

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

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February 26, 2018
Start: 12:16 p.m.
Recess: 12:40 p.m.

HELD AT: 250 Broadway - Committee Rm.
14th Fl.

B E F O R E: ADRIENNE E. ADAMS
Chairperson

COUNCIL MEMBERS: Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mary Treyger

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

Lisa Kersavage, Director
Strategic Planning and Special Projects
Landmarks Preservation Commission, LPC

Ali Rasouinejad, Director
Community and Intergovernmental Affairs
Landmarks Preservation Commission, LPC

Andrea Goldwyn, Director of Public Policy
Landmarks Conservancy

Simeon Bankoff, Executive Director
Historic Districts Council

Sean Khorsandi, Executive Director
Landmark West

Zulmilena Then, Founder
Preserving East New York, PENY

Amy Loprest, Executive Director
Campaign Finance Board

Eric Friedman, Assistant Executive Director
Public Affairs, Campaign Finance Board

2 [sound check, pause] [gavel]

3 CHAIRPERSON ADAMS: Good afternoon and
4 welcome to this meeting of the Subcommittee on
5 Landmarks, Public Siting and Maritime Uses. I'm
6 Council Member Adrienne Adams, the Chair of this
7 Subcommittee. I welcome you today. We are joined
8 today by Council Members Peter Koo, Carlina Rivera,
9 and Kalman Yeger. Today, we will hold public hearings
10 on two individual landmark designations by the
11 Landmarks Preservation Commission, and one
12 application for the acquisition of office space by
13 the Department of Citywide Administrative Services.
14 In addition to these items, we will also vote on the
15 historic landmark designation of 827-829 and 831
16 Broadway, which was laid over from our February 6th
17 meeting. Before we begin our hearings, I want to
18 recognize Council Member Rivera to offer remarks
19 about the designation of the Broadway buildings.
20 Council Member Rivera.

21 COUNCIL MEMBER RIVERA: Thank you, Madam
22 Chair and thank you to all my colleagues here today.
23 So, dear fellow Council members, I would like to
24 reiterate the support of this office to designate
25 827-831 Broadway as individual landmarks, and to

1 protect his historic resource in District 2. The
2 Landmarks Preservation Commission granted the
3 deserved landmarks designation to these buildings in
4 2017. These two structures are elegant 19th Century
5 buildings built of cast iron in the Neo-Greco style
6 and date back to the Civil War Era. They serve
7 reminders of the industriousness of New York City's
8 former manufacturing district and the detailed
9 architecture of the period. As many of Manhattan's
10 downtown lofts shifted from purely commercial use to
11 centers of cultural output, 927-831 Broadway became
12 home to the art studios of 20th Century greats such
13 as William and Elaine de Kooning and Paul Jenkins.
14 Currently, we are experiencing increased development
15 in this neighborhood. The area from 8th to 14th
16 Streets from 4th to 5th Avenues has become the latest
17 target of site assembling speculators. Beautiful
18 historic townhouses and ornate industrial Revolution
19 Era buildings have met the wrecking ball. We are
20 losing piece by piece the architectural significance
21 of Central Greenwich Village, and it is replaced by
22 uniform glass towers. Since these buildings not only
23 serve as examples of architectural history, but also
24 stand as reminders of our city's industrial age and
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1
2 artistic heritage, I ask that you preserve their role
3 by supporting their designation as New York City
4 landmarks. Thank you for the opportunity to testify
5 today.

6 CHAIRPERSON ADAMS: Thank you, Council
7 Member Rivera. [background comments, pause] Our
8 first public hearing today will be on LU 26. Before
9 I begin, I'd like to recognize Council Member Espinal
10 who has joined us today. Welcome. The first public
11 hearing today will be on LU 26 concerning the
12 designation of the Interborough Rapid Transit Company
13 Powerhouse at 855-869 Eleventh Avenue in Manhattan as
14 an historic landmark. The site is located in the 6th
15 Council District represented by Council Member Helen
16 Rosenthal. [background comments]

17 The second item is LU 27 concerning the
18 designation of the Empire State Dairy Company
19 Buildings at 2840 Atlantic Avenue in Brooklyn as a
20 historic landmark. The site is located in the 37th
21 Council District represented by Council Member Rafael
22 Espinal. We now welcome comments from Council Member
23 Espinal.

24 COUNCIL MEMBER ESPINAL: Thank you so
25 much, Chairwoman Adams, and the members of the

1
2 Subcommittee on Landmarks. I am not on this
3 committee, but I thought it was appropriate for me to
4 be here to talk about the landmarking that's
5 happening in my district in Cypress Hills, East New
6 York. As you know, these are one of the first
7 neighborhoods to undergo a major rezoning under the
8 Mayor's Affordable Housing New York Plan, and my
9 discussions with the community and the
10 Administration. Although it is clear that the final
11 East New York Community plan must take concrete steps
12 to preserve the existing character of our
13 neighborhoods. The Empire State Dairy is known
14 across the community for its distinct appearance and
15 is an ongoing reminder of East New York's industrial
16 past. My goal throughout the zoning process was to
17 make sure that industrial businesses thrive in East
18 New York once again, and I am proud that the final
19 East New York Community Plan includes an investment
20 of more than \$16 million to support and improve the
21 East New York Industrial business zone. We must
22 continue strike a balance between livable
23 neighborhoods, neighborhoods that include quality
24 affordable housing and community resources, and
25 creating space for manufacturers, businesses that

1 thrive and also to preserve important buildings like
2 this one. The Empire State Dairy is already—is
3 already a landmark in every East New Yorker's heart
4 as our neighborhood grows and new buildings begin to
5 appear along Atlantic Avenue, the smoke stacks of the
6 Empire State Dairy will serve as a reminder of our
7 neighborhood's history and resilience, and again, you
8 know, I'm hoping everyone can vote in support. I
9 also want to thank some of the community leaders who
10 were part of this process. I know we've had them
11 here in the room. We have Roy and we have Penny.
12 [laughs] Thanks for being here, and looking forward
13 to your support. Thank you.

14
15 CHAIRPERSON ADAMS: Thank you very much
16 Council Member Espinal. Thank you. Representatives
17 of the Landmarks Preservation Commission will present
18 both items. We will then hear testimony from the
19 public on each item individually. If you would like
20 to testify on either of these items, please see the
21 sergeant-at-arms and fill out an appearance slip
22 indicating the item on which you intend to speak.
23 We'd like to call up the first panel. LPC
24 Representative Ali Rasoulinejad and Lisa Kersavage.
25 Hi, Lisa. [background comments] I'd like to

1 recognize at this time Council Member Salamanca and
2 Council Member Barron. Welcome. Please raise your
3 right hands. Do you affirm to tell the truth, the
4 whole truth, and nothing but the truth in your
5 testimony before this committee, and in response to
6 all Council Member questions?
7

8 ALI RASOULINEJAD: [off mic] I do.

9 LISA KERSAVAGE: [off mic] I do.

10 CHAIRPERSON ADAMS: Thank you. Before
11 you begin your testimony, please identify yourselves
12 for the record.

13 LISA KERSAVAGE: Good afternoon, Chair
14 Adams and Subcommittee members. My name is Lisa
15 Kersavage. I'm the Director of Strategic Planning and
16 Special Projects at the Landmarks Preservation
17 Commission.

18 ALI RASOULINEJAD: And Ali Rasouinejad,
19 Director of Community and Intergovernmental Affairs
20 at LPC.

21 CHAIRPERSON ADAMS: Thanks very much.
22 You may begin.

23 LISA KERSAVAGE: Thank you. We are here
24 to present two recent designations by the Landmarks
25 Preservation Commission. Let me go back one more.

