

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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November 21, 2017  
Start: 11:00 a.m.  
Recess: 11:30 a.m.

HELD AT: 250 Broadway - Committee Rm.  
16<sup>th</sup> Fl

B E F O R E: RAFAEL SALAMANCA, JR.  
Chairperson

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

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

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND  
2 CONCESSIONS

3

2 [sound check, pause]

3 CHAIRPERSON SALAMANCA: Alright. [gavel]

4 Alright, good morning everyone. I am Council Member  
5 Rafael Salamanca, Chair of the Subcommittee on  
6 Planning, Dispositions and Concessions. Welcome to  
7 today's hearings. Today, we've been joined by  
8 Council Member Mark Treyger, Council Member Ydanis  
9 Rodriguez, and Council Member Laurie Cumbo. Today,  
10 we'll be voting to approve with modifications LUs 808  
11 through 812, the Bedford Union Armory Application  
12 striking MIH Option 2 and adding Option 1. On  
13 November 14, the Subcommittee heard EDC's application  
14 for a proposed zoning map amendment from R6 to R7-2,  
15 and R7-2/C2-4, zoning text amendment to establish a  
16 Mandatory Inclusionary Housing Area Special Permit  
17 pursuant to ZR Section 74-743, Large Scale General  
18 Development. Special Permit pursuant to ZR Section  
19 74-532, reduction of parking requirements and  
20 disposition approval for City-owned Property at 1555  
21 Bedford Avenue, Brooklyn in order to facilitate the  
22 redevelopment of the Bedford Union Armory as a mixed-  
23 use community facility, recreation office and  
24 residential center.

25

2 I want to acknowledge my colleague  
3 Council Member Laurie Cumbo who fought on behalf of  
4 her community to dramatically increase the  
5 affordability of this project and improve the package  
6 of community benefits. I invite her now to deliver  
7 remarks on the project and the commitments she has  
8 obtained from the Administration. Council Member.

9 COUNCIL MEMBER CUMBO: Thank you, Chair  
10 Salamanca, and I thank all of my colleagues for being  
11 here. I want to first start off by thanking all of  
12 you that are here for this very important discussion,  
13 as well as I want to thank all of the people that  
14 have been here when this discussion began six years  
15 ago. The dream, the vision to create a state-of-the-  
16 art recreational facility for our community. It  
17 started then by Congressman Major Owens, and we are  
18 here today as a result of his vision and his dream  
19 for the community. For more than six years, the  
20 Crown Heights Community has discussed and debated  
21 what to do with the Bedford Union Armory.  
22 Discussions originally centered on the goal of a  
23 state-of-the-art in-door Recreation Center. At the  
24 start, housing was seen as secondary to this goal and  
25 was primarily included in the project as a way to

2 fund the development of the Recreation Center.

3 However, by the time EDC announced the selection of a

4 developer in 2015, conditions in the community had

5 dramatically changed, as we all know. The front

6 lines of gentrification have arrived in Crown

7 Heights, and Central Brooklyn. Since 2010, the

8 average rent in Crown Heights has increased by over

9 20%, but many in this room can testify to the fact

10 that our housing rents have increased by more than

11 20%. Some have doubled and tripled in the time that

12 they have been living in their apartments for over

13 20, 30, 40 and 50 years. Market rate rents are now

14 far out of the reach of long-time residents who built

15 and sustained this community. My family is amongst

16 them, as we have lived in the East Flatbush Crown

17 Heights section of Brooklyn for five generations.

18 Many of those in rent stabilized apartments are

19 facing pressure and harassment from new landlords.

20 In 2017, affordable housing is by far one of the most

21 pressing issues facing our community. In the context,

22 the community was right to recognize the original

23 proposal for the Armory. Our proposal with housing

24 use to fund the Recreation Center, but as I've

25 stated, much has changed. Development of affordable

1 housing on public land is one of the most important  
2 tools that we have to address this affordability  
3 crisis, and the Bedford Union Armory is one of the  
4 most significant pieces of public land we have left  
5 in Crown Heights. Throughout this ULURP process, I  
6 have repeatedly stated that development at the Armory  
7 must focus on helping Crown Heights ease the impacts  
8 of rising rents and gentrification. I promised to  
9 each and every person in our community that I would  
10 reject any proposal that included market rate  
11 condominiums, and failed to provide a majority of  
12 apartments at rents that are truly affordable to the  
13 incomes of this working class community. Today I am  
14 proud to announce a dramatically revised Bedford  
15 Union Armory project that now lives up to the values  
16 that I and so many of you in this room and beyond  
17 have thought to achieve. I want to take a few  
18 minutes to—with Mr.—with our chair to review what we  
19 as a Council and what we as a community achieved over  
20 the course of the last few months. The original  
21 proposal included 50% market rate housing including  
22 48 luxury condominium units, and 50, quote/unquote  
23 “affordable housing units” with only 17% of units  
24 affordable at rents reflective of what the vast  
25

