can make a difference and help other families provide a future for their children in Brooklyn."

— Rama Campbell, East New York resident, painter and drywall tapper

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Center *for an* Urban Future

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Testimony of Jonathan Bowles

Executive Director, Center for an Urban Future

Before the New York City Council

Brooklyn Heights Library Redevelopment

November 18, 2015

Good afternoon. Thank you Council Member Cohen and members of the Committee for the opportunity to speak here today.

My name is Jonathan Bowles. I am the executive director of the Center for an Urban Future, an independent think tank that publishes studies about expanding economic opportunity. Among other things, we've published reports looking at how to improve the city's youth workforce development system, how to increase graduation rates at the city's community colleges, how to strengthen the city's workforce development system, how to bolster ESOL programs in New York and how to expand the number of low income entrepreneurs.

We've also written extensively about the city's public libraries. Over the past three years, we have published roughly a dozen reports, data briefs and op-eds documenting the growing importance of the city's branch libraries and detailing the challenges confronting these critical opportunity institutions.

We've shown that the city's libraries are helping adults upgrade their skills and find jobs, assisting immigrants learn English, fostering reading skills in young people, serving as an important community space for older adults, and providing technology access for those who don't have a computer or an Internet connection at home.

They are also serving a record number of New Yorkers today.

As important as the public libraries have become, however, they are facing a maintenance crisis today.

A report we published in September 2014 found that the average branch library in the city is 61 years old, with a quarter of the city's 207 branches built over a century ago. It also showed that the city's three library systems have at least \$1.1 billion in capital needs, with 59 different branches requiring \$5 million or more in maintenance work.

Across the city, many buildings have faulty ventilation and air conditioning units and elevators that constantly break down; some are still inaccessible to people with disabilities; roofs are leaking over

books and into playrooms, and many simply don't have enough space to accommodate the growing demand for literacy and after-school programs, computers and quiet spaces to work.

All this has greatly hampered their ability to deliver quality services and fulfill their potential.

The Brooklyn Public Library's branches are in especially bad shape. The average branch library in Brooklyn is 65 years old, and 51 of Brooklyn's 59 branch libraries have at least \$1 million in state of good repair needs—that's 86 percent of the borough's libraries.

Another 16 of the borough's branches have at least \$5 million in repair needs. Our report also revealed that 17 of Brooklyn's library branches are over 100 years old and that the borough's branch libraries had 140 unplanned branch closures in 2013, an equivalent of 540 lost service hours, mainly due to malfunctioning heating and cooling systems.

I've testified before the City Council on multiple occasions over the last couple of years, urging the city to increase public funding for the city's public libraries.

We advocated for a substantial increase in public operating support for the libraries, so they could stay open for at least six days a week.

We also pushed for a big increase in city capital funds so the libraries could not only address the maintenance crisis.

I'm so thrilled that the Council led the way in increasing operating and capital funding for libraries in this year's budget. It was a major boost for the city's libraries. Thank you!

But it's not enough.

The city's three library systems still require hundreds of millions of dollars in capital funds. And that's just to bring branches into a state of good repair. A much larger investment is needed to create the modern, 21st Century libraries that New Yorkers deserve.

That's why I support the current proposal to redevelop the Brooklyn Heights library.

At a time when public funding for library maintenance projects is far short of the need, it absolutely makes sense to support a plan that would provide roughly \$50 million for the modernization of libraries across Brooklyn, including the one in Brooklyn Heights.

As someone who has been fighting for the city's libraries for several years, I do not see this plan as "selling off the city's libraries". Rather, I see it as an innovative and highly sensible mechanism for addressing decades of deferred maintenance at several of Brooklyn's branch libraries.

In fact, I am here today because I truly believe in the transformative role of New York's public libraries, and I very much want to see these vital institutions get the investment they need.

This plan will help. I urge the Council to support it.



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NYC City Council Subcommittee on Planning, Disposition and Concessions
Brooklyn Heights Library Redevelopment/Hudson Companies
Testimony of Carole Raftrey, November 18, 2015

Good afternoon and thank you for giving me the opportunity to speak on this issue. My name is Carole Raftrey. I am a long-time Brooklyn resident as well as a member of Build Up NYC. We are an alliance of more than 200,000 hard working men and women in the construction, building services and hospitality industries. Together we advocate for safe, responsible development that strengthens our communities.

I am here to urge you to vote against the Hudson Company's proposal to downsize the Brooklyn Heights Library in order to build luxury housing on the site.

The developer, Hudson Companies, is proposing to buy the land for \$52 million, renovate and shrink the library, and turn it into a separate condo unit within a luxury building on this prime piece of downtown Brooklyn real estate. However, based on a report released by respected real estate expert Dr. Hugh Kelly, Hudson is only paying about 2/3rds of what the land is worth.

This means that instead of paying \$52 million, Hudson should be paying up to \$78 million for the land based on the true market value. That is an additional \$26 million that could be going towards our libraries AND contribute to other valuable initiatives like increasing affordable housing, building new schools and pre-k sites, improving transportation and other badly needed infrastructure improvements. As a tax payer I ask you, is this proposal really in the public interest?

In addition to low-balling the price, the Hudson Companies have also decided that – in the interests of higher profit – they will place all the affordable housing offsite, with none in the luxury development housing the library. Large numbers of the affordable units are studio and 1 bedroom apartments that are actually unaffordable and inaccessible to working families and elderly Brooklyn residents feeling pushed out of rapidly gentrifying communities.

Throughout this rezoning process, there has been extensive testimony about the impact of this development on the already overcrowded and strained infrastructure of our community, mainly our overcrowded schools. Downtown Brooklyn and the Brooklyn waterfront are undergoing a massive transformation. There are many new high rise residential developments being planned and being built. Taken together, the influx of new families and children into the school system from these developments is significant.

In his recommendation to disapprove the project, Brooklyn Borough President Eric Adams noted ongoing concerns around the size and location of the affordable housing, school overcrowding, the, the reduction of current library space and the need to retain local business and MWBE's as part of this project. We echo the Borough President's concerns about these issues, as well the Hudson Companies' failure to commit to select contractors who participate in state-approved apprenticeship and training programs and provide family sustaining wages and benefits for the hundreds temporary construction and permanent maintenance and security jobs this project will produce.

We must be mindful of the precedent a deal like this can mean for our city. If Hudson is allowed to purchase our public assets below market rate while offering little in economic and community benefits, then we hurt our chances to get a fair deal in other communities in the future. In fact, instead of incorporating ideas and suggestions from community board, borough president or other stakeholders, the Hudson Companies has decided to spend money promoting the deal. This is why the Council must reject Hudson's plan and return to the drawing board. We need to put the public good ahead of the private gain for-profit developers.

Thank you.

**Testimony to the NYC Council Land Use Subcommittee on Planning,
Dispositions and Concessions, November 18, 2015**

Good Afternoon I want to thank Chair Cohen, Council Member Levin, and members of the committee for the opportunity to testify and advocate for your support of the Brooklyn Heights Library Project.

My name is Roxana Benavides. I began my career at the Brooklyn Public Library 22 years ago as a library trainee at the Williamsburg branch. For the past 10 years I have been working at the Sunset Park Library Branch where I am currently the Neighborhood Library Supervisor. I have seen firsthand the need to expand spaces and services to our growing and diverse communities in Brooklyn.

The Brooklyn Heights Library Project will have a positive impact in all Brooklyn. In addition to a new 21,500 Square foot state of the art library and creating 114 units of affordable housing in Clinton Hill - the Brooklyn Heights Library project will fund substantial and long-time overdue improvements at other Brooklyn branches.

The \$52million in net proceeds will reduce a significant portion of Brooklyn Public Library's \$300 million capital improvement needs which will continue to grow if funds are not available.

Aside from building a new branch in Brooklyn Heights, the proceeds will also fund repairs at other branches. For example:

- \$8 million to the Sunset Park Library branch, where I work, that will allow for a branch expansion from 12,000 Square Ft to 21,000 Square Ft.**

The Sunset Park Library is one of the busiest branches in the Brooklyn Public Library and has long been in need of expansion and renovation. The branch needs a new boiler and roof, and the installation of much-

needed self-check machines and the removal of our old circulation and reference desks.

This branch is so crowded we are bursting at the seams. We are using every bit of space and don't have enough room to accommodate all who need our services.

During the 2014 summer the air conditioning system stopped working. Now we have large and loud "chillers" taking up valuable space in the library, year round, to keep us cool in the summer. This is in addition to other critical challenges we are facing. From the inadequate public sitting and shelving spaces in a limited public space area to a branch layout that is outdated – with challenging access and traffic patterns for wheel chairs and strollers on the main floor and principally to the downstairs program room and meeting room which are hindered by the inefficient operation of our outdated elevator.

We need help, and this project will also generate the funds we desperately need to improve my branch.

Please help us ensure access to library buildings that are welcoming, safe and relevant to the communities we serve by supporting the Brooklyn Heights Library project. Thank you for the opportunity to testify.

**Roxana Benavides | Neighborhood Library Supervisor
Brooklyn Public Library | Sunset Park Library Branch
5108 4th Avenue Brooklyn NY 11220
Tel: 718.567.2806 ext. 55116 Fax: 718.567.2810
rbenavides@bklynlibrary.org**



**TESTIMONY OF PRUDENCE KATZE
RESEARCH AND POLICY MANAGER
COMMON CAUSE NEW YORK**

**BEFORE THE NEW YORK CITY COUNCIL
SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS
November 18, 2015**

Good Afternoon. My name is Prudence Katze, and I am the Research and Policy Manager at Common Cause New York. With members throughout the state, we provide a voice for citizens in support of open, honest and accountable government at all levels while working to strengthen public participation and confidence in our institutions of government as we also ensure that the political process serves the public interest rather than special interests. Thank you for giving me the opportunity to testify today.

We are interested in the outcome of the Brooklyn Heights Library project not only as it relates to our mission of government accountability, but also because we are concerned that selling a public asset is only a short-term solution for the continually looming problem of how to maintain and strengthen our shared urban assets. Good governance requires a thoughtful and deliberative approach, especially when a beloved neighborhood space is at risk of being turned into a condominium tower. Public assets, such as our libraries, parks, schools and community centers, play a critical role in supporting and preserving our neighborhoods in New York City. With that being said, Common Cause New York opposes the sale of the library and we urge the subcommittee to vote to reject the two Land Use applications before the committee - 150399 PPK and 150400 PPK.

As I will explain in more detail below, Common Cause New York is concerned over:

- The relatively hasty decision made in disposing of the library and its land, which subtracts from our continually shrinking stock of commonly owned, civic assets.
- That this decision was made by the Brooklyn Public Library (BPL) and the New York City Economic Development Corporation (NYCEDC) out of public view.
- The lack of proper monetary compensation for the sale of the property

Disposing a Civic Asset - Forever

Most anything can be monetized, but selling a public asset is forever. We are concerned with the process around how this decision to sell the library's assets was made from the inception, and whether the ramifications of the public steward (the BPL / the City) no longer having control of the land was explored in full. According to the June 2013 RFP from the NYC Economic Development Corporation (NYCEDC), the City will purchase a condo interest "encompassing the new library space" for the



ceremonial amount of \$1.¹ This leaves the new library vulnerable to future whims of the condo developers instead of in the full protection of a tax lot owned by the City.

Selling a public asset doesn't have to be the default way to generate money to plug a leaky hole; our city has the potential to come up with creative and sustainable programs that leverage our public resources over the long-term for the maximum community benefit. We agree with Brooklyn Borough President Eric Adam in his September 8th letter disapproving of ULURP action when he wrote:

"The Borough President believes that the funding of Library Expense and Capital Budget needs should be responsibly addressed by the tax levy and bonding authority of the City – not a onetime sale of the municipal property."

Lack of a Transparent and Public Decision Making Process

Public input must be elicited at the beginning of the process, where community concerns and needs can have an impact in shaping the actions adopted, not simply when the public's contribution is akin to coloring in a coloring book, where the design is pre-determined.

In February 2013, the BPL created a Community Advisory Committee (CAC) to help shape the initial RFP. Forming a CAC only four months before the RFP release was too late, as it is likely that the NYCEDC already shaped the RFP well before opening it up for suggestions. Community input must be sought well in advance of even considering disposition of a public asset, especially when there is a large funding gap that puts sustainability and maintenance of a public asset at risk. According to the RFP, the NYCEDC "reserves the right to waive any conditions or modify any provision of this letter with respect to one more applicants" and, "in all cases, NYCEDC shall be the sole judge of the acceptability of the Proposals."² This means that the CAC input prior to the RFP could have been rendered moot.

We must also point out the lack of follow-through in the Hudson Companies' failing to submit a Doing Business Data form pursuant to Local Law 34, as each entity is required to do in the interest of disclosure and transparency. Hudson Companies has submitted a form for several other projects, and was mandated by the RFP to create a separate entry for this specific Brooklyn Heights Development Opportunity RFP³ but did not comply. The Hudson Companies' Cadman Associates LLC (which is also registered at a separate address), who is the actual applicant of the project, only created an entry in the Doing Business Database well after they were chosen by the NYCEDC to develop the project.

Public input must be elicited at the beginning of the process, where community concerns and needs can have an impact in shaping the actions adopted, not simply when the public's contribution is akin to coloring in a coloring book, where the design is pre-determined. I also want to highlight that 44 Out of the 72 people who signed up to speak during the Brooklyn Borough President's August 18th ULURP

¹"Brooklyn Heights Development Opportunity: Request for Proposals" EDC, June 20, 2013

² RFP, Appendix H: Conditions, Terms and Limitations, p. 66

³ RFP, Appendix D: Doing Business Data Form, p. 44



public hearing testified in opposition to the project and many people voiced their concern over the lack of transparency.

Is the City getting the full market value from a one-time sale?

This deal has many problematic features and is yet another example in a sad line of examples of how decisions affecting the future of publicly owned properties and assets should *not* be done. Yet again, there are significant questions as to whether the public asset is being sold for its full market value. Yet again, the public has no information as to the full panoply of factors weighed by the BPL in determining to sell this property and what alternative means of addressing funding needs were considered but not adopted when the decision was made to favor outright sale over other forms of disposition.

Common Cause NY is not alone in these concerns, and the Brooklyn Borough President in his disapproving ULURP opinion when he said "In order for the BPL or successor City Library agency to ensure an appropriate sale price... [the City must receive] a percentage of the revenue from the developer's sale of the units." Additionally, there is concern that the transfer of excess development rights, or "air rights," from the adjacent St. Ann's school property to the Cadman Plaza Development site was done without assessing the full market potential and that the BPL should receive a percentage of all net proceeds from the sale of condos on the top two floors – which is what the excess air rights translate to.

Even if development of the property as a high-rise condominium with a library housed at its base were determined to be the best ultimate use of the real estate in the public interest, there are ways of structuring the library's interest that would not only protect the public use of a library facility but guarantee the library an income stream in the future. The BPL and NYCEDC's approach shows a startling lack of creativity and initiative in addressing the real challenges faced in maintaining and preserving our public assets. BPL can, and should, do better.

Thank you,

Prudence



Submitted by Marsha Rundle

SUPPORT FOR THE FRIENDS OF THE BROOKLYN HEIGHTS BRANCH LIBRARY

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Youth Council Advisors

Roshawn B. Boyce

Fitzgerald C. Boyce II

Youth Council

Vanessa Taylor

President

The Brooklyn Branch of the National Association for the Advancement of Colored People resolves to support Friends of the Brooklyn Heights Branch Library and other libraries in the Borough of Brooklyn from shrinkage and sales to developers for profit and non-library use.

WHEREAS, libraries are essential to the growth and stability of a society; and

WHEREAS, public libraries serve as the only place that inner city youth, senior citizens, and young adults have access to computers for school study, research, college applications, job searches, and for the elderly, often the only way they can communicate with their relatives; and

WHEREAS, the Business Branch of the Brooklyn Library System attracts people from all over the world because of its unique resources; and

WHEREAS, public libraries also serve as safe havens for children to complete their assignments on a daily basis without fear and with a certainty that their assignments will be completed, which will help them in their educational pursuits;

THEREFORE BE IT RESOLVED that the Brooklyn Branch of the National Association for the Advancement of Colored People unanimously support the Friends of the Brooklyn Heights Branch Library and other libraries within the Brooklyn Public Library System in their efforts to prevent the sale and shrinkage of public library space for non-library use.

This measure was voted on during the General Membership Meeting held on April 24, 2013 and unanimously passed in the affirmative.



Urban Librarians Unite
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941.445.7114

City Council Subcommittee on Planning, Disposition and Concessions
Regarding Sale of Brooklyn Heights Library

Good Afternoon,

Thank you for allowing me to speak here today. My name is Christian Zabriskie, I am the Executive Director of Urban Librarians Unite, an independent 501c3 not for profit that focuses on libraries and librarianship in urban centers. We have been speaking out in favor of funding for libraries here in New York City for over seven years now and follow operating and capital budgets for the three library systems very carefully. I myself have a Masters in Science in Library and Information Studies and have been a working librarian in New York City for nearly a decade.

I would like to address the issue of the Brooklyn Heights Library Plan from the perspective of a librarian. I am interested in looking at this strictly as a library problem and my comments here come to you through the lens of a library professional with a large degree of formal education and training backed up by years of experience in the profession.

In an ideal world, all our public libraries would be well funded and in a state of good repair. Unfortunately that is not the state of libraries in New York City nor is the funding in place to put them into good repair without difficult and controversial resolutions. We at Urban Librarians Unite feel that this plan, as set forth by Brooklyn Public Library, is the best answer to a difficult problem.

