

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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April 18, 2016
Start: 1:43 p.m.
Recess: 3:09 p.m.

HELD AT: 250 Broadway - Committee Rm.
16th Fl

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

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

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

Artie Pearson, Director of Land Use
Governmental Relations and Regulatory Compliance
Housing Preservation and Development, HPD

Hardy Adasko, Senior Vice President for Planning
NYC Economic Development Corporation, EDC

Tyler Morse, Chief Executive Officer
MCR Development

Stephanie Burns, Regional Director
Community and Citizenship
Turner Construction

Brock Ameriba (sic), Chief Procurement Agent
Turner Construction

Andrew Hollweck, Senior Vice President
New York Building Congress

Kim Rosalind
Non-Traditional Employment for Women

Mark McMillan, District Manager
Queens Community Board 13

John Tritt, Deputy Political Director
New York Hotel Trades Council

Tom Grech, Executive Director
Queens Chamber of Commerce

James Heyliger, President
Assoc. of Minority Enterprises of New York, AMENY

SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

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[sound check, pause] [gavel]

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SERGEANT-AT-ARMS: Quiet, please.

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CHAIRPERSON DICKENS: Good afternoon.

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I'm Council Member Inez E. Dickens, Chair of the

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Subcommittee on Planning, Dispositions and

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Concessions. I welcome everyone to today's hearing.

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I want to thank and acknowledge my Sergeant-at-Arms

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Eddie Collazo. I want to also acknowledge my Land

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Use Director Raju Mann, Deputy Director Amy Leviton

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and my attorney--attorney, Dillon Casey. I want to

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apologize for starting late, but we--we've also been

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joined by the Chair of the Land Use Committee,

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Council Member David Greenfield. We're joined also

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today by committee members Council Member Andy Cohen,

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Council Member Mark Treyger, Council Member Ydanis

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Rodriguez. We have six items on our calendar, but at

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this time we will lay over Land Use 350, Land Use

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Item 351 and Land Use Item 352 also known as Caribe

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Gardens. I note for the record that we held a

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hearing for Land Use Item 349 the Timson Place

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Association during our last subcommittee meeting. So

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we will only have to vote on that item. We will

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proceed to public hearings on Land Use Item--Item

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356, Albert Goodman Plaza. I am going to open up the

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AND CONCESSIONS

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2 hearing for Land Use Item 356, the Albert Goodman
3 Plaza an application submitted by HPD for the
4 approval of an amendment to a previously approved
5 real property tax exemption for properties located in
6 Council Member Gibson's district. [pause]
7 Correction. Which Council Member is it? In the
8 Bronx?

9 LEGAL COUNSEL: Yes.

10 CHAIRPERSON DICKENS: In the Bronx.
11 Council Member Gibson's district in the Bronx. We
12 have Artie Pearson, Director of Land Use at HPD to
13 testify. Please identify and proceed.

14 ARTIE PEARSON: Afternoon, Chair Dickens
15 and members of the Subcommittee, Chair David
16 Greenfield. I'm Artie Pearson Director of Land Use
17 from HPD's Office of Governmental Relations and
18 Regulatory Compliance. Land Use No. 356 consists of
19 a technical correction to a project that was
20 previously approved known as the Goodman--Albert
21 Goodman Plaza. Our original submission contained a
22 typographical error, and so we have submitted a
23 request just to have that correction amended.

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2 COUNCIL MEMBER DICKENS: All right so
3 actually that--this was something that we had
4 approved prior? I mean--

5 ARTIE PEARSON: [interposing] That's
6 correct.

7 COUNCIL MEMBER DICKENS: And so this is
8 just a correct--a--a written error that was done.

9 ARTIE PEARSON: That's correct.

10 COUNCIL MEMBER DICKENS: Can you specify
11 exactly.

12 ARTIE PEARSON: Sure, sure, sure. The
13 regulatory agreement is a term of 32 years.
14 Unfortunately, the submission that we provided to the
15 Council left out the number 2 and in--incorrectly
16 stated 30 years. But it's 32 years, and we're just
17 making that correction.

18 CHAIRPERSON DICKENS: All right. Do any
19 of my--members of my committee or the Chair of Land
20 Use have a question? Seeing none, I will close the
21 public hearing on Land Use Item 356. I will now
22 couple Land Use Items No. 349 and 356 for a vote to
23 approve. I note for the record that the applications
24 we are voting on has the full support of the local
25 Council Member, Council Member Gibson, the Speaker

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2 and my support. I will call on my counsel to call
3 the roll on a vote to approve Land Use Items 349 and
4 356.

5 LEGAL COUNSEL: Chair Dickens

6 CHAIRPERSON DICKENS: I vote aye.

7 LEGAL COUNSEL: Council Member Rodriguez.

8 COUNCIL MEMBER RODRIGUEZ: Aye.

9 LEGAL COUNSEL: Council Member Cohen.

10 COUNCIL MEMBER COHEN: [off mic] Aye.

11 LEGAL COUNSEL: Council Member Treyger.

12 COUNCIL MEMBER TREYGER: Aye.

13 LEGAL COUNSEL: Land Use Items 349 and
14 356 are approved with 4 votes in the affirmative, 0
15 in the negative and 0 abstentions, and referred to
16 the full Land Use Committee.

17 CHAIRPERSON DICKENS: Thank you so much
18 HPD for your testimony. [pause] I will now open
19 the hearing for Land Use Item 348, the TWA Flight
20 Center Hotel at JFK Airport, an application submitted
21 by the Department of Small Business Services for the
22 disposition of a lease to Flight Center Hotel for
23 property located at Building 60 at JFK International
24 Airport in Council Member Wills' district in Queens.
25 I will now call up New York City EDC Hardy Adasko.

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2 MCR Developer Tyler Morse; Stephanie Burns, Turner
3 Construction; Brock Ameriba? Is it--am I pronouncing
4 it correctly? Turner Construction. Identify
5 yourselves please and begin. Who's going to start
6 the testimony?

7 HARDY ADASKO: Good afternoon. My name
8 is Hardy Adasko. I'm Senior Vice President for
9 Planning at New York City Economic Development
10 Corporation. We have before you a disposition of
11 property at JFK Airport. It's not the run of the
12 mill type of disposition. The TWA Flight Center
13 Hotel, that you will hear about, has 75-year lease
14 with the Port Authority. However, the Port
15 Authority's Lease with the city only goes to 2050.
16 It's shorter than 75 years, and so this would cover
17 the period after 2050. If the City has not entered
18 into a new lease with the Port Authority that
19 continues the hotel operation or a lease with
20 somebody else that continues the hotel operation. If
21 the city is managing the airport, this would give the
22 city the authority to continue the lease. So it
23 would become effective in 2050, and extend out to a
24 total actually of 99 years, and with that, I think
25 it's best turn it-- Oh, all three community boards

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2 that this is joint interest area. All three
3 community boards unanimously approved it. Because
4 it's a joint interest area in Queens, the Queens
5 Borough Board also unanimously approved it. And--
6 and--and the City Planning Commission. With that,
7 I'll turn it over to Tyler Morse to describe the
8 hotel project and answer any questions later on.

9 CHAIRPERSON DICKENS: Thank you.

10 TYLER MORSE: Thank you, Hardy. Thank
11 you, Chair Dickens and Chair Greenfield. My name is
12 Tyler Morse. I'm the CEO of MCR Development. I'd
13 like to introduce a couple people on our team as well
14 before we get started.

15 STEPHANIE BURNS: Good afternoon, Chair.
16 I am Stephanie Burns. I'm the Regional Director for
17 Community and Citizenship for Turner Construction.

18 BROCK AMERIBA: Good afternoon. I'm
19 Brock Ameriba (sic), Chief Procurement Agent at
20 Turner Construction.

21 TYLER MORSE: Thank you. So I'll take a
22 few minutes to explain the project Hardy talked
23 about, the lease, which is the reason why we're here
24 with a ULURP. The TWA Flight Center building was
25 designed by Aero Saarinen. It opened in 1962. It's

1
2 one of the most iconic mid-Century modern buildings
3 certainly in New York City and America, if not the
4 world. The Building has been dark for the past 15
5 years. It has been unused and the building has not
6 been properly kept up in terms of asbestos, lead
7 paint. The shell of the building, the windows et
8 cetera. We are doing a total historic restoration of
9 the building to bring it back to its 1962 glory. The
10 project will be a 505-room hotel with approximately
11 40,000 square feet of meeting space. We will have
12 five restaurants, four bars, some children's play
13 areas, a museum in the building. The project will be
14 union built and union operated. It will be LEED
15 Certified, and [coughs] the projects takes no public
16 monies. It's all private development dollars. No
17 money from the city of New York. No money from the
18 state of New York. No money from the Port Authority.
19 No money from the federal government. So, it's a
20 great project from that standpoint. As--as you know,
21 the building is just outside of the Jet Blue terminal
22 at Kennedy Airport on the right hand side of the
23 photo. It was built by Howard Hughes who owned TWA
24 Airlines form 1935 to approximately 1967. The site
25 is zoned M11. It is all one tax lot and zoning lot.