1 On December 5, 2017, the Commission voted to
2 designate the Empire State Dairy Company buildings in
3 East New York, Brooklyn and the Interborough Rapid
4 Transit Company Powerhouse in Manhattan. The Empire
5 State Dairy Company buildings are a prominent
6 ensemble of late 19th and early 20th Century
7 industrial buildings on Atlantic Avenue in East New
8 York. Comprising six buildings these together
9 represent the manufacturing history of the
10 neighborhood and showcase a significant development
11 in the milk industry, which is making great strides
12 in quality and safety at the time these buildings
13 were constructed. LPC identified this as a potential
14 landmark in 2016 as part of our work to identify
15 short preservation opportunities in East New York
16 with its rezoning. The complex is prominently
17 located on the south side of Atlantic Avenue between
18 Schenck Avenue and Barbary Street in an area
19 characterized by a mix of industrial and commercial
20 buildings and low scale residential buildings dating
21 mainly from the early to the mid-20th Century when
22 expanding transit lines and roadways to the areas
23 advanced the growth of the population and the
24 industry in the area. The area fronting Atlantic
25

1 Avenue and outlined in red on the map is the landmark
2 site. The Empire State Dairy Company was founded in
3 1869. The earliest buildings on this site were
4 constructed in 1906 to '07 when technological
5 advances were being made to improve the safety and
6 quality of milk. When New York City required all
7 dairy farms and milk processors to submit to
8 inspection when the company was expanding its
9 business. These 1906 to '07 presently anchor the
10 complex at the intersection of Atlantic and Schenck
11 Avenues, and they were designed by Theobold
12 Engelhardt in the Renaissance and Romanesque Revival
13 styles. Engelhardt, a prominent Brooklyn architect
14 is know for his commercial and manufacturing
15 buildings including buildings within the Eberhard
16 Faber Pencil Factory Historic District in Greenpoint,
17 Brooklyn. The complex was expanded in 1914 to '15
18 when milk started to be processed in high volumes and
19 the company needed larger and more modern facilities.
20 On Atlantic Avenue, the annex included four
21 additional buildings shown on the left with a façade
22 arrangement that grouped them in a near symmetrical
23 composition. The 1914 to '15 annex was designed by
24 Otto Strack. Strack who was educated in Vienna,
25

1 employed here and abstracted classist style featuring
2 secessionist details. The central building includes
3 intricate polychrome ceramic tiles mosaics depicting
4 pastoral scenes, possibly the largest decorative tile
5 installations to be produced by the American
6 Encaustic Tile Company. The mosaics provide a
7 whimsical element to the industrial building as well
8 as a hint to the company's agrarian connections. The
9 Commission held public hearings in July and September
10 2016, and five people testified in favor of
11 designation. The Commission also received written
12 testimony in favor of designation from Council Member
13 Espinal. Representatives -in which the owner
14 testified citing structural issues and significant
15 hazardous waste on the site. Prior to the vote for
16 designation, the owner submitted a letter supporting
17 designation of the complex, but ask the Commission to
18 recognize the re-use and remediation challenges in
19 the building, which-in Building 5, which the LPC did
20 in the Designation Report. And I should say
21 throughout the designation process LPC worked very
22 carefully with the-with the owners to address their
23 issues and concerns. The Commission designated the
24 Empire State Dairy Company buildings as calendared
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1 and heard, and any future changes required by
2 remediation efforts will be reviewed by the LPC.

3
4 The next property is the Interborough
5 Rapid Transit Company Powerhouse. This property is
6 the final designation related to our Backlog
7 Initiative, and had been on the Commission's calendar
8 since the 1970s. It was heard most recently at the
9 Special Backlog hearing of November 5, 2015 when 22
10 people spoke in favor of designation including
11 Council Member Helen Rosenthal, and the owners
12 Consolidated Edison spoke in opposition. However,
13 since then LPC has made a concerted effort to work
14 with the owners to address their concerns about how
15 landmarks designation would affect a working power
16 station. We have since gained Con Edison's support
17 for the designation and earlier this year proved a
18 detailed master plan to appropriately and efficiently
19 guide future changes. Opened in 1904 to provide
20 electric power to the pioneering IRT Subway, the
21 Powerhouse represents a unique integration of 20th
22 Century engineering and classical architectural
23 expression. The largest electricity generating
24 station constructed up to that time, it's exterior
25 was designated by or was—excuse me—was designed by

1 the renowned architect Stanford White in his
2 typically opulent style. Since 1959, it has been
3 owned by the Con-Consolidated Edison Company.
4 Located between West 58th and 59th Street and 11th and
5 12th Avenues, the building occupies nearly the entire
6 block. The landmark site does not include the early
7 1950s annex shown in this photograph. IRT subway was
8 a remarkable achievement. Upon its opening in 1904,
9 it was only the sixth subway in the entire world and
10 at more than 20 miles in length the largest subway
11 ever completed as a single project. The new subway
12 system was powered by electricity, which was then in
13 its infancy as a form of mode of power. Its
14 Powerhouse needed to be of unprecedented size with a
15 waterfront locating facilitating the delivery of
16 immense amounts of coal, and the removal of mountains
17 of waste ash. Its builders saw a commanding site to
18 the structure reflecting their belief that "The
19 powerhouse of the city's great transit system will be
20 something in which New Yorkers will take no little
21 pride. The planning and basic design of the building
22 are undertaken by a team of distinguished engineers
23 including John Van Vleck and Lewis B. Stillwell. It
24 would be an immense structure as the Powerhouse
25

1
2 complete—near completion in 1904, it constituted the
3 largest building operation underway in the entire
4 city. Oops. I'm sorry. There we go. Within this
5 building coal was burned to fuel boilers, which
6 created steam that ran massive engines and
7 generators. Electricity created by these generators
8 were sent out across the city to power the entire IRT
9 system. This section drawing shows the boiler house,
10 which contains the building's massive coal hoppers
11 and boilers to the left, and the operating or
12 generating room, which contain the steam engines and
13 generators to the right. With the basic design of
14 the Powerhouse worked out by its engineers, Stanford
15 White was called in to design its exterior. White's
16 design for the building's exterior masterfully
17 concealed the disparate boiler house and generating
18 station within elegant unified facades. He cloaked
19 in Milford granite, buffrum (sp?) and brick and
20 creamy terracotta with classical ornaments. Over the
21 decades, White's design has been praised by numerous
22 architects and historians. In 1940, the city
23 purchased IRT's equipment including this building.
24 In 1959, it was required—it was acquired by
25 Consolidated Edison Company. Under Con-Ed's

1 ownership I t provided power to the subway's system
2 for many years before it was converted to a
3 generating plant for the city's steam system. Over
4 time the technologies to produce and deliver energy
5 have changed. The building has been adapted to meet
6 evolving power needs. Such adaptations have resulted
7 in changes to the building's exterior including the
8 removal of the original smoke stacks and construction
9 of the new higher smoke stack at the buildings
10 eastern end-eastern end, and changes to windows and
11 entries. Despite these alterations, IRT Powerhouse
12 retains its classical grandeur as an architecturally
13 significant structure designed for the production of
14 power, it has retained its continued use of the power
15 station. I plays a vital role in the city's utility
16 infrastructure as part of Con-Ed's Manhattan's steam
17 system, the largest in the nation, which serves
18 hundreds of Manhattan buildings including the Empire
19 State Building and the United Nations. We urge the
20 Council to uphold this truly monumental designation.

22 CHAIRPERSON ADAMS: Thank you very much.
23 I'd like to acknowledge that we've been joined by my
24 colleague Council Member Mark Treyger as well. Are
25 there any questions from the committee at this time

1 on either item? [pause] Okay, we will move on if
2 there are no questions. [background comments] Okay,
3 you may step down. We will call the next panel at
4 this time. [background comments, pause] Andrea
5 Goldwyn. I think this says Simpson-Simeon. Okay,
6 you know who you are. [laughter] Sean Zumalina
7 (sp?) [background comments, pause] Both items,
8 please. Uh-hm. You may begin.