Our working rule of thumb is: Offer the best library services, to the greatest number of people, with the resources currently available. Years of advocacy for NYC libraries have made us very pragmatic, we address the issue that is in front of us, not the issue as we would like for it to be. Here are the benefits of the plan as we see them.

Modern Library Services - the modern library offers far more than just books (although we offer those too). We are spaces of active education, digital exploration, and patron creation. The new library design which will go into the space in question will be at the cutting edge of librarianship for the people of that neighborhood and for the borough of Brooklyn in a wider sense.

Public Space - the new library in this location will be a 21,500 facility which will offer more public space than any branch in Brooklyn other than the huge and beautiful Central. While there have been discussions that the plan will cut down on overall space at the branch the space which is most important to the public will increase substantially.

Generate Revenue For Other Branches - This is the part of the plan that is most compelling to us. This sale will allow for numerous other branches in lower income neighborhoods to get much needed capital improvements. These improvements are mission critical for these libraries, we are talking about roofing and HVAC systems. While these needs may not be as exciting as full renovations and new buildings they nonetheless are essential for library staff and patrons alike.

I am here to ask the City Council to give their support to a plan that will ultimately offer a great benefit to a large number of Brooklyn residents. Nobody likes to see an institution like a library be put into these situations but the solution offered by Brooklyn Public Library benefits the people of that neighborhood community as well as people all over greater Brooklyn. For us this is simple math, this plan offers the greatest gain for the largest number of people with the resources that are available to the library. We ask that you please look at this issue in a broader context and see the positive impact it will offer to more than just one neighborhood.

Christian Zabriskie
Executive Director
Urban Librarians Unite



CITY COUNCIL TESTIMONY - NOVEMBER 18, 2015
UNIFORM LAND USE REVIEW PROCEDURE PUBLIC HEARING
150399 PPK

My name is Phillip Kellogg, Executive Director of the Fulton Area Business Alliance, the business improvement district along 1.2 miles of Fulton Street...in Brooklyn's neighborhoods of Fort Greene and Clinton Hill.

With respect to the Affordable Housing component of this proposal - to be located at 1041 Fulton Street in Clinton Hill - we feel this project will deliver significant benefits to the Fulton Street Commercial Corridor and the wider Clinton Hill community.

In previous public hearings on this matter, FAB testified how important it was that 1041 Fulton include ground floor commercial uses.

We are very pleased that the project's developer Hudson Companies listened to FAB's testimony and included ground floor commercial. And FAB is equally pleased the City Planning Commission recommendation for this project included the requirement that 1041 Fulton include ground floor commercial.

This mixed-use development with ground floor commercial will provide a number of benefits:

- A vacant lot will be developed, activating a dark and dreary stretch of the commercial corridor
- The street will be energized with more people
- Existing businesses will benefit from increased population density—which translates into more potential customers
- Existing small businesses will also benefit from maintaining the continuity of the retail corridor because of the ground floor commercial use. This will avoid the creation of a dead zone that you see in other neighborhoods that have so many blocks and buildings without ground floor commercial spaces.

- Residents will benefit from having more choices for shopping and dining right in their own neighborhood
- More people means more eyes on the street... which will improve public safety for existing businesses and their employees, residents in the surrounding communities and the people who will live in the new building
- And to that very important point: this corner of Clinton Hill needs affordable housing to will help maintain the vibrant diversity of the neighborhood.

FAB welcomes this mixed-use building at 1041 Fulton that includes affordable housing plus ground floor commercial usage. It will be a dynamic addition to this section of the Fulton Street commercial corridor.

Thank you for your consideration.



Phillip Kellogg
Executive Director



SAFEST

South Asian Fund for Education, Scholarship and Training

11/18/2015

Fight for literacy for the Minority. No matter the cost!

Mazeda A. Uddin

NYC CFB (VAAC) member

South Asian Fund For Education, Scholarship & Training (SAFEST)

District 24th senior Task-force Chair (Queens)

Dear Honorable elected Officials,

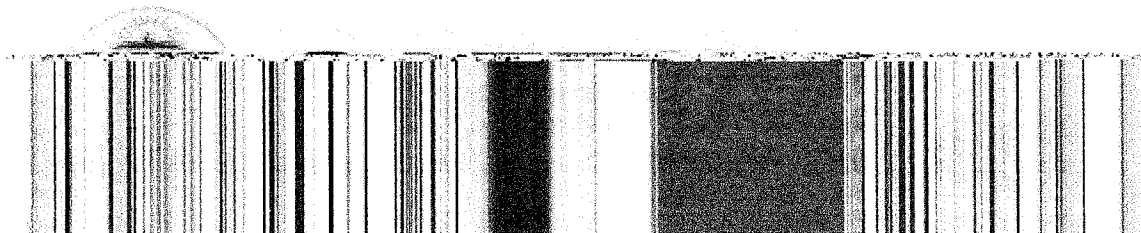
My name is Mazeda A. Uddin. I am a well-known community leader over 30 years for the South Asian community which is our minority of the New York City. Due to my hard worked Queens district 24th now (BOE) Bengali translated Ballot ,NYS DMV written test many more. More than 65% of South Asian and more than 75% of senior citizens have an have an English proficiency problem.

I am writing you today about the proposed library cuts and how will affect our children's and parents. More than 500,000 immigrants without legal status New York City .

There are many poor and minority children whose parents work at less than minimum wage jobs even though they are doing 2 shifts just to survive. There has not been a minimum wage increase in recent times making the financial situation for these families extremely difficult. For most of the children of these families the library system is their main source of books, computers and worldwide information. Any cuts in the library budget will severely impact these children in a very negative way. Their chances to succeed in the school system will be greatly diminished.

There are proposed library cuts that will hurt minority and poor children across the city greatly. We must protest these cuts in any way we can. We make sure that the libraries are fully funded so that the children of this great city can receive a proper education and become well equipped to succeed in this demanding, technology advanced society. English language learners (ELLs) thus face a double challenge in NYC.

Every time you close a library, it is a blow against literacy and a victory for illiteracy. With so many bookstores having closed and our economy in a vulnerable state, how could the city dare think of closing an institution of learning?



An institution that educates our citizens and offers its product for free
it makes no logical sense!

When Andrew Carnegie opened the first public library in NYC, he understood the value of knowledge and the necessity of sharing knowledge free of charge. Have our public officials become so dense that their vision isn't as clear as Mr. Carnegie's was over one hundred years ago? With overcrowding in our city reaching epic proportions and kids living in shared apartments, the library is many times the only place one can go to study and read.

As a South Asian Parent/ leader I am urging city hall to leave our libraries alone.

Please contact me and join me to protest these cuts and save the future of our minority children.

Good afternoon.

Thank you Chair Cohen, Councilmember Levin, and the entire subcommittee for allowing me the opportunity to testify in support of the new Brooklyn Heights Library.

I am Peter Goldwasser, chair and founder of the Brooklyn Eagles, a community of engaged young professionals who support Brooklyn Public Library by fundraising, advocating and raising awareness for Library programs and resources.

Since 2013, the Eagles have volunteered their time and engaged hundreds of young professionals in service projects for the Library. We've planted gardens, painted fences, hosted events and raised almost \$150,000 for BPL.

We're doing our part to make Brooklyn's libraries better for the people who rely on them. And that is what the redevelopment of Brooklyn Heights Library is all about. The Eagles have many members in Brooklyn Heights, and they are excited for a project that will provide the Library with both a beautiful new local branch and badly needed funds to support branches throughout the system.

I founded the Brooklyn Eagles shortly after my daughter was born—we were beginning to visit our local branch, taking advantage of all of its amazing services and feeling very

lucky that we had this local resource. But, not everyone does and I felt that I wanted to, in some small way, do something that would make her proud (eventually) and would help the borough I love.

The Library of course seemed a natural choice: along with great schools, great libraries are essential to the health and happiness of our children and to the strength of local communities.

Children are smart—far smarter than we give them credit for. And they observe everything. Even if we don't want them to. They may not always understand how the world around them works, but when they visit a library that is stiflingly hot in the summer and visibly deteriorating year-round, they know what that says about our priorities.

Kids in every Brooklyn neighborhood deserve great libraries. We have the chance to do something extraordinary for the children and families of Brooklyn Heights and other communities throughout the borough.

I urge you, on behalf of my family and countless others, to support the new Brooklyn Heights Library.

Thank you.



PRESS RELEASE

PRESIDENT OF THE BOROUGH OF BROOKLYN

ERIC L. ADAMS

BROOKLYN BOROUGH HALL 209 JORALEMON STREET BROOKLYN, NEW YORK 11201 PHONE 718.802.3831 FAX 718.802.3778

IN RESPONSE TO LAND USE APPLICATION TO REDEVELOP 280 CADMAN PLAZA WEST, BOROUGH PRESIDENT PRIORITIZES ADDING LOCAL SCHOOL SEATS, CREATING PERMANENT AFFORDABLE HOUSING, ENSURING NO LOSS OF LIBRARY SPACE

BROOKLYN, NY, September 9, 2015: Today, Brooklyn Borough President Eric L. Adams unveiled his proposal for the future of the Brooklyn Heights Branch of the Brooklyn Public Library (BPL), as part of a Uniform Land Use Review Procedure (ULURP) recommendation to disapprove with conditions an application submitted by the New York City Department of Citywide Services (DCAS), BPL, and Cadman Associates LLC to facilitate redevelopment of 280 Cadman Plaza West in Brooklyn Heights. The response was issued following months of dialogue with local stakeholders and community activists, highlighted by a public hearing he held in the courtroom of Brooklyn Borough Hall on Tuesday, August 18th. Borough President Adams emphasized key criteria for the utilization of any unused development rights related to the site, including adding local school seats, creating permanent affordable housing, and ensuring no loss of library space. Additionally, his recommendations addressed the establishment of a municipal library system, the use of City proceeds from the sale of excess air rights, as well as the importance of retaining Brooklyn-based contractors and subcontractors, especially those that are designated locally-based enterprises (LBEs) and minority and women-owned business enterprises (MWBEs).

"My recommendations for the future of the Brooklyn Heights Branch, which have been guided by the thousands of Brooklynites whose feedback I have considered in recent weeks, are a blueprint for responsible community development that puts our children and families first," said Borough President Adams. "Considering this land use application has been about more than one site or one institution; it represents an opportunity to evaluate the direction of development in Brooklyn Heights and ensure that basic services are met and enhanced. It is appropriate for the City to pursue opportunities that utilize our municipal air right assets, but any such utilization must maximize community benefit above and beyond what has been the standard to date. Moreover, we must seize this opportunity to resolve the larger fiscal crisis that our libraries face, with solutions that guarantee equitable and dependable funding for capital upgrades and branch programming. I thank everyone that has participated in this passionate community process, and I look forward to working with all those invested in the future of the Brooklyn Heights Branch as this process evolves."

Noting that "it is clear that there is immediate need to develop Community School District (CSD) 13 public school seats in proximity to PS 8," Borough President Adams expressed concern that the application did not address the potential for creating additional classrooms at 280 Cadman Plaza West, as well as the impact that new development at the site would have on existing area schools with overcrowding issues. As such, he proposed building elementary school space within any new building on that site, including a potential annex to PS 8, in coordination with CSD 13, Community Board (CB) 2, and local elected officials; this would include complimentary functions such as a

gymnasium and general assembly/lunch room space. Additionally, Borough President Adams called on the New York City Department of Education (DOE) and New York City School Construction Authority (SCA) to establish a task force inclusive of Community Education Councils (CECs) 13 and 15, CBs 2 and 6, and elected representatives to develop a site identification plan that would solve the public school seat shortage in and around Downtown Brooklyn.

Regarding the creation of affordable housing, Borough President Adams stressed the importance of all units associated with development remaining permanently affordable, whether built on-site or off-site and regardless of zoning requirements. He also addressed what he termed as the "significantly unbalanced number of studio apartments versus two- and three-bedroom apartments which are most in demand for families borough-wide," calling on modifications that would accommodate more family-sized units. In response to community concerns about the imbalance between on-site and off-site housing development, Borough President Adams called for affordable housing generated by the Inclusionary Housing Zoning Floor Area Bonus to be sited at 280 Cadman Plaza West.

Borough President Adams also outlined a larger plan to address the funding challenges facing City libraries, including those in the Brooklyn Public Library system. Observing that "as it stands, the public library system [in New York City] is not a proper working model," he specifically noted how library maintenance, operations, and staffing have suffered due to inconsistent and unpredictable funding streams. To address this, he proposed the incorporation of public libraries into the City's agency structure; this would start with the Brooklyn Public Library becoming an independent agency that would be subject to merger with other library systems pending results of a cost-benefit analysis.

Pertaining to the size of the Brooklyn Heights Branch, Borough President Adams underscored the need for the library to maintain its current publicly-accessible floor area, inclusive of the Business Library. In addition, he noted that proceeds from the sale of any air rights related to library sites, including the Brooklyn Heights Branch, should be directed to branches following consultation with relevant local elected officials. Acknowledging the challenges of transferring air rights from Carnegie libraries, Borough President Adams asked the New York City Department of City Planning (DCP) to develop a zoning text change to make such transfers easier, in an effort to preserve the character of the historical buildings while capturing critical air right assets.

Borough President Adams's recommendations will be considered by the City Planning Commission (CPC) as part of their public meeting on Tuesday, September 22nd.

FOR THE RECORD

Testimony for City Council hearing on Sale and Acquisition for Brooklyn Heights Library

Lee Ilan, community resident
18 November 2015

I am grateful that the City Council has recognized the need for this hearing for the community to comment on the sale of the Brooklyn Heights Library and the precedent of selling off library land to luxury developers in general. This proposal is not in the interests of Brooklyn residents, local library users, and the Brooklyn Public Library overall.

I am a resident of Downtown Brooklyn and have frequently used the Brooklyn Heights library for kids programs and to take out books. I've also used the Business & Career Library for research. I know the library system has great capital and maintenance needs, and everyone is in favor of upgrade for better community facilities.

However, there is not enough information available to responsibly approve this land sale and subsequent shrinkage of the Brooklyn Heights facility:

- There is no space at the Central Library for the Brooklyn Business and Career Library's services. It is already fully utilizing its space.
- Shrinking the library to remove books is not in the interest of the growing number of families and residents in Downtown Brooklyn. We need more space and more books, not less.
- The plans for continued availability for the Brooklyn Heights Library during construction are vague and the timetable is unenforceable. Significant cohorts of school children are going to lose access to a local library for years.
- Ultimately, the library trustees have put forth many attractive-looking plans for the Brooklyn Heights library, but they are not in the best interests of long-term stewardship. Financially, the history of selling off land and leasing back space may look okay in the short term, but in a few years, the community is back where it started, with not enough resources and no leverage. Perhaps a long-term leasing situation where the City or the BPL retains some approval rights for the land use would be a better approach.

So I am asking the City Council to be responsive to local residents, library users, and the interests of the Brooklyn Public Library system in the long term and disapprove this proposal.

Thank you very much for your consideration.

Ms. Lee Ilan
191 Willoughby Street, #9B
Brooklyn, NY 11201
718-237-4170, leeilan@yahoo.com



BROOKLYN
HEIGHTS
ASSOCIATION

55 Pierrepont Street, Box 17D Brooklyn, NY 11201 (718) 858-9193 info@thebha.org www.thebha.org

**Statement of the Brooklyn Heights Association In The Matter of the Disposition of
280 Cadman Plaza West, November 18, 2015**

The Brooklyn Heights Branch Library is central to our community. A library serves its community best when it is comfortable and up-to-date. Features like reliable online access, good lighting, size and air-conditioning matter. What's true of the Brooklyn Heights Branch is true of the rest of the Brooklyn Public Library system. This proposal will provide funds for the renovation of other BPL branches, and that is why the BHA and its members support it. After the Brooklyn Heights branch has been outfitted, the remaining money will pay for repairs at the Walt Whitman, Pacific Street, Washington Irving and Sunset Park branches, benefitting many BPL users.

The experience of the NY Public Library with the reconstruction of the Donnell Branch has been instructive. As a result, the Brooklyn Heights branch project is subject to strict terms outlined in both the original Request for Proposals and a Memorandum of Understanding between the BPL and the City. Those requirements include: an interim library; time limits on construction; completion of the affordable housing before issuance of a certificate of occupancy for the condominium; and that all proceeds from the sale will be for the use of the BPL.

Of course, we have concerns. Community Board 2 has requested that the usable area of the new library equal the usable area of the existing branch. We completely agree. The preliminary plans show the branch to have 21,500 square feet of usable space, but we would like to see this figure significantly enlarged. A welcoming library space, with natural light and working air conditioning, will attract significantly more visitors than the existing branch, already one of the busiest in the system, and the new branch must accommodate them.

Our local school is at 140% of capacity, and the addition of 139 apartments to the school zone will increase the overcrowding. The City Council must insist that the New York City Department of Education address the burden that surging development in Brooklyn causes.

Many in our community have requested – and we concur – that the developer and BPL give further consideration to the configuration of the related affordable housing. The apartments are targeted to residents making 60-165% of area median income, which may be too high. Three-quarters of the affordable apartments will be studios or one-bedrooms, which means the project will not address the enormous need for two, three, and four bedroom family apartments.

The BPL has gone far to meet and address the concerns of our community. We look forward to:

- a spacious, state-of-the art branch library in our neighborhood
- well-designed, affordable housing in our district
- substantial repairs and infrastructure upgrades in at least four Brooklyn branch libraries.