1 majority of residents in Crown Heights could afford,  
2 and we know that would have led to mass  
3 gentrification of our community. Only 67 units in  
4 the original proposal were at below 60% AMI. As a  
5 result of my negotiations the luxury condominium  
6 units have been completely eliminated from this  
7 project and the property will remain entirely in  
8 public ownership. This was something that was very  
9 important to the community. They stated it from the  
10 beginning that there would be no sale of the Bedford  
11 Union Armory that public land should remain in the  
12 public's trust, and now we will a project moving  
13 forward that will not include any sale, no luxury  
14 condominiums and we are able to move forward in good  
15 consciousness, and fully 60% of all units in the  
16 project. This was what was most critical to me. We  
17 started out with 67 units in the original project  
18 below 60% AMI. We now will have from 67 units 250  
19 units that will be affordable at the 60% AMI level or  
20 below. This is ground breaking for the community of  
21 Crown Heights. Fifty units will be affordable at 30%  
22 of AMI; 24 units at 40% of AMI; 24 units at 50% of  
23 AMI; and 152 units at 60% of AMI. This is  
24 revolutionary in the sense that we have not seen this  
25

2 level of affordable housing come to the Crown Heights  
3 community in decades. There will also be a 10% set-  
4 aside for those coming out of the shelter system into  
5 brand new quality housing. It was critical to me that  
6 we create a pathway within Crown Heights that will  
7 allow for residents that have been displaced from  
8 Crown Heights to be able to have a home in Crown  
9 Heights. 250 units at 60% of AMI and below is the  
10 most significant new affordable housing project again  
11 that the Crown Heights Community has seen in decades.  
12 With half of these units reserved for residents of  
13 Community Board 8, this project will now make a  
14 meaningful impact in offering relief for the  
15 affordable housing crisis in Crown Heights. We're  
16 also modifying this application to require the lower  
17 income MIH option so that deeper affordability levels  
18 will be permanently affordable. Onto the Recreation  
19 Center. The Bedford Union Armory will also deliver  
20 on the original goal of state-of-the art in-door  
21 Recreation Center with low-cost community access. The  
22 Armory's historic drill shed will be converted into a  
23 center with three full-size basketball courts, multi-  
24 purpose court space for activities like indoor  
25 soccer, a six-lane 25-meter indoor swimming pool and



2 fitness rooms. Never before has a recreational  
3 facility such as this been seen in Central Brooklyn.  
4 Not in my lifetime. As part of the terms of the 99-  
5 year ground lease, remember the Armory property is  
6 being leased not sold to a developer. The developer  
7 will be required to provide a baseline of \$1.25  
8 million in community benefits annually, and is  
9 incentivized to provide an annual total of up to  
10 \$1.75 million, which escalates over time. The  
11 original proposal will have only required a baseline  
12 of \$500,000 in annual community and benefits. I  
13 insisted that EDC increase this requirement to \$1.25  
14 million to legally lock in a higher level of  
15 community access to the armory. Most of the benefit  
16 will come in the form of low-cost community access to  
17 the Recreation Center. Half of all memberships will  
18 be reserved for the local community at a rate of \$10  
19 a month per person, and \$8 per month for kids, which  
20 will be unlimited access to the fitness rooms and  
21 weekly open court times. This is one of the lowest  
22 cost memberships in the city of New York. Classes  
23 and programming run by experienced operators like  
24 Imagine Swimming and New Heights Youth will be  
25 available to the local community at affordable rates.