10 ANDREA GOLDWYN: Good day Chair Adams and
11 Council members. I'm Andrea Goldwyn speaking on
12 behalf of the New York Landmarks Conservancy. The
13 Conservancy is pleased to support designation of the
14 Empire State Dairy Company, and the Powerhouse
15 regarding the Dairy Company. As the city undertakes
16 neighborhood rezonings, increasing development
17 pressure, we appreciate that the Landmarks Commission
18 has prioritized buildings for designation that have
19 significance to these communities. The Empire State
20 Dairy is certainly such a site. This complex, which
21 is eligible for listing on the State and National
22 Registers is part of East New York's early 20th
23 Century industrial history. With a prominent
24 location on Atlantic Avenue, it served as a
25 distribution center for the Empire State Dairy, and

1 alter the Borden Dairy. The low-scale masonry
2 complex is notable for the 1904 corner building
3 attributed to Theobald Engelhardt, the prolific
4 architect responsible for numerous industrial,
5 residential and religious buildings in North
6 Brooklyn. It retains distinctive round and segmental
7 arched windows on both facades. The larger 1913-14
8 building by Otto Strack features two large ceramic
9 tile decorative panels illustrating pastoral scenes
10 of cows and their herders in setting of pastoral
11 streams and snow-capped mountains, an exquisite site
12 on Atlantic Avenue. The Empire State Dairy is well
13 deserving of landmark designation for its association
14 with local history and its attractive architecture.
15 We hope that this designation will open up
16 opportunities for adaptive use of the complex so it
17 can pay a major-play a major role in East New York's
18 future. Okay, and very quickly regarding the IRT
19 Powerhouse, the Conservancy is pleased to support
20 designation of the IRT Powerhouse. This Beaux Art
21 masterpiece is significant for its design as the work
22 of a prominent architecture firm, and as an example
23 of an era when civic structures were monuments of the
24 urban landscape. We'll get right down to that third
25

1 point. This is perhaps the most the important
2 quality. In New York we're fortunate to have many
3 handsome buildings designed by famous architects. In
4 the IRT Powerhouse we also have a reminder of the
5 great pride that the cities can take in their own
6 achievements. Inspired by the City Beautiful
7 movement, the Powerhouse is like other civic
8 buildings such as post offices, transportation hubs
9 and utility stations constructed as cities expanded
10 in the early 20th Century housing practical uses in
11 extraordinary structures. In this regard, the IRT
12 Powerhouse, which was built to represent the triumph
13 of a transit system that allows thousands of people
14 to move across New York every day. It's a soaring
15 tribute to the urban experience. We thank the
16 Landmarks Commission and Con Ed for taking the
17 necessary time to devise a plan that facilitates
18 designation of this landmark. Thank you.

19
20 CHAIRPERSON ADAMS: Thank you. Can I
21 just ask you to identify yourself for the record
22 since we didn't do that?

23 ANDREAS GOLDWYN: Andrea Goldwyn,
24 Landmarks Conservancy.

1
2 CHAIRPERSON ADAMS: Thank you, Andrea.
3 I'd also like to recognize that we've been joined by
4 my colleague Council Member I. Daneek Miller as well.
5 You may continue.

6 SIMEON BANKOFF: Good afternoon Council
7 Members. Simeon Bankoff, Executive Director of the
8 Historic Districts Council. HDC is pleased to
9 support both of these important buildings for
10 landmark designation. Very briefly, actually I can
11 see some of the Council members looking at this
12 little booklet, the—which is East New York is one—one
13 of the areas that we have worked with in our Six to
14 Celebrate Program, and it would make a lie of me if
15 this were not designated because even that we say
16 that this is an individual landmark because they had
17 voted on it at the Landmarks Commission. But more
18 importantly, and I know that my colleagues Zumalina
19 will talk about this. The—the Empire Dairy is one of
20 the standout buildings in East New York and we are
21 thrilled that the Landmarks Commission took the step
22 to designate it, and we hope that the Council
23 supports that designation. However, it is not the
24 only building worthy of preservation in East New
25 York. There are more than a dozen remarkable pieces

1 of that community that's—that are under threat by a
2 lack of protection, and we hope that the Commission
3 and this Council will look into that. With regards
4 to the—Oh, an interestingly also the—the terracotta
5 panels that are so remarkable on the outside of that
6 building were made by the American Encaustic Tile
7 Company building, which is—which was itself also
8 looked at as a potential landmark until it was
9 defaced prior to the East Midtown rezoning. So, we
10 have a situation with rezonings, which are incredibly
11 important to the city to enable a district to grow
12 can come at the risk of historical architecture. We
13 feel that those two goals should work together. With
14 regard to the IRT Powerhouse, echoing my colleagues'
15 comments about the importance of civic architecture,
16 this is truly a landmark building. It is
17 representative of the subway that helped build New
18 York, and develop it into the city that we all love
19 today. It is a handsome building, but its historic
20 importance outweighs even its monumental
21 architecture. We are also thrilled that Con-Ed has
22 come to an understanding with the Landmarks
23 Commission because we believe that historic landmarks
24 continue to be used, and can be used for a variety of
25

1 things. It is a—it's misnomer that many people feel
2 that landmarking freezes buildings in time or it
3 automatically turns them into museums. Landmarks
4 continue to be homes, residences, company buildings,
5 commercial uses, and in this case even still a
6 working powerhouse. Thank you very much.

8 CHAIRPERSON ADAMS: Thank you.

9 SEAN KHORSANDI: Good afternoon Chair
10 Adams. This is Sean Khorsandi from Landmark West.
11 I'm speaking again on behalf of the Powerhouse, the
12 IRT Powerhouse to echo my colleagues here. I want to
13 thank Lisa for everything she said about it. She
14 covered so much of what I was going to say, but just
15 to point out that this 114-year-old building was a
16 key part of a time when we took such great pride in
17 our infrastructure, which in many ways was probably
18 at its nadir, and I want to quote from a 1904 article
19 in the New York Times, which was just talking with
20 excitement about this building, which although it
21 itself was late and delayed the opening of the subway
22 in the first place, still came to transport us. The
23 Interborough route—the Interborough management is
24 entitled to a compliment for the civic spirit shown
25 in adopting the design for the Powerhouse, which

1 makes it an ornament to the neighborhood in which it
2 is placed. By reason of the attention given to the
3 chaste and admirable scheme of decoration and a
4 building of its stacks of the same kind of bricks
5 employed in the facades, the necessarily large costs
6 of the plant was increased some \$55,000. It cannot
7 be doubted, however, that this liberality was repaid.
8 The building is an ornament to the West Side, and it
9 enhances rather than diminishes the value of the
10 surrounding property. But for its stacks, it might
11 suggest an art museum or a public library rather than
12 a powerhouse. That's from October 30th of 1904. So,
13 it's just such a great feature to have. Also, to
14 once again celebrate a full block long McKinney White
15 (sic) civic building of which we've lost some key
16 ones, which led to the Landmarks Commission we know
17 today. So, I want to also thank the Commission for
18 its foresight. This what we understand it will be
19 the first working powerhouse anywhere in the world
20 designated. So, once again, the New York City
21 Landmarks Preservation Commission is at the forefront
22 pushing the envelope of designation. So, we
23 appreciate their time and effort.
24

25 CHAIRPERSON ADAMS: Thank you.

[background comments, pause]

ZULMILENA THEN: Good afternoon,

everyone. My name is Zulmilena Then, founder of Preserving East New York also known as PENY. PENY is an organization advocating historic preservation for the neighborhood of East New York. I am here today on behalf of PENY to commend the city agencies in acknowledging this building as an important historic resource that represents the history of the city as a whole, and specifically the history of East New York. However, we are not satisfied. We have to do better than this. What does this say about the city with they have an agency in place such as the Landmarks Preservation Commission to help recognize buildings worth preserving, but the plan does not allow them to move an extra step forward into actually protecting those significant neighborhood features. Ever since the beginning, we knew the impact of what the East New York Rezoning would cause within the other 14 communities that would follow in its footsteps. For this reason, we took it upon ourselves to beg the city to include historic preservation as an effective means of community revitalization to ensure that our neighborhoods are protected. If not, the rezoning