We support this proposal, for the Heights, for Brooklyn Community District 2, and for all of Brooklyn, and we urge you to support it too.



November 18th, 2015

Written testimony respectfully submitted to the NYC Council Land Use Sub-committee on Planning, Dispositions and Concessions by Carlo A. Scissura, Esq., President & CEO of the Brooklyn Chamber of Commerce, in support of the Brooklyn Heights Library Project.

Hon. Inez E. Dickens, Chair
Hon. Andrew Cohen, Member
Hon. Darlene Mealy, Member
Hon. Ydanis A. Rodriguez, Member
Hon. Mark Treyger, Member

Good Afternoon Chair Dickens, other sub-committee members and guests. I'm Carlo A. Scissura, Esq., President & CEO of the Brooklyn Chamber of Commerce (BCC), and I'm here to support the proposed Brooklyn Heights Library re-development project at 280 Cadman Plaza West.

BCC is a membership-based, business assistance organization that represents the interests of over 2,100 member businesses, as well as other businesses across the borough of Brooklyn. The Brooklyn Alliance is the not-for-profit, economic development organization of BCC, which works to address the needs of businesses through direct business assistance programs.

This re-development proposal comes at a critical time in the Brooklyn Public Library (BPL) system's history, as the institution is now faced with a \$300 million capital crisis, which negatively impacts its ability to make timely repairs and upgrades at its 60 branches. The repairs at the Brooklyn Heights location alone is estimated to be over \$9 million; and a lack of funding is preventing the library from creating an environment that is conducive to learning for residents.

The proposed changes will transform the current library from a 15,050-square-foot facility to a state-of-the-art, 21,500-square-foot facility that will accommodate expanded public collections and programs. The new space will feature collaborative areas, flexible workspaces and technology infrastructure. Much like the current location, the City of New York will retain ownership of the property, and at the end of the project, this historic gem will be a modern, inspiring facility that the neighborhood can be proud of.

A major highlight of the project is the fact that it will be a mixed-use development, with market rate condos directly above the new library facility, and 114 units of affordable units in Clinton Hill. This will help to address the city's growing housing crisis and is exactly the type of smart development needed for our local economy to thrive.

Most importantly, this re-development is expected to generate \$52 million, which will help to fund repairs at other library branches that urgently need them, including Walt Whitman, Pacific, Washington Irving and Sunset Park.

During the construction of the new library, BPL will provide interim library services to the neighborhood. This will minimize interruption in service, and ensure that businesses and individuals are still able to access services in the interim.

Further, the re-location of the Business and Career Library (currently at the Brooklyn Heights Library) to the Central Library at Grand Army Plaza, will improve central access to both aspiring entrepreneurs and job-seekers, with expanded hours (including Sundays and weeknights). Another positive is that the Business and Career Library will be able to offer an improved suite of valuable, synergistic services to patrons such as a Workforce Center, Information Commons and co-working space at the Dweck Center.

The project represents an excellent example of a public-private initiative working to solve problems around capital funding and a shortage of both affordable and market rate housing. In the long run, residents will benefit from a new and improved, state-of-the-art facility and housing units, which will be a very valuable and timely community investment.

Today, I join the City Planning Commission and Community Board 2 in support of the Brooklyn Heights Library project, and respectfully ask that this committee also lend its support. Thank you for the opportunity to testify on this matter.

I'd like to thank the committee members (City Councilman Stephen Levin and members of the City Council Committee) for the opportunity to testify. My name is Elena Romero. I am a lifelong Sunset Park resident and parent of three small children. I am also an author and professor. Therefore libraries are a critical part of my professional life. As an academic and parent, I am a frequent patron of the Brooklyn Public libraries. The Sunset Park Library is near and close to my heart as it has become a vital resource for my community, children and it is in desperate need of renovation and resources.

While our library's amenities feature Wi-Fi, handicap accessibility, a community meeting room, and Workforce 1 Career Center, we are in need of a facility that can keep up with the times. More computers are needed and space.

The Brooklyn Heights Project will benefit several communities, including mine. Of the \$52 million BPL will receive, monies will go towards renovating other libraries including my home branch. Therefore I believe it is a win-win for us all. Please approve the Brooklyn Heights Library Project.

First, I would like to thank the committee members for the opportunity to testify today.

My name is Elena Rivera and I am the Children's Librarian at Washington Irving Library part of the Brooklyn Public Library system. I have Bachelor's in Languages and Cultures and a Master's in Library and Information Science with a specialty in Youth Services. Five months ago I moved 2k miles across the United States from Los Angeles CA to Brooklyn NY, leaving behind family, friends and all that was familiar in order to work with a library system whose mission and values closely aligns with my own professional philosophy, and that is to provide free and open access to information for education, recreation and reference along with innovative library services that reflect the diverse and dynamic spirit of its communities.

I have learned a lot about the people who live in Bushwick that comprise the Washington Irving Library community, my new home and community where I live. They come from different walks in life and backgrounds, and use the library as a treasured resource where they can introduce their child to their first favorite book, where they can work on their resume in search for the perfect job, where teens can have a quiet space to do homework if they can't find it at home and most importantly they come to the library to find hope—to find hope for themselves, for their families and even for the world.

Now, let me tell you about the Washington Irving Library as a physical building. It is one of the Carnegie libraries built in 1923 with the money donated by philanthropist Andrew Carnegie based on the belief that people deserved access to information. Surely a gorgeous library that greatly served the needs of its community back in its day, now however not so much. The building is in a state of disrepair. Reasons such as limited space, deteriorating walls and shelves that are falling apart make it challenging for staff and myself to provide an enjoyable browsing experience and run daily programming. It makes it difficult to accommodate 30 toddlers that have come for Storytime in a crowded space that only makes them feel frustrated. It makes it difficult to keep shelves neat when the only thing that is momentarily keeping a book in place is a book end that is very loudly showing its years.

The Washington Irving Library deserves a building that reflects the information needs of its community. They deserve the ability to have an enjoyable visit when visiting their local library. Where they won't feel discouraged to browse a shelf because they fear that their child might accidentally bump into the nail that's sticking out of a shelf, or where they won't have to worry about whether the elevator has decided to stop working for the day and are unable to access the main floor with their wheelchair. People deserve appropriate and safe places where they can work and explore information and recreational interests. Libraries are undoubtedly important, and the Brooklyn Public Library is an amazing institution that offers its communities great programs and access to knowledge. With your help my library will secure the funds we desperately need to renovate and update this crucial community resource. Please approve the Brooklyn Heights Library project. You will not only help create a world class library for Brooklyn Heights, but residents all over Brooklyn—like my community in Bushwick—will benefit greatly from the proceeds of this project.

Thank you for the opportunity to testify.



Thank you for giving me the opportunity today to comment on the proposed development at the Brooklyn Heights Library. My name is Maritza Silva-Farrell and I am testifying today on behalf of the Real Affordability for All (RAFA) coalition – We are a coalition of over 50 tenant, faith and labor organizations working to end the housing crisis in New York City. The coalition leverages its power to address homelessness, NYCHA, the preservation of existing affordable housing, the development of new affordable housing and good jobs.

The Hudson Companies' proposal to build on top of the Brooklyn Heights Library branch is yet another example of giving away public land with no real community benefits. Hudson Companies has proposed to purchase from the City of New York the air rights to build 139 units of luxury condos and build 114 units off site affordable housing. Our libraries and public buildings should not be for sale at bargain prices to private developers while our hardworking communities are getting pushed out.

We urge City Council to disapprove the current application.

Their affordable housing plan is accelerating the economy's segregation of rich and poor rather than creating mixed income communities with real affordable housing. Hudson Companies is getting a great deal on the land and air rights in exchange for off-site "affordable" housing units, 2 miles away from the library and luxury condos, creating economically and geographically segregated housing. This cannot be acceptable.

Nearly half of Hudson's affordable units would be too expensive for many Brooklyn residents to afford. The Kelly report released today points out that the nearly half of the "affordable" units were aimed at households earning between \$86,300 and \$142,395 annually. That may be affordable for some people, but not for most hardworking middle or low-income families. According to U.S. Census Bureau, most families in Brooklyn do not have annual earnings as high \$63,700 or \$105,105.

This development does not meet the affordable housing needs for our families. 75% of the "affordable units" are studios and 1 bedroom.

Hudson Companies also has a terrible track record of hiring nonunion contractors who put the lives of construction workers at risk. We need to ensure that the jobs created through this kind of development are going to be quality jobs.

The proceeds from the library's sale will fall far short of the needs of our public libraries. With the chronic underfunding of libraries, this sale could create a precedent for other developers to do the same in other libraries. We cannot allow for private developers to take ownership of our public libraries.

In closing, we urge City Council to take a closer look at these kinds of proposals that at first glance might seem beneficial and enticing. Learning from the lessons of past, we should make sure that any new development integrates our communities rather than perpetrating more segregation. Let's protect our public spaces and ensure that in exchange of development we get the best bargain for our neighborhoods.

Thank you

Dear City Council:

My name is Norman Savitt, I am a retired Mechanical Engineer who has lived in Brooklyn Heights for more than 30 years.

And I have given testimony at other hearings on this subject before, most notably before the Community Board 2 and before our Brooklyn Borough President Eric Adams.

As I said then, as now, was that in the very darkest days of the city, during World War 1, The Depression, World War 2, the Dot Com crash, the financial crises etc, when the city had dire and perilous problems in our very darkest days, we still managed to hold onto and funded our Brooklyn Heights Public Library and other libraries.

At present our Library is an extremely popular working library that has the biggest frequency of users that it has ever had in its entire history

So why sell are we selling at this time?

Despite the library renovations in 1993 that cost the city million of dollars, we were told that we now cannot afford to fix a lowly air conditioner and do some other very basic maintenance to our library, maintenance that other libraries all over the city are able to do, and we are using this, this only recent lack of funding as an excuse to first curtail hours and then to sell and tear down a very popular heavily used library and build in its place a vastly smaller downgraded library without its acclaimed Business and Career room, inside a monstrously large building which will give our local infrastructure headaches for years to come, greatly increasing our local congestion in the streets, over crowding in our schools, etc. To benefit a very few

I don't fault the developers here, they are doing their job. If we let them, they would put Condos on the Brooklyn Bridge, Central Park, and public properties all over the city. If we let them. And I don't doubt that some believe that what is good for them and their top 1% is somehow a public good. But that trickle down mentality has not worked in our country and we all know it.

I would fault however, any public official who has taken an oath to uphold the public good to be our gatekeepers to protect us and our public assets and delineate just where the Buck Stops, who votes yes for this deeply flawed project, a project which will hurt many of us who use the library, to benefit a very few, who most likely will be very wealthy newcomers.

I mean this is a project that goes beyond "poor doors". All the lower income affordable housing in this proposed new building is to be shunted out to the back of the neighborhood, just like the back of the bus.

Make no mistake here, this is a project which the people who live in our neighborhood, who do NOT have ties to the developer in some way, is a project which our residents are solidly against. And if this goes down, they are not going to forget it either.

Tearing down our local public library for all these flimsy reasons is historically, politically and morally unjust.

I urge that our City Council and other officials vote a resounding NO to this unnecessary and ill-advised project.

Testimony to City Council

I'm against this plan. I see it as another instance of the public being squashed by rich and well connected interests. It happens over and over again.

- Donnell used to be the second most popular library in the city. We are promised that it will eventually reopen with but with only 28k sq ft, 1/4 of its original size of 97k sq ft and mostly moved underground.
Donnell Library was sold in 2007 for \$59mm. One unit in the new building is priced at \$60mm. If you're interested, there's an open house tomorrow.
- The Pierhouse was built on what was once a public park land and grew so large that it blocked the what was once a "city protected" view.
But don't worry, in 2014 a condo in the building sold for the highest price ever paid in Brooklyn. Who was among the buyers in the Pierhouse? One of them is one of the architects of the scam to sell Donnell.

Then we get news from Crain's NY that NYC has a budget surplus of over \$300 million. Will any be spent to fix up our poorly maintained libraries? Of course not. No political will. Besides, the system to sell them off is working fine.

It's very hard not to view the sale of Brooklyn Heights library as another instance of the public getting ripped off by powerful real estate developers.

Ostensibly, city government and especially the community boards represent and defend the people of the city of NY against the scheming of elites. But judging by results, these agencies have instead been captured by the wealthy interests and have made it their mission to help them in any way they can.

We have all heard of the Princeton study titled "Testing Theories of American Politics: Elites, Interest Groups, and Average Citizens" by Princeton University professor Martin Gilens and Northwestern University professor Benjamin I Page dated August 2014.

They found that rich and powerful economic elites and organized groups representing business interests have substantial impacts on US government policy, while average citizens and mass-based interest groups have little or no independent influence.

The wealthy few move policy, while the average American has little power.

New York City Council
Subcommittee on Planning, Dispositions and Concessions Hearing

Testimony of Gregory Homatas
avid library user of all three systems

November 18, 2015

Good day. My name is Gregory Homatas, lifelong resident of Brooklyn, avid library user of all three systems especially the Brooklyn Public Library. I would like to address the 280 Cadman Plaza West application which includes the Brooklyn Heights Branch.

Right now we are at an historic moment in our City's history in that a decision must be made whether or not the Brooklyn Heights Library will be sold to a private developer and shrunk or whether we protect and grow them to meet the needs of a growing city. I urge you to stand with the majority of library users and vote against this sale.

Who is against this proposed sale? Let me tell you. A petition of over 16,000 citizens signatures were delivered to former Mayor Bloomberg opposing the sale of this and all libraries. This petition was delivered on October 22, 2013 on the steps of City Hall. The group Citizens Defending Libraries has collected an additional approximately 8,000 signatures of a petition to Mayor DiBlasio who himself came out against the sale during his positions as NYC's Public Advocate.

Councilmember Steve Levin has said at hearings that 95% of his constituents oppose the sale and shrinkage of the library. Steve said he couldn't walk ten feet in his district without someone telling him this. Steve said that his voters being against the sale of the library was the #1 issue when he was reelected. If this is so, then why are we taking this decision especially when the City has a budget surplus? Why can't we use some of this surplus to fix this library that direly needs it?

The Brooklyn Heights Branch building services haven't been maintained such as the public bathrooms and the air conditioning system to make this library a less desirable place to read and study so that an excuse can be made for the selloff by the Owners. The current condition appears to be the result of deferred maintenance.

On December 12, 2014, at a NYC Council hearing, Linda Johnson, President BPL testified that the Brooklyn Heights, Sunset Park, Red Hook and Marcy Libraries had air conditioning issues. Estimates for the repair of the heating, ventilating and air conditioning (HVAC) system at the Brooklyn Heights Branch range from a low of \$350K to \$750K to \$3.2M to \$5M to a high of \$9M within one year. This \$9M number is not even a competitive bid estimate. Looking at what is involved in this estimate reeks of scope creep. In other words, this is similar to the situation if you hire a Contractor to fix the roof of your house and he asks what about fixing the bathroom and remodeling the kitchen when that wasn't part of the original plan. This looks like it was done to make the cost of this work to seem more and more out of reach. The only conclusion they could reach is it's too expensive and to sell off the library. Is it too expensive? Let us look at it another way: The BPL spent \$580K on lobbyists in one year. Couldn't that money which BPL admits is in woefully short supply be better spent on fitting the affected libraries with spot coolers costing about \$11,000 each in order to provide a temporary cooling solution

for the affected branches or rehabbing the Brooklyn Heights Branch? In fact, the Sunset Park branch has a temporary AC unit yet they want to sell it off. Why not the Brooklyn Heights Branch which direly needs it during the summer? The public deserves an answer.

It appears that the Brooklyn Public Library is in the process of selling off the Brooklyn Heights Branch due to an AC system that doesn't work. Would you sell off your house or coop due to a broken HVAC system rather than fix it or replace it? Think about it.

To proceed with the approval for sale of the Brooklyn Heights Library by the City of New York to a private developer is against the public interest, is not good governance and makes poor economic sense to sell a library for \$40 million whose replacement value is at least \$120 million to buy it back. Also, it precludes any expansion of this library in the future as the City's population and number of library users is on the increase. **I believe that this proposed sale is a bad idea and urge you to vote the same way and vote NO.**

In his review of the August 18th ULURP hearing at Brooklyn Borough Hall, Brooklyn Borough President Eric Adams disapproved the proposal with conditions. I urge you to respect Mr. Adams decision and vote accordingly for disapproval.

If there is at all any doubt in your minds, I urge the New York City Council Subcommittee on Planning, Dispositions and Concessions to take a good hard look into this Project to see if it makes sense to go forward given what I have presented to you today and submit a recommendation to disapprove this application for the sale of the site without any conditions or modifications with courtesy to the Brooklyn Borough President Mr. Eric Adams. **Like the commercial used to say "JUST SAY NO" to this ill-founded idea.**

Thank you very much for listening to me.

FOR THE RECORD

FOR THE RECORD

Testimony of Mary Foutz to the
November 18, 2015, hearing of the City Council
Subcommittee on Planning, Disposition and Concessions
on the sale of the Brooklyn Heights branch of the
Brooklyn Public Library.

Thank you for this opportunity to testify today before you. My topic is what deference, if any, do you as the City Council give to what, at first glance, seems like an irrefutable convergence of opinion among four responsible bodies: (1) the Planning Committee of Community Board 2 in Brooklyn; (2) Community Board 2 itself; (3) the Borough President of Brooklyn; and (4) the City Planning Commission.