1  
2 And community groups will be able to reserve courts  
3 at the Recreation Center for below market rates. The  
4 Recreation Center at the Armory will bring an amenity  
5 to the community that we have lacked for decades and  
6 greatly expand the range of low-cost athletic  
7 programming available to our local youth. I expect  
8 the Recreation Center will become one of the most  
9 popular places in Crown Heights, and a true center  
10 for the community. Beyond the housing and Recreation  
11 Center, the Armory will also include nearly 20,000  
12 square feet of low-cost office space and presenting  
13 space for local not-for-profit organizations.  
14 Organizations that have helped to build and create  
15 the community into what it is today. The developer  
16 has already reached agreement with the following  
17 local not-for-profits to occupy space: The Brooklyn  
18 Community Pride Center; Digital Grow, Inc.; Efeytayo  
19 Cultural Arts Academy; James E. Davis Stop the  
20 Violence Foundation; New Height Youth; West Indian-  
21 American Day Carnival Association. These and other  
22 Crown Heights not-for-profit organizations deserve  
23 this affordable office space and presenting space so  
24 that they can securely remain in our community. This  
25 space will be offered at rents more than 75% below

1 market rate, and is required to remain affordable for  
2 the length of the 99-year ground lease. Creating a  
3 permanent reservoir or low-cost not-for-profit space  
4 that will help our community organizations stop-  
5 strive and stay there for years to come. The head  
6 house part of the Armory fronting Bedford Avenue will  
7 also include a 5,000 square foot community event  
8 space that will avail—that will be available to these  
9 organizations and others at an affordable rate. On  
10 top of all of this, there will be an additional  
11 24,000 square feet of space available along President  
12 Street where the developer has pledged to work to  
13 bring Brooklyn Medical Plaza Center into the project,  
14 which would provide an invaluable community health  
15 resource for the neighborhood. Brooklyn Medical  
16 Plaza for over decades has been giving individuals an  
17 opportunity that do not have health insurance the  
18 opportunity to have free and/or low-cost medical care  
19 in times of need. The developer has also pledged to  
20 incorporate arts programming into the community  
21 spaces of the Armory facility, which may include  
22 permanent and temporary exhibits for local artists  
23 and working with local cultural organizations to  
24 display cultural works from Central Brooklyn's  
25

1  
2 diverse neighborhoods. All of these community  
3 benefits and community programs will be for nothing  
4 if they are not properly designed and distributed  
5 according to the community's actual needs. For this  
6 reason, I insisted that the developer agree to form a  
7 Community Advisory Committee comprised of residents  
8 and community leaders from the Crown Heights and  
9 Central Brooklyn communities. The committee will  
10 work closely with the developer and the operator of  
11 the Recreation Center and Head House facilities to  
12 help design and prioritize different types of  
13 programming to ensure that the community benefits are  
14 properly aligned with the needs of the local  
15 community. I am confident that the construction  
16 process at the Bedford Union Armory will also bring  
17 local benefits to Crown Heights. The developer has  
18 agreed to provide a real living wage to all  
19 construction workers on the project, and has  
20 committed to holding multiple job fairs in the  
21 neighborhood to ensure local residents will have the  
22 opportunity to participate. The developer will also  
23 use the HireNYC program in order to make sure that  
24 these opportunities are for the Brooklyn workforce.  
25 The developer has agreed to an MWBE participation

2 goal of 25% of the total dollar value of the  
3 construction at the Armory, and has a well documented  
4 history of meeting those goal at prior projects. I  
5 am looking to make sure that that goal--

6 CHAIRPERSON SALAMANCA: [interposing] I'm  
7 sorry, Council Member, Council Member, I'm sorry.

8 Sir, can you--sergeant-at-arms, can you please remove  
9 that gentleman out of the Chambers. [people

10 protesting] I'm going to ask--I'm sorry. I'm sorry.

11 Excuse me, excuse me. [protestors] Hold on, we're--

12 we're just asking you guys to be respectful. Whoever  
13 is cursing, cursing while the Council Member is

14 giving her statement, is being disrespectful to the

15 process. All I ask is that you be respectful to the

16 process. Cursing is inappropriate. Am I right?