1 plan would act—would act as spinning tornado
2 destroying every community so as it lands by allowing
3 irresponsible and insensitive development within
4 existing and established communities. We were heard,
5 but the plan was approved like if our concerns did
6 not have any validation. We asked for all of our
7 endangered buildings to be protected, but only one
8 was considered out of the 14. What an injustice that
9 is, don't you think? What a crime it is to recognize
10 the need for protection and not take the
11 responsibility to do it. It's like when a parent
12 abandons their child and leaves them vulnerable out
13 there in the world exposed to all threats knowing
14 very well what the consequences would—could be.
15 Would you do that to your own child, niece, nephew,
16 grandchildren? Would you? Our communities are no
17 different. Like children, they need nourishment and
18 guidance to help them grow into fruitful beings. How
19 would our community survive if we don't take the
20 responsibility to care for them? All of you are here
21 because of us. We've put you in this position. We
22 voted for you to represent us the best possible way.
23 So, why are you not thinking about us when you make
24 your decisions? We would like to believe that all of
25

1
2 you got passionately involved in this career to make
3 a difference. However, what happened when once might
4 in you might have probably realized that the system
5 is not set up for you to become community super
6 heroes, but instead to follow and establish an agenda
7 where many of you have felt trapped in between two
8 walls, and had to probably succumb to the unbreakable
9 system. Has your old self survived? Have you let
10 the system of politics break you and steer you away
11 from what you truly believe in? Have you stayed true
12 to yourself? Next time when something is presented
13 in front of you to take a stance, forget about the
14 big guy and think are you, and are you doing this for
15 the community that you represent? With this single
16 designation, knowing that there are 13 other
17 buildings at risk and worse to note that the city
18 recognizes this, we feel that we—we've been left
19 alone in the middle of the desert with starving
20 kindness. However, that has given us the strength to
21 continue our work to help our people understand the
22 power of preservation, and show how together we can
23 become stronger. Preservation is not just about
24 saving history, and pretty old buildings. It's about
25 lifting communities up and empowering them. But

1 clearly this seems of no interest to the city.
2
3 Instead, the city shows how blinded it is by greed
4 and money and focusing well on how to break our
5 communities apart because that's the way it will take
6 hold of the precious land and all the gold that it
7 can extract from it by creating and implementing laws
8 that instead of uplifting us, they're uprooting us
9 into displacement. Why is it that this city is so
10 afraid of losing money and not of losing communities.
11 Let's get our priorities straight and let us not
12 destroy the neighborhoods that we love for this is
13 what makes New York City a special place. Thank you.

14 CHAIRPERSON ADAMS: Thank you very much
15 for your passionate testimony. We appreciate you
16 being here today, and we just want to assure you that
17 we're doing everything we can to preserve all of what
18 is good and beautiful about New York City. That is
19 what the New York City Council is dedicated to. That
20 is what our Landmarks Preservation Commission is—is
21 dedicated to. All of your good work at PENY we
22 commend you for that, and we thank you for that, and
23 we hope that you will continue to do exactly what you
24 do. Hold us accountable because we are here for you.
25 We believe in the goodness of this city and the

1
2 goodness of its people, and I can assure you that
3 myself and my colleagues sitting here on this panel
4 are not about the greed. We're not about the money.
5 I'm your next door neighbor. So, with that said, I
6 will invite my colleagues if you have any questions
7 or comments for this panel. Oh, yes.

8 COUNCIL MEMBER YEGER: Thank you.

9 CHAIRPERSON ADAMS: Uh-hm.

10 COUNCIL MEMBER YEGER: Thank you, Chair.

11 Ms. Thank you very much for your comment. I-I just
12 want to associate myself with the Chair's comments
13 and echo those, but speaking for myself and the folks
14 I see at this table, I promise you there's nobody in
15 this Council who has old out, who has forgotten where
16 we came from. We're regular people from the city of
17 New York. I'm from the streets of Brooklyn. That's
18 where I great up. I love my neighborhood, and as you
19 can see I'm an Orthodox Jew. I represent Borough
20 Park and Midwood, but community came from East New
21 York. That's how we moved further south, but
22 community came from East New York. That's how we
23 moved further south in Brooklyn and just going
24 through this pamphlet I know there's a synagogue.
25 There are many, many more like that in East New York

1 that have become churches over time where people
2 still go and pray and different religion and
3 respecting the heritage of our city. So, this body,
4 this committee, this subcommittee and my colleagues
5 who are members of the subcommittee I promise you
6 they're doing everything they can to preserve and
7 protect our beautiful, beautiful buildings and our
8 infrastructure in the city.
9

10 ZULMILENA THEN: Thank you.

11 CHAIRPERSON ADAMS: Thank you Council
12 Member Yeger. Council Member Miller.

13 COUNCIL MEMBER MILLER: Thank you, Madam
14 Chair. So, I'm—I will salute to the committee, and
15 I'm not familiar with your work. I just—I have not
16 seen in my tenure what is it? Who? Fifteen
17 landmarks from one community? Is that what it is?

18 CHAIRPERSON ADAMS: Yes.

19 COUNCIL MEMBER MILLER: How many in—from
20 East New York?

21 ZULMILENA THEN: How many—how many
22 landmarks?

23 COUNCIL MEMBER MILLER: Yeah. That we're
24 that we are addressing here today.
25

1
2 ZULMILENA THEN: Well, we're just—we're
3 addressing on.

4 COUNCIL MEMBER MILLER: Yeah.

5 ZULMILENA THEN: But that booklet didn't--

6 COUNCIL MEMBER MILLER: [interposing] All
7 these haven't read? No.

8 ZULMILENA THEN: [interposing] Um, that
9 one--

10 COUNCIL MEMBER MILLER: These are
11 considerations.

12 ZULMILENA THEN: This booklet is just
13 showing you—showcasing you the buildings that are
14 within the rezoning that, you know, that—that are
15 landmark worthy, you know, and not all of them were
16 considered as based on landmark standards as landmark
17 worthy. There are the—these are some of the
18 buildings that we believe are important to the
19 history, but regarding the—the Environmental Impact
20 Statement of the East New York Rezoning, the
21 Landmarks Preservation Commission considered that
22 from the 190-block rezoning area.

23 COUNCIL MEMBER MILLER: Uh-hm.
24
25

1
2 ZULMILENA THEN: Fourteen buildings were
3 considered landmark worthy, but only one building,
4 which is the one that we're here for today--

5 COUNCIL MEMBER MILLER: [interposing] Uh-
6 hm.

7 ZULMILENA THEN: --is the only one that
8 actually got designated.

9 COUNCIL MEMBER MILLER: Okay.

10 ZULMILENA THEN: So, what--so this--this
11 booklet we worked with--the Historic District Council
12 to just bring awareness of the--of those treasures
13 that we have in the neighborhood. So, we brought
14 them here today to show you that, you know, East New
15 York is not about what we only see in the media, you
16 know.

17 COUNCIL MEMBER MILLER: [interposing] So,
18 yeah, I just wanted--I was just a little concerned
19 that--so all of these have already been considered?

20 ZULMILENA THEN: No.

21 COUNCIL MEMBER MILLER: And didn't make
22 the cut?

23 ZULMILENA THEN: I mean not--not all of
24 them. Some--some of them from the booklet.

1
2 COUNCIL MEMBER MILLER: Has any—is there
3 anyone who can speak to this?

4 ALI RASOULINEJAD: Well, I can. I can
5 give a little more detail about what's going on in
6 the booklet, which is these are all notable buildings
7 within East New York all of them except for the
8 Empire Dairy are not protected. They're not
9 landmarked. As part of the Environmental Impact
10 Statement of the East New York Rezoning, the
11 Landmarks Commission as part of its role in
12 Environmental Review looked at all the properties and
13 said there are 14, which are eligible—potentially
14 eligible for landmark status, but they only actually
15 moved on the one, which his the Empire Dairy, which
16 is in front of you.