I attended the hearings before the ^{Planning} Committee of CB2 and before the whole body of Community Board 2. Do you know what member after member of the Planning Committee stated as his or her rationale for recommending this Plan to the whole Community Board?

It was that, regardless of the member's opinion of the plan, the plan should be kicked up the ladder because more skilled and knowledgeable bodies would be looking at the plan in the later stages of the ULURP process.

And what did member after member of the Community Board state as his or her rationale for recommending this Plan to the Borough President?

It was that, regardless of the member's opinion of the plan, the plan should continue to be kicked up the ladder because the skilled and knowledgeable Planning Committee had seen fit to recommend it. And, of course, moreover, because there were still two levels of skilled and knowledgeable reviewers above the Community Board.

Each level of review of this Plan reveals a fundamental weakness: When a job is everybody's business it is nobody's business.

The lower-level reviewers can wash their hands of the duty to look deeply into the flaws of the plan by expecting more diligent review in the later levels. And the upper-level reviewers can wash their hands of their duty to take a fresh look at the flaws of the plan by relying on the supposed diligence of the lower levels.

ULURP does not create any reliable degree of genuine study of a land-use plan. What it creates is a house of cards, each level based on a flimsy and meaningless level below it, and each level incapable of supporting any weight from above.

I call on the City Council to recognize that the present Plan has not been approved by four levels of responsible government - it has been kicked up to you like a buck slip.

And the buck must stop here: the City Council must recognize the flaws and failings of this plan and put an end to it. An end to the destruction of the one single low-rise public building along Cadman Park, the one building that shows that you are walking in a park in Brooklyn, not along Central Park West.

An end to a plan that creates a precedent for developers to engage in separate and unequal housing, one level of quality of construction and quality of life, for the rich, and, miles away in every sense, another level for the poor.

Respectfully submitted,
Mary Foutz
101 Clark St 26 E
Brooklyn NY 11201

OUTPOST

Coffee Lounge + Juice Bar + Gallery

1014 Fulton Street, Brooklyn, NY 11238

November 17, 2015

TO: New York City Council

RE: Brooklyn Public Library Project/ Cadman Branch/ 1041 Fulton

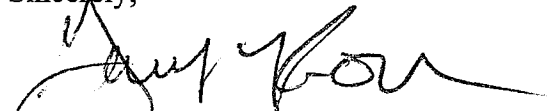
I am sorry I cannot testify in-person, the demands of running our small business make it impossible for me to leave the cafe during business hours.

As a long-time owner of a small business and the building where it is located across the street from the affordable housing proposed for 1041 Fulton Street, I am writing to express MY SUPPORT for the project and the construction of a mixed-use building that includes ground-floor retail.

This stretch of Fulton Street has gaps, vacant buildings and lots that are only now being developed. We need the added activity the new building with a ground floor business will bring. It will brighten the block. More people means more customers for not only our business but all the others who have been sticking it out here all these years. And perhaps most importantly, the ground-floor retail space at 1041 Fulton will be a much-needed addition — helping all the other small businesses along Fulton Street, from Grand Avenue in Clinton Hill to Franklin Avenue in Bed-Stuy.

Please support this mixed-use building with affordable housing and ground-floor retail.

Sincerely,



Gary Kon
Owner

Ladies and Gentlemen, CouncilMembers, Councilmember Levin,

My name is Bosko Stankovic and I am a member of the community. I live in Brooklyn Heights, just a block away from the library. I also went to college two block from the library, St. Francis College and have taken books from the library to help me achieve my degree. As a student who spent most of his time in Brooklyn Heights neighborhood, I did my homework and my studying in coffee shops on Montague street and College library because there was no where else to go. Library is a dark, dirty, hot and sometimes cold place and I never felt welcome and never wanted to stay longer than I had to. I am excited that the library is getting remodeled and that it is staying at the same location. I live in Brooklyn Heights by chose and love the fact that library is so close to my home. Im also happy that the interim library is also near and will provide me with good reading materials until the new one is completed.

For these reason, I voice my support for the project and hope you approve this amazing project.



**IMPACCT
BROOKLYN**

Strengthening communities through housing,
economic opportunity and advocacy

Testimony before the NYC Council Subcommittee on Planning/disposition on November 18, 2015 re: 280 Cadman Plaza, Brooklyn

I would like to thank the Committee for the opportunity to testify on behalf of this project. My name is Deborah Howard, Executive Director of IMPACCT Brooklyn formerly Pratt Area Community Council, a 51 year old community-based housing development organization serving the communities of Central Brooklyn. We welcome the opportunity to offer our opinion of the proposal by the Hudson Companies to develop the Brooklyn Public Library's Business Library site at 280 Cadman Plaza. The proposal has many public benefits which make it an ideal solution to the development of this site. These include-

- A \$52M acquisition price, \$40M of which will go toward the renovation of several libraries in the BPL system needing major capital improvements thus spreading the benefits of this project to other underserved communities of Brooklyn;
- A brand new library on the site at 280 Cadman featuring modern technology which when completed will be owned by BPL, plus the provision of temporary quarters for the branch library close by;
- A beautifully designed condo tower which the developer has opted to not use a 421A tax abatement therefore these new residents will be paying real estate taxes. This is something that few other developers in the Downtown Brooklyn plan have done with the result that we have luxury rental and condo towers where owners do not pay RE taxes yet with the added population, there is no additional tax revenue to increase city services, build schools or improve infrastructure. We applaud Hudson Companies for making this choice;
- Opting to utilize Inclusionary zoning, the project will provide 114 affordable apartments in Clinton Hill, an area that has experienced severe displacement pressures affecting existing low-income residents and where there are limited new sources of affordable rental units.

IMPACCT believes that the benefits to both the neighborhoods of Brooklyn Heights and Clinton Hill as well revenue to the Brooklyn Public Library system make this project a positive contribution to Brooklyn. The latest mailing campaign by Build NYC to stop this project is criticism that is misplaced. That it singles out this project instead of the numerous other projects being built throughout the city or being built as a result of the Downtown Brooklyn Plan is unfortunate. The debate around utilizing union labor at higher cost vs the production of affordable housing should not be focused on one project. It is a city policy issue in which both constituencies must at some point be reconciled.

Thank you.



63 Pearl Street | Box 123 | Brooklyn, NY 11201

New York City Council
Council Chambers, City Hall
City Hall Park
New York, New York 10007

November 18, 2015

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS HEARING ON BROOKLYN HEIGHTS LIBRARY SELL

My name is Doreen Gallo and I am here to testify on behalf of the DUMBO Neighborhood Alliance (DNA), to express our extreme concern over the current plan to sell off our Brooklyn Heights branch library to pay for this library and a couple of others. I am the DNA representative on the Brooklyn Public Library Community Advisory Council (CAC), which was formed after the decision was made to sell off our library to a connected developer and this decision was by a select few. There was a lack of representation of our community on the CAC, especially the underserved or anyone from the diverse community that uses this library and defines our Brooklyn community. Regardless, the Community Advisory Committee ceased to meet once the responses for RFP's for this project were presented at a public meeting. Three people in a room chose the developer. There has been a lack of transparency throughout this entire process.

One thing is certain is that both the Brooklyn Public Library and the developer chosen by the Brooklyn Public Library have spent all of this time and a lot of money lobbying this deal. The disparity between the profit the developer will receive compared with what the libraries will receive is too great not to audit and reevaluate other possibilities for this site. The way too tall, out of human scale building at this already over populated area at a strategic intersection affecting many neighborhoods does not support the loss for what we are supposed to gain. The Brooklyn Heights Library building is an extremely solid, well built building with enormous adaptive reuse potential. The current leadership for the Brooklyn Public Library has not been able to effectively maintain books in the library and this particular branch is poorly run. The "underutilized" space at the Brooklyn Heights branch is full of storage and neglect. The underground spaces would economically cost a lot less to transform to podcast rooms and/or any number of cutting edge library uses. The present conditions seem to have been created on purpose to present a narrative for a renewed development project at this site instead of an improved, beloved desperately needed improved not replaced library. It is fiscally more responsible to adaptively reuse the current building and find concrete solutions to the current ongoing problems forcing the sell off of our public land.

The majority of our constituents are against the sale and corresponding physical shrinkage of our library system as a way to pay for maintenance for the remainder of the Brooklyn Libraries. The community feels left out of the process because they were from the very beginning. Our library used to be the envy of the world; now we are struggling to keep branches open and shelves stocked with basic books. The Brooklyn Public Library administration should be advocating for funding, education, working with the community and not against it. There is a school crisis in our district because of all of overdevelopment not planned for. Is upscale housing, with a little affordable off-site housing supposed to solve every financial issue? This project resolves very little for the Brooklyn Public Library. Vote public, vote no.

Brooklyn Heights Library Testimony

My name is Michal Greenspan, and I will be speaking on behalf of Muss Development, the owners of the New York Marriott at the Brooklyn Bridge, the Brooklyn Renaissance Plaza, and 345 Adams street.

Our hotel, office building, and retail space is just a few minutes' walk from the Brooklyn Heights Library.

As owners of the New York Marriott at the Brooklyn Bridge since 1998, we have contributed to and watched the growth of Downtown Brooklyn throughout the years. With residential sales up 17% since last year in Brooklyn Heights, and retail prices increasing each year, the neighborhood has seen tremendous growth. The Brooklyn Heights Library, however, which was built in 1962, does not reflect the rapid changes taking place in Downtown Brooklyn. The building is poorly designed, with nearly 50% of its space unavailable for public use.

Supporting the redevelopment of the Brooklyn Heights Library will not only help improve the library itself, but it will also generate \$40 million in capital funding to repair other Brooklyn Library branches as well as create 114 units of affordable housing.

We at Muss Development believe the new library and affordable housing units will boost the surrounding economy and help create a safer and more attractive neighborhood.

According to a study by the Urban Libraries Council, newly developed libraries attract a steady stream of visitors. This increase in foot traffic in the neighborhood benefits the surrounding retail and could help attract more tourists to Downtown Brooklyn and to our hotel. Additionally, libraries contribute to safety and quality of life, which will no doubt benefit the existing residents and tenants, as well as potentially attract more visitors, families, and businesses to Brooklyn Heights.

Despite the fact that the project might block some of our views, we believe that the redevelopment of the Brooklyn Heights Library will play a crucial role in Downtown Brooklyn's continued growth and success, and we hope that you will join us in supporting this important project.

Lucy Koteen
138 Lafayette Av
Brooklyn, NY 11238

FOR THE RECORD

Nov 18, 2015

A sense of place is important. Free standing libraries, like free standing schools show that these institutions matter, that they are worthy. Libraries are at the center of Democracy and their importance must not be diminished. What is the significance when we can only have these institutions as an addendum to a high-end condo? What is the feeling that a person gets when she walks into a basement library that lies beneath a tower of the wealthy, compared with walking into a library that stands on its own with space around it and above it. There is a sense of owning that space and of belonging to it, of being a citizen member who has rights in that building. It was built for you and me, not as part of a get-rich profit center for a developer.

Libraries have become the center of learning and community for many neighborhoods and they need to be free and independent and have the ability to expand if called upon.

It is government's duty to maintain and fund libraries. In the past, in much less prosperous times government managed to fund libraries. It is only in the last few years that libraries have been allowed to deteriorate with the apparent purpose to free them up to make real estate deals that are lucrative for the developers.

The precedent and model to sell libraries was set when the magnificent Donnell library, across from MOMA, was sold for a fraction of its worth, \$59 million dollars. Eight years later while the rest of the luxury hotel and condo building is built out at this location, there is still no library open there. And the new library planned is an underground cave, a fraction of its previous size. Former Library President Tony Marx later admits mistakes were made.

We ask you not to approve the disposition of the Brooklyn Heights library. It is a slippery slope when government allows the sell-off of public assets that were built for public benefit. The Brooklyn Public Library board has identified many other libraries throughout Brooklyn that they want to sell. They should not be allowed to make the decision of selling buildings that were designated to serve the public. What does it say about the board's ability to be a steward of these incredible institutions when they allow them to deteriorate to the point that the only solution that they can imagine is to sell that which they are responsible for?

This sell-off of the Brooklyn Heights library is not about affordable housing, it is not about providing a modern library to the public-there are other ways to do that-it is about a real estate deal designed by a board that has made real estate their priority over their obligation of maintaining the public libraries to benefit the public and no one else.



November 19, 2015

The Honorable Melissa Mark-Viverito
Speaker, New York City Council
250 Broadway, # 1856
New York, NY 10007
Re: One Clinton Street - 150399 PPK / 150400 PQQ

Dear Speaker Mark-Viverito:

We write to offer public comment as part of the ongoing Uniform Land Use Review Procedure ("ULURP") regarding the planned construction of residential housing on the site of the Brooklyn Heights branch of the Brooklyn Public Library. We respectfully request that the New York City Council disapprove this additional housing in the PS 8 school zone until a plan is in place to address the serious overcrowding problem that already exists at PS 8 – the local public school serving Brooklyn Heights and DUMBO – an overcrowding crisis that is fast spilling into our neighbor school zones.

We emphasize that although we as a PTA support the proposed rezoning of PS 8 and PS 307 (a neighbor school in NYC School District 13) as the only plan on the table that even begins to slow the growth of our current overcrowding crisis, that proposal alone will not fully address the current, significant overcrowding at PS 8's lower school. **According to the DOE, even if the rezoning proposal is approved by the District 13 Community Education Council (which is not assured at this point), it will only stabilize PS 8's overcrowding problem (for an undefined period of time), maintaining the lower school at 132-143% of its capacity.** A slide from a September 30, 2015 DOE presentation of the rezoning proposal that makes this continued overcrowding clear is attached as Exhibit I.

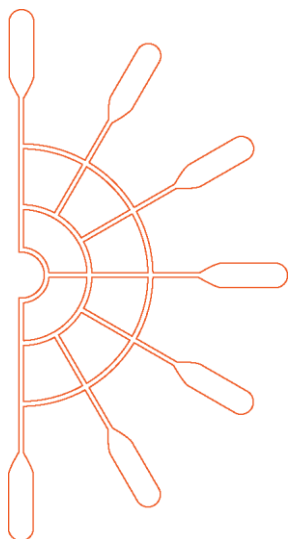
We are attaching the detailed comments we submitted to the City Planning Commission regarding this ULURP; please find them attached as Exhibit II.

We look forward to elected officials and agencies working together to develop short, medium, and long term solutions to overcrowding and related challenges affecting PS 8 and its neighbor schools in downtown Brooklyn and surrounding areas, as part of a comprehensive and thoughtful planning process. We need leadership – like that shown by our Borough President in conditionally disapproving this project – to start the process of ensuring we understand and plan for the infrastructure needs of new developments as part of the process of considering their approval.

Sincerely,

The PTA of PS 8

cc: Council Member Steve Levin
Assemblywoman Joanne Simon
State Senator Daniel Squadron
Deputy Borough President Diana Reyna
David Goldsmith, Chair, District 13 Community Education Council
Robert Perris, District Manager, Community Board 2



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EXHIBIT I

Impact of Rezoning – Total Enrollment & Utilization

Projected at Scale					
School Name	Grade Span at Scale	Total Enrollment ¹	Total Building Capacity ²	Building Utilization Rate	Change in Utilization
P.S. 8 Robert Fulton	K-5	690-750	524	132%-143%	No Change ³
P.S. 307 Daniel Hale Williams	K-5 (includes Pre-K program)	670-770	776	86%-99%	↑

¹ See appendix for assumed number of sections and average class sizes used to derive total enrollment. Total enrollment for P.S. 307 includes planned pre-kindergarten sections.

² Based on 2013-2014 Blue Book Capacity.

³ Rezoning should reduce kindergarten waitlist but projected utilization will remain stable. Due to recent growth in the zone size, P.S. 8 currently has smaller cohorts on upper grades than on lower grades. This rezoning proposal will allow P.S. 8's enrollment to remain stable across grades and for the school to better accommodate zoned students.

EXHIBIT II



September 29, 2015

Mr. Carl Weisbroad
Chairman, City Planning Commission
22 Reade Street
New York, NY 10007

Re: One Clinton Street - 150399 PPK / 150400 PQK
(September 22, 2015 public hearing)

Dear Mr. Weisbroad:

We write on behalf of the PTA of PS8 as part of the ongoing Uniform Land Use Review Procedure (“ULURP”) regarding the planned construction of residential housing on the site of the Brooklyn Heights branch of the Brooklyn Public Library. We respectfully request that the City Planning Commission disapprove the planned construction of additional residential housing until a plan is in place to address the serious overcrowding problem that already exists at PS8 – the local public school serving Brooklyn Heights and DUMBO – an overcrowding crisis that is fast spilling into our neighbor school zones. We are attaching the comments we submitted to the Borough President’s Office in support of this request; please find them attached as Exhibit 1.

We deeply appreciate the Borough President's leadership on, and thoughtful consideration of, the school overcrowding issue and his proposal of potential solutions to this problem in his conditional disapproval of the proposed development. We recognize, as noted by the District 13 Community Education Council, and support the need for community engagement on the nature and use of any specific school facility proposal. We look forward to elected officials and agencies working together with the Borough President to develop short, medium, and long term solutions to overcrowding and related challenges affecting PS8 and its neighbor schools in downtown Brooklyn and surrounding areas, as part of a comprehensive and thoughtful planning process. We need leadership – like that shown by our Borough President – to start the process of ensuring we understand and plan for the infrastructure needs of new developments as part of the process of considering their approval.

Thank you for your consideration of our attached comments.

