

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING,
DISPOSITIONS AND CONCESSIONS

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MARCH 15, 2016
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HELD AT: 250 BROADWAY - COMMITTEE RM, 16TH FL

B E F O R E: INEZ DICKENS
CHAIR

COUNCIL MEMBERS: ANDREW COHEN
DARLENE MEALY
MARK TREYGER

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

Council Member Salamaca

Artie Pearson
Director of Land Use from HDP Office of
Governmental Affairs

Paul Moore, Consultant for Carmen Parson and
Judge Gilbert

Carolyn Willims
Director of HUD Multi Family Programs
HPD

Kevin Parris
HPD, Manhattan

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2 CONCESSIONS

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2 CHAIR DICKENS: Good afternoon, I am
3 Council Member Inez E. Dickens, Chair of the
4 Subcommittee on Planning, Dispositions and
5 Concessions. I would like to thank Andy Cohen for
6 filling in for me in my absences and for doing such
7 phenomenal job. Well you didn't tell me that in
8 private. Welcome everyone to today's hearing. I
9 want to thank and acknowledge my Sergeant at Arms,
10 Allen Shue and Jessica Pelgreno (sp) was here. I
11 want to thank my Land Use Director Raju Man (sp) and
12 my Deputy Director, Amy Leviton (sp) and of course my
13 phenomenal Attorney, Dillon Casey. We are joined
14 here today by Council Member Andy Cohen and Council
15 Member Mark Treyger of which Mark gets the gold star
16 for today and has a gold shirt on to prove it and
17 we've been joined also by the newly elected and I
18 congratulate you Council Member Raphel Salamanca who
19 today has his very first Land Use item, welcome. We
20 have three items on our calendar. We will be hearing
21 and voting on all. I am now going to open up the
22 hearing for Land Use item 339, the Judge Gilbert
23 Ramirez Apartments. An application submitted by HPD
24 for the approval of an amendment to previously
25 approved real property tax exemption for property

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2 located at 443 East 138th Street in the Speakers
3 district in the Bronx. I'm going to ask the
4 applicants to come up excuse me, are you want to join
5 this, ok. We've been joined by Artie Pearson,
6 Director of Land Use at HPD and Carolyn Williams,
7 Director of Land Use in the Bronx or at HPD? Please
8 state you name and your identification and proceed.

9 ARTIE PEARSON: Afternoon Chair Dickens
10 and members of the SubCommittee and welcome newly
11 elected Council Member Salamanca. I'm Artie Pearson,
12 Director of Land Use from HDP Office of Governmental
13 Affairs. Land Use #339 consist of an amendment to a
14 tax exemption approval for an exemption area
15 containing affordable housing development
16 construction constructed under the section 202
17 supportive housing program for the elderly with
18 financing and operating subsidies from HUD. The
19 exemption area contains one multiple dwelling located
20 at block 2283, lot 33 and is known as Judge Gilbert
21 Ramirez Apartments in Speaker Mark Melissa Viverito
22 district. The fully occupied building has 87 one
23 bedroom apartments, 10 two bedroom apartments for a
24 total of 97 units which includes a superintendent's
25 unit. Judge Gilbert Ramirez Apartment HDFP received

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3 and tax exemption from the City that was approved on
4 March 18, 1982 by the board of estimate for term of
5 40 years. The prior resolution provided for a full
6 exemption from real property taxes from the date of
7 construction commencement until the date the
8 certificate of occupancy was issued. Thereafter, a
9 partial exemption equivalent to a shelter and tax
10 commenced. Beginning in 2004, increases in operating
11 expenses made it difficult for the HDFC to pay their
12 shelter and taxes and consequently do not have
13 sufficient resources to pay their crew tax arrears.
14 HPD is seeking an amendment to that prior resolution
15 in order to provide the exemption area with full
16 retroactive exemption from real property taxes from
17 July 1st, 2004 through June 30th, 2016 and partial
18 exemption from real property taxes from July 1st,
19 2016 for the balance of the exemption term. I should
20 note that this project along with the next item on
21 the agenda are moving along at the you know to have
22 the same exemption extended to it and it should be
23 noted that HPD and the State housing and community
24 renewal are working towards merging these two HDFP to
25 create one entity and once those details are worked
out, HPD will be seeking a new article 11 tax

2 exemption for the newly merged exemption area and the
3 amendment to the tax exemption will allow the HDFC's
4 to continue to operate as rental housing for low
5 income seniors while the merger is underway and the
6 new sponsor is in place.