1 The entirety of Kennedy Airport is the same. So it
2 is an as-of-right development within that zoning
3 capacity. Here is rendering of the building. The--
4 half of the hotel rooms will be on the left of the
5 building, and half will be on the right in a
6 symmetrical fashion. The buildings are designed to
7 be as neutral as possible, and highlighting the TWA
8 Flight Center. The TWA Flight Center is the
9 Katherine Hepburn of the project. It is the
10 celebrity, and the point is to highlight the TWA
11 Flight Center. We're bringing back the historic
12 spaces on the interior of the building as well as the
13 exterior. Portions of the building were designed by
14 Raymond Loewy, the famous industrial designer,
15 Charles Eams, Warren Platner and, of course, Eero
16 Saarinen was the master architect of the project.

18 We have worked with the preservation
19 community through a group called the Redevelopment
20 Advisory Committee in conjunction with the Port
21 Authority, the State Office, the New York State
22 Office of Historical Preservation, the FAA and the
23 ACHPD American Council on Historic Properties. You
24 can see here some further renderings in the building.
25 When it was built--in the upper right hand corner--in

1
2 1962, the fantastic train board. We're bringing all
3 these things back to exactly as they were in 1962.
4 JFK Airport--[coughs] excuse me--deserves a fantastic
5 hotel, and it's getting one in a couple of years
6 after we finish this project. It's very exciting
7 because 40% of people's first visit to the United
8 States of America is an arrival at Kennedy Airport,
9 and they deserve to have a fabulous air--airport
10 hotel to interact with, and this is the great
11 building to do it. There's some--Howard Hughes he's
12 actually in the cockpit of the Spruce Goose there.
13 We are going to have a large meeting space, 40,000
14 square feet. So we're quite excited about that. JFK
15 will now be a destination for events in the region.

16 JFK is [coughs]--does 1,200 flights a
17 day, and this will be a full service on-site hotel
18 comparable to other gateway cities around the world,
19 London, Paris, Los Angeles, Tokyo, et cetera. The
20 building will also have a museum component in it,
21 about a 12,000 square foot museum. We'll focus on
22 three things. One is the coming of the jet age,
23 which came of age in New York City in the 1960s.
24 They reason they call them the New York Jets is
25 because they're named after JFK Airport, and the

1 coming of the jet age. We're going to focus of the
2 history of TWA as an air carrier. It was an iconic
3 carrier competing really solely with Pan Am for
4 international travel destinations in the '50s and
5 '60s, and we are going to focus on mid-century modern
6 as a design movement. Eero Saarinen and Mies van de
7 Rohe and Gordon Bunshaft and a lot of incredible
8 architects that came out of that period of time.
9 We're going to create roughly 3,700 jobs through this
10 project. Than includes the direct permanent jobs as
11 well as 2,500 construction jobs. And I briefly
12 mentioned this, but one of the key components of this
13 project is bringing the building back into habitable
14 form, and to get a certificate of occupancy under
15 today's current contemporary standards. We need to
16 take the asbestos out of the building, remove the
17 lead paint, redo the concrete shell, redo the window
18 walls, 886 massive panes of glass that have not been
19 restored since 1962. The zipper gaskets are blown.
20 The glass periodically falls out. All of that is
21 very expensive work in addition to building the hotel
22 building. That is a little bit about the project.
23 I'm happy to take questions, and I--I think our team
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2 would be happy to answer any questions that the
3 committee has.

4 CHAIRPERSON DICKENS: Ms. Burns, is there
5 anything you wanted to add or Mr. Ameriba?

6 STEPHANIE BURNS: I can add to the fact
7 that Turner Construction has a very long history in
8 regards to working within the community. We have a
9 very large band within the Borough of Queens where we
10 have several other projects that we have worked on.
11 We will work tirelessly to make sure that this
12 project is something that we're all very proud of.
13 We're very closely together with the developer to
14 ensure that the workforce piece, the minority
15 enterprise piece is intact making sure everyone is
16 inclusive of this project as we again-- Now actually.
17 We started several weeks ago with procurement events
18 in the community to ensure that we were being
19 inclusive of minority contractors as well.

20 CHAIRPERSON DICKENS: Well, thank you for
21 bringing that up. Since you brought it up, I want--
22 I'd like to know because you mentioned the 3,700,
23 which includes 2,500 construction jobs. What is the
24 percentage that you're committed for MWBE,
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2 understanding that they have to be Port Authority
3 approved. Could someone answer.

4 TYLER MORSE: Sure. [coughs] Excuse me.
5 We have a target goal for MWBE participation of 20%.

6 CHAIRPERSON DICKENS: Of what? I didn't
7 hear that. Say that again.

8 TYLER MORSE: Twenty percent.

9 CHAIRPERSON DICKENS: Of what, MBE?

10 TYLER MORSE: Twenty percent MBE, which
11 includes Women Minority Owned Businesses.
12 [background comments] During the construction phase.
13 MBE jobs.

14 CHAIRPERSON DICKENS: Uh-huh, and have
15 you had any--are you committed to having any town
16 halls, and--and if so, have you had any? And what was
17 your outreach?

18 TYLER MORSE: Sure.

19 CHAIRPERSON DICKENS: To ensure MBE
20 participation.

21 TYLER MORSE: We've had-- Go ahead.

22 STEPHANIE BURNS: I can answer that for
23 you. So just to give you a look back, we started
24 working with some of our local community
25 organizations such as AMNE to make sure that we had

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2 advocates in the community in making sure that the
3 word was spread widely in regards to looking for
4 qualified MWBEs to be a part of this process. So
5 immediately we put together procurement events that
6 will span up until September, and we just recently
7 had the first one on March 16th, and that was to
8 overlook the targeted trades of vendors and
9 suppliers, foundations, curtain wall and concrete
10 super structures. We will host another event on June
11 6, and that trade specifics will be for the MAPs,
12 fire protection, low voltage electrical, plumbing and
13 HVAC. And then on Friday, on September 30th, we will
14 host the finished trades, which is where find a large
15 majority of my--of minority and women participation
16 on our projects. Drywall, ornamental metal,
17 miscellaneous metal, millwork, painting flooring,
18 masonry, roofing specialties, ceramic tile and
19 signage. So those are the procurement events that we
20 have scheduled, and for the first one we had over 80
21 people that attended for those, and that is in the
22 specialty trades. So we do know for a fact by
23 working in this community a lot of our MWBEs are not
24 strong in that particular trade set, which again

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2 we're looking to pick up that number highly in the
3 third event for the MWBEs.

4 CHAIRPERSON DICKENS: [off mic] Was
5 outreach--[on mic] was outreach done to the local
6 community boards?

7 STEPHANIE BURNS: Absolutely. I can give
8 you some of the people that we worked with in the
9 process of getting this up and going. We worked with
10 our community liaison from the New York State Senate,
11 which was Ernest Flowers. James Hiliger from Amani
12 or Lima Owens from the Associate--Association of
13 Women Construct in Construction; Workers of America;
14 Lloyd Douglas from Lloyd Douglas Consulting and
15 Verdun Noel. She is the Counsel--the Counsel for
16 Airport Opportunity of Jamaica. Our Greater Jamaica
17 Chamber of Commerce as well as Workforce 1 and NEW,
18 Non-Traditional Women in Construction.

19 CHAIRPERSON DICKENS: Mr. Adasko, let--
20 let me ask you about the--the bars and the
21 restaurants. What are--is being done to ensure
22 inclusiveness for MBEs for the operation of the
23 restaurants, the bars, and are there going to be any
24 commercial spaces? And if so, what's the percentage
25 of the total?

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2 HARDY ADASKO: All right, well, the hotel
3 is going to be built, and it's going to be initially
4 staffed up and--and leased up in terms of those
5 things under the Port Authority's watch and under the
6 Port Authority's regulations. I--I don't know the
7 specifics. I suspect Mr. Morse does, but EDC and the
8 City are not setting those rules and monitoring those
9 rules. They're part of the Port Authority initial
10 lease.

11 CHAIRPERSON DICKENS: Mr. Morse, maybe
12 you can tell me about the--the restaurants, the four
13 bars and any other commercial space to ensure that
14 those are leased to vendors local vendors within the
15 area.

16 TYLER MORSE: Sure.

17 CHAIRPERSON DICKENS: MBEs, by the way.

18 TYLER MORSE: [coughs] So we have not
19 finished designing the retail space, the restaurant
20 space, et cetera. But when we complete that design,
21 and we put RFPs out on the street, we will be doing
22 outreach to the same organizations that Ms. Burns
23 mentioned in addition to working with Queens CB10,
24 Queens CB12 and Queens CB13 as well as the Borough
25 President's Office, and the state elected officials,

1
2 but from the Assembly and the Senate to get as many--
3 get as much interest as possible from minority owned
4 businesses in the local community. We feel very
5 strongly that we want to be a representation of the
6 local community, and we talk internally. The people
7 who have short commutes are very happy employees. So
8 we have a vested interest and our incentives are
9 aligned to work with people in the local community.

10 CHAIRPERSON DICKENS: All right because
11 just like you're having town halls for the trades,
12 I'd like to be assured that the MBEs have an
13 opportunity to participate in--in leasing of the
14 restaurants, the bars and any other commercials that
15 may be available. So I'd like to know for sure that
16 you would have a town hall similar to what you're
17 doing now in order to be very forceful to--to secure
18 the Council Member, Council Member Wills, and this
19 Council that that MW--that MWBE and MBE participation
20 will be there.

21 TYLER MORSE: Yes, we are committing to
22 town halls to encourage participation from MWBE and
23 MBE local community businesses to bring them into the
24 building and to lease space.