17 Okay.

18 MALE PROTESTOR: We were waiting for her  
19 to get to part--

20 CHAIRPERSON SALAMANCA: [interposing]

21 Aright, sir. [protestors shout] What--who--who was

22 that? The gentleman in the back? Who was the one

23 that cursed? That gentleman there. [protestors

24 shout] All I ask is that you be respectful to the

1 Council Member while she speaks] Council Member,  
2 you may continue.  
3

4 COUNCIL MEMBER CUMBO: The developer has  
5 agreed to an MWBE participation goal of 25% of the  
6 total dollar value of the construction at the Armory,  
7 and has a documented history of meeting those goals.  
8 Once the Armory is open, the developer will require  
9 the future manager of the facilities to use best  
10 efforts to procure goods and services locally and  
11 curate and manage a list of suggested local vendors,  
12 which the local elected officials have already  
13 supplied. The developer has also reached an  
14 agreement with 32BJ SEIU allowing the original  
15 residential property to be staffed with 100% union  
16 building service workers. Thanks to the dedicated  
17 advocacy of the Crown Heights community, the Bedford  
18 Union Armory has been transformed from a project  
19 originally started with market rate condominiums and  
20 less than 20% of the housing units actually  
21 affordable to the community to a project that will  
22 stay fully in public ownership with 60% and that  
23 includes 250 units of truly affordable housing. In  
24 the history of the ULURP process, this might very  
25 well be the most dramatic change in affordability

1 that has ever been achieved on a single project.  
2  
3 Crown Heights has not seen this level of affordable  
4 housing developed in a number of decades, and as we  
5 achieve this we also strengthen all of the other  
6 commitments of the project for low-cost community  
7 access to the recreation center: Low cost office  
8 space for not-for-profits; extensive community  
9 programming governed by a local advisory board; local  
10 hiring; living wage; and MWBE participation. I would  
11 like to thank the Administration, James Patchett,  
12 Jeff Nelson, Lydia Downing, and John Corcoran at EDC  
13 in particular, and I want to thank all of my staff  
14 Council Land Use staff and the community for their  
15 advocacy and engagement that made this project  
16 possible. I believe that when this facility opens  
17 and this community has an affordable community  
18 center, a new healthcare facility as well as the  
19 opportunity to move into brand new affordable  
20 housing, and not-for-profits can better their  
21 community because they don't have to worry about  
22 their rent, we will look back on today as a  
23 remarkable turning point in the history of this  
24 neighborhood. But at the same time, what I want to  
25 add is that for me growing up in this community

1 living here for 42 years, and my parents and family  
2 living here for 80 years, I grew up in a community  
3 where e didn't have a swimming pool. We didn't have  
4 a recreational facility. We didn't have basketball  
5 courts. We didn't have local not-for-profit  
6 organizations that we could easily be access to our  
7 community. When we were planning for a safer  
8 J'ouvert for the last four years, every year we would  
9 go to One Police Plaza and we would be given an  
10 outlook to see the—the state of affairs of our Crown  
11 Heights community. What the Police Department showed  
12 us was that there were over 30 documented gangs sets  
13 or crews in our communities. We are doing our young  
14 people a disservice by not seeing that they are in a  
15 state of emergency. When we say that black lives  
16 matter, we're saying that black lives matter, but  
17 we're not recognizing that young people are losing  
18 their lives in our communities we've become so  
19 desensitized to it that it just seems like something  
20 that's a matter of fact, and it's just something that  
21 happened our community, not something for us to  
22 prioritize in the way that we should. As a Council  
23 Member, you have to go to many different homes to  
24 visit families after someone has passed away by being  
25



2 taken by a bullet or a stab wound or something  
3 violent of that nature. This project is an answer to  
4 that state of emergency that our youth have found  
5 themselves in.

6 PROTESTOR: Why you say that. Set it  
7 aside, you know, can do better than that. You know  
8 what I'm saying?

9 CHAIRPERSON SALAMANCA: Councilman, give  
10 us a second.

11 PROTESTOR: At the Recreation Center as  
12 a-like you know, you want to be intellectual with  
13 that, but with all due respect, I'm saying that I  
14 find better words than that, though, to say that

15 CHAIRPERSON SALAMANCA: [interposing]  
16 Sergeant-at-Arms, please remove him, please. Please  
17 remove him now.

18 COUNCIL MEMBER CUMBO: I did not promise  
19 that.

20 CHAIRPERSON SALAMANCA: No, just give  
21 them a second. Please remove them.

22 PROTESTOR: You're lying.

23 COUNCIL MEMBER CUMBO: I did not lie.

24 [protestors shouting and chanting]

2 CHAIRPERSON SALAMANCA: Yes, these  
3 gentlemen here.

4 PROTESTOR: Black lives don't matter no  
5 more. [protestors shouting and chanting]

6 COUNCIL MEMBER CUMBO: This project—

7 CHAIRPERSON SALAMANCA: [interposing]  
8 [shushing for quiet] Please. [protestors shouting  
9 and chanting]

10 COUNCIL MEMBER CUMBO: This deal is far  
11 better—this deal is far better than Atlantic Yards,  
12 which you supported and benefitted from.