7 CHAIR DICKENS: Ms. Williams do you have
8 anything you'd like to add?

9 CAROLYN WILLIAMS: Good afternoon
10 Council, I will just like to add that HCR did provide
11 approval for the merger, the consented merger. We
12 received that today in our office.

13 CHAIR DICKENS: All right and has the
14 Speaker given her approval for this?

15 CAROLYN WILLIAMS: Yes.

16 CHAIR DICKENS: Now this is really for
17 the preservation of affordability, does it provide
18 any deeper subsidies with the merger?

19 CAROLYN WILLIAMS: The project is
20 currently project based section 8. It will continue
21 to be project based section 8, tenants will... will
22 continue to pay 30% of their income as usual. The
23 tenant pay average of about \$230 a month of... of... of
24 their portion of the rent at this time.

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2 CHAIR DICKENS: What are the sizes of the
3 units?

4 CAROLYN WILLIAMS: There are studios and
5 one bedroom's.

6 CHAIR DICKENS: How many of each?

7 CAROLYN WILLIAMS: One moment please.

8 There are 24 studios, 72 bedrooms, 72 one bedrooms in
9 723 Elton Avenue and the other building has 87 one
10 bedrooms and 9 two bedrooms.

11 CHAIR DICKENS: Thank you. Are there any
12 questions from my colleagues but before doing so
13 there was a gentleman, Mister was it you wanted to
14 come up?

15 UNIDENTIFIED SPEAKER: Yes, Mr. Moor is
16 here as the consultant for the second building that
17 part this project, that's Land Use #340.

18 CHAIR DICKENS: It's under consolidation.

19 UNIDENTIFIED SPEAKER: It's going, right
20 part of the consolidation yes. Mr. Moore can come up
21 if he'd like.

22 CHAIR DICKENS: All right would you come
23 up please. Identify yourself and then you'll have to
24 sign. Sergeant of Arms please provide him the sign in
25 sheet.

2 PAUL MOORE: Hi my name is Paul Moore and
3 I'm a consultant for both buildings actually. Carmen
4 Parsons and well as Judge Gilbert.

5 CHAIR DICKENS: Oh so you will be
6 returning?

7 PAUL MOORE: Yes.

8 CHAIR DICKENS: Do you have anything you
9 would like to add as the consultancy for this
10 consolidation such as the reason why it's being done?
11 Would you care to share with us?

12 PAUL MOORE: Well I think again to
13 promote the affordability. We're doing also
14 renovations on other properties. The residents will
15 receive new kitchens and bathrooms, the common areas,
16 some roofing work, some landscaping to beautify the
17 area and just to increase the quality of life.

18 CHAIR DICKENS: Will there be upgrade of
19 the HVAC system?

20 PAUL MOORE: Where there is HVAC,
21 correct.

22 CHAIR DICKENS: And you said will there
23 be check affording or will the work be done with the
24 tenants in place?

25 PAUL MOORE: Tenants in place.

3 CHAIR DICKENS: So there will be no
4 displacement of any of the tenants?

5 PAUL MOORE: No displacement of the
6 tenants at all.

7 CHAIR DICKENS: Thank you. Are there any
8 questions from my colleagues? Council Member Cohen.

9 COUNCIL MEMBER COHEN: Thank you very
10 much Chair. I... I was just curious, this is a
11 forgiveness essentially of outstanding real estate
12 taxes it's a total whatever is outstanding we're
13 forgiving?