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2 CHAIRPERSON DICKENS: Now on my--the--
3 the--on the community space, I think you said that
4 you have approximately 40,000 square feet of
5 community space. Will that space be available to the
6 local area, and if so, will there be any costs
7 attributed to that for them?

8 TYLER MORSE: We as an organization
9 partner with local communities. It's 40,000 square
10 feet of event space not community space, just to be
11 clear, and we would love to host different events for
12 local community organizations who need to--want to
13 host a meeting, who want to host events, and we'll be
14 providing discounts to those organizations.

15 CHAIRPERSON DICKENS: So you're saying
16 discounts not--not--not free. [laughs]

17 TYLER MORSE: Uh [coughs] correct.

18 CHAIRPERSON DICKENS: So when you say at
19 a discount, is that going to be discount for market
20 or--or--or what? What are we talking here?

21 [laughter]

22 TYLER MORSE: You know, I don't know what
23 the discounts are going to be yet. I don't know what
24 the prices will be yet, but we're--we're committed to
25 having a good relationship with local organizations

1
2 in the local community, and we plan on meeting a lot
3 of people at outreach events and town halls, and
4 working with them. Hotels are a part of local
5 communities, and we plan on being part of the local
6 communities.

7 CHAIRPERSON DICKENS: Thank you so much.
8 I'm going to ask Chair Greenfield first for any
9 questions. Then I will throw it open to the
10 committee, and I believe also that Council Member
11 Daneek Miller has questions.

12 CHAIR GREENFIELD: Thank you. I'm glad
13 that you have such strong support across the board
14 including from the local council member as well. I
15 just wanted to speak about a few of the details if
16 you can just do with us. So how many partner jobs
17 are going to be created by this project, anticipated?

18 TYLER MORSE: We estimated a little over
19 500.

20 CHAIR GREENFIELD: Okay, and how many
21 temporary construction jobs?

22 TYLER MORSE: 2,500.

23 CHAIR GREENFIELD: Got it and all those
24 jobs are going to be union jobs?

25 TYLER MORSE: Correct.

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2 CHAIR GREENFIELD: Both the construction
3 and the permanent jobs?

4 TYLER MORSE: Yes.

5 CHAIR GREENFIELD: Okay, great. How much
6 is the cost of the total project?

7 TYLER MORSE: \$265 million.

8 CHAIR GREENFIELD: Is there payment to
9 EDC as part of this project or no?

10 TYLER MORSE: No.

11 CHAIR GREENFIELD: There is not. Okay,
12 and when you say there's no subsidies, there's no tax
13 benefits either?

14 TYLER MORSE: No, there are no-- Oh,
15 there's federal tax credits.

16 CHAIR GREENFIELD: Okay.

17 TYLER MORSE: There's still are tax
18 credits.

19 CHAIR GREENFIELD: Okay, we consider all
20 subsidies, and subsidies. I'm must curious about
21 that. What credits are there whether they be city,
22 state or federal tax credits. This isn't a
23 criticism. I just want to make sure the record
24 reflects it. That's all.

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2 TYLER MORSE: [coughs] We don't know. We
3 haven't started that process yet.

4 CHAIR GREENFIELD: All right.

5 TYLER MORSE: We--we plan on applying for
6 credit.

7 CHAIR GREENFIELD: Are there any other
8 sort of tax credits or benefits or abatements that
9 you think you're going to take advantage of or no?

10 TYLER MORSE: No.

11 CHAIR GREENFIELD: Got it. Okay, great.
12 Will this hotel be under any flag or is it going to
13 be independently run?

14 TYLER MORSE: It will be an independently
15 operated hotel.

16 CHAIR GREENFIELD: Great and the 40,000
17 square feet, how many folks do you think that could
18 accommodate. You mentioned it could be a
19 destination. How many think people could be
20 accommodated in that location?

21 TYLER MORSE: Roughly, 1,200.

22 CHAIR GREENFIELD: Okay, that was the--

23 TYLER MORSE: [interposing] I depends on
24 the--

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2 CHAIR GREENFIELD: --oh, to the small
3 conventions then yes.

4 TYLER MORSE: Well, the--the issue with
5 the airport hotel business is we can do one night
6 conferences, but if--if a corporation, if an
7 enterprise is going to have a two-night conference,
8 they're generally not going to have it at an airport.
9 An airport is a place where you can meet. It's very--
10 -it's very convenient--

11 CHAIR GREENFIELD: [interposing] Sure.

12 TYLER MORSE: --to come in for a day, but
13 if you're going to go for two nights or more, you're
14 going to go to Orlando or Vegas or, you now, Javits
15 and that kind of thing, but for a single night
16 conferences. So we are not going to be able to
17 attract the American Psychiatric Association
18 Conference, which is 20,000 people. They would never
19 do that in an airport hotel. So we will have
20 generally multi-national businesses having single
21 night conferences for their teams.

22 CHAIR GREENFIELD: Got it, and so you
23 purchased the property from who?

24 TYLER MORSE: We're leasing the property
25 from the Port Authority.

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CHAIR GREENFIELD: Great and how long is
that lease for?

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TYLER MORSE: Seventy-five years.

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CHAIR GREENFIELD: How much are you
paying for that lease.

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TYLER MORSE: \$375,000.

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CHAIR GREENFIELD: Great. Okay, once--
you know, from my vantage point I've certainly
reviewed the project and heard a lot about it. It
seems like a--overall a very positive project. Happy
to see that we're getting more good hotel space at
JFK. It is something that we sorely needed, and
certainly the public space, entertainment space and
the restaurants and the retail and the union jobs
we're very pleased about all that. And so I thank
you for this that you're doing. I know it's been a--
a tough long slog and we're happy that you're almost
at the--almost at the end of the starting line.

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[laughter]

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TYLER MORSE: [coughs] Thank you, Chair
Greenfield. We're talking--we're working with 22
government agencies on this project.

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CHAIR GREENFIELD: Can you name them all?
I'm joking. I'm joking. [laughter]

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TYLER MORSE: If you'd like.

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CHAIR GREENFIELD: [laughs] Okay, than
you very much.

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COUNCIL MEMBER TREYGER: Thank you Chair
Greenfield. I'm temporarily sitting in for Chair
Dickens, and she'll return shortly, and next I'll
call my colleague Council Member Daneek Miller.

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COUNCIL MEMBER MILLER: Thank you Mr.
Temporary Chair. [laughter] So, you did mention
something about working with local state and
legislators and you failed to mention working with
the local members of which I point to several of the
members from Community Board 12 and 13, and to that
note we have not had a conversation specifically
about this project. So should I expect that meeting
sometime in the near future?

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TYLER MORSE: Yes, absolutely. We'd love
to meet with you on the project whenever it works for
your schedule.

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COUNCIL MEMBER MILLER: Okay. That
sounds great. So as we talk about the project and
this, could you tell me what trades will be involved
in it?

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TYLER MORSE: Um--

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COUNCIL MEMBER MILLER: What unions will be involved in the development of this project?

TYLER MORSE: We have an agreement with the Hotel Trades Council--

COUNCIL MEMBER MILLER: [interposing] Uh-huh.

TYLER MORSE: --HTC and the Building and Construction Trades Council, Gary LaBarbera's organization--

COUNCIL MEMBER MILLER: [interposing] Uh-huh.

TYLER MORSE: --and under Gary LaBarbera's organization I believe are 32 subsidiary local unions.

COUNCIL MEMBER MILLER: So the electricians?

TYLER MORSE: Yeah, the electricians and the plumbers--

COUNCIL MEMBER MILLER: [interposing] Plumbers--

TYLER MORSE: -and the--

COUNCIL MEMBER MILLER: Laborers.

TYLER MORSE: Yes.

SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

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STEPHANIE BURNS: 879 Teamsters, Local 1.

3

(sic)

4

COUNCIL MEMBER MILLER: Uh-huh and--and

5

then--and--and then the 500 permit jobs will they be

6

union jobs as well?

7

TYLER MORSE: Yeah, that--

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COUNCIL MEMBER MILLER: [interposing]

9

Will it be hotel trades?

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TYLER MORSE: Yeah, that's with hotel

11

trades.

12

COUNCIL MEMBER MILLER: Uh-huh, and tell

13

me about the local hire, how you plan on facilitating

14

that.

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TYLER MORSE: We plan on doing outreach.

16

It will open at some point in 2018---

17

COUNCIL MEMBER MILLER: [interposing] Uh-

18

huh.

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TYLER MORSE: --and roughly six months

20

prior to opening. We will be hosting town hall

21

events to let people know about the project, let

22

people know when hiring dates are--are coming, and

23

doing outreach through City Council members, the

24

community boards, the state elected officials. The

25

Port Authority has teams on the ground that work with

1
2 the Council on airport opportunities, and the local
3 organizations.

4 COUNCIL MEMBER MILLER: So what
5 commitments do we have for the local MWBEs and the
6 MBEs thus far?

7 TYLER MORSE: Twenty--twenty percent of
8 the construction jobs. I don't know what that works
9 out to be on the permit jobs.

10 COUNCIL MEMBER MILLER: Okay, and for--is
11 there any community benefits involved? Have we--with
12 those numbers involved that you have spoken we have--
13 have the project would lead to planting trees, park
14 space or anything. Is there anything to--to com in
15 aside from this project here and the job site
16 involved? Has that been discussed?