Regards,

PTA of PS8

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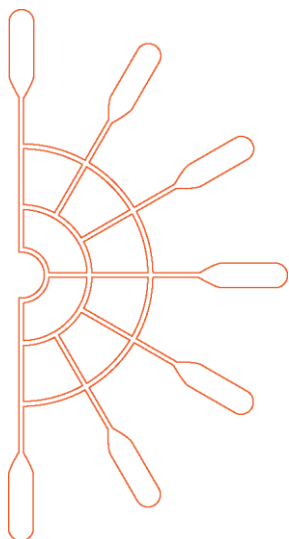


EXHIBIT 1



Testimony of PS8 PTA Community Affairs Committee

We write on behalf of the PTA of PS8 Community Affairs Committee as part of the ongoing Uniform Land Use Review Procedure (“ULURP”) regarding the planned construction of residential housing on the site of the Brooklyn Heights branch of the Brooklyn Public Library. We respectfully request that the Borough President disapprove the planned construction of additional residential housing until a plan is in place to address the serious overcrowding problem that already exists at PS8 – the local public school serving Brooklyn Heights and DUMBO – an overcrowding crisis that is fast spilling into our neighbor school zones. We also ask that the Borough President call on the mayor and the School Construction Authority to add funding to the city’s Capital Plan for additional elementary school seats in this neighborhood, as has already been requested by Community Board 2.

As a PTA, we are working with affected stakeholders and agency decision-makers as part of the Downtown Brooklyn Schools Task Force convened by the District 13 Community Education Council and City Council Member Stephen Levin to develop plans to address our large and fast-growing overcrowding crisis. We appreciate the Borough President’s support of this community-driven process by working to ensure that a plan to address downtown Brooklyn schools’ issues is in place *before* the approval of additional development in these neighborhoods.

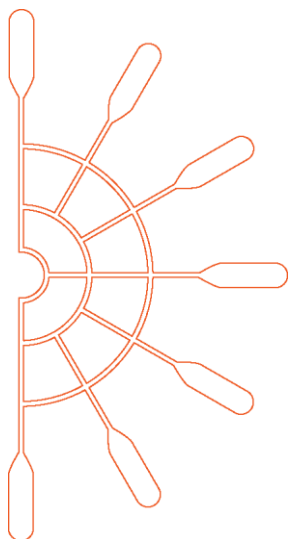
The Current Plan for the Brooklyn Heights Branch and Impacts to PS8

The current development proposal would result in 139 market rate apartments in the PS8 school zone and 115 affordable units offsite in a neighboring school zone (Environmental Assessment Statement (“EAS”) at Full Form page 1). Using the official method the School Construction Authority (“SCA”) uses to calculate the “public elementary school demand” that new development generates – which assumes 0.29 public elementary schoolchildren per new apartment – **those 139 units will bring just over 40 additional public elementary schoolchildren into PS8’s school zone.**

PS8 does not have room for 40 additional students. The school already operates at approximately 140% of its capacity, and this past April, 50 students were waitlisted for our entering 2015-16 kindergarten. Even with this large waitlist (one of the largest in New York City), the Department of Education (NYC DOE) still predicts that our elementary school will be *more* overcrowded next year than it was this year.

Impacts on the Larger Neighborhood

The overcrowding crisis that is currently overwhelming PS8 is fast spreading to our neighbor schools. The EAS completed for this project states that the 8 elementary schools that serve our larger neighborhood – stretching from Brooklyn Heights to Clinton Hill (EAS at Figure D-1) – are currently at 98% capacity collectively (as of the 2013-14 school year). **The EAS predicts those 8 regional schools will be at 139% capacity by 2019 *without* the library project (EAS at D-8, 9).**



Notably, although the project is currently planned to bring only 139 residences (approximately 2,200 square feet (ft²) each) into the PS8 zone, the EAS acknowledges that the space could hold many more apartments – 308 apartments, at the more standard size of 1000 ft² – and thus does analyses under the “worst case” assumption that plans change and more apartments are built.¹ Its conclusion: 308 apartments would bring 89 public elementary school students into the PS8 zone. Another planned Brooklyn Heights development – residences at Pier 6 in Brooklyn Bridge Park – would bring 339 apartments into the PS8 zone, or 98 public elementary school children. Other large development projects currently planned for the zone (and the greater district) also add incrementally to the regional school overcrowding crisis. **None of these developments are being asked to contribute *in any way* to the solution to that crisis. Nor does planning for these projects address the cumulative effect on our schools of the construction of multiple large developments that are projected to add 30 to 100 new students each to our public elementary schools.**

An organization based in downtown Brooklyn, Downtown Brooklyn School Solutions, has compiled and continues to track the progress of new developments both in the PS8 school zone and neighboring school zones in downtown Brooklyn. That data – attached as Exhibit A – shows the extraordinary residential construction boom that this area has experienced since 2004 and continues to experience. That residential development – based on official formulas – translates into a dramatic increase in public elementary school demand; the data make clear the need for additional elementary school capacity in this part of Brooklyn to accompany this new development. **Residential development in the PS8 zone in the next 4 years alone (leaving aside everything that has been built or was to be completed through 2014) is slated to bring in 1,824 new apartments from 2015-2019 – or almost 530 public elementary school children.² Residential development in the neighboring PS287 zone (downtown Brooklyn) in the next 3 years (2015-18) is slated to bring in 3,348 new apartments, or 971 additional public elementary school students.** And new developments are continually being proposed, adding to that burden.

The Solutions

The NYC DOE is preparing to propose a rezoning of the PS8 school zone, along (at the least) with the neighboring PS307 school zone (Vinegar Hill) and perhaps other zones (including PS287, which serves part of downtown Brooklyn).³ Those changes have not yet been proposed, yet alone approved, and thus we do not know whether and the extent to which they might mitigate the current overcrowding crisis at PS8. The data make clear, however, that while a

¹ The proposal would also add 115 units of affordable housing in a neighborhood served by PS56. Although PS56 appears to have available capacity to serve the 33 additional public elementary school students the affordable housing development is projected to bring with it, presumably these units could be moved to another school zone as planning proceeds. EAS at M-3, 4.

² These numbers are slightly lower than those in the attached chart; the numbers in this letter reflect recent proposed changes to the library (139 residences instead of 132) and Pier 6 (339 instead of 430 apartments) projects.

³ Some information is available on the District 13 Community Education Council website, at <http://cec13.org/hot-topics/rezoning/>.

rezoning may – in the short term – provide some relief to PS8 by moving some in its catchment zone to the catchment zones of neighboring schools, more elementary seats are required to serve the greater Brooklyn Heights and downtown Brooklyn area within a very few years.

According to the EAS, in the 2013-14 school year, PS8 had a deficit of 218 seats, PS307 had 43 seats available and PS287 had 182 seats available – for a net of 7 available seats among the 3 schools. Even if some students at PS307 and PS287 are from out-of-zone (only a handful of out-of-zone siblings have been admitted to PS8's entering kindergarten classes in recent years, and no students were admitted to the 2015-16 kindergarten class at PS8 from out-of-zone), the scope of the new development inflows (1,500 public elementary students projected to enter the PS8 and PS287 zones as a result of new development between 2015 and 2019 alone)⁴ compared to the available seats among the 3 schools is striking. We need new elementary school capacity to meet this fast-growing demand.

The PS8 PTA will continue to work with stakeholders to develop appropriate and adequate alternatives to meet these needs. Until an appropriate solution is found, we are asking decision-makers to disapprove this proposal (and any other proposal) that would add elementary school demand and do nothing at all to address this fast growing problem.

* * * * *

We have attached a copy of a presentation the PS8 PTA made at a public meeting we convened in November 20, 2014 to discuss the fast-growing overcrowding problem (Exhibit B) and a petition letter approved by the PS8 PTA in November 2014, which now has more than 700 signatures, (Exhibit C) asking that officials in decision-making positions disapprove new residential construction in the PS8 zone until the existing and fast-growing school capacity crisis is addressed.

Please feel free to reach out to us at community@ps8brooklyn.org if you have questions about this testimony or would like to discuss any of the issues we raise further. We appreciate your consideration of our comments.

Sincerely,

PS8 PTA Community Affairs Committee

⁴ This does not count families who moved into new apartments in recent years and whose children have not yet started elementary school.

EXHIBIT A

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
IMPACT OF RESIDENTIAL DEVELOPMENT IN DOWNTOWN BROOKLYN ON ZONED SCHOOLS: DISTRICT 13			
Development in P.S. 287(Ft. Greene / Vinegar Hill) zone			
Toy Factory Lofts	56	2005	Condo
Bridgeview Tower	58	2006	Condo
Belltel Lofts	248	2008	Condo
Oro	306	2008	Condo
Avalon Fort Greene	641	2009	Rentals
Brooklyn	491	2009	Rentals
Toren	241	2010	Condos
BYLYN Gold	510	2010	Rentals
177 Concord	23	2012	Rentals
388 Bridge St	378	2014	Hybrid
BLKN Air aka Oro 2	255	2014	Rentals
85 Fulton Ave Extension	69	2014	Condos
168 Nassau St	103	2014	Rentals
248 Duffield (offerman)	120	2015	Rentals
Avalon Willoughby	826	2015	Rentals
200 Nassau	84	2015	Rentals
City Point Phase 2 - 70 Fleet St Building	250	2015	TBD
City Point Phase 2 - 336 Flatbush Ave Building	440	2016	Rentals
74 Willoughby St	30	2016	Rentals
237 Duffield Street	108	2016	TBD
436 Albee Sq	150	2016	TBD
420 Albee Sq	620	2016	TBD
141 Willoughby	120	2017	TBD
City Point Phase 3	600	2018	TBD
Total new units 2005-18	6727		

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
<i>Total new units to be built 2015-18</i>	3348		
Number of projected new elementary school children based on the CEQR formula* (Brooklyn ratio 0.29)			
New children 2005-18	1951		
<i>New children 2015-18</i>	971		
P.S. 287's available seats 2013-14 (target method)	208		
Development in P.S. 20 (Fort Greene) zone			
Forte	108	2008	Condos
DKLB BKLYN	365	2010	Rentals
The Andrea	100	2010	Rentals
81 Fleet	205	2015	Rentals
180 Myrtle	228	2016	Rentals
Red Apple Tower on Myrtle	440	2016	Rentals
340 Flatbush Ave Ext	495	2016	TBD
240 Willoughby St	100	2017	TBD
625 Fulton (10 Metrotech)	600	TBD	TBD
Total new units 2005-18	2641	Units	
<i>Total new units to be built 2015-18</i>	2068		
Number of projected new elementary school children based on the CEQR formula* (Brooklyn ratio 0.29)			
New children 2005-16	766		
<i>New children 2015-16</i>	571		
P.S. 20's available seats 2013-14 (target method)	26	children	

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
TOTAL IMPACT OF DOBRO RESIDENTIAL DEVELOPMENT ON DISTRICT 13 SCHOOLS			
Total new residential units 2005-2018	9368		
<i>New units 2015-2018</i>	<i>5443</i>		
Total number of projected new elementary school children added to P.S. 287 + P.S. 20			
Total new children 2005-18	2717		
<i>Total new children 2015-2018</i>	<i>1578</i>		
Current total excess capacity in P.S. 287 and P.S. 20 (target)	234		
IMPACT OF RESIDENTIAL DEVELOPMENT IN DOWNTOWN BROOKLYN ON ZONED SCHOOLS: DISTRICT 15			
Development in P.S. 261 (Boerum Hill) zone			
Courthouse	320	2005	Rentals
The Smith	53	2006	Condos
Boulevard East	99	2006	Condos
State Renaissance Court	150	2007	Rentals
67 Schermerhorn	64	2007	Condos
110 Livingston	300	2008	Condos

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
be@Schermerhorn	248	2010	Condos
The Addison	280	2011	Rentals
333 Atlantic	22	2015	TBD
71 Smith aka 265 State	150	2016	Condos
60 Boerum Pl	75	2016	rentals
117 Livingston	110	2016	TBD
210 Livingston	349	2016	Rentals
88 Schermerhorn	20	2017	Condos
Macy's Parking Garage	600	2018	TBD
LICH Redevelopment	820	2018	TBD
Total new units 2005-18	3660		
<i>New units to be built 2015-18</i>	<i>2124</i>		
<i>Number of projected new elementary school children based on the CEQR formula* (Brooklyn ratio 0.29)</i>			
New children 2005-18	1061	total children by 2018	
<i>New children 2015-18</i>	<i>616</i>	<i>new children 2015-2018</i>	
<i>P.S. 261's available seats 2013-14 (target method)</i>	(61)	(overcapacity)	
Development in P.S. 38 (Boerum Hill) zone			
The Atlantic	21	2007	Condos
Boreum Heights	72	2007	Rentals
One Hanson Place	179	2008	Condos
Rockwell Place	37	2008	Condos
66 Rockwell Place	327	2014	Rentals
Two Trees BAM Development	381	2015	Condos
BAM North Tower 1	585	2015	Rentals
319 Schermerhorn	69	2016	Condos
BAM South	112	2016	TBD
33 Bond	714	2016	Rentals

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
8-16 Nevins Street	149	2016	TBD
285 Schermerhorn	110	2016	Rentals
299 Livingston	37	2017	TBD
The Hub	581	2017	Rentals
1 Flatbush Ave	175	2017	TBD
570 Fulton St	86	2017	TBD
295-309 Schermerhorn Street	187	2017	TBD
Total new units built 2005-2017	3822		
<i>Total new units to be built 2015-2017</i>	2999		
<i>Number of projected new elementary school children based on the CEQR formula* (Brooklyn ratio 0.29)</i>			
New children 2005-17	1108		
<i>New children 2015-17</i>	924		
<i>P.S. 38's available seats 2013-14 (target method)</i>	88		
GRAND TOTALS FOR ALL OF DOWNTOWN BROOKLYN			
Total number of residential units built 2005-2019	16850		
Total number units built 2005-2014	8291		
<i>Number of new units to be built by 2015-2019</i>	8559		
IMPACT ON SCHOOLS			
K-5 Elementary Schools			

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
Number of projected new elementary school children based on the CEQR formula* (Brooklyn ratio 0.29)			
Total new children 2005-19	4887		
Total new children 2015-19	2482		
Existing elementary school capacity, (2013-14 target method) for all schools zoned for DoBro.	261		
Middle Schools			
<i>Estimated # of new middle school aged children likely to attend public schools added to the neighborhood 2005-19 Brooklyn ratio (0.12)</i>			
New middle schoolers	2022		
Impact of Development in P.S. 8 zone (D13) Brooklyn Heights, DUMBO and a small area of DoBro			
79 Bridge St	37	2004	Condo
50 Bridge St	58	2005	Condo
99 Gold St	87	2005	Rental
70 Washington	259	2005	Condo
Beacon	79	2005	Condo
84 Front St	56	2006	Condo
52 Water St	60	2007	Hybrid
100 Jay St	267	2007	Condo
The Vista on Vinegar Hill	31	2007	Condo
1 Main St	126	2008	Condo
30 Main	86	2009	Condo
One Brooklyn Bridge Park	440	2009	Condo

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
The Standish	94	2009	Rental
100 Gold	10	2010	Condo
109 Gold	33	2010	Rental
102 Gold St	10	2012	Condo
220 Water St	134	2012	Rental
205 Water St	65	2012	Condo
192 Water St	9	2012	Condo
25 Washington (Gair 2)	105	2012	Rentals
Love Lane Mews	38	2012	Condo
185 York St	17	2012	Condo
75 Clinton	74	2012	Rental
101 Clinton	40	2012	Rental
166 Montague	24	2012	Condo
Kirkman Lofts	45	2013	Condo
30 Washington	100	2013	Condo
20 Henry	38	2013	Condo
72 Poplar	14	2014	Condo
185 Plymouth	10	2014	Condo
51 Jay St	74	2015	Condo
60 Water	290	2015	Rental
172 Montague	66	2015	TBD
177 Montague	13	2015	Condo
47 Bridge St	27	2015	Condo
55 Pearl Townhouses	4	2015	House
153-57 Remsen	60	2016	Rental
Pierhouse @ Brooklyn Bridge Park Pier 1	108	2016	Condo
One John St site (Brooklyn Bridge Park)	47	2016	Condo
200 Water St	15	2016	Condo
181 Front St	105	2016	Rentals
70 Henry (old Brooklyn Heights Cinema)	10	2016	TBD
210 Montague	100	2016	Condo
10 Jay	46	2016	TBD

Impact of New Residential Units on DoBro - Details

BUILDING	RESIDENTIAL UNITS	YEAR BUILT	TYPE
213 Jay St	381	2017	TBD
Brooklyn Bridge Park Pier 6 sites	430	2017	TBD
Brooklyn Heights Library Tower	132	2019	TBD
Total New Units 2004-2019	4354	units	
<i>Total New Units 2015-2019</i>	<i>1908</i>		
<i>Number of projected new elementary school children based on the CEQR formula* (Brooklyn ratio 0.29)</i>			
New children 2005-2019	1263		
<i>New children 2015-2019</i>	<i>553</i>		
P.S. 8's available seats 2013-14 (target method)	-352	(overcapacity)	

Impact of New Residential Units on DoBro - Summary

	Additional # of elementary school aged kids by 2019	Existing capacity (in 2013-14, target method)	Additional Seats needed
ALL OF DOBRO	4,887	261	4,626
DISTRICT 13	2,717	234	2,301
P.S. 287 zone	1,951	208	1,743
P.S. 20 zone	766	26	558
DISTRICT 15	2,170	27	2,143
P.S. 261 zone	1,061	(61)	1,122
P.S. 38 zone	1,108	88	1,020