14 CAROLYN WILLIAMS: That's correct.

15 COUNCIL MEMBER COHEN: And were... is there
16 anything... I... I wasn't clear myself I guess that we
17 could do that in terms of is there anything unique
18 about the particular property that allows us to do
19 that in this case cause I'm aware just that you know
20 maybe not this far down the road other HDFC's in
21 trouble with this problem and I'm not sure what the
22 solution has been?

23 CHAIR DICKENS: And as... as part of that
24 maybe the Council Members also asking he just did not
25 articulate it yet, he'd like to know how much of that
loss is the City will receive in doing this?

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3 CAROLYN WILLIAMS: Well there is the
4 senior housing development and there's nothing
5 unusual about us asking for a retroactive tax
6 exemption when we're trying to bring building back to
7 a stable condition and get them on the correct
8 footing and as far as the tax debt if you hold on
9 second I'll look that up for you. So for the Carmen
10 Parson's building which is Land Use 340, the
11 outstanding tax arrears are approximately \$746,000
12 and the outstanding DEP is \$666,000 for the Judge
13 Gilbert Building, that's Land Use #33 is \$1,868,000
14 and the DEP arrears is \$699,800.

15 COUNCIL MEMBER COHEN: So were doing
16 both, were doing property tax and water and sewer?

17 PAUL MOORE: No just property tax.

18 CAROLYN WILLIAMS: My mistake, just
19 property tax.

20 COUNCIL MEMBER COHEN: Ok.

21 CHAIR DICKENS: We've been joined by
22 Council Member Darlene Mealy.

23 COUNCIL MEMBER COHEN: Thank you very
24 much I don't have any additional questions.

25 CHAIR DICKENS: Are there any other
26 questions? Seeing none I will now close the public

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3 hearing on Land Use Item 339 and I'm going to now
4 open up the hearing for Land Use Item 340. The
5 Carmen Parsons housing for the elderly. An
6 application submitted by HPD for approval of an
7 amendment to a previously approved tax exemption for
8 property located at 723 Elton Avenue in Council
9 Member Salamanca's district in the Bronx. His very
10 first Land Use item, welcome to this... this world.

11 ARTIE PEARSON: Again I'm Artie Pearson
12 from HPD Office of Intergovernmental Affairs. Land
13 Use #340 contains one multiple dwelling at block
14 2377, lot 20 and it's know at the South Bronx Carmen
15 Parsons Housing for the Elderly in Councils district
16 17 in the Bronx. This is fully occupied building
17 containing 24 studios, 72 one bedroom apartments and
18 one two bedroom apartment for the superintendent for
19 a total of 97 units. Again it's in the similar
20 situation as Land Use 339, this building received a
21 tax exemption approved by the City Council in October
22 of 1990 for a term of 40 years and again in both
23 cases the prior exemption went into effect from the
24 date of construction commencement and after the
25 certificate of occupancy was issued received a
partial exemption equivalent to the shelter rent and

2 also beginning in 2004 increases an operating
3 expenses made it difficult for the HDFC to pay the
4 shelter and taxes and therefore there taxes have
5 accrued and at this point if the HPD is seeking a
6 retroactive tax exemption for a period of time in
7 order to get this property back on footing until the
8 merger has gone into full effect and a new exemption
9 will be requested.

10 CHAIR DICKENS: Ms. Williams do you have
11 anything you want to add?

12 CAROLYN WILLIAMS: Yes ma'am just that
13 the property the refinancing of the property will
14 increase operations, the ability to have fiscal
15 positive fiscal effect on the property, it'll also do
16 things such as reduces interest rates so that it has
17 more excess cash flow, it won't have the same issues,
18 tenants will continue to pay 30% of their income,
19 they will not be affected by the financial
20 transaction in anyway.

21 CHAIR DICKENS: Mr. Moore.

22 PAUL MOORE: I also was in with the
23 previous number, item number. In this bill there
24 will also be a renovation for all the units, kitchens
25 and bathrooms, common areas, doors, bringing the

2 handicapped units up to code, up to the current code
3 and again just enhancing the quality of life of the
4 seniors.