17 TYLER MORSE: We have been asked to reach
18 out Rockaway Workforce 1, and do outreach to them.
19 We are going to do outreach to August Martin High
20 School. He--he's--that high school is named after
21 the first African-American pilot--

22 COUNCIL MEMBER MILLER: [interposing] Uh-
23 huh.

24 TYLER MORSE: --who's a very important
25 person in aviation history, and they have a program

1
2 around culinary arts and hospitality. So we plan on
3 reaching out to that high school as well.

4 COUNCIL MEMBER MILLER: So there will be
5 no community benefit in terms of doing green gardens,
6 planting trees or anything of that nature?

7 TYLER MORSE: No--no tree planting or--

8 COUNCIL MEMBER MILLER: [interposing]
9 And the gardens.

10 TYLER MORSE: --or green gardens have
11 been discussed.

12 COUNCIL MEMBER MILLER: Okay. Well, I am
13 good. I look forward to the next meeting, and I my
14 schedule is somewhere around the room. So we can
15 make that happen.

16 TYLER MORSE: Great.

17 COUNCIL MEMBER MILLER: So I appreciate
18 that. Thank you so much. Over to Mr. Chair.

19 COUNCIL MEMBER TREYGER: Thank you,
20 Council Member. I just have a quick follow-up
21 question to the Councilman's point. You had
22 mentioned I think to both Chair Greenfield and to
23 Councilman Miller about positions with regards to
24 union jobs, right, and there's a plan for local
25 hiring. But as someone who chairs a different

1
2 committee, Recovery and Resiliency dealing with Sandy
3 recovery, that doesn't always necessarily translate
4 into local jobs and I'll explain. Sometimes, you
5 know, local residents might be missing one or two
6 things, minor things to get the credentials and
7 qualifications to work on job sites, and the other
8 issue is where the local--local unions have
9 apprenticeships and have openings to let locals into
10 the unions to do work. Can you speak to what
11 conversations or what discussions are underway with
12 regards to making sure that apprenticeships are open
13 up? Making sure that locals are, in fact, getting
14 into union work. I mean turner actually worked with
15 us in Coney Island getting Coney Island union card
16 holders to the aquarium job site, which I appreciate
17 it, and that was a partnership with the Aquarium and
18 Turner. But what's happening here in this project to
19 get locals joining unions and working on--on these
20 sites? Thank you.

21 STEPHANIE BURNS: Very similar to what we
22 had done out in Coney Island for the Aquarium
23 project. We go with people's things because we found
24 them very successful. One of the things we're
25 looking forward to is leaving the community of Queens

1
2 in a better place than what we found it. One of the
3 technical services that we add to this is making sure
4 that we host the Turner School of Construction
5 Management, and that is to bring in all of the
6 contractors who may not be ready or prequalified with
7 those who are not eligible yet to work at union scale.
8 But to make sure that they have the training given by
9 us before we leave this project. And, therefore, you
10 can account for the fact that those same
11 subcontractors who are not eligible now will be
12 eligible to work as a union contractor at a later
13 date and time whether it be for this project or not.
14 Also, for technical services. We work very closely
15 with the unions and their apprenticeship programs
16 because we're looking forward to making sure that the
17 community as a whole they become viable and
18 strengthen the economic empowerment for them and for
19 that community as well. So we make sure that we link
20 up with the unions. Also, we host events solely for
21 those that are looking to come into the trades and
22 bring the trades to the community. We also do what
23 we call hire on the spot, and hires on the--hire on
24 the spot is really when this project sets off we
25 bring the trades to the table where we are looking

1
2 for union contractors that have been out of work. We
3 have do a meet and greet right there on the spot and
4 hire right there on the spot as long as they have
5 their credentials in place. Being that they have
6 their union cards, their book is paid up to date.
7 This is one way to ensure that the locals are getting
8 a prime opportunity and first opportunity and crack
9 at the jobs that are available to them.

10 COUNCIL MEMBER TREYGER: Right, but I--I-
11 -and I appreciate that. I just want to say, though,
12 that when I took office, it actually was not
13 happening. It wasn't until we initiated a meeting,
14 and I credit Turner and the Aquarium for working
15 together to come to the table to discuss that local
16 hiring should be a major issue. And--and we had to
17 work with some local residents who did have the
18 skills and qualifications to work on the jobsite, and
19 they still are, and that's to your credit and I truly
20 appreciate that. I just want to make sure that we
21 see that happen in other communities as well, and
22 there was some work involved in--in making that
23 happen. I--I also just want to go over with regards
24 to this is the construction part of it, but the
25 operational part of it. How--can you speak to how

1
2 the locals will be engaged in that process, the
3 operational part of--of the hotel.

4 TYLER MORSE: So from a permanent job
5 perspective we are hiring 500, if you will, new
6 employees not from the union halls. So these are 500
7 people who are not a part of the Hotel Trades Council
8 right now. So we will be using the same outreach
9 mechanisms that Stephanie talked about that we're
10 doing for construction. We're working local
11 officials to publish that, to publicize town halls,
12 to tell people about the hotel, to tell people about
13 the jobs that are available. To tell people about
14 the training that--some of which we will provide,
15 some of which they will need to bring to the table
16 depending on the job that they're doing.

17 COUNCIL MEMBER TREYGER: Right. If--if I
18 may because I'm dealing with this again, Sandy
19 Recovery assessment experience on these--these items.

20 TYLER MORSE: [interposing] Uh-huh.

21 COUNCIL MEMBER TREYGER: Are these
22 trainings going to be in the community?

23 TYLER MORSE: Uh-huh.

24 COUNCIL MEMBER TREYGER: They're not
25 going to be told to travel to parts of Manhattan to

1
2 get training, to get certification because I will
3 tell you that for example if you're a NYCHA resident
4 and you have to get signed to the REES program, which
5 is like their workforce program--

6 TYLER MORSE: [interposing] Uh-huh.

7 COUNCIL MEMBER TREYGER: --they tell
8 residents in my district to travel to Downtown
9 Brooklyn, and that becomes an issue for them. So I
10 am not familiar with the issues with where the
11 offices are in Queens, but if someone from the
12 Rockaways, or if someone comes from Miller's district
13 and wants a training class in their community, are
14 they--will they be told to travel to Manhattan or
15 somewhere very far away. Because, you know, if we're
16 saying this is a local, this will be a local benefit,
17 we want to make that as local as possible.

18 TYLER MORSE: Uh-huh.

19 COUNCIL MEMBER TREYGER: And are they
20 paying for these classes?

21 TYLER MORSE: No.

22 COUNCIL MEMBER TREYGER: Are they being
23 referred to somewhere where they'll have to shell out
24 money for them? Because sometimes they get referred.
25 Like the intake is free, but then the referral is

1
2 not. So I just want to make sure that we're clear
3 that this is a complete benefit from beginning to end
4 to these residents.

5 TYLER MORSE: Yeah. No, we're not
6 playing any of those games. This will be local
7 training in the building--either in the building if
8 the building is done or prior to the building being
9 done. The nice thing about working with the Port
10 Authority and having a great relationship with the
11 Port Authority is they have space at the airport.

12 COUNCIL MEMBER TREYGER: [interposing]
13 Uh-huh.

14 TYLER MORSE: So if the building is not
15 complete, we would do training elsewhere on the
16 airport property.

17 COUNCIL MEMBER TREYGER: Right and once
18 the people are working in the hotel, are they--this
19 is going to be unionized jobs?

20 TYLER MORSE: Uh-huh.

21 COUNCIL MEMBER TREYGER: They are?

22 TYLER MORSE: Uh-huh.

23 COUNCIL MEMBER TREYGER: So, I--I'm
24 curious to know also about--I'm sure these are very
25 diverse communities and it--with the outreach and

1
2 trainings, will some of these flyers be put in
3 different languages to make sure that we're reaching
4 all--I mean I--I--

5 TYLER MORSE: [interposing] Yes.

6 COUNCIL MEMBER TREYGER: --pretty--we
7 live in a very diverse city, diverse areas and that
8 is--

9 TYLER MORSE: [interposing] Queens is the
10 most diverse county in the United States.]

11 COUNCIL MEMBER TREYGER: [coughs] As--as
12 a proud Brooklyn boy yes, I--they are. We also
13 [laughter] pretty diverse, too, but yes. Ab--ab--
14 absolutely. So I know we've also been rejoined by my
15 Council--colleague Council Member Andy Cohen. Do any
16 of my other colleagues have any questions? Okay.