Impact of New Residential Units on DoBro - P.S. 8

Development in P.S. 8 zone (D13) Brooklyn Heights, DUMBO and a small area of DoBro			
79 Bridge St	37	2004	Condo
50 Bridge St	58	2005	Condo
99 Gold St	87	2005	Rental
70 Washington	259	2005	Condo
Beacon	79	2005	Condo
84 Front St	56	2006	Condo
52 Water St	60	2007	Hybrid
100 Jay St	267	2007	Condo
The Vista on Vinegar Hill	31	2007	Condo
1 Main St	126	2008	Condo
30 Main	86	2009	Condo
One Brooklyn Bridge Park	440	2009	Condo
The Standish	94	2009	Rental
100 Gold	10	2010	Condo
99 Gold	33	2010	Rental
102 Gold St	10	2012	Condo
220 Water St	134	2012	Rental
205 Water St	65	2012	Condo
192 Water St	9	2012	Condo
25 Washington (Gair 2)	105	2012	Rentals
Love Lane Mews	38	2012	Condo
185 York St	17	2012	Condo
75 Clinton	74	2012	Rental
101 Clinton	40	2012	Rental
166 Montague	24	2012	Condo
Kirkman Lofts	45	2013	Condo
30 Washington	100	2013	Condo
20 Henry	38	2013	Condo
72 Poplar	14	2014	Condo
185 Plymouth	10	2014	Condo
51 Jay St	74	2015	Condo
60 Water	290	2015	Rental

Impact of New Residential Units on DoBro - P.S. 8

172 Montague	66	2015	TBD
177 Montague	13	2015	Condo
47 Bridge St	27	2015	Condo
55 Pearl Townhouses	4	2015	House
153-57 Remsen	60	2016	Rental
Pierhouse @ Brooklyn Bridge Park Pier 1	108	2016	Condo
One John St site (Brooklyn Bridge Park)	47	2016	Condo
200 Water St	15	2016	Condo
181 Front St	105	2016	Rentals
70 Henry (old Brooklyn Heights Cinema)	10	2016	TBD
210 Montague	100	2016	Condo
213 Jay St	381	2017	TBD
Brooklyn Bridge Park Pier 6 sites	430	2017	TBD
Brooklyn Heights Library Tower	132	2019	TBD
Total New Units 2004-2013	2422		
Total New Units 2014-2019	1886		
Total New Units 2004-2019	4308	units	
Estimate of # of new children 2005-16 based the NYC SCA "PROJECTED PUBLIC SCHOOL RATIO - # PUPILS GENERATED FROM NEW HOUSING PER UNIT"			
Manhattan ratio (0.12)	517		
Brooklyn ratio (0.29)	1249		
Using ratio average	883	<i>new kids</i>	
P.S. 8's available seats 2013-14 (target method)	-218	(overcapacity)	
P.S. 8's available seats 2012-13(historical method)	-39	(overcapacity)	

EXHIBIT B

PS8 Overcrowding

November 20, 2014

Tonight's Objectives

- Clearly set out the scope of our current and future overcrowding problem
- Show our elected and DOE/SCA officials how important it is that we find appropriate short and long term solutions to this problem
- Inform our community how to get involved in shaping solutions and identify next steps for our key stakeholders

History of Overcrowding at PS8

5-6 years ago, PS8 was overcapacity

- No specialty rooms
- No designated gym
- Lost significant outdoor space to make room for preK classrooms in trailers.
- Dividers were temporarily installed in a 1st grade classroom for pull-out therapy sessions.

The Annex - 2008 Overcrowding Solution

- Added 7 new classrooms , a multi-purpose room (to serve as gym), 2 small resource rooms and a guidance room
- Opened in spring 2011 and immediately was filled to capacity.

2011-2013

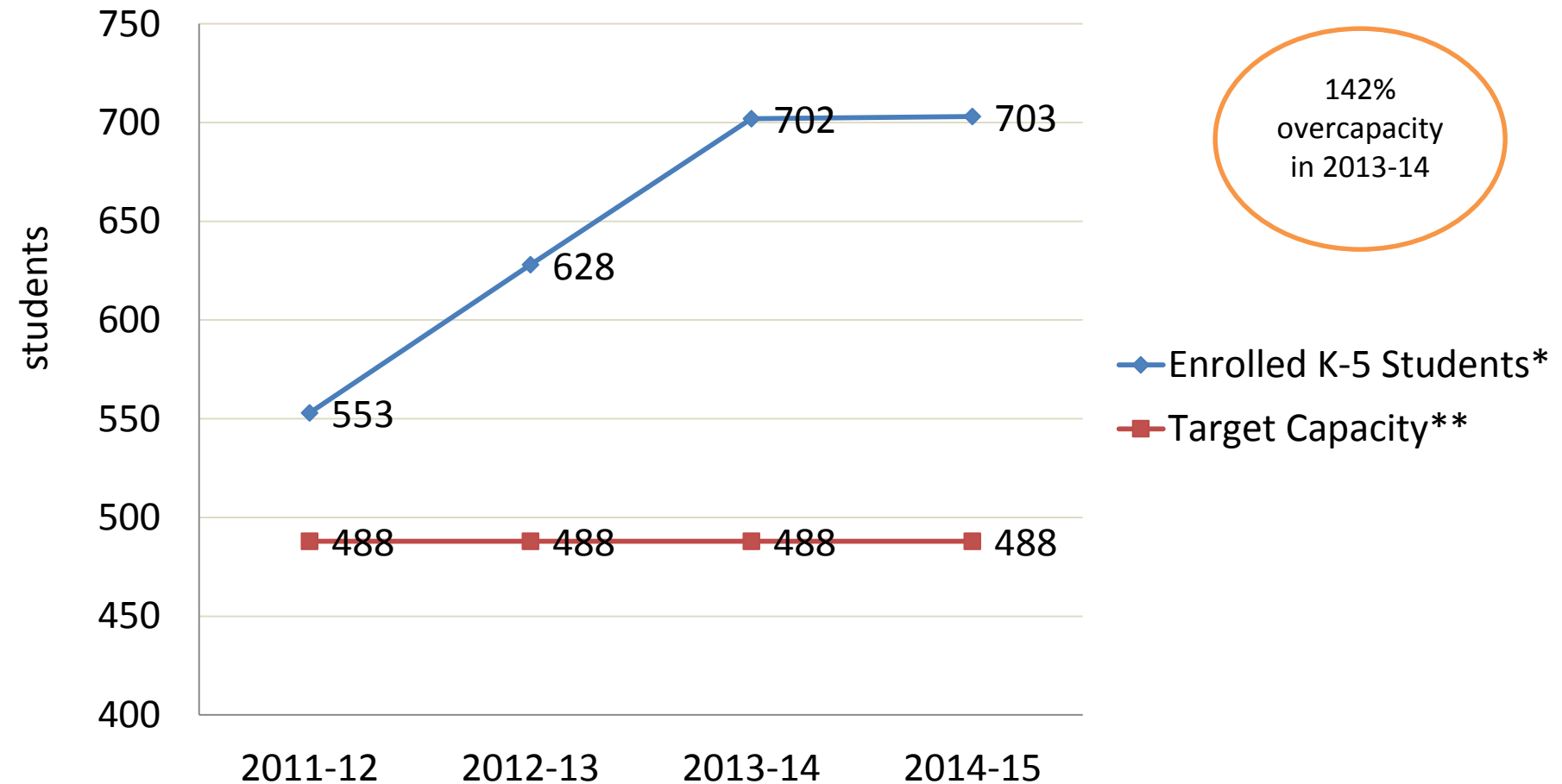


K-5th grade
population
continued to swell
again - exceeding
capacity

Lesson Learned

The solutions to our fast-growing overcrowding problem need to address capacity issues over the
short,
medium
and
long terms.

This Year: PS8 Enrollment has Significantly Increased Since 2011



*PreK eliminated 2014-15

**Target capacity based on 2013-2014 Blue Book, excluding 2 preK classes (36 students).

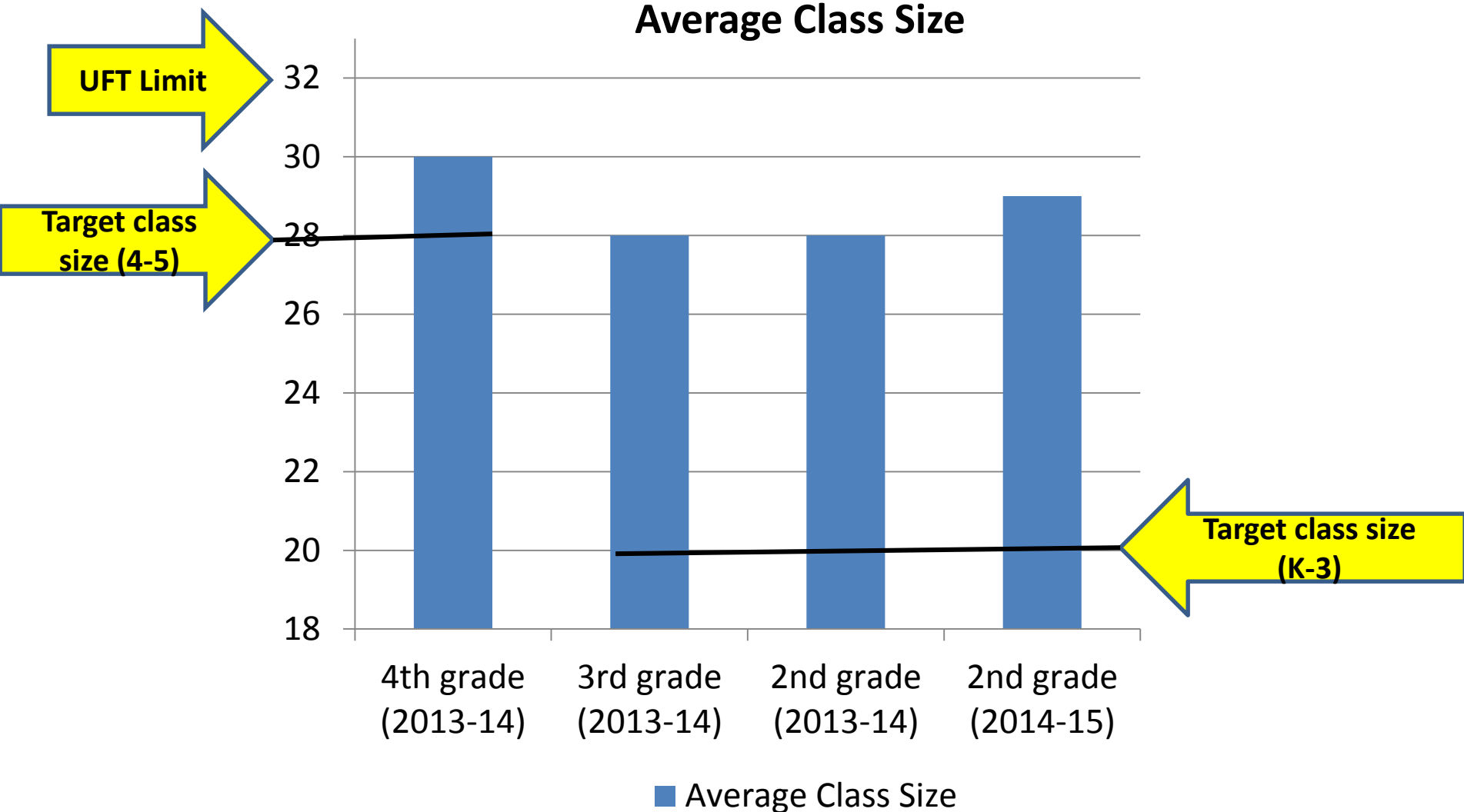
This Year: Enrollment Proves that Incoming Students are Significantly Outnumbering Outgoing Students

Grade	# of Students*	# of Classrooms
Kindergarten	141	6
1 st grade	134	6
2 nd grade	143	5
3 rd grade	100	4
4 th grade	106	4
5 th grade	79	3
TOTAL	703	28

*As of November 18, 2014

Impacts of Overcrowding:

We Continue to Approach UFT Limit on Class Size



Impacts of Overcrowding: We Have Lost Many of Our Specialty Classrooms

FACT: Per DOE, 3 of our 30 rooms should be designated for specialty classes (art, music, drama, dance)

REALITY:

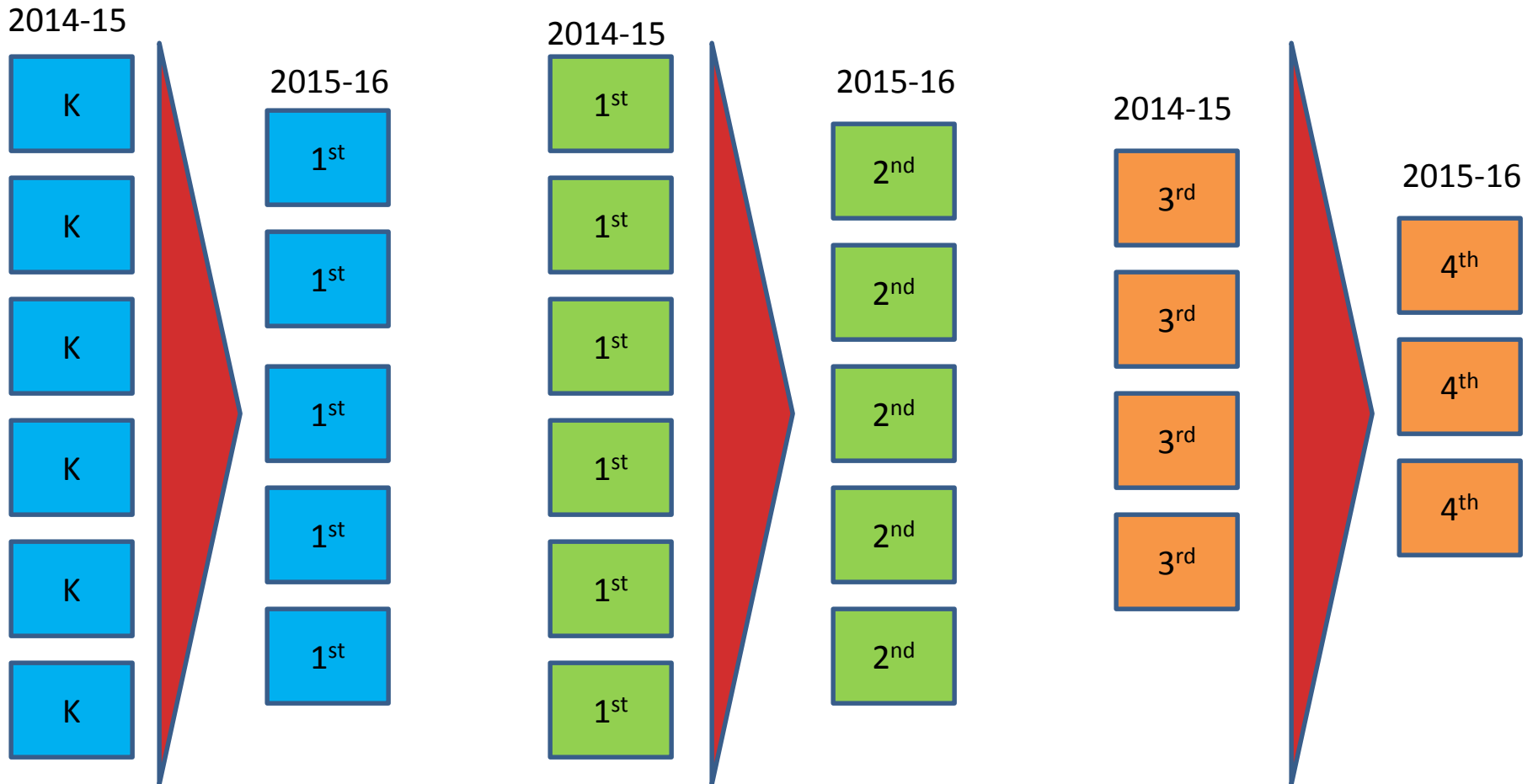
- 2013-14 → Only have a dedicated art room
- 2014-15 → Regained music room (even with loss of preK)

Impacts of Overcrowding: Lunch and Recess Times are Extremely Crowded

- K-2nd grade = 140 students in our cafeteria and school yard at once
- 4th and 5th grade = more than 180 students in cafeteria and schoolyard at one time

Next year: This problem will only get worse next year if K enrollment stays at 140 students

One real possibility is to collapse any/all of our incoming 1st, 2nd and 4th grade classes into classes of 28-32 students!