17 COUNCIL MEMBER MILLER: So, is it future
18 consideration—

19 ALI RASOULINEJAD: One hopes.

20 COUNCIL MEMBER MILLER: --is what I'm
21 asking.

22 ALI RASOULINEJAD: One hopes.

23 COUNCIL MEMBER MILLER: Okay, so just for
24 the record, the one that was raised in East New York,
25 and that's where I was once my neighbor. Like all of

1 these into PAL, and never had the pleasure of being
2 in the 75th Precinct but—[laughter] yeah,
3 interesting. Okay. And this is a—a magnificent
4 edifice there. It is-it is beautiful.

5
6 ZULMILENA THEN: Thank you.

7 COUNCIL MEMBER MILLER: So thank you,
8 Madam Chair.

9 CHAIRPERSON ADAMS: You're welcome. Thank
10 you very much. We've learned a lot today. We
11 appreciate your testimony very much. We'll take
12 everything that you've said under account, and we
13 take our jobs very, very seriously to protect you and
14 the citizenry of New York City. So, I thank you all
15 very much. You may step down. [pause] If you'll
16 give us just a moment to consider our next panel,
17 we'd appreciate your patience. Thank you. [pause]
18 Alright, ladies and gentlemen, in the interest of
19 time we are going to take our vote on our landmarks
20 issues. I now call for a vote to approve LU 20 the
21 827-829 and 831 Broadway Buildings in Council Member
22 Rivera's district in Manhattan, which we heard on
23 February 6; LU 26 in Council Member Rosenthal's
24 district also in Manhattan; and LU 27 in Council
25 Member Espinal's district in Brooklyn. Each of the

1 local Council members are in support of these items.

2 Counsel, please call the roll.

3
4 LEGAL COUNSEL: Chair Adams.

5 CHAIRPERSON ADAMS: Aye.

6 LEGAL COUNSEL: Council Member Barron.

7 COUNCIL MEMBER BARRON: I vote aye.

8 LEGAL COUNSEL: Council Member Koo.

9 COUNCIL MEMBER KOO: Aye.

10 LEGAL COUNSEL: Council Member Miller.

11 COUNCIL MEMBER MILLER: Aye.

12 LEGAL COUNSEL: Council Member Treyger.

13 COUNCIL MEMBER TREYGER: Aye.

14 LEGAL COUNSEL: The items are approved by
15 a vote of 5 in the affirmative, 0 in the negative
16 with 0 abstentions, and they are recommended for
17 approval and referral and referred to the full Land
18 Use Committee. [background comments]

19 CHAIRPERSON ADAMS: Alright, than you
20 very much. The next item we will hear today is a
21 Preconsidered LU Application No. N 180167 PXM
22 submitted by the New York City Department of Citywide
23 Administrative Services pursuant to Section 195 of
24 the New York City Charter for a notice of intent to
25 acquire office space at a building located at 255

1
2 Greenwich Street, Block 127, Lot 18 for the New York
3 City Campaign Finance Board. The proposed office
4 space is located in Manhattan Community Board One,
5 Council District One represented by Council Member
6 Margaret Chin. Representatives of the Department of
7 Citywide Administrative Services. Will present
8 testimony on this item. We'll call up Amy Loprest of
9 the Campaign Finance Board.

10 AMY LOPREST: Actually, there are no
11 representatives from the Department of Citywide
12 Administrative Services. It will just be myself and
13 this is my colleague Eric Friedman. He's the
14 Assistant Executive Director of Public Affairs.

15 CHAIRPERSON ADAMS: Do you have a slip,
16 Mr. Friedman?

17 AMY LOPREST: He won't be testifying.
18 He's--

19 CHAIRPERSON ADAMS: Okay.

20 AMY LOPREST: --here just to support me.
21 Good afternoon, Chair Adams and members of the
22 Subcommittee. I am Amy Loprest, Executive Director
23 of the New York City Campaign Finance Board. I'm
24 here today to discuss the acquisition of new office
25 space for the CFB staff consisting of the entire

1
2 fourth floor of 255 Greenwich Street. I want to thank
3 our colleagues at the Department of Citywide
4 Administrative Services for assessing our needs
5 thoroughly, and identifying an appropriate space that
6 will better support our ongoing work. Our current
7 facilities at 100 Church Street do not meet the
8 current and future needs of the agency. As you know,
9 the CFB administers one of the strongest most
10 effective campaign finance systems in the country,
11 and is directed by the City Charter to perform voter
12 education and engagement activities for all city
13 elections. As new responsibilities and functions
14 have been added to the CFB's mandates in recent year,
15 our staff and the demand for public access have grown
16 concurrently. For example, the Mayor's State of the
17 City focused on democracy portends a further
18 expansion of our work. Our staffing needs exceed the
19 capacity of our current office. The day we moved
20 into our office space at 100 Church Street we were
21 already at capacity. To meet our expanded
22 responsibilities, the CFB currently has 116 full-time
23 employees plus several part-time employees and
24 interns. We have taken several steps to create more
25 office space for staff by converting conference

1
2 rooms, file rooms and copy rooms into additional work
3 stations, but additional space is still needed. Upon
4 initial occupation at 100 Church Street space, the
5 public meeting space was clearly insufficient to meet
6 the demand for public access to our offices. To
7 accommodate public attendance at our board meetings,
8 two additional conference rooms, two smaller file
9 rooms and staff closets were eliminated to expand the
10 size of our board room. In addition to board
11 meetings, the board room is used to host the bi-
12 monthly meetings of the Voter Assistance Advisory
13 Committee, full-time-full staff meetings, and large
14 trainings for our partners in voter engagement work.
15 As you know, candidates who participate in the
16 Matching Funds Program are required to send personnel
17 to CFB trainings. During 2017, we hosted 55
18 trainings for 647 individuals. Though the CFB
19 provides the trainings year round, the original
20 training room at our 100 Church Street office was
21 able to accommodate only 6 to 8 people at a time.
22 This led to the conversion of another midsize
23 conference room to expand our training room, which
24 currently accommodates 12 to 16 people.
25 Additionally, the unavoidable cost of running

1
2 supplemental heating and cooling after hours and
3 weekends and 100 Church Street office represents an
4 additional undue strain on our resources. Due to the
5 nature of our work, staff is often required to work
6 evenings and weekends especially in an election year
7 to produce the Voter Guide, and approved payment
8 public funds on tight legally mandated deadlines.
9 All the deadlines set in the Campaign Finance Act can
10 also lead to off-hour work even during non-election
11 years. For the current fiscal year, we are forced to
12 budget \$450,000 for supplemental heating and cooling
13 in order to provide these necessary services to the
14 public and the candidates in our system during the
15 election year. The space identified for us by DCAS
16 based on their assessment will accommodate the
17 current and future needs of the agency, and will
18 provide added resources deficiencies. As noted, the
19 CFB mandates have grown over the years and continue
20 to expand. In recent years charter amendments have
21 added significant voter outreach and engagement
22 efforts to our work, and expanded our oversight to
23 include independent expenditures in the city
24 elections. The most recent example is Local Law 238
25 of 2017, which directs the CFB to create an online

1
2 system from voter registration. To provide these
3 critical resources for city voters while continuing
4 to manage our regular workload, additional staff is
5 required. The space at 255 Greenwich Street is
6 approximately 50–50,000 square feet, which will
7 provide appropriate working space for our staff and
8 satisfy demand for public access. The new space will
9 have a larger training room, which will allow us to
10 train more individuals in larger groups. With term
11 limits creating an unprecedented number of open seats
12 in the 2021 elections, this added capacity will help
13 us meet the significant increase in demand for
14 trainings we anticipate during the next election
15 cycle. The new space will contribute other
16 efficiencies to our work. It will provide the
17 ability for CFB staff to produce candidate video
18 profiles for our on–for our vote guide on site. In
19 previous elections, the CFB has contracted with a
20 production facility to film and produce this useful
21 resource at significant cost, which also constrains
22 our ability to provide scheduling flexibility for
23 candidates during some of the busiest weeks in the
24 election season. The building can provide
25 supplemental heating and cooling to our space as

1
2 required alleviating the extra costs that the city
3 imposed by our current location. The CFB has been
4 working with DCAS since the fall of 2016 o locate
5 appropriate space based on a comprehensive assessment
6 of our needs. Their efforts have been considerable
7 255 Greenwich is easily accessible by public transit,
8 is within blocks of New York City Board of Elections
9 the City Council Offices and City Hall. This
10 acquisition resolves the challenges created by our
11 move to 100 Church Street, and we anticipate that the
12 space will allow us to meet our obligations to serve
13 the public and our local democracy for many years
14 into the future. I thank you for the opportunity to
15 testify, and I'm happy to answer any questions you
16 have.