5 CHAIR DICKENS: Is it 100% occupied?

6 PAUL MOORE: It is, both buildings.

7 CHAIR DICKENS: All right I'm going to
8 ask my colleagues if they have any questions but I'm
9 first going to ask Council Member Raphel Salamanca if
10 he has any questions?

11 COUNCIL MEMBER SALAMANCA: Yes thank you
12 Madam Chair. Thank you for your presentation. So
13 you know I was newly elected and I was briefed on
14 this last night so I do have some questions that I
15 thought about overnight. How many of these
16 apartments or how many of these units are
17 owned/rented?

18 PAUL MOORE: There all rented. There all
19 rented.

20 COUNCIL MEMBER SALAMANCA: There all
21 rented, so who owns these apartments? These are...
22 this isn't HDFC no? These are not...

23 CAROLYN WILLIAMS: Two, it's two separate
24 HDFCs and there both controlled by Socks South Bronx
25 Community.

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2 ARTIE PEARSON: Corporation.

3 CAROLYN WILLIAMS: Corporation. These
4 are their only asset.

5 COUNCIL MEMBER SALAMANCA: And so who was
6 managing who... who how what... what consisted who
7 consisted of their board, who managed it?

8 CAROLYN WILLIAMS: I can tell you the
9 board members in one moment, just a second. The
10 board members are; Antonia Rivera, Yolanda Collette,
11 Ann Gigo and Melocko Santiago.

12 COUNCIL MEMBER SALAMANCA: So these are
13 all tenants or are they from South Bronx Community
14 Corp?

15 PAUL MOORE: They are a mixture of
16 community residents and organizers at the time that
17 the buildings were formed. I think one of them may
18 be a tenant, I'm not sure about that 100%.

19 COUNCIL MEMBER SALAMANCA: So you had
20 non-tenants who... who... who were board members?

21 PAUL MOORE: Correct.

22 COUNCIL MEMBER SALAMANCA: All right and
23 so I'm just curious on how, what happened, why was
24 there the mismanagement that happened? How did this
25 happen?

2 PAUL MOORE: Well I think that in the
3 previous management these building were managed my a
4 separate entity management company that was formed
5 when the builders first came in to (inaudible)in the
6 late 80's, 1992 for this specific building and.. and
7 about 2010 there was a management company that is not
8 innovative property management, they were brought in
9 by HUD to then take over management by the previous
10 management company that mismanaged the property and
11 brought the property into the condition that is was
12 in when innovative came in and made some upgrades and
13 stabilized the building to where it is now. They
14 were brought in by HUD to do that.

15 COUNCIL MEMBER SALAMANCA: Now I'm just
16 concerned you know we have seniors who live here and
17 unfortunately because of the mismanagement of the
18 previous management company they're at risk of.. of
19 losing their apartments, they're at risk of getting
20 having an increase. Are they not am I wrong here?

21 PAUL MOORE: No they're not.

22 CAROLYN WILLIAMS. No they are not.

23 COUNCIL MEMBER SALAMANCA: So what
24 happens if this does not get approved, this tax
25 exemption?

2 CAROLYN WILLIAMS: It will hinder our
3 ability to do the rehabilitation of this instead of
4 providing subsidies to the property to offset the
5 taxes we thought it was a better strategy to ask the
6 Council to relieve them of the tax burden so that the
7 money that would go towards the taxes would instead
8 be available to do the upgrades.

9 COUNCIL MEMBER SALAMANCA: All right, ok,
10 cool and again I apologize I was just briefed on this
11 last night so I just have some questions and so
12 innovative property management they're reputable
13 organization HPD have worked with them in the past?

14 PAUL MOORE: Correct, for many, for many
15 years, 15 years.

16 COUNCIL MEMBER SALAMANCA: So yet who
17 makes up innovative property management?

18 CAROLYN WILLIAMS: I just know Mariam
19 Gonzalez is the head I don't know.

20 PAUL MOORE: Mariam Rodriguez is the
21 owner of Innovative Property Management.

22 COUNCIL MEMBER SALAMANCA: Ok how... how
23 was this company chosen?

24 PAUL MOORE: Through HUD. HUD reached
25 out to her specifically. She's managed other HUD

2 properties, has managed a lot of affordable housing
3 and senior buildings and HUD reached out to here
4 because she's community based. She's right there on
5 Westchester Avenue.