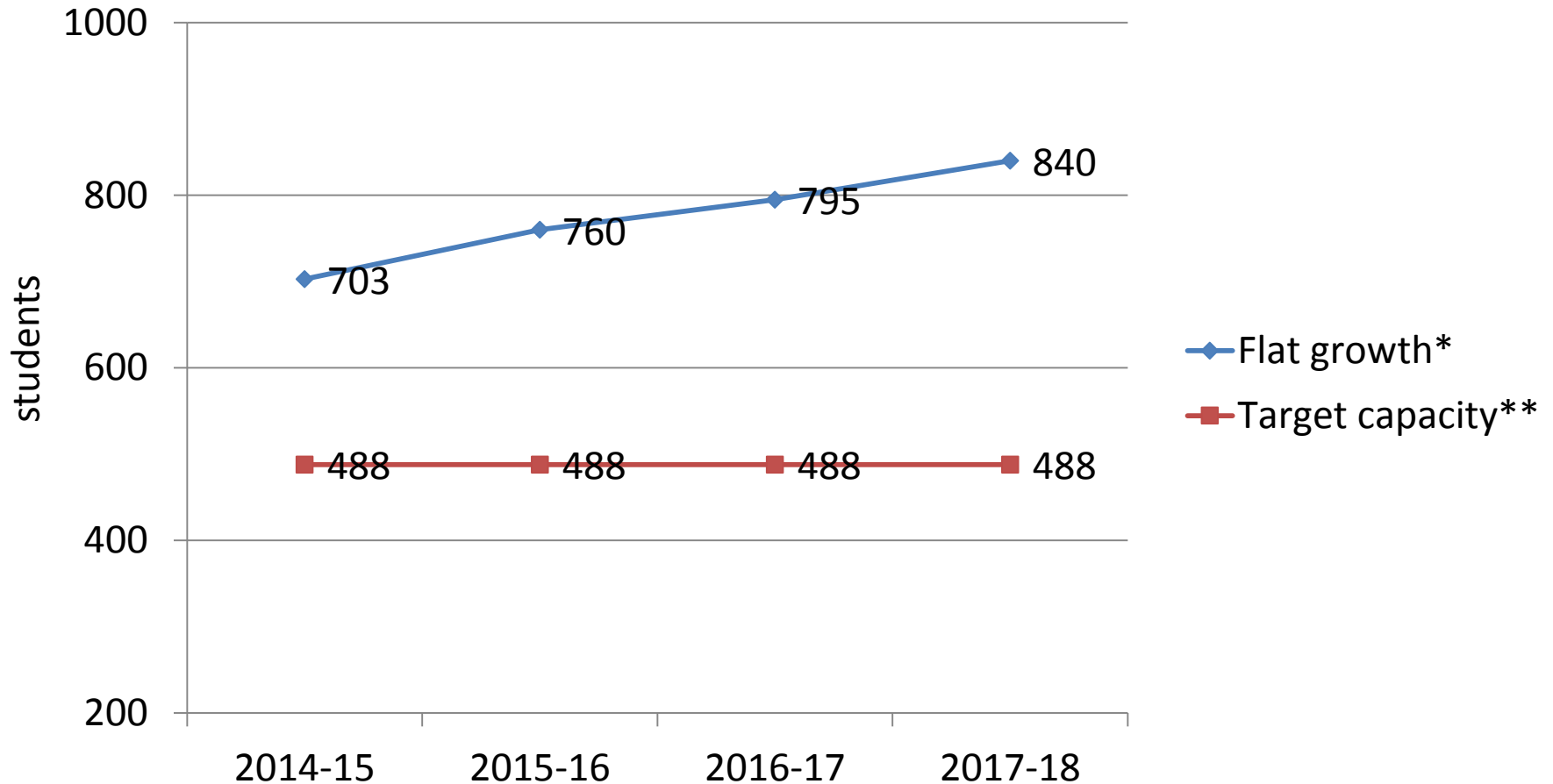


Next year: Will K enrollment be limited for the 2015-16 school year?

- No decision will be made by the DOE until after registration closes in March.
- There is a risk that K enrollment will be limited to 5 classes (maximum 125 students).
- This means that some PS8 zoned children could be offered alternative placements for K.
- Prospective families should begin researching alternative K options prior to the K registration deadline.

Beyond next year:

By 2018, if current enrollment numbers stay flat, we will be overcapacity by almost 350 students



* 140 students/grade

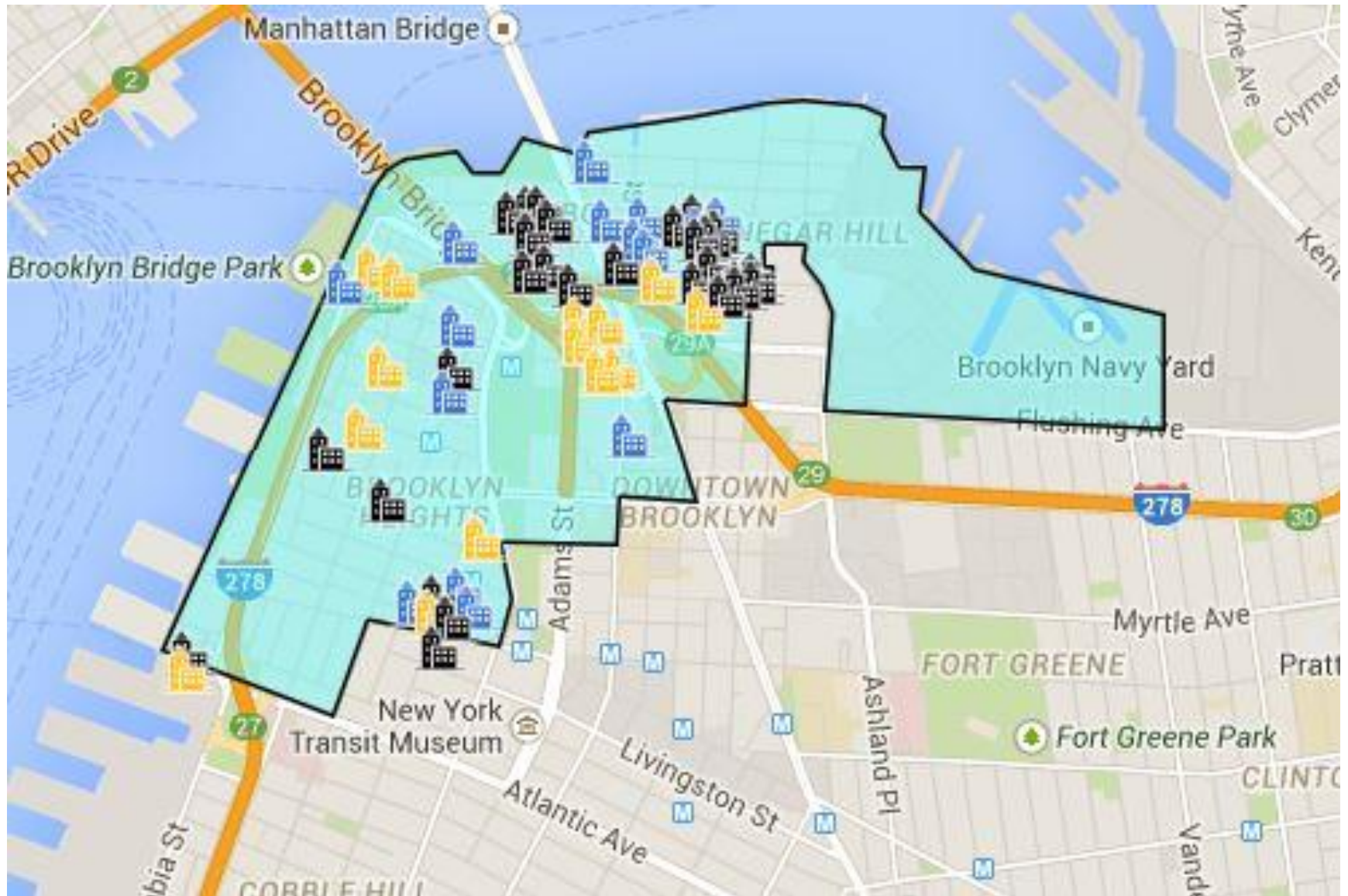
** Based on 2013-14 DOE Blue Book standards, excluding 2 preK classes (36 students)

In fact, the problem is likely to be much worse

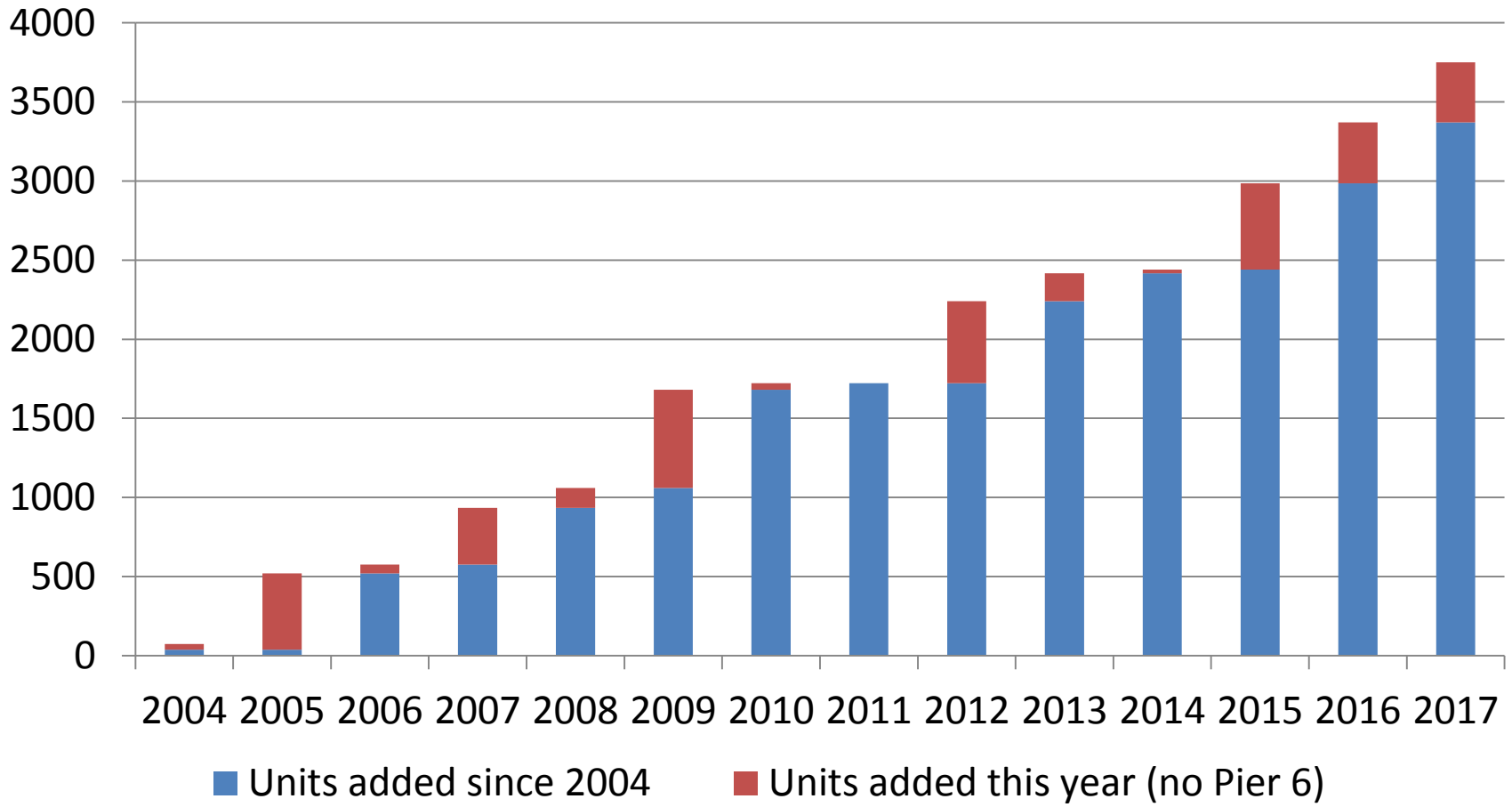
- Approximately **3750 new housing units** have been/will be developed between 2004-2017*
- This does NOT include Pier 6 development projects nor the potential development at the Brooklyn Heights Library.

*data provided by Downtown Brooklyn School Solutions

New development in PS8 zone: Map



Development in PS8 zone from 2004-2017

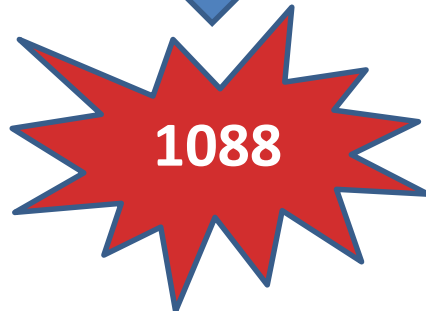


What does this construction mean for PS8 enrollment?

School Construction Authority (SCA) develops “projected public school ratios” by borough that estimate the number of public elementary school children generated by each new housing unit.










Brooklyn ratio = .29



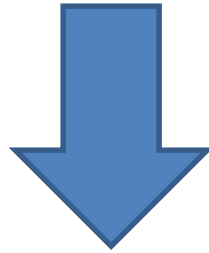
additional public elementary schoolchildren generated by new housing from 2004-17.

Our Projected Demand for Elementary School Seats in the PS8 Zone by 2017

• Impact of new development on demand for public elementary school seats in PS8 zone (2004-17)		1088
• K-5 students enrolled at PS8 in 2003 (prior to new development)		200
• Number of PS8-zoned students in new housing going to other public schools		
• Impact of increasing popularity of PS8 on student enrollment (2004-present)		
• Impact of other factors like significant increase in birth rate in our zone		?

Why Limiting Student Enrollment Doesn't Solve the Problem

Without creating long term solutions to address the demand in the PS8 zone, there will be a strong pressure to increase class size to the 32 student maximum.



**WE NEED MORE ELEMENTARY SCHOOL SEATS
TO ACCOMMODATE ALL OUR CHILDREN
LIVING IN THE PS8 ZONE**

Next Steps

1. Sign our letter petitions and write your own – send them to SCA, DOE and elected officials; share your concerns across local media.
2. Short term plan: Ask the DOE to work with stakeholders to address the immediate need for more elementary school seats in the PS8 zone for 2015-16 school year.
3. Long term plan:
 - Ask SCA & DOE to work with stakeholders to provide more elementary school seats in the PS8 zone.
 - Attend meetings on new development to advocate that new residential housing approved for the PS8 zone must include a plan to meet the elementary school needs of that housing.

Connect with neighboring communities

- Downtown Brooklyn is also being transformed by new residential development.
- Demand for seats at some of PS8's neighbor schools is already rising.
- We need to cast a wide net in looking for solutions – including looking to our neighboring communities to see if there are ways we can work together to solve related or similar problems that cross school zone lines.

Upcoming Meetings

- Brooklyn Bridge Park CAC: Nov. 25th @ 6:30pm
- Senator Squadron Town Hall: Dec. 9th @ 6:30pm
- Community Board 2 General Board meeting: Dec. 10th @ 6pm
- Brooklyn Bridge Park Development Corporation Board meeting: Feb, 26th (2015) @ 11am
- Brooklyn Public Library CAC: none currently scheduled
- Others?

Appendix

The Impact of Overcrowding on our Children

This year - With a limit of 30 usable classrooms, we are already over the target class size for the majority of our classes

Grade	Target class size*	Actual 2014-15 Class Size	UFT Limit
Kindergarten	20	23-24	25
1 st grade	20	22-24	32
2 nd grade	20	28-29	32
3 rd grade	20	24-26	32
4 th grade	28	26-27	32
5 th grade	28	26-27	32

*Per DOE Blue Book. However, educators had first agreed that 23 students was the appropriate target for 4th and 5th grades

Development in PS8 zone (2004-17) - Details

2004

79 Bridge → 37 units

2005

50 Bridge → 58 units

99 Gold → 87 units

70 Washington → 259 units

Beacon → 79 units

2006

84 Front → 56 units

2007

52 Water → 60 units

100 Jay → 267 units

Vista on Vinegar Hill → 31 units

1 Main → 126 units (2008)

2009

30 Main → 86 units

One Brooklyn Bridge → 440 units

The Standish → 94 units

2010

100 Gold → 10 units

109 Gold → 33 units

2012

102 Gold → 10 units

220 Water → 134 units

205 Water → 65 units

192 Water → 9 units

25 Washington → 106 units

Love Lane Mews → 28 units

185 York Street → 17 units

75 Clinton → 74 units

101 Clinton → 40 units

166 Montague → 24 units

2013

37 Bridge → 45 units

30 Washington → 94 units

20 Henry → 38 units

2014

72 Poplar → 14 units

185 Plymouth → 10 units

2015 (approved)

51 Jay → 74 units

60 Water → 290 units

172 Montague → 66 units

177 Montague → 13 units

153-57 Remsen → 70 units

47 Bridge → 27 units

55 Pearl Twnhouse → 4 units

2016 (approved)

Pierhouse (BBP) → 108 units

One John (BBP) → 47 units

200 Water → 15 units

181 Front → 105 units

70 Henry → 10 units

210 Montague → 100 units

2017 (approved)

213 Jay → 381 units

*Brooklyn Bridge Park Pier 6 residential housing projects would add an additional 430 units

SCA New Housing Public Elementary School Use Projections:

PROJECTED PUBLIC SCHOOL RATIO *
OF PUPILS GENERATED FROM NEW HOUSING PER UNIT
BY BOROUGH AND AGE

BOROUGH	AGE OF CHILDREN (GRADES)		
	Age 4-10 (PreK to 5th)	Age 11-13 (6th to 8th)	Age 14-17 (9th to 12th)
MANHATTAN	0.12	0.04	0.06
BRONX	0.39	0.16	0.19
BROOKLYN	 0.29	0.12	0.14
QUEENS	0.28	0.12	0.14
RICHMOND	0.21	0.09	0.14

* The new Projected Public School Ratio is developed utilizing the [2000 Census Data - Public Use Microdata Sample \(5%\)](#). Ratios are calculated based on information for housing units built from 1990 to March 2000. Projected Public School Ratio will be incorporated in the City Environmental Quality Review manual.