17 CHAIRPERSON ADAMS: Thank very much, Ms.
18 Loprest and welcome. Are there questions from the
19 panel? Council Member Barron.

20 COUNCIL MEMBER BARRON: Yes. Thank you,
21 Madam Chair. Thank you for coming. What is the
22 present capacity at the facility where you are now at
23 100 Church Street?

24 AMY LOPREST: I believe the—as we built
25 it out, I think the capacity is 100 people.

1
2 COUNCIL MEMBER BARRON: And square
3 footage presently?

4 AMY LOPREST: I'm going to get the number
5 not precisely right, but it's about 17,000 square
6 feet.

7 COUNCIL MEMBER BARRON: Okay. So, you'll
8 be moving--the space you want to move to is 50,000
9 square feet?

10 AMY LOPREST: Yes, based on DCAS'
11 assessment.

12 COUNCIL MEMBER BARRON: I was shocked
13 when I went in Campaign Finance at 100 Church Street
14 and I looked around said this is it? So, when you
15 acquired that space did you think that 17,000 or
16 whatever it is was adequate for the work that you
17 were doing? Why did you go to 100 Church Street with
18 the limitation of 17,000 square feet? How did that
19 happen?

20 AMY LOPREST: Again, I mean we are guided
21 by the DCAS in assessing the siting needs, and we
22 were previously at 40 Rector Street, and--

23 COUNCIL MEMBER BARRON: [interposing]
24 Right.

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AMY LOPREST: --and that building was going with--they were moving all of the public--

COUNCIL MEMBER BARRON: [interposing]
Right.

AMY LOPREST: --agencies from that, and DCAS told us that this was all the space we were allowed even though we were clear that it was going to be too small right from the beginning.

COUNCIL MEMBER BARRON: So, you--DCAS knew from the beginning that it was inadequate, and now there's like a half a million dollars that the city had to take on for supplemental heating and cooling. I think that's irresponsible, and I'm not--you're just the person representing Campaign Finance. I think that's very irresponsible of DCAS to put the city in that situation to take on undue burden--unnecessary burden for additional costs, and we'll have to certainly bring that up with them. And the other question that I have is that in your testimony you talk about CFB staff will produce candidate video profiles. So, who currently produces the profiles? I know there's an off-site location. Is that CFB staff that presently produces the profiles?

1
2 AMY LOPREST: No, we hire a whole
3 production facility.

4 COUNCIL MEMBER BARRON: So, you would
5 then have to hire additional CFB staff if they're
6 going to be the ones who will produce the profiles.
7 Is that right?

8 AMY LOPREST: Well, I mane if you're
9 familiar with the video, it's not—the filming is not
10 a super complicated production, but the—we would—we
11 haven't really completely assessed since we haven't
12 had approval for the space yet, assess exactly how
13 the operation would work. But one thing is
14 absolutely sure is that the cost of hiring a
15 production facility really limits the number of days
16 that we are able to provide for candidates to choose
17 from to film their profiles. If we had the ability
18 to film in house, we could—people could come at much
19 broader—longer period of time at more varied hours.
20 Also, we can use those facilities to expand our
21 videos that we produce for trainings, for candidates
22 and other videos for our work.

23 COUNCIL MEMBER BARRON: [interposing] So
24 then, would you anticipate that you would have to
25

1
2 hire staff that would be CFB staff that would have
3 that responsibility for video?

4 AMY LOPREST: We—I mean we'd have to look
5 into whether it was more cost-effective to hire
6 people or to--

7 COUNCIL MEMBER BARRON: [interposing]
8 Okay.

9 COUNCIL MEMBER BARRON: [interposing] Or
10 to, okay.

11 AMY LOPREST: --train our current staff.

12 COUNCIL MEMBER BARRON: Okay, good.
13 Thank you. Thank you, Madam Chair.

14 CHAIRPERSON ADAMS: Thank you, Council
15 Member Barron. [background comments, pause] I'm
16 acknowledging our Council Member Salamanca.

17 COUNCIL MEMBER SALAMANCA: Thank you,
18 Madam Chair. Good—good afternoon. So, I just have a
19 few questions. [coughs] I—so recently, I did the—the
20 production for the 2017 election, and I thin it was--

21 AMY LOPREST: [interposing] Right.

22 COUNCIL MEMBER SALAMANCA: --in Greenwich
23 where they have the—where you—you—you rented out--

24 AMY LOPREST: [interposing] Yes.

25

1
2 COUNCIL MEMBER SALAMANCA: -- the
3 location to do the videos.

4 AMY LOPREST: Uh-hm.

5 COUNCIL MEMBER SALAMANCA: What was the
6 cost to-to rent that out?

7 AMY LOPREST: The cost of that-of that,
8 and again it's not just for renting the space, but
9 for production--

10 COUNCIL MEMBER SALAMANCA: [interposing]
11 That's right.

12 AMY LOPREST: --so it was about \$400,000.

13 COUNCIL MEMBER SALAMANCA: \$400,000 to
14 rent out the space, pay for the-I guess the
15 individuals who are doing the video, and you were
16 there for how many days?

17 AMY LOPREST: It was over the course-it
18 was different days over the course of two weeks. So,
19 it was about six days of filming. Also, many of the
20 staff that you saw when you were there and some of
21 them were people who worked for that production
22 facility, and some of them were our staff.

23 COUNCIL MEMBER SALAMANCA: Yeah, right.
24 Listen, it was a very professional production video.
25 When I went I was very impressed with the way I was

1 treated and—and the entire video. What I did not
2 like was that I only had two shots, and—and I made—I
3 made a mistake and that was it, you know.
4

5 AMY LOPREST: [laughing]

6 COUNCIL MEMBER SALAMANCA: And so, if-if-
7 if everything goes well and you do move into this new
8 location, you're going to identify space for a
9 production video?

10 AMY LOPREST: Yes.

11 COUNCIL MEMBER SALAMANCA: And you're
12 going to purchase equipment as well?

13 AMY LOPREST: Yes. I mean so this is-
14 again, we, you know, we're going to try and figure
15 out the most cost-effective way of doing it. It may
16 be renting equipment because equipment changes over
17 the time. It may be, you know, hiring seasonal
18 people or, you know, to just work the cameras.
19 Again, we haven't because I don't want to count our
20 eggs before they're hatched. The—that's wrong. If
21 you count chickens before they're hatched. [laughs]
22 The—you know, we will plan exactly what the most
23 cost-effective way of doing it is because again,
24 video equipment changes over the course of time. So,
25 you don't want to buy things that are immediately

1
2 outdated. So, it might be cheaper to rent equipment.
3 Also, one thing that would allow is because one of
4 the reasons we only have two shots is because we only
5 had a fixed amount of time. We have a certain number
6 of candidates we want to apply a lot of thoughts for.
7 If we have more time to do this, we'll be able to
8 allow people more opportunity.

9 COUNCIL MEMBER SALAMANCA: We'll get more
10 opportunities when we make a mistake?

11 AMY LOPREST: Again, it will be part of
12 the analysis of how to do the—for the—how to do that.
13 We actually already did for a special election. I'm
14 not—I can't remember which—last spring. I can't
15 remember which district off the top of my head. We
16 did--in our current offices—we did a video for the
17 guide. I think it was about—I think no more than six
18 candidates, and we were able to give more
19 opportunity, and we rented equipment to use for that.