13 CHAIRPERSON SALAMANCA: Council Member.

14 [protestor shouting] Sergeant-at-Arms, please.

15 Sergeant, please remove them from the Chambers.

16 COUNCIL MEMBER CUMBO: [interposing] And  
17 I did.

18 CHAIRPERSON SALAMANCA: Please remove  
19 her, please.

20 COUNCIL MEMBER CUMBO: This project is  
21 producing more affordability than Crown Heights has  
22 seen in decades. [people protesting]

23 CHAIRPERSON SALAMANCA: Excuse me, excuse  
24 me, excuse me. We are—we are in a hearing, please.  
25 I—please, we do not want to clear—we do not want to

2 clear the room. We do not want to clear the room.

3 The Council Member is speaking.

4 COUNCIL MEMBER CUMBO: There are no sales  
5 of the Bedford Union Armory. We eliminated the  
6 luxury condominiums. [people protesting]

7 CHAIRPERSON SALAMANCA: [interposing] I'm  
8 sorry, sergeant--[people protesting]

9 COUNCIL MEMBER CUMBO: Again, Bertha  
10 Lewis--

11 CHAIRPERSON SALAMANCA: --will you please  
12 clear the room?

13 COUNCIL MEMBER CUMBO: [interposing]  
14 Again, Bertha Lewis

15 CHAIRPERSON SALAMANCA: [interposing]  
16 Council Member, Council Member, Council Member.

17 COUNCIL MEMBER CUMBO: [interposing]--  
18 This particular project is--

19 CHAIRPERSON SALAMANCA: [interposing]  
20 Sergeant-at-arms please clear the room.

21 COUNCIL MEMBER CUMBO: --far better than  
22 your Atlantic Yards deal. Far better. [people  
23 protesting]

24

25

2 COUNCIL MEMBER CUMBO: This project, the  
3 market rate is used to subsidize the recreational  
4 housing. [people protesting]

5 SERGEANT-AT-ARMS: Okay, folks, please.  
6 I need everybody to stand up-[pause]

7 CHAIRPERSON SALAMANCA: Council Member,  
8 you can continue.

9 COUNCIL MEMBER CUMBO: I thank you. I  
10 thank you. For me, I-I devoted the last almost 20  
11 years of my life to building and creating a museum, a  
12 museum called the Museum of Contemporary African  
13 Diaspora and Arts. I created that museum because I  
14 felt very strongly that I wanted to have a safe space  
15 for our young people to be able to learn about their  
16 history and their culture, and to have a greater  
17 understanding of one another. I devoted almost 20  
18 years of my life to that effort. I didn't come here.  
19 I wasn't a protestor. I wasn't a rallier. I was a  
20 doer in that sense. I created an opportunity to have  
21 a state-of-the-art facility a building and a space  
22 that would live beyond my lifetime, and so that's  
23 what I devoted my life towards is the development of  
24 our youth. That's where my heart lies, and so for me  
25 as an elected official for the last four years, we've

1 had a number of rallies. We've had a number of  
2 protests. We've had a lot of dissention in our  
3 community, but at the end of the day, as leaders, we  
4 have to produce housing for our communities. We have  
5 to produce safe recreational facilities for our young  
6 people. We have to provide spaces where our  
7 institutions can live and thrive, and if we continue  
8 along this path, Crown Heights will continue to be a  
9 community that will have no affordability because we  
10 cannot get along as a community, and people have  
11 found it to be an opportunity for them to raise their  
12 visibility, an opportunity for people to become  
13 Internet stars, if you will, at the expense of  
14 others. This has been a project and a process where  
15 because of the length of time that it has taken that  
16 we have done a disservice to the community by not  
17 developing and building more affordable housing, by  
18 not creating recreational facilities, by not making  
19 sure that the young children at Medgar Evers  
20 Preparatory have an actual gymnasium where they can  
21 participate in athletic activities and strengthen  
22 their educational opportunities. We have to do  
23 better and we have to do more for our communities.  
24 The longer we continue with dissention, the longer we  
25