Another factor that could increase demand: birth rate in Community District 2* has increased by almost 50% in 12 years

Year	Birth Rate for Community District 2*	Average Brooklyn Birth Rate
2000	11.1	16.0
2007	12.8	16.9
2008	13.1	16.1
2009	13.5	16.3
2010	15.9	16.6
2011	15	16.3
2012	16.5 **	16.4

*Community District 2 includes all of the PS8 school zone, as well as Fort Greene and downtown Brooklyn, and parts of Boerum Hill and Clinton Hill.

**Our birth rate is higher than the average for all of Brooklyn.

Contacts & Addresses

- NYC Department of Education: brooklynplanning@schools.nyc.gov
- Comptroller Scott Stringer: Josh Levin, Community Liaison, jlevin@comptroller.nyc.gov
- State Senator Dan Squadron: Zeeshan Ott, Deputy Chief of Staff, zeeshan@danielsquadron.org
- State Assemblywoman Jo Anne Simon: simonj@assembly.state.ny.us
- NYC Mayor Bill de Blasio, City Hall, NY, NY 10007, or via a web form available on his website
- NYC Council Member Steve Levin: Casey Adams, Deputy Chief of Staff, cadams@council.nyc.gov
- Brooklyn Borough President: Eric Adams, askeric@brooklynbp.nyc.gov
- Community Board 2: Robert Perris, District Manager, cb2k@nyc.rr.com
- Brooklyn Heights Association: 55 Pierrepont St, Brooklyn, NY 11201

EXHIBIT C



To whom it may concern:

We write on behalf of the PTA of PS 8 to request that public officials and others considering approval of new residential construction in the PS 8 school zone recognize the serious overcrowding problem that already exists at PS 8 with current levels of residential housing in our school zone. We respectfully suggest that before additional residential housing is approved in our school zone, the need for additional elementary school capacity must be addressed.

We emphasize that our lower school is currently overcrowded (at 142% of capacity last year, according to the Blue Book's target formula) – such that the New York City Department of Education (DOE) is considering limiting our next year's kindergarten grade to 5 classes (with no more than 25 children in a class). If this happens and our kindergarten registration numbers trend the same, some families who planned to attend kindergarten at PS 8 in the fall of 2015 would be offered an alternate placement. These families would likely include:

1. "overage" children (whom educators have determined would be better served by starting kindergarten at 5, and not 4, years of age),
2. out-of-zone siblings (often families who have long been part of the PS 8 community),
3. approximately 5-10 in-zone children with birthdays in 2010.

This problem exists with the current residential housing in PS 8's school zone. Here is a snapshot of our school's 2014-15 population:

Grade	Approximate Number of Students
Kindergarten	140
1 st	135
2 nd	143
3 rd	100
4 th	106
5 th	79

The larger lower grade size does not simply reflect attrition in our upper grades. Rather, the trend toward larger lower grades reflects a combination of our school's growing popularity and increasing residential development in our zone. Notably, recent reports indicate that between 550 and 670 **more** residential units are **already planned and approved for DUMBO alone** in the next two years. At least one of those new developments – the Dock Street development, with 290 residential units – is slated to open in December 2014.

As a result of larger grades, our school building, designed to house 4 classes on a grade, now routinely supports 5-6 classes per grade in our lower grades, with 28+ kids in several of these classrooms. PS 8 should have additional classrooms for weekly classes like drama and dance, but we have had to give these up to make room for additional grade-level classes. And this year, we lost two pre-kindergarten classes -- in spite of the mayor's push to add 25,000 new pre-K seats citywide – to make room for an increasing number of students in kindergarten through fifth grade.

We recognize there may be many ways of addressing our elementary school capacity needs. We want to make sure these needs are addressed **before** additional housing is approved in our school zone, further burdening our local public school. We appreciate your consideration of our concerns. Feel free to contact us at president@ps8brooklyn.org if you would like to discuss this further.

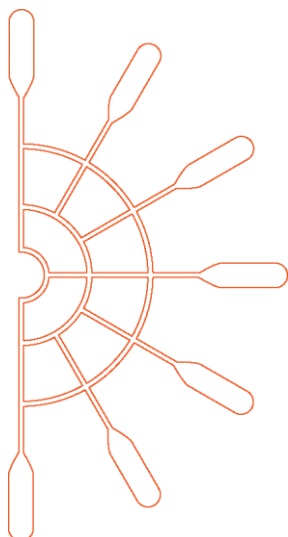
Sincerely,

Kim Glickman and Ansley Samson - Co-Presidents, PTA of PS 8

LOWER SCHOOL
37 Hicks Street
Brooklyn | NY | 11201
T: 718.834.6740
F: 718.834.7690

MIDDLE SCHOOL
105 Johnson Street
Brooklyn | NY | 11201
T: 718.875.1021
F: 718.875.1983

PS8BROOKLYN.ORG
pta@ps8brooklyn.org



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name:

Barry Callaghan

Address:

625 Parkway Ave

I represent:

P.P.E.E.

Address:

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name:

MICHAEL T CRANE

Address:

1 MAIN STREET BKLYN

I represent:

DUMBO

Address:

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name:

Judy Gorman

Address:

129 Columbus

I represent:

Citizens Planning HHS

Address:

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. BRONX PUBLIC LIBRARY

Res. No. LV030-2015

☐ in favor ☒ in opposition

Date: 11/18/2015

(PLEASE PRINT)

Name: CHRISTABEL COUGH

Address: 45 TODD CITY PLACE #1515 NYC 10017

I represent: SOCIETY FOR THE ARCHITECTURE OF THE CITY

Address: 45 CHRISTOPHER ST NYC 10014

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____

Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: KESHAWN LABARRIE

Address: 555 OCEAN AVE APT 1C BROOKLYN

I represent: Carpenters

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____

Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: KATHERINE T. SILVERBLATT

Address: 76 Remsen St, 6-C, Brooklyn NY 11201

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Mazeda A. Uffin

Address: _____

I represent: South Asien

Address: 161-17 45th Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: MARIA ROCA

Address: 521 71 Street 11232

I represent: FRIENDS OF SUNSET PARK

Address: SAME AS ABOVE - Suite C1

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Robert Hebron

Address: Brlyn Heights Business m

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

Name: Michael crane (PLEASE PRINT)

Address: Dumbo resident

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

Name: LINDA JOHNSON (PLEASE PRINT)

Address: BPL president & CEO

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

Name: Jeff Nelson (PLEASE PRINT)

Address: EDC

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Jonathan Marvel

Address: Marvel Architects

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: David Kramer

Address: Hudson Companies

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Theodore Oberman

Address: 192 State St. Bklyn NY

I represent: _____

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor

☒ in opposition

Date: Nov 18, 2015

(PLEASE PRINT)

Name: MARY B. Buchwald

Address: 220 Berkeley Pl

I represent: Citizens Defending Libraries

Address: community organization

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor

☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Deborah Howard

Address: IMPACT 238 Adeline St. BK 11201

I represent: IMPACT Brooklyn

Address: 1000 Dean St. BK 11238

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor

☒ in opposition

Date: Nov. 18, 2015

(PLEASE PRINT)

Name: PAULA GERSON

Address: 75 HENRY ST, Brooklyn NY

I represent: Educators

Address: _____

Please complete this card and return to the Sergeant-at-Arms

Bklyn
Height
Library

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

Planning
Sub Committee

Name: Laurie Frey (PLEASE PRINT)

Address: 506 Wilkes

I represent: public library users + education needs

Address: 1. sitting at table

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

Name: Sonia Collins (PLEASE PRINT)

Address: 140 Cadman Pl W Brooklyn

I represent: public library user

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

Name: Josh Sinefman (PLEASE PRINT)

Address: Brooklyn Heights

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Deborah Howard

Address: ~~Brooklyn Heights~~

I represent: IMPACCT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Stephanie Blue

Address: ~~Brooklyn Heights~~

I represent: IMPACCT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Randall Toure

Address: _____

I represent: Brooklyn Ecumenical communities

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Library Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Vania Merino

Address: 850 40th Street Brooklyn NY 11232

I represent: Sunset Park Resident

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: Nov. 18, 2015

(PLEASE PRINT)

Name: Elizabeth L. White

Address: 175 Willoughby St. Apt 5A Brooklyn NY 11201

I represent: v

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11-18-15

(PLEASE PRINT)

Name: Kimberly Grad

Address: 156 Prospect Park West 3L Brooklyn 11215

I represent: Brooklyn Public Library

Address: 10 Grand Army Plaza 11238

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

Name: Babs Drumm (PLEASE PRINT)

Address: BRKLN - Citizen Action

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

Name: Michael Jankowitz (PLEASE PRINT)

Address: _____

I represent: Citizens Defending Libraries

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

Name: Michael Greenspan (PLEASE PRINT)

Address: 118-35 Queens Blvd 75a west end

I represent: Muss Development

Address: 118-35 Queens Blvd

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

Name: Sonia Collins (PLEASE PRINT)

Address: 140 Cadman Plaza West

I represent: ~~Cadman Book Club~~ library use

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

Name: Rachel Tiemann (PLEASE PRINT)

Address: 259 20th St, Apt 3L

I represent: Brooklyn Public Library

Address: 280 Cadman Plaza West

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: 11/18/15

Name: DEREK PEARL (PLEASE PRINT)

Address: 3211 AVE I #7R, BROOKLYN NY 11210

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: RITA PEARL

Address: 3211 AVE I #12 BROOKLYN NY

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Library Res. No. ULURD

☐ in favor ☒ in opposition

Date: 11/17

(PLEASE PRINT)

Name: DOREEN GALLO

Address: 177 Water St Brooklyn

I represent: DUMBO Neighborhood Alliance

Address: 63 Pearl St #123 Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Leslie Marshall

Address: _____

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jim Cornell

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: MARGARET STRAN

Address: 417 WASHINGTON

I represent: A LIBRARY USER

Address: NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Isabel DRAVES

Address: _____

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

Name: Peter Goldwasser (PLEASE PRINT)

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 10/18/15

Name: Jessica Warwag (PLEASE PRINT)

Address: Brooklyn Heights, NY 11201

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

Name: TAINA EVANS (PLEASE PRINT)

Address: _____

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)
Name: Lucy Koteen

Address: 138 Lafayette St

I represent: Citizens Defending Laborers

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)
Name: RYAN ARCHER (ON BEHALF OF

Address: JONATHAN BUTLER)

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)
Name: Tucker Reed

Address: 1 MetroTech North BK, NY 11201

I represent: Downtown Brooklyn Partnership

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: NATHANIEL MAYS

Address: 17 Manchester Blvd

I represent: Local 28

Address: 3009 Lenox St Manhattan

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Raymond

Address: 251-18 Francis Lewis Blvd

I represent: Buildup local 79

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: MARY ANN EASTON

Address: 225 Adams St 15th Bklyn

I represent: myself, Cof. 2nd 1509

Address: Ref. Libraries

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: ANNE MCKAY
Address: 80 Cranberry St., Brooklyn 11201
I represent: Citizens Defending Libraries
Address: Brooklyn 11201

**THE COUNCIL
THE CITY OF NEW YORK**

12:03 PM

Appearance Card

I intend to appear and speak on Int. No. Library ULVRP Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Michael D.D. White
Address: 62 Montague St. Flk 1120
I represent: Citizens Defending Libraries
Address: 62 Montague St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: MAGGIE Canear
Address: _____
I represent: Latino for Library
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor

☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ~~Ramón Acevedo~~ Ramon Acevedo

Address: _____

I represent: Village of Sunset Park

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor

☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jim Devo

Address: 305 Broadway #505 NY, NY 10007

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor

☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Elena Romero

Address: ~~647 4th Ave.~~ 647 4th Ave. Bklyn NY

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Denis Markell

Address: Brooklyn Heights

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jonathan Bowles

Address: 120 Wall St. NY NY 10005

I represent: CENTER FOR AN URBAN FUTURE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Elena Rivera

Address: Bushwick, Brooklyn

I represent: Washington Irving Library

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Miriam Katowitz

Address: Brooklyn Library Trustee

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: NINA COLLINS

Address: Brooklyn Library Trustee

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Alexandra Bowie

Address: 85 Pievepont St Bklyn NY

I represent: Brooklyn Heights Assn

Address: 85 Pievepont St Bklyn NY 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 18 Nov 15

(PLEASE PRINT)
Name: NORMAN SAVITI

Address: 80 CRANBERRY ST, Brooklyn

I represent: - MYSELF -

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)
Name: Vlasis Skrodelis

Address: Brooklyn Heights Library

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)
Name: Rachel Tieman

Address: Brooklyn Heights Library

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Roxana Benevides

Address: Sunset Park

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 18 Nov 15

(PLEASE PRINT)

Name: Paul Ness

Address: 284 Fifth Ave NY NY

I represent: Citizens Defending Libraries

Address: Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Erik Chu

Address: Brooklyn Heights

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jonathan Butler

Address: Brooklyn Heights

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Pollack

Address: Brooklyn Heights

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: DAVID DAPKE

Address: 52 Clark St

I represent: Union Vorn

Address: 52 Clark St Brooklyn NY
at 2m

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/10

(PLEASE PRINT)

Name: Marsha Rinker

Address: 215 Adams St

I represent: Myself + Neighbors

Address: 215 Adams St Brooklyn NY
10A 720

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18

(PLEASE PRINT)

Name: Helean Conington

Address: 215 Adams St

I represent: NAACP

Address: Bklyn Chapter

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: GREGORY HOMATAS

Address: 229 ST JOHN'S PLACE #4B 11217

I represent: SELF

Address: SELF

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/2015

(PLEASE PRINT)

Name: DANIEL WINOCOUR

Address: 312 EAST 90TH STREET, NY 10128

I represent: INDEPENDENT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: MARY FOUTZ

Address: 101 CLARK ST

I represent: _____

Address: BROOKLYN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/17/2015

(PLEASE PRINT)

Name: Barry Callaghan

Address: _____

I represent: Brooklyn & Construction

Address: BK Heights

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ed Brown

Address: _____

I represent: CEC 13, Construction Industry

Address: Bklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: C- Allah

Address: _____

I represent: Construction (AFL-UNION)

Address: Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/17/2015

(PLEASE PRINT)

Name: Colyn Needham

Address: _____

I represent: Construction Trades

Address: Brooklyn

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/11

(PLEASE PRINT)
Name: Jason Asbury

Address: 129 Pierrepont St.

I represent: Saint Ann's School

Address: 129 Pierrepont St. Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/17/2015

(PLEASE PRINT)
Name: Martin Allen

Address: _____

I represent: People for Political & Economic Empowerment

Address: Bklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)
Name: Gwen Fishman

Address: 129 Columbia Heights B'klyn

I represent: Citizens Defending Libraries

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 11/18/15

(PLEASE PRINT)
Name: Carlo Scissura
Address: Brooklyn Chamber of Commerce

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)
Name: Christian Fabriske
Address: 48-46 45 Woodside NY 11377

I represent: Urban Librarians Unite

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)
Name: ELENA RIVERA

Address: _____

I represent: BROOKLYN PUBLIC LIBRARY - WASHINGTON IRVING BRANCH

Address: 360 IRVING AVE. 11237

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Mina Collins

Address: 360 Furman St. # 206 Brooklyn NY 1124

I represent: I'm a BPL trustee + a community member

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Patricia Rhatigan

Address: 140 E. 21st St Bklyn N.Y. 11218

I represent: Citizens defending Libraries

Address: Bklyn Heights

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Carole Raftery

Address: _____

I represent: Build Up NYC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: _____

Address: _____

I represent _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: _____

Address: _____

I represent _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11-18-15

(PLEASE PRINT)

Name: DIANA FALK

Address: 75 Henry St. Apt 286 Bklyn 11201

I represent: Myself as resident of Brooklyn Heights

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Robert Hebron Jr.

Address: 188 Montague St Brooklyn

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Orlando Castillo

Address: _____

I represent: Build Up NYC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: ~~SHIRAZ~~ KASHAWN LABER

Address: _____

I represent: BUILD UP NYC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: DAVE RAMSEY

Address: _____

I represent: BUILD UP NYC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: PEARL R. HOCHSTADT

Address: 126 JORALEMON ST

I represent: THE B'KLYN HEIGHTS COMMUNITY

Address: 126 JORALEMON ST, B'KLYN, NY 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: Nov. 18, 2015

(PLEASE PRINT)

Name: Marilyn Berkon

Address: 135 Willow Street

I represent: CDL

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: ~~810~~ Roselle Silverstein

Address: 175 Adams St.

I represent: _____

Address: 175 Adams St., Bklyn NY 11201

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: NOVEMBER 18, 2015

(PLEASE PRINT)

Name: NERIK CHU Berkon

Address: 62 PIERREPONT ST., GA

I represent: MYSELF

Address: BROOKLYN, NY 11201

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/15

(PLEASE PRINT)

Name: Darius Gordon

Address: _____

I represent: Citizen Action

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/19/15

(PLEASE PRINT)

Name: Maritza Silva-Farrell

Address: _____

I represent: RAFA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 11/18/2015

(PLEASE PRINT)

Name: Prudence Katze

Address: _____

I represent: Common Cause New York

Address: 80 Broad, 12703, NY, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Library ULURP Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ~~Darius Gordon~~ Darius Gordon

Address: 827 West End Ave

I represent: Citizen Action of New York

Address: 40 Worth Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Carolyn McIntyre

Address: 62 Montague St

I represent: Citizens Defending Libraries

Address: 6

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: PHILLIP KELLOGG

Address: 251 CARLTON AVENUE BKLYN 11205

I represent: FULTON AREA BUSINESS (FAB) ALLIANCE

Address: 896-900 FULTON ST., BKLYN 11238

Please complete this card and return to the Sergeant-at-Arms