20 COUNCIL MEMBER SALAMANCA: I came in in a
21 special election in 20—if I remember 2016. So, I've
22 going through five elections and I've done three
23 video shots and they were done at Lehman College.
24 This last one was the one that we did it down here.
25 So, my question is, you know, you're going—you're

1 going from 17,000 square feet to 50,000 square feet.

2 This production facility this space, you know, you're
3 only going to utilize it once every four years. So,
4 if you decide not to purchase the equipment, and then
5 you are just going to have the space there, what are
6 you going to utilize that space for 3-1/2—during the
7 3-1/2 years and so it's election time and it's video
8 time?
9

10 AMY LOPREST: Well, again two different—
11 several different things. One, there are special
12 elections. We would be able to do, you know, so
13 again I—I don't know if we're going to rent equipment
14 or buy some equipment and then rent some, but we
15 could do video guides for the special elections,
16 which sometimes we've been able to do with local
17 access TV stations. As I said, once we did it in
18 house, but we would be able to do those more
19 regularly and plan for them. We also would be able
20 to produce videos, which we'll be able to put on the
21 web on different ways—trainings for the candidates on
22 more complicated issues on trainings for our staff.
23 So, we can use the video facility for man different
24 applications other than just the video Voter Guide
25 for about four years to the elections.

1
2 COUNCIL MEMBER SALAMANCA: And that's—
3 that's one of the concerns that I had when I—when I
4 heard of this. I said, wow, they're only doing
5 videos once every four years. There are—there
6 exceptions but there are special elections. But I
7 was concerned about the amount of space that was—that
8 may just sit there for 3-1/2 years unutilized.

9 AMY LOPREST: Uh-hm.

10 COUNCIL MEMBER SALAMANCA: So-so it's
11 refreshing to hear that the space may be used for
12 training purposes as well. It's not toing to be
13 empty space that will just be sitting there. You also
14 mentioned here in your—your presentation that you
15 were forced to spend \$450,000 for supplemental
16 heating and cooling. Can you explain a little more
17 about that?

18 AMY LOPREST: Okay. So, I am—I'm not—
19 that was what we put in the budget. I don't have the
20 actual final figure that was actually expended, but
21 it's based on the fact that the current building we
22 don't have—we don't control our own supplemental
23 heating and cooling. It's controlled by the
24 building, and they have to bring someone to do it.
25 So, the average cost of doing that at 100 Church

1 Street is \$1,449 per hour, and you have to have the
2 minimum of ten hours. So at each time you need
3 additional heating and/or cooling, you have to spend
4 almost \$15,000. So, it's for \$14,490 each time.
5

6 COUNCIL MEMBER SALAMANCA: So, so what
7 you're saying is that the—normally business hours are
8 9:00 to 5:00. I understand that your business hours
9 are different because of the type of work that you're
10 doing, and the audits that you're trying to kick out
11 and there's timelines. I totally understand it. But
12 overnight, you're—you're saying so the heat and the
13 air conditioner is just turned off?

14 AMY LOPREST: Yes.

15 COUNCIL MEMBER SALAMANCA: So, you can
16 walk in in the morning to your office and it's—it
17 could be a very warm office if it's a summer day?

18 AMY LOPREST: Yes, I'm—again I'm not—I-I
19 know that because I've been there. I mean I took the
20 class—the air conditioning and the heating bill off.
21 They turn it on in the morning. I don't know exactly
22 what time, but if you are sitting in the office
23 during the summer by—on a hot day by 6:30 if we
24 didn't—if you didn't pay for the supplemental air
25 conditioning, it gets very, very hot.

1
2 COUNCIL MEMBER SALAMANCA: And this is a
3 contract or a lease agreement that DCAS negotiated
4 for you to move in from Rector Street?

5 AMY LOPREST: Again, they—yeah, DCAS
6 negotiated this lease. We were not aware of this
7 issues with the heating and air conditioning fully
8 until we moved in. So, it was too late tell them
9 that—I mean they knew what—that—I mean they certainly
10 when we told them our needs we told them that we
11 worked and they were off at night and, you know, late
12 nights during the summer to do the Voter Guide to
13 produce the pay—the work to do the payments. Again,
14 we were not—DCAS negotiated the—this lease for a
15 bunch of city agencies that moved from 40 Rector 100
16 Church Street at the same time.

17 COUNCIL MEMBER SALAMANCA: Alright, and—
18 and you—you may not know this, but do you know if
19 other agencies that moved into this building have the
20 same lease where they have to pay for supplemental
21 heating and cooling?

22 AMY LOPREST: I don't know.

23 COUNCIL MEMBER SALAMANCA: You don't
24 know. Alright. It's a question. I'm interested in
25

1 knowing. What is—how much are you paying for square
2 footage now at 100 Church Street?
3

4 AMY LOPREST: That precise number I'm
5 going to have to get back to you.

6 COUNCIL MEMBER SALAMANCA: Alright and so
7 do you know how much you're going to be paying per
8 square footage at Greenwich Street?

9 AMY LOPREST: No, because DCAS is working
10 on the lease.

11 COUNCIL MEMBER SALAMANCA: They're
12 working on the lease, and you--

13 AMY LOPREST: [interposing] But I can
14 get those figures for you.

15 COUNCIL MEMBER SALAMANCA: Okay, and—and
16 so—and so you're going to make sure that if
17 everything goes well in this lease negotiation,
18 supplemental heating and cooling is part of the lease
19 and there's not going to be an additional expense?

20 AMY LOPREST: Yeah, that was absolutely
21 one of our main requirements when we filled out the
22 application that DCAS has was that we have access,
23 that we control our own supplemental heating and
24 cooling.
25

1
2 COUNCIL MEMBER SALAMANCA: Yes, alright.
3 Yeah, I just want to say for the record, you know,
4 when we found out that this application was going
5 through, we just were curious, you know, a city
6 agency going from 17,000 square feet to 50,000 square
7 feet. You know, I mean this—it's a little what?
8 33,000 square feet extra, and I can understand in
9 terms of your training space because I've been, but
10 it's a little frustrating, and I know that the
11 Mayor's Office is here. We invited DCAS to this
12 hearing, you know, and it's not the CFB's fault, you
13 know. If DCAS is negotiating this contract, they
14 should have been here to answer these questions in
15 terms of the dollar amount that we need per square
16 footage. And, it's insulting to this Council that
17 you're asking us to approve this application without
18 having proper representation from DCAS. So, I'm
19 asking the Administration to please hold DCAS whoever
20 made that decision accountable and ensure that they
21 come back so they can answer these questions. Thank
22 you, Madam Chair.

23 CHAIRPERSON ADAMS: Thank you very much.
24 We appreciate your comments. I'd like to echo those
25 comments with my colleague. We're very disappointed

1
2 in the lack of representation from DCAS at this
3 hearing today. We feel that we were—we should have
4 at least been respected enough in your behalf to hear
5 from them in order to champion your cause. We are
6 looking out for the best interest of all involved
7 with this matter. That said, I'd like to invite
8 Council Member Yeger—

9 COUNCIL MEMBER YEGER: [interposing]
10 Thank you Madam Chair.

11 CHAIRPERSON ADAMS: --to make his
12 comments. You're very welcome.

13 COUNCIL MEMBER YEGER: Thank you. Madam
14 Director, thank you so much for being here, and I'm
15 sorry you are not accompanied by DCAS, which is as I
16 understand the process that DCAS undergoes is they
17 essentially act as your real estate broker. You
18 describe for them a set of needs, and you fill out
19 your program report, which I've reviewed, and the go
20 out and they hunt for just like they do for an
21 apartment, just like they do this, you know, just
22 like any other real estate brokers does this anywhere
23 in the city. So, once you described for them your
24 needs, do they audit that need in anyway? Do they
25 review it and say well, maybe you don't need an extra

1
2 conference room. Maybe you don't need this, maybe
3 you don't need that. Maybe you can do better. Maybe
4 you can talk to OATH and see if they have extra
5 space. Maybe we could figure out how to deal with
6 the heating issue. Have--have they helped you in any
7 way?