17 LEGAL COUNSEL: [off mic] Call the next
18 panel.

19 COUNCIL MEMBER TREYGER: Okay, thank you.
20 So we'll call up the next panel.

21 TYLER MORSE: Thank you.

22 [pause]

23 COUNCIL MEMBER TREYGER: Okay, all right,
24 the next panel Andrew Hollweck, Kim Rosalind, Mark
25

1 McMillan, John Trips. [background comments, pause]

3 Okay. I guess we'll start that way or--

4 LEGAL COUNSEL: [off mic] You could ask
5 to say their name. (sic)

6 COUNCIL MEMBER TREYGER: Oh, yes, if
7 someone can please just introduce yourselves, and
8 then we'll start here.

9 ANDREW HOLLWECK: Hello.

10 COUNCIL MEMBER TREYGER: Yes.

11 ANDREW HOLLWECK: Get started. Good
12 morning. My name is Andrew Hollweck Senior Vice
13 President of the New York Building Congress. The
14 Building Congress offers its strong support for the
15 adaptive reuse of the TWA Flight Center, which will
16 restore an iconic part of the Queens landscape and
17 generate an important new economic activity for
18 Jamaica and New York City as a whole. The TWA Flight
19 Center will bring a signature airport hotel to JFK
20 remedying a longstanding deficiency I think to this
21 international transit hub. In addition, the
22 redevelopment brings a variety of other visitor
23 amenities, restaurants, bars and a conference center
24 that will produce quality union jobs and hospitality
25 industry. The TWA Flight Center Hotel is also

1
2 significant because it reclaims what I think we all
3 recognize as once one of the great landmarks, and we
4 hope will continue to be one of the great national
5 landmarks as a gateway to America, which so many
6 Americans enter for the first time for a new
7 generation of New Yorkers and visitors from around
8 the globe. The project represents the best of
9 government private--private sector partnerships by
10 leveraging--leveraging a government asset, which was
11 utterly dormant to generate economic opportunity for
12 a part of the city ready for investment and growth.
13 I'd also note that MCRC and Tyler Morse addressed the
14 Building Congress Architects Leadership Council,
15 which is composed of senior partners of some of the
16 most prestigious firms in New York City. And the
17 project's conception design were really roundly
18 praised and acknowledged by that group. It's--it's
19 not just that they're filling this space, but they're
20 doing it in a--in a really thoughtful and--and
21 creative way that's I think going to benefit us for
22 generations. So, we should keep that--that piece of
23 the puzzle in mind. This project lives up to the
24 high design standards set by this important building.
25 For these reasons we urge the approval of the ULURP

1 application the TWA Flight Center redevelopment.

2 Thank you.

3 COUNCIL MEMBER TREYGER: Thank you.

4 KIM ROSALIND: Hello. Hi. My name is
5 Kim. I'm actually a graduate from Non-Traditional
6 Employment for Women, and currently a receptionist
7 for them. So I'm just representing them. Non-
8 Traditional Employment for Women, NEW, supports the
9 ULURP Application for the TWA Flight Center Hotel by
10 MCR Development. There are limited opportunities for
11 low income and minority women to obtain secure jobs
12 that provide a living wage, and essential benefits
13 such as health insurance. New students particularly
14 minority women, the population NEW chief--chiefly
15 services often face the greatest challenges. Careers
16 in the unionized construction trades provide
17 opportunities for minority low-income women to secure
18 jobs that are at a living wage and include essential
19 benefits. After participating in news programs the
20 improvement in wages and standard of living is
21 dramatic. The average wage for NEW permanent
22 placement is \$17 per hour. These wages go up to
23 around \$40 per hour after four to five-year
24 apprenticeship program. NEW's program and direct
25

1
2 entry opportunity into apprenticeship program allows
3 low-income women in New York City to provide a secure
4 future for themselves, and their family. Founded in
5 1978, NEW prepares, trains and places women in
6 careers in the skilled construction, utility and
7 maintenance trades. Helping women achieve economic
8 independence and secure--and a secure future. In
9 that work we have the opportunity to work directly
10 with the New York City Building and Construction
11 trades apprenticeship program. The revitalization of
12 the TWA Flight Center will provide opportunities for
13 women across New York City. The TWA Flight Center
14 Hotel at JFK Airport will be union built and
15 operated. An agreement is in place with the Building
16 and Construction Trades Council, a longstanding
17 partner with NEW, and the project will deliver more
18 than 3,700 construction and permanent jobs. NEW is
19 proud to support the revitalization of the TWA Flight
20 Center and to support MCR Development, Jet Blue, the
21 Port Authority of New York and New Jersey, and Turner
22 Construction in this effort. This opportunity will
23 provide opportunities for economic security for women
24 and their families. [pause]

1
2 MARK MCMILLAN: Good afternoon, Chairman
3 Greenfield, City Council Members. My name is Mark
4 McMillan, and I'm the District Manager for Queens
5 Community Board 13. I am here today to enthusiastic-
6 -enthusiastically testify in support of the TWA
7 Flight Center Hotel being proposed for the John F.
8 Kennedy International Airport. Initially, our
9 community board was given a visual presentation by
10 Tyler Morse, CEO of MCR Development of this proposed
11 hotel. At the Land Use Committee Meeting, members of
12 the--of the committee were, in fact, very impressed
13 with this presentation on a number of different
14 levels

15 (1) The wide ranging and detailed
16 knowledge of the architectural history of the
17 landmarked TWA Flight Center Hotel and its architect.

18 (2) The extent that developer is taking
19 to refurbish the landmarked building as well as the
20 symmetrical design for the hotel buildings and its
21 cavernous meeting spaces.

22 (3) The sensitivity to and awareness of
23 the importance of hiring from the local communities.

24 (4) An understanding of JFK
25 International Airport as the gateway to America for

1
2 much of the world, and the need for an iconic hotel
3 that reflects that grandeur that is New York City and
4 Queens.

5 (5) A clear understanding and plan for
6 traffic flow, parking, and transportation options for
7 its employee; and

8 (6) The overall impact to the local
9 economy on so many levels.

10 At the December 21, 2015 general board
11 meeting the second presentation was made before the
12 full board on the issue of application. The chair
13 called the vote, and the proposed recommendation in
14 favor of the application, which tallied 27 yes and 0
15 no, and two abstentions. After the reading of the
16 tally, there was a mild applause in the audience.

17 Too often the only contact travelers have
18 with Queens to land at one of its two airports and
19 take ground--ground transportation to Manhattan. The
20 TWA Flight Center Hotel picks up on other tourism
21 initiatives in the borough by making Queens the
22 destination. In this case, with business meetings,
23 weekends getaway, parties, weddings receptions and
24 even film production all in a living, breathing
25 space. One of the highlights of this development is

1
2 its--the visual identification it will bring to JFK
3 International Airport. In a short period of time
4 simply showing at the side of the TWA terminal will
5 give a visual cue to any observer of the location in
6 Queens. The TWA Flight Center Hotel will stand with
7 the Unisphere as an internationally recognized symbol
8 of our great borough. This hotel will be a piece of
9 identification--will be a place of identification and
10 for memories. This is very important for pride in
11 our community, which will extend into the City in
12 which it is located. There is no down side to the
13 development of this TWA Flight Center Hotel. For the
14 city of New York it becomes yet another jewel in the
15 architectural crown. For the communities of
16 Southeast Queens it becomes a marker, an iconic
17 symbol of both the great jet age of the early 1960s
18 and the building into a place of international beauty
19 [bell] where people from all over the world to come
20 to the 21st Century right here in our back yard. I'm
21 almost done.

22 Queens Community Board 13 urges this
23 committee to support this wonderful project. It is a
24 tremendous addition to the communities in Queens for
25 jobs and other economic stimulus, and it will

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continue the tradition of the great city of New York in grand architecture. Only this time it's located in one of its so-called outer boroughs, a place called Queens, a place we call home. We look forward to working with the developers to locate workers and other economic opportunities to our mutual benefit. On behalf of the members of the Community Board 13 and its 200,000 residents, we thank you for your consideration.

COUNCIL MEMBER TREYGER: Thank you.

JOHN TRITT: Good afternoon, Mr.

Temporary Chair and members of the committee. My name is John Tritt. I'm the Deputy Political Director of the New York Hotel Trades Council, the union that represents hospitality and gaming workers in New York City. For over 75 years our union has been fighting hard to ensure that hotel workers in New York are paid good wages and benefits, that they're treated with respect and dignity at work. I'm happy to be here today and to be seeking strong support of the TWA Flight Center Hotel at JFK Airport. The plan calls for a new hotel with 505 guest rooms and will include 40,000 square feet of conference, event and meeting space. It will also

1
2 potentially over half a dozen food and beverage
3 outlets. This project will also help complement the
4 character of an iconic Saarinen Terminal, and will
5 help preserve this important landmark for future
6 generations. But importantly, by making sure this
7 hotel will be built and operated union and by
8 including all stakeholders in the process including
9 the local community, the TWA Flight Center
10 development is a great example of how new hotel
11 development should be carried out in our city. It
12 shows what a benefit it can be for the community when
13 done right. It will provide thousands of good jobs
14 with good middle-class job in Queens. I appreciate--
15 appreciate the opportunity to speak here today. I
16 strongly encourage you to approve this project.
17 Thank you.

18 COUNCIL MEMBER TREYGER: Thank you very
19 much, and I just have a quick question for John, if--
20 if I may. With regards and with--as a former union
21 member myself, once a union always a union, right?
22 With regards to the--the process to join the Hotel
23 Trades Council Union, with regards to the
24 qualifications and the credentials people need, what
25 information is being shared with people now to

1
2 prepare so when this is old--when this is happening,
3 they're not shut out? So what should people be doing
4 now to get--what--what information should be
5 disbursed and shared with residents to build capacity
6 to be--to join you--your great union?

7 JOHN TRITT: One of our and most of the--
8 the most, you know, work that we do to talk about our
9 union happens after hiring. So different than say
10 the building trades where it's, you know, you're a
11 member first before the project. In this case,
12 management would do the recruiting, the hiring,
13 working with the local community to--to bring those
14 folks in. At that point organizers would meet with
15 the existing employees to educate them about our
16 unions and the benefits of joining.

17 COUNCIL MEMBER TREYGER: But as far as
18 employment--

19 JOHN TRITT: [interposing] Uh-huh.

20 COUNCIL MEMBER TREYGER: --you know what--
21 -what skills, what do they need to get before
22 employment, you know, happens?