6 COUNCIL MEMBER SALAMANCA: All right so
7 there... there are other properties in which her
8 companies manages?

9 PAUL MOORE: Correct.

10 COUNCIL MEMBER SALAMANCA: All right and
11 where exactly?

12 PAUL MOORE: Her she's on, she's at 796
13 Westchester Avenue.

14 COUNCIL MEMBER SALAMANCA: Ok but how, in
15 terms of properties how many more... other properties
16 is she managing? Or is this company managing?

17 PAUL MOORE: I couldn't tell you the
18 exact number but I'm, somewhere around maybe 600
19 units.

20 CHAIR DICKENS: Now let me, let me step
21 in for just a minute. Where an HPD should be able to
22 tell Council Member Salamanca where are the other
23 properties that she manages are any others in his
24 district, are any of them all section 8 and is
25 project based?

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3 PAUL MOORE: So...

4 CAROLYN WILLIAMS: Yes we can, we can get
5 you the information on their portfolio.

6 CHAIR DICKENS: Would you provide this to
7 the Council Member today?

8 CAROLYN WILLIAMS: I'll do my best.

9 CHAIR DICKENS: And also he would like to
10 know, I'm stepping in I'm sorry.

11 COUNCIL MEMBER SALAMANCA: Please, please
12 go ahead.

13 CHAIR DICKENS: He would also like to
14 know about any violations that are on this one or the
15 others to see about management.

16 CAROLYN WILLIAMS: In terms of the
17 violations according to our records right now they
18 have 12A a combined (inaudible) both sights, A
19 combination of 12A and 12B violations.

20 PAUL MOORE: And the reason why they're
21 just to add to that I think the reason why that some
22 of them are there is just they haven't been
23 physically submitted to get them taken off of the
24 viola... all of these violations are corrected there is
25 no active violations on the building that I'm aware
of, it just need to be corrected. Not correct but...

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2 CAROLYN WILLIAMS: Admist... Administered.

3 PAUL MOORE: Administratively.

4 CAROLYN WILLIAMS: Off the record.

5 PAUL MOORE: Taken off the record.

6 COUNCIL MEMBER SALAMANCA: All right so

7 IPM is going to manage this company so the board of
8 director will they have a board of directors?

9 PAUL MOORE: IPM is just a managing agent
10 that the building has a board of directors, she just
11 read off the names of the four board of directors
12 members.

13 COUNCIL MEMBER SALAMANCA: Ok, so what
14 and... and the names that you just read off are... are
15 the current board of directors or...

16 CAROLYN WILLIAMS: That's correct, the
17 current board.

18 COUNCIL MEMBER SALAMANCA: Ok, the current
19 board of directors, ok and the renovations that are
20 going to occur have they, have they what... what, how
21 many, how many renovations have happened already or
22 are they... they.

23 PAUL MOORE: None of them, there waiting
24 for the, this part of this is for the loan to close.

25 COUNCIL MEMBER SALAMANCA: Yes.

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2 PAUL MOORE: Upon loan closing is when the
3 renovations will take place.

4 COUNCIL MEMBER SALAMANCA: All right, all
5 right well thank you very much.

6 CHAIR DICKENS: I have a couple of
7 questions just based upon some of the question that
8 were raised. Number one was the board of elected or
9 appointed? Number two if so when was the last
10 election? Number three as far as the violations and
11 I understand Mr. Moore you said that they've all been
12 cured and if there in the process of being cured
13 which ones of the class A which are the hazards?

14 CAROLYN WILLIAMS: Will have to get back
15 to you on that.

16 {crosstalk}

17 CHAIR DICKENS: I thank you so much but
18 in the future you should be prepared to come to
19 answer the questions about violations and the board
20 maker, you should know who makes of the board, not
21 just their names but if there was an election and if
22 so how long ago.