1  
2 continue as a divided community, the longer we do  
3 those things our community continues to hurt. I hope  
4 that through this process, that we will recognize and  
5 be able to see that together we can created a  
6 stronger community where families can grow, where  
7 families can build, and where we can crate stronger-  
8 stronger communities when we work together. I wanted  
9 to end with a quote that I've always been very  
10 inspired by. This is a quote by Martin Luther King,  
11 and it says that courage is an inner resolution to go  
12 forward despite obstacles. Cowardice asks the  
13 question: Is it safe? This has never been about  
14 being a safe project for me. This project has  
15 created, and it has brought together many different  
16 opposing views to this project. Some people wanted  
17 to see 100% affordable housing. Some people wanted  
18 to see--

19 PROTESTOR: [interposing] I agree.

20 COUNCIL MEMBER CUMBO: No housing. So,  
21 there you have your extremes from some people wanting  
22 no housing to some people wanting 100% affordable  
23 housing. Some people wanted only a recreational  
24 center. Some individuals wanted to eliminate the  
25 recreational center and have complete 100% affordable

2 housing. There were so many different elements to  
3 how people saw and envisioned this process. I  
4 applaud this Council for listening to all of the  
5 different approaches, and trying to come to a space  
6 where, of course, no one is going to be happy  
7 completely, but that listened to the ideas and the  
8 views of many different people. So, this was never  
9 about it being a safe project. The next line goes:  
10 Expediency-[protestor shouting]

11 CHAIRPERSON SALAMANCA: [interposing] I'm  
12 sorry. I'm sorry. Hold on. Can you please remove  
13 that gentleman from-from the room please?

14 SERGEANT-AT-ARMS: Yes, stand up. Please  
15 stand up, please. [people protesting]

16 COUNCIL MEMBER CUMBO: And I'm sure  
17 you've lived in the community for decades.

18 PROTESTER: Yeah.

19 COUNCIL MEMBER CUMBO: Yeah. Expediency  
20 asks the question: Is it politics? Certainly not.  
21 Vanity asks the question: Is it popular? [people  
22 protesting] But conscience asks the question: Is it  
23 right, and there comes a time when we must take a  
24 position that is neither safe nor politics nor  
25 popular, but one must take it because it is right,

2 and I believe at the end of the day that this is the  
3 right project for this community. This was the  
4 greatest amount of affordability that has been  
5 achieved in decades. This will be a recreational  
6 facility that young people and their families can  
7 take their children to, and this is for the next  
8 generation. This is not necessarily for us. This is  
9 for future generations to have a place that they can  
10 call home. Thank you, Chair Salamanca. I thank all  
11 of you here that have voiced your opinions. We have  
12 heard you. I have taken on the difficult task of  
13 trying to take everyone's viewpoint, and to merge  
14 that into a vision that we could live with as a  
15 community. I thank the Land Use staff. I thank  
16 Chair Salamanca, and all of the members of this  
17 community and this committee. Thank you so much.

18 CHAIRPERSON SALAMANCA: Thank you,  
19 Council Member Cumbo. I will now call for a vote to  
20 approve with modifications LUs 808 to 812 the Bedford  
21 Union Armory Application striking Option 2 and adding  
22 Option 1. Counsel, please call the roll.

23 LEGAL COUNSEL: Salamanca.

24 CHAIRPERSON SALAMANCA: I vote aye.

25 LEGAL COUNSEL: Rodriguez.



1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND  
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25

2 COUNCIL MEMBER RODRIGUEZ: Aye.

3 LEGAL COUNSEL: Treyger.

4 COUNCIL MEMBER TREYGER: Aye.

5 LEGAL COUNSEL: By a vote of 3 in the  
6 affirmative, 0 in the negative and 0 abstentions, the  
7 applications are recommended for approval with  
8 modifications and referred to the Full Land Use  
9 Committee.

10 CHAIRPERSON SALAMANCA: I would like to  
11 thank the Counsel and Land Use staff for preparing  
12 today's hearing, and the members of the public and my  
13 colleagues for attending. This meeting is hereby  
14 adjourned. [gavel]

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C E R T I F I C A T E

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



Date December 8, 2017