23 JOHN TRITT: Well, I think so in--in--in
24 hotel work there's a--there's a kind of a variety of
25 different skill sets needed depending on the actual

1
2 position. But, you know, hotels are often a--a
3 gateway to folks that might have had opportunities to
4 have previous training, you know, because they can
5 learn on the job training. So, you know, hotel--
6 successful hotel operators do a good job of training
7 folks after they've been hired. So, paid training
8 where they're already getting benefits and all the
9 rest of it on site is generally how it happens.
10 Certainly in union properties in New York. So, in
11 terms of what needs to happen before hand, by and
12 large hotels are a great place for folks to come and-
13 -and--and get trained on the job.

14 COUNCIL MEMBER TREYGER: Right. And
15 there's different tiers as hotel workers and--and
16 there is sometimes hotel management, and pathways in
17 between, right? I just want to make sure that we get
18 residents all the information they need.

19 JOHN TRITT: [interposing] Sure.

20 COUNCIL MEMBER TREYGER: So when there's-
21 -this is a bill, they--they don't feel that they have
22 missed opportunities along the way. So, and I do
23 appreciate your union work and advocacy, and I
24 appreciate Mr. McMillan, Chair or District Manager
25 of--of the Board. It's funny. I represent Board 13

1
2 in Brooklyn as--as well, but it's a good number, and
3 I--and I hear from your testimony that there was very
4 strong community notification and outreach. If you
5 could just speak to that briefly.

6 MARK MCMILLAN: Yes, we--many of the
7 questions that the--the council members asked, we
8 asked both in committee and in the general board
9 meeting. So it was nice to hear that we're all on
10 the same page. We were very--it was very important
11 to us that they local community had first the first
12 opportunity for jobs that they were looking for--in
13 the community for jobs, and that the permanent jobs
14 would also be available at least initially to people
15 from the community. So that's something we were very
16 much on top of.

17 COUNCIL MEMBER TREYGER: Particularly
18 even managerial.

19 MARK MCMILLAN: Exactly.

20 COUNCIL MEMBER TREYGER: Correct.
21 Excellent. Spoken like a true good district manager.
22 Do any of my colleagues have any other questions?

23 COUNCIL MEMBER GREENFIELD: I just want
24 to say I appreciate the--the straight forwardness of
25 your testimony by pointing out the district manager

1 had--had received some applause. Okay. [laughter]
2
3 A lesser man would have said he received wild
4 applause, but you gave an accurate description of
5 some applause, and we appreciate that. Thank you
6 very much.

7 MARK MCMILLAN: Thank you very, Mr.
8 Chair.

9 COUNCIL MEMBER TREYGER: I think my
10 colleague Council Member Miller has a question.

11 COUNCIL MEMBER MILLER: Yeah, and I will
12 say to my District Manager thank you for coming out
13 and supporting the project. Obviously, we were in
14 the room. It's where I was doing--we take our key
15 from our community boards. So--and, but you know,
16 I'm--so is--is--is--is your local that will be
17 representing this project is it a closed shop?

18 JOHN TRITT: I don't think I quite follow
19 you.

20 COUNCIL MEMBER MILLER: Well, they--they
21 do--do one-half to--is it required that you be a
22 union member while working at the shop?

23 JOHN TRITT: No, so you have--you know, I
24 think this is through this labor in the state. I
25 mean you can't--in this case, management is going to

1
2 hire folks who if they happen to work at a different
3 union property prior, they can get hired, but that
4 doesn't preclude anybody. But to get hired, no, you
5 can't be in any way disqualified for not being--for
6 not being not in the union. So if you're not a union
7 member, you can't be disqualified from getting hired.

8 COUNCIL MEMBER MILLER: No, no, not from
9 being hired. Once you are hired, are you required to
10 be part of the Hotel Trades Union?

11 JOHN TRITT: Well, I mean so--how the
12 whole process is going to work is that we're going
13 to--you know, organize as we speak to--speak to your
14 boys and they're going to ultimately make a choice.
15 I mean, but that's, you know, in terms of how
16 organizing works, and how, you know, people when
17 people make a vote. Yeah, I mean it's--it's
18 generally once folks are represented by the union
19 everybody gets union representation regardless of
20 whether or not they're a member of the union.

21 COUNCIL MEMBER MILLER: No, obviously
22 that part I understand. It's my--my concern is
23 whether or not--not whether or not everyone has an
24 opportunity--

25 JOHN TRITT:[interposing] Uh-huh.

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COUNCIL MEMBER MILLER: --is--is--is

everyone required? Is it a shop? Is that shop

represented by hotel trades or is there an

opportunity for another local coming in to represent

that shop?

JOHN TRITT: No. I mean so once we have

representation and have a, you know, active contract,

there's a contract bar in place. I mean like it

can't have two unions representing hotel workers at

the same time.

COUNCIL MEMBER MILLER: So, do you

currently have an agreement in place to represent the

workers?

JOHN TRITT: Yes. That's why I'm in

strong support. We have a--we have an agreement to

organize the workers, yes. [pause] I don't think

I'm totally following your question.

COUNCIL MEMBER MILLER: You have an

agreement with the management to organize the

workers?

JOHN TRITT: Yes.

COUNCIL MEMBER MILLER: What if I wanted

to organize the workers?

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JOHN TRITT: If you--if you wanted to
organize the workers?

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COUNCIL MEMBER MILLER: Yeah. I mean or
any of the--

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JOHN TRITT: Where is that. I don't
think nobody would want to--

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COUNCIL MEMBER MILLER: [interposing]
Any of the--any of the local--

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JOHN TRITT: We respect those.

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COUNCIL MEMBER MILLER: [interposing]

12

Now, now listen, and this is in--in all seriousness--

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JOHN TRITT: [interposing] Uh-huh.

14

COUNCIL MEMBER MILLER: I--because I want
to get beyond that. At the end of the day, I want
to--I want workers to have an opportunity to have a
union career and not an opportunity to decide whether
or not they want to join or decide whether or not
we're going to organize, and--and--so when--when
you're saying organize, are you going to have a car
drive there?

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JOHN TRITT: So yes. I mean it's our
intent--through this agreement, it's our intention
to--to, you know--I think it's--I don't exactly know,
and that would be something our organizing process--

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1
2 would work out with the employer about when that
3 actually happens during hiring. Yeah, but it would
4 be the normal process that we always use time and
5 time again across the city to organize hotels in
6 these cases. [pause]

7 COUNCIL MEMBER MILLER: So what I'm
8 trying to ascertain now is--is--is, in fact, if
9 someone is hired to one of those 500 jobs or whatever
10 one of those jobs that you're representing because I
11 don't expect that all 500 may or may not be
12 represented. That they are going to actually be a
13 part of the union because--

14 JOHN TRITT: [interposing] Right.

15 COUNCIL MEMBER MILLER: --they--they
16 represent a certain title that is represented by that
17 union.

18 JOHN TRITT: Unless--so, with--with--with
19 few exceptions in hotels in New York except if you're
20 in a case where you're a managerial employee, and
21 you're legally exempt from joining a union. We
22 represent wall-to-wall. So no matter what the
23 position is whether it's housekeeping, whether it's
24 food and beverage, security. Whatever it is in the
25 hotel, we represent those employees as long as

1 they're eligible. The only thing that would keep you
2 ineligible from joining the Hotel Trades Council is
3 if you're, you know, a confidential employee or a
4 manager, which is labor law. You can't do that. So
5 otherwise if you're eligible that you can join the
6 union, we--those are the workers that--that make up
7 our membership. So wall-to-wall regardless of
8 classification.

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10 COUNCIL MEMBER MILLER: Okay. Good.

11 Thanks sir.

12 COUNCIL MEMBER TREYGER: Okay, thank you.

13 I think with no additional questions, I'll thank--
14 thank the panel and there's one more panel left.
15 Tom, I think this--this is Grech or Greck? (sp?) I'm
16 not sure of that. Greck, Grech. Okay, great. Jim
17 Heyliger. Heyliger (sp?). I'm sorry.

18 JIM HEYLIGER: [off mic] Is that what
19 you're saying.

20 COUNCIL MEMBER TREYGER: I said this--is
21 there--is there a James Heyliger as well?

22 LEGAL COUNSEL: There's nobody else here.

23 COUNCIL MEMBER TREYGER: Is there anyone
24 else here that wishes to testify? Okay. Just
25 introduce yourself and you may begin.

1
2 TOM GRECH: Certainly. My name is Tom
3 Grech, the Exec Director for the Queens Chamber of
4 Commerce. [pause]

5 COUNCIL MEMBER TREYGER: Yes, and you may
6 begin.

7 TOM GRECH: Oh, sorry. Sure.

8 COUNCIL MEMBER TREYGER: That's okay.

9 TOM GRECH: So, thank you very much. I
10 appreciate the opportunity to testify here today. So
11 for over 105 years the Queens Chamber of Commerce,
12 which happens to be the largest and oldest business
13 organization in Queens, has advocated to ensure the
14 boroughs economy remains--remains vibrant, where
15 entrepreneurs can succeed and communities can remain
16 strong. After hearing the plans on many different
17 occasions for this MCR development project, we
18 believe the revitalization of TWA Flight Center will
19 create great jobs, and help businesses in Queens and
20 the rest of the city. As a quick side bar, I believe
21 that the two airports in our borough are among the
22 larges in the country and also employ close to 50,000
23 people, which is a huge, huge opportunity for us.
24 Today, the JFK Airport generates \$37 billion in
25 economic activity, and has a treble effect of 256,000

1 jobs. As you look to ensure JFK remains an economic
2 force, bringing a variety of amenities can ensure
3 businesses conducted in Queens is essential.