23 CAROLYN WILLIAMS: Yes, we'll be better
24 prepared.

25

2 CHAIR DICKENS: And so in the future I
3 would expect that you would bring that information.
4 Are there any other questions from my colleagues?
5 Council Member Mealy?

6 COUNCIL MEMBER MEALY: Thank you, you
7 said that it would be no extra cost to the seniors so
8 you getting a different grant or something? Who's
9 going to subsidies are you'll make you'll new
10 rehabilitation?

11 CAROLYN WILLIAMS: The way it's happening
12 is the current debt is being restructured so that the
13 current debt is being paid off which has an interest
14 rate of about between 8% and 9% interest on the old
15 debt that was given by HUB back in 1992. The... the...
16 the debt is being restructured and paid off with a
17 new interest rate somewhere around 3% or 4%. So just
18 the difference in interest rate alone is saving the
19 property about \$200,000 a year in interest rate
20 savings alone, so and then because they have those
21 savings they have additional income where they can
22 afford to have the loan to make all the
23 rehabilitations and with this action in terms of
24 removing or you know us asking to forgive these taxes
25 during this time period, that money that would have

2 gone to pay the back taxes in the loan instead is
3 being used for the renovations.

4 COUNCIL MEMBER MEALY: So you saying it
5 will be no cost to the seniors two years later you
6 won't come and say that you going to do the roof and
7 then tax them?

8 CAROLYN WILLIAMS: No ma'am, there's no
9 cost to the tenants at any time.

10 COUNCIL MEMBER MEALY: We definitely
11 wanted to... Ok thank you.

12 CAROLYN WILLIAMS: The tenant will
13 continue to pay 30% of their income, no more.

14 COUNCIL MEMBER MEALY: Right, thank you.

15 CHAIR DICKENS: So in other words no,
16 there will be no MCI.

17 PAUL MOORE: No.

18 CHAIR DICKENS: Cost...

19 CAROLYN WILLIAMS: None.

20 CHAIR DICKENS: Pass alongs?

21 CAROLYN WILLIAMS: None.

22 CHAIR DICKENS: Are there any other
23 questions from my colleagues? Seeing none and seeing
24 no members of the public wishing to testify I am now
25 closing the public hearing on Land Use Item 340 and

3 I'm now opening up the hearing for Land Use Item 347.
4 Arcacia Gardens, an application submitted by HPD for
5 the approval of an amendment to a previously approved
6 urban development action area project for property
7 located at 401 thru 411 East 120th Street in the
8 Speakers district in the Bronx. We have Artie
9 Pearson, from HPD, Director of Land Use and Kevin
10 Parris, what is your title at HPD?

11 KEVIN PARRIS: Senior Planner, Manhattan
12 Planning.

13 CHAIR DICKENS: Senior Planner what?

14 KEVIN PARRIS: From Manhattan Planning at
15 HPD.

16 CHAIR DICKENS: Proceed please.

17 ARTIE PEARSON: Afternoon Chair again I'm
18 Artie Pearson, Director of Land Use from HPD of
19 Intergovernmental Affairs and I'm joined by Kevin
20 Parris, Senior Planner from HPD Office of Manhattan
21 Planning.

22 Land Use # 347 consist of an amendment to
23 a previously approved project by the Council on July
24 23, 2015 known as the Acacia Gardens and is located
25 at 413 East 120th Street in Speaker Melissa Mark-
Viverito's district. Acacia Gardens is a new

3 construction project being developed under HPDs
4 (inaudible) program that will create 179 units of
5 affordable rental housing in a 12 story mixed use
6 building. Under the terms of the original project,
7 rents are to be affordable to families with incomes
8 up to 90% of AMI with income targets for families
9 with income up to 60% and 90% of AMI. Our original
10 project summary contains an error which is why were
11 coming back to the Council and under the terms of the
12 amended project, rents are to be affordable to
13 families with incomes up to 30% of AMI, 60% of AMI
14 and 90% of AMI with income targets respectively for
15 families with incomes up to 30%, 60% and 10% of AMI.
16 The project itself remains unchanged and that the
17 building will contain a mix of units types including;
18 studios, one, two and three bedroom units and there's
19 a 30% set aside for homeless families. The project
20 also includes 5,300 square feet of ground floor
21 commercial space, 4,334 feet of community facilities
22 space and 29 parking spaces and 9,410 square feet of
23 private outdoor recreational space. This amendment
24 has been discussed with the Speaker's office and it
25 of her support has been indicated and we can answer
any questions that you have.