4 Unfortunately, since it closed in 2001, as a regular
5 flyer of Jet Blue, driving by that terminal is quite
6 disheartening. It has set desolate leaving a large
7 part of its hub lagging. MRC Development's proposal

8 will not doubt create a place for business while

9 adding 3,700 construction and permanent jobs. When

10 complete, we're excited to let Queens businesses know

11 that they'll a share of 40--40,000 square feet of

12 conference and meeting space to host new clients of

13 trade show and holiday party. And as soon as the

14 construction starts, I intend to have our--one of our

15 next meetings at that location. What's also

16 commendable about this project is that they're

17 keeping much of the history intact. Last week we saw

18 that the Pepsi sign in Long Island City was made a

19 national landmark, and it's comforting to know that

20 this national landmark will have a museum that

21 focuses on New York City's transportation and mid-

22 century modern design. Also, the rehabilitation will

23 keep much of the original look and feel as when it

24 first opened in 1962. It's also great to see some of
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1
2 the Queens' major business partners work together on
3 this project including the folks that were just
4 mentioned from--from Turner as well as the Port
5 Authority of New York and New Jersey to help ensure
6 that both La Guardia and JFK have all the necessary
7 infrastructure in place to keep them operating. And
8 since companies beginning with Jet Blue have called
9 Queens home, the support of this project shows a
10 great commitment to our borough. We're also
11 confident that MCR Development will be able to
12 successfully manage this operation. They have
13 extensive--extensive experience managing just over 89
14 hotels in 23--in 23 states. They have the experience
15 necessary to make this hotel accommodate all of
16 Queens businesses' needs. Respectfully, submitted.

17 COUNCIL MEMBER GREENFIELD: You look great
18 for 105, just for the record.

19 TOM GRECH: Pardon me?

20 COUNCIL MEMBER GREENFIELD: You look
21 great for 105, just for the record.

22 TOM GRECH: It's funny. I was born in
23 '62 when the--when the place opened so it's--

24 COUNCIL MEMBER GREENFIELD: [interposing]
25 It's just the one household humor.

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TOM GRECH: Thank you. Mine., too.

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[bell] [pause]

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CHAIRPERSON DICKENS: Mr. Heyliger, how
are you? It's good to see you.

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JAMES HEYLIGER: Fine. Thank you. I'm
glad to be here.

8

CHAIRPERSON DICKENS: Are you--are you
ready?

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JAMES HEYLIGER: I'm ready. I'm raring
to go.

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CHAIRPERSON DICKENS: All right, please
identify yourself before you speak.

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JAMES HEYLIGER: My name is James
Heyliger. I'm the President of the Association of
Minority Enterprises of New York, a 42-year old
minority business trade association. I am also the
co-chair and of the New York City Minority Lead--
Leadership Council, and a member of Community Board
12's Economic Development Committee. This project is
critical in our community, and that's why--one of the
main reasons why I'm here to testify. We want to
make sure that some of the things that we've been
concerned about and that we've been involved in is
heard by all that are going to be involved with this

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2 project. A lot of times what creates a winningful
3 community is innovation, creativity and commitment.
4 The hotel at Metro Tech and Marriott we made a deal
5 with the hotel that arranged for a great percentage
6 of the people living in Fort Greene to be gain--
7 gainfully employed in that project. And the Air
8 Train, we made an agreement with the Port Authority
9 that on the Air Train that the initial hiring, 80% of
10 the employees on the Air Train were hired from
11 Southeast Queens and, you know, the way that federal
12 government allows you to do that. And that's what
13 we've been looking for in this--in this instance.
14 The reason why it's so critical for us in Southeast
15 Queens is because in Southeast Queens we have that--
16 they highest fraudulent rate of foreclosures in the
17 country, and that disturbs us a great deal along with
18 our unemployment situation. But there's ways in
19 which projects can be set, talked about and an excuse
20 given as to why they don't come to fruition. One of
21 the reasons why I'm hopeful for this project is that
22 we have a longstanding relationship with Turner
23 Construction and that's been able to deliver. And
24 the uniqueness of our Turner Construction compared to
25 most of the other construction companies is that they

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2 listen to recommendations and they are willing to
3 take the chance on something that might be creative.
4 I witnessed their training program at York College
5 and Turner had the first. It's that it's the only
6 management training company--training program for
7 minorities in this town. It was the first to slot
8 this mentoring thing, which now everybody jumps on
9 like that's some kind of bandwagon. We need a
10 scenario which says that contractors come from
11 Southeast Queens. Have a fair share of those jobs.
12 Let me tell you what we see. If you go drive up and
13 down projects in Queens County now, look at the
14 license plates on most of the cars around the
15 project. They're not from New York City, not along
16 Queens County. That's a problem for us. Stephanie
17 talked about on-the-job hiring on the spot. We found
18 that very useful if you bring people to--to the
19 table, and let them know that they can get a shot at
20 it. Too often we would [bell]--too often we find--
21 are advised of projects, but the jobs never really
22 actually materialize. My problem people come to us
23 and they expect us to be able to deliver. I recently
24 finished working on the Delta project out at Kennedy,
25 and we have over 20% using some of the suggestions

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2 that training--Jim uses in his work shops. But we
3 will be offering to the developer such things as yes
4 we would to own some of those commercial spots
5 within. But we need to know when and how that's
6 going to be developed. We need to involve something
7 some organization like your kind of small business
8 development centers so we can begin to plan and put
9 together with our dollars to participate in being
10 able to own some of the restaurants and the shopping
11 stores that are in the airport. Many people in
12 Pittsburgh got out to their airport and use it almost
13 as a shopping mall. That's the extensive use that
14 they have of the airport out there. We would like to
15 be able to have the same type of scenario here--here
16 in Queens, be able to drive out to the airport as an
17 option. As far as the meeting places are concerned we
18 would grant--greatly like an opportunity to use the
19 meeting space out at the airport that this new hotel
20 is bringing together because that enable us to be
21 able to track businesses and local businesses to
22 participate with some of the things we have. So I
23 would say I don't have the experience that some may
24 have with the current developer, but my community
25 does have a valid and possible experience with the

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2 contractor. So if the two of them are working
3 together, and you usually people don't work with
4 people that don't with them. I would say that I'll
5 expect a lot out of this particular contract, and
6 consequently I'm sharing we are in favor of the
7 project.

8 CHAIRPERSON DICKENS: Thank you so much,
9 Mr. Heyliger. AMENY has been at the forefront over
10 the years fighting for fair participation for MBEs
11 and so I want to thank you for your testimony in--in--
12 -in doing that. [background comments] Are there any
13 questions from my--from the Chair of Land Use? Chair
14 Greenfield?

15 CHAIR GREENFIELD: No, I just want to
16 thank this concerned citizen for taking the time out
17 of his busy schedule to come here today and to
18 advocate for an important community project. I want
19 to let you know that your words are very important to
20 us, and thank you very much. Thank you for that.

21 CHAIRPERSON DICKENS: Are there any
22 questions from my colleagues. Council Member Miller.

23 COUNCIL MEMBER MILLER: [coughs] Mr.
24 Heyliger, hello again.
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JAMES HEYLIGER: Fine, thank you.

COUNCIL MEMBER MILLER: You talked about your relationship with Turner and some of the contractors involved there. Has there been any conversation [background comments] not guaranteeing, but real conversation about the role that AMENY and those you represent will be playing in this project?

JAMES HEYLIGER: Well, I spoke--I haven't had a chance to speak to the developer, and I'm looking forward to doing that, but I've spoken to Stephanie, and not like I hear you're going to have a project. Actually, the amount of business with it has an ongoing relationship with that particular company. I mean like if somebody had said that Turner was building La Guardia, we think we would get work. If you say Scance (sp?) Is going to bring-- build La Guardia and they're going find \$20 million for that--putting our people to work, I would be up, jumping up and down right now about that project. So I think what we can say is that they're open to--like I heard you say that you wanted to meet with them. I believe they would come to the table, and you could lay on the table in front of them what you see as a mechanism, whether it's stakeholder or this kind of a

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2 program that they would follow through. That 20%
3 they may have, but I've never known an affair would
4 make them up.

5 COUNCIL MEMBER MILLER: Okay, so--so--so
6 you are confident based on past relationships that
7 this would be a fruitful relationship for members of
8 the MW--MWBE and MBE community.

9 JAMES HEYLIGER: Yes, I do.

10 COUNCIL MEMBER MILLER: Okay, thank you.

11 JAMES HEYLIGER: Uh-huh.

12 COUNCIL MEMBER MILLER: And--and Tom, you
13 said that between the two airports in Queens that
14 there are approximately 50,000 jobs that--

15 TOM GRECH: I hear from the Port
16 Authority, yes.

17 COUNCIL MEMBER MILLER: Pinpoint. Go it,
18 got it, got it. For--for the local communities, it's
19 been my experience that most of the--the local
20 hirings have been from the low--the low wage industry
21 that we have had several hearings here at the Council
22 before my labor committee in which they were not
23 organized. In which there was great resistance to--
24 to--to union organizing at JFK and--and we've been
25 kind of going through this battle for a few years

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2 where folks testified, folks living in my district
3 more than three, four miles away who showed that--
4 that they had to walk to work because they couldn't
5 afford the price of a Metro Card. So we don't want
6 to recreate that scenario. Hence, which is the
7 reason why I was trying to ascertain whether or not
8 this, in fact, was going to be a union, and a living
9 wage job as opposed to you had the right to organize.
10 Well, you have a right to organize anyway. Do you
11 have an agreement that says that you're going to come
12 in there, and that this shop is going to be
13 represented by this union and that folks this
14 community will have this wage. Which is my concern
15 as we move forward that we support a--a--a project
16 that ultimately supports the community and supports
17 the borough, and that it's good for everyone that is
18 involved there. So certainly these two gentlemen are
19 people that I work that I respect. I have a great
20 deal of respect for their--their expertise in this
21 field. And so, along with my district manager, I am
22 sort of relying upon their expertise to make a
23 judgment as to whether or not this project is worth
24 of--of moving forward.

25 TOM GRECH: May--may I respond to that?

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COUNCIL MEMBER MILLER: Sure.

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TOM GRECH: So--so I can't really speak to the--the union issue. That's--that's a separate issue, but I can speak about a couple of different things since I've been at the Chamber for nine months. We formed a number of new committees, and one that's very near and dear to my heart besides real estate and not-for-profit is also transportation. As you know very well, and have articulated very well that Queens is, in fact, the transportation desert, and it takes me a couple hours a day. I'm in the car five or six hours a day just getting around the borough and seeing my constituents, seeing my members, seeing my electeds, and the Transportation Committee is seeking to change that in a very, very big way. So whether it's trains, planes, automobiles, rickshaws, Citi Bikes, ferries, no matter if it moves people or product within and through the Borough of Queens, we're trying to address it. And I will speak also about the MWBE challenges that we face. I'm embracing that full--full force. It happens to be luck or coincidence that the folks at La Guardia Gateway Partners are across the hall from my office the bull

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2 (sic) of the Corporate Center, and we've already
3 engaged them on some MWBEs. I know the governor I
4 think has a--a number. It started like 30%. Rome
5 wasn't built in a day, but I'm pushing in a very,
6 very big way. I'd love to join forces with this
7 gentleman to find a way to keep it at--at least at
8 20. And I don't know the folks at Turner too well
9 yet, but those are the kinds of things that the
10 Chamber wants to advocate for, for good longstanding,
11 long paying--quality jobs. And it really looks to me
12 like the folks at MCR are very, very sincere and
13 committed to this thing to work that way.

14 CHAIRPERSON DICKENS: Seeing no one else
15 here to testify on--on Land Use Item No. 348, the TWA
16 Flight Center, I'm going to close the public portion
17 on this, but I do want to say that I've gotten quite
18 a few letters in support of this development. And
19 I'm going to read one from Council Member Donovan
20 Richards who shares the airport. Not the actual
21 site, but the airport.

22 Chair Dickens, I'm writing to express my
23 support to the rehabilitation project of the TWA
24 Flight Center. Though the terminal will not fall
25 directly in my district, I am pleased to stand

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2 alongside the work being done as I believe it will
3 bring jobs to not only constituents, but surrounding
4 areas as well. I have met with CEO of MCR
5 Development, Tyler Morse, who is leading the project,
6 and I'm confident in the company's ability to restore
7 this historic icon to its former glory while also
8 having the project be a boom to the local economy.
9 My initial concerns with the project have been a
10 search through talks with Mr. Morse, and has
11 thoughtfully considered every aspect of the
12 rehabilitation. He and his team have addressed
13 pertinent perceived issues that could arise. This
14 project is bringing union jobs to Queens both
15 construction and permanent through a partnership with
16 Turner Construction and their commitment letter. I'm
17 confident they will meet MWBE job standards as well.
18 Plans are moving forward on working with community
19 boards 10, 12 and 13 on outreach to the local
20 community for these jobs and job fairs are already
21 scheduled. Local hiring and supporting our MBEs are
22 key components of a thriving economy, and with the
23 commitments put forth by MCR development with Turner
24 Construction not only will the area surround the
25 airport thrive, but the entire borough of Queens as

1 well. Jobs will be brought to the local community
2 with union agreements in place with jobs with decent
3 wages and benefits will be brought to our districts.
4 The Eero Saarinen Building is an iconic piece of
5 history for the New York's jet age. With this
6 rehabilitation, I will--it will be restored to its
7 former glory, and be accessible to the public once
8 again after being dark for 15 years. Sincerely,
9 Donovan Richards, 31st District in Queens. So I just
10 wanted to--to read that. At MRC there was a--a lot
11 of issues that were raised by Council Member Wills.
12 They have now forged ahead and have come to a written
13 agreement on every issue including MBEs. MCR has
14 given us a signed letter to the Council agreeing to
15 everything that--that was asked for. This
16 application before the subcommittee would allow the
17 city of New York to lease a six-acre site including
18 the TWA Flight Center from the Port Authority of New
19 York and New Jersey for a term of up to 75 years. In
20 the even that the Port Authority ground lease expires
21 without renewal in 2050 or at any time prior to the
22 conclusion of the sublease. MCR's proposal is to
23 restore and rehabilitate the TWA Flight Center at
24 John F. Kennedy Airport into a world class hotel with
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2 conference space, museum, restaurants and
3 observations. Approximately 2,500 construction jobs
4 and 500 pertinent--permanent new jobs will be created
5 as a result of this project. Throughout the last
6 several weeks, my office, Council Member Wills, the
7 Speaker's Office and the Land Use Division have had
8 numerous meetings and discussions with the applicant
9 about the project, and appreciate their willingness
10 to meet and discuss the issues that have come up
11 regarding community outreach, local hiring, and
12 minority businesses. MCR has committed to a contract
13 utilization goal of 20% MBE. They will be working
14 Turner Construction Company who will oversee
15 construction of the hotel and managing the MBE
16 program. We recognize that Turner will be working
17 with minority enterprise consultants to expand its
18 outreach into the MBE community. MCR Development
19 labor plans will include 30% skilled labor and 40%
20 unskilled labor. They have also committed to doing
21 outreach in the local community for job
22 opportunities. MCR has agreed to work with the
23 Building and Construction Trades Council of Greater
24 New York, the Helmets of Hard Mat--Hard Hats Campaign
25 to mix former and active military service members

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2 with skilled training and career opportunities in the
3 construction industry. Construction Skills 2000
4 places high school students into apprenticeship
5 programs, and Non-Traditional Employment for Women
6 provides free training and placement for primarily
7 low income and Black and Latino women in the skilled
8 construction trades. Community Boards 10, 12 and 13
9 have all given their unanimous support of the project
10 as has the Queens Borough President. We have
11 received numerous letters in support of the project
12 including from the one I read from Council Member
13 Donovan Richards, the Building and Construction
14 Trades Council, New York Building Congress, Regional
15 Plan Association, Non-Traditional Employment for
16 Women, Association for a Better New York, REBNY,
17 Queens Chamber of Commerce, Global Gateway and the
18 testimony that you have heard today. I am going to
19 hold up for a minute. I've got to take a five-minute
20 break. So please forgive me, before we call the roll
21 for a vote. Thank you. [background comments, pause]

22 [gavel]

23 SERGEANT-AT-ARMS: Quiet, please.

24 CHAIRPERSON DICKENS: This hearing--
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2 SERGEANT-AT-ARMS: [interposing] Quiet,
3 please.

4 CHAIRPERSON DICKENS: --is about to
5 resume. We have a letter in support from Council
6 Member Ruben Wills in whose district this is, and he
7 states that, I credit MCR for having the foresight to
8 design an MWBE plan prior to the beginning of this
9 review, and over the past several weeks I've conveyed
10 to the developer my concerns about the need for
11 provisions that would serve to enhance its original
12 plan by promoting local hiring, and encouraging
13 maximum MWBE participation. I am pleased to announce
14 that an agreement has been reached. The terms of
15 this agreement will benefit the many entrepreneurs,
16 laborers, specialists and job seekers of colors who
17 reside in Southeast Queens. I encourage all members
18 to vote in favor of this item. I will call a vote to
19 approve on Land Use Item 348. Counsel, please call
20 the roll, and I encourage all to vote aye.

21 LEGAL COUNSEL: Chair Dickens.

22 CHAIRPERSON DICKENS: Aye.

23 LEGAL COUNSEL: Council Member Rodriguez.

24 COUNCIL MEMBER RODRIGUEZ: Aye.

25 LEGAL COUNSEL: Council Member Cohen.

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COUNCIL MEMBER COHEN: Aye.

LEGAL COUNSEL: Council Member Treyger.

COUNCIL MEMBER TREYGER: Aye.

LEGAL COUNSEL: By a vote of 4 votes in
the affirmative, 0 in the negative and 0 abstentions,
LU 348 is approved and referred to the full Land Use
Committee. [background comments]

[gavel]

CHAIRPERSON DICKENS: This hearing of
planning is hereby adjourned and the full Land Use
Committee is tomorrow at 11:00 a.m. Thank you.
Thank you all for your patience. Thank you MCR
particularly for the--the dedication and the work,
and working with Council Member Ruben Wills to see
that this is--is done. Thank you. [background
comments]

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 May 12, 2016