2 CHAIR DICKENS: Thank you so much. Are
3 there any questions from my colleagues? All right,
4 are there any members of the public wishing to
5 testify? Seeing now I will close the public hearing
6 on Land Use Item 347 and I'm now going to ask Council
7 Member Salamaca to please speak with reference to
8 what's in his district.

9 COUNCIL MEMBER SALAMANCA: All right well
10 thank you very much Madam Chair, this was a great
11 experience here in the Subcommittee. I definitely
12 want to, so in terms of LU 340 for the Carmen Parsons
13 Houses you know I... I would like to ensure that they
14 get the adequate exemptions as I see that seniors
15 will be affected here and they would benefit from
16 this but something that I will request from HPD, I
17 would like to meet with the South Bronx Community
18 Corp, it's important that I meet with them. I also
19 would like to meet with the board you know who ever
20 compose of the board. I would also like a meeting
21 with the tenants and I would like a walk-through of
22 the... the building. I would like a walk-through now,
23 as soon as possible you can schedule it with my staff
24 and also a walk-through after the renovations have
25 been done.

2 CHAIR MEALY: And there's also a few
3 other things that he had asked for, the violations
4 report was one, was still left open on... on class A
5 particularly and when is the next scheduled election
6 for the board. So please be prepared to give Council
7 Member the information he's requiring in a timely
8 fashion.

9 CAROLYN WILLIAMS: Will absolutely.

10 COUNCIL MEMBER SALAMANCA: All right,
11 thanks.

12 CHAIR DICKENS: Do you support this
13 Council Member?

14 COUNCIL MEMBER SALAMANCA: Yes, I do
15 support this.

16 CHAIR DICKENS: Thank you I am now going
17 to put the three items up for a vote. I note for the
18 record that the applications that we are voting on
19 today has the full support of Council Member Salamaca
20 as well as the two Land Use Items in Speaker Melissa
21 Mark-Viverto's district and I am asking my colleagues
22 to vote aye. I will now call on Counsel to call the
23 roll vote to approve.

24 COMMITTEE CLERK: Chair Dickens.

25 CHAIR DICKENS: Aye.

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2 COMMITTEE CLERK: Council Member Mealy.

3 COUNCIL MEMBER MEALY: May I explain my
4 vote? I just hope that our seniors be taken care of,
5 no increase at a time such as this and
6 congratulations on your 1st Land Use issue and I vote
7 aye.

8 COMMITTEE CLERK: Council Member Cohen.

9 COUNCIL MEMBER COHEN: We said the
10 Speaker is definitely in support, right? I vote aye.

11 CHAIR DICKENS: You better answer my
12 Council Member Salamaca because he sit me at the
13 table.

14 COMMITTEE CLERK: Council Member Treyger.

15 COUNCIL MEMBER TREYGER: With
16 congratulations to my colleagues and welcome back
17 Chair Dickens and I agree that Interim Chair Cohen
18 did a great job as well. I vote aye.

19 COMMITTEE CLERK: By a vote of 4 vote in
20 the affirmative, 0 in the negative and 0 abstentions,
21 Land Use Items 339, 340 and 347 are approved and
22 referred to the full Land Use Committee.

23 CHAIR DICKENS: Congratulations again
24 Council Member Salamaca. I want to thank the members
25 of the public my colleagues, my Council and the Land

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 CONCESSIONS

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3 Use staff for attending today's hearing. This
4 hearing is hereby adjourned.

5 {gavel}

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date April 2, 2016