8 AMY LOPREST: Well, I think that--I mean
9 one if you--you know, you looked at that needs, it has
10 a very precise, you know, you know, each proceed up
11 to this many square feet. And so, so we did talk
12 about, you know, what--what we needed and--and what
13 the--their needs assessment allows for. You know, I
14 think it's--the way it works is there's a certain
15 number of conference rooms per number of people. The
16 square footage is based on the level of the staff
17 member. So, we did talk about that, and so in terms
18 of negotiating, we have talked to them a number of
19 times about this heating and cooling issue because we
20 knew it was going to be quite expensive over this
21 year. But I think that again, it really worked the
22 way you just described it. We filled out our needs
23 and assessment. They asked us questions about our
24 needs, and that was--came in to be that final

1 document, and then they went and looked for space for
2 us.
3

4 COUNCIL MEMBER YEGER: Okay, so at—and
5 at—obviously you do share the floor with OATH.

6 AMY LOPREST: Yes.

7 COUNCIL MEMBER YEGER: Have you ever had
8 conversations with OATH either directly, bilaterally
9 or via DCAS and having to move back down in order to
10 figure out if there is any space needs that can be
11 shared with OATH that somehow you can—Obviously they—
12 they have enormity of courtrooms. Those—there's no—
13 there are trials that happen after 4:00 or 4:30. You
14 have trainings that go from 5:00 to 7:00. Have you
15 ever explored with OATH whether or not you can use
16 their courtrooms for training?

17 AMY LOPREST: Well, as you—no. I mean
18 we've talked to them about space, and my
19 understanding from them—their—our conversations is
20 that they need space, too. That they're—they're
21 bursting at the seams also. We, when we were at 40
22 Rector—I don't know if you recall—we always used a
23 very, very large hearing room that OATH had and I
24 think it was for the—I'm going to get the name wrong.
25 The Bureau of Standards of Appeals that--

COUNCIL MEMBER YEGER: Yes.

AMY LOPREST: --that that was built for them. When they moved from 40 Rector, they didn't build a space say a comp--the same amount of size because they weren't going to have those hearings at the OATH facility any more. So, again, also the training room is set up--our training room is set up with computers for--so that the candidates can learn how to use Csmart. So, it would a big--cumbersome to--to do that. Also, we need access to our local area networks and we'd have to share. So, it would be--I mean we could investigate that, but it would be very, very cumbersome.

COUNCIL MEMBER YEGER: Okay. As--as in my--you are what we call recovering attorney. [laughs] no longer practicing but in order to maintain our licenses we're required by the Chief Judge to undergo approximately 24 hours every two years of classroom training, but we don't have to go through a classroom to do so. We can do it online. The least that is being proposed by DCAS is 20-year 4-month lease, and I anticipate, you know, that--I--we now throw our phones every six pretty much. I anticipate over time technology will allow that you

1
2 would not necessarily have to have 600 and change
3 people tromping through the CFB in order to undergo
4 training. Have you explored doing online training so
5 that the actual physical space is not necessary?

6 AMY LOPREST: Well, one of the things we
7 actually, you know, we do a post-election survey
8 after every election, and one of the questions we ask
9 people is about this, and people overwhelmingly who
10 attended the trainings prefer to do them onsite
11 because you can ask immediate questions. You-it's
12 more tangible, but again, you're right. I mean over
13 who knows in 20 years, you know, I might be able to
14 just think my training and you'll know it.

15 [laughter]

16 COUNCIL MEMBER YEGER: I hope. That's
17 what the-Friedman encourages me often that he can
18 think it and I would know it. [laughter] Just a few
19 more questions and hopefully we can get you on your
20 way. And again, it's, you know, we're not able to
21 apologize for DCAS sort of abandoning you here at
22 the-at the witness table, but they did, and I-I
23 anticipated that they would be here. I believe that
24 the Chairs were informed that the city would be fully
25 participating in these hearings and, you know, the

1
2 Council operates under—under district clock. There
3 are 20 days by which the Council has an obligation to
4 act or not act, and, you know, we don't control the
5 clock. We don't control the calendar. Your hearing
6 at CPC came up, you know, 12 or 13 days after you
7 filed your application. It was on the 31st. It moved
8 right into the Council, and I think the Council
9 informed the Administration very shortly thereafter
10 that it was having a pre-scheduled hearing anyway,
11 and because of the clock needed to get the agencies
12 in at this time. So, you know, I apologize that
13 they've kind of left you here explain their work, but
14 I have a few questions, and I'm hopeful that you can
15 answer. And, you know, it's not—not in any way to
16 sound accusatory, of course. You know, you know me
17 and you know it's--

18 AMY LOPREST: [interposing] You know, I
19 just understand some of your suggestions.

20 COUNCIL MEMBER YEGER: --you know you've
21 got to have some familiarity with the obligation—with
22 the obligations of the CFB, and—and as Mr. Friedman
23 and I have spoken many times over the years I love
24 the CFB. I love the work that it does. I think it's
25 incredibly important, and my colleagues have all

1 indicated, those who have spoken, and those who have
2 not spoken that they appreciate the important work
3 that you do. As I counted it, through the program
4 you are proposing to have approximately 11 conference
5 rooms plus two additional large gathering rooms for a
6 total of 13 plus a reception area necessary to hold
7 25 visitors at a time adding to the CFB. Your
8 current reception area kind of holds about eight.
9 I've never seen more than three or four, but, you
10 know, it could be 25 people show up at a time. This
11 Council doesn't I believe have 11 meeting rooms
12 available for the 51 members or the 50 members who
13 work in this building to have at any given moment.
14 The conference rooms that you are proposing
15 constitute 3,536 square feet, carpetable square feet
16 of conference room space. An additional 3,067
17 carpetable square feet for multiple purpose rooms.
18 The additional 840 square feet carpetable for a
19 waiting area, and not to—I'm not hyping on the
20 carpetable, it's just that it's a mathematical thing
21 that, you know, we multiply it by 1.4 in order to get
22 to the right number because that's just the way that
23 it works, and you have to use the math in order to
24 get to the right place. And then I'm fascinated there
25

1 is a request for 280 carpetable square feet for a
2 parking space. I'm assuming you're not putting a car
3 on the fourth floor, but it is--

4
5 AMY LOPREST: [interposing] No, this is--

6 COUNCIL MEMBER YEGER: --the car-boarding
7 floor (sic) and that totals about 7,700 square feet
8 of space, and that's in addition to or that-in
9 addition to that is a recording studio of 1,490 feet-
10 1,500 square feet. I don't have my office here in
11 this building. My colleagues don't have more than
12 600 or 700 square feet in which we keep six or seven
13 or eight people at a time. We squeeze everything we
14 own into that, and so-and I do this little preamble
15 to say, you know, we're at a time-obviously, you
16 know, we have the fat years in the city, we have the
17 lean years in the city, and we're approaching those
18 lean years, and we have to be careful. And I'm just
19 asking is there any way that we could have done a
20 little more with a little less at 100 Church
21 particularly given the expense that the city put into
22 building that place out for spec, and it was for spec
23 even though you were forced in there by DCAS and to-
24 not to your blame at all. You know, you're-you're
25 simply the tenant and DCAS is effectively your

1 landlord and they tell you this is where you live,
2 and you're kind of stuck with that. But they also
3 build it out to spec per your spec. So, my question
4 is could a little more be done with a little less so
5 that 50,000 square feet and hundreds of thousand of
6 dollars of infrastructure costs in order to build out
7 the space is not necessary.

8
9 AMY LOPREST: Well, as for--

10 COUNCIL MEMBER YEGER: [interposing] Know
11 it's a long question, and I apologize, but I know you
12 followed it--

13 AMY LOPREST: [interposing] Yes.

14 COUNCIL MEMBER YEGER: --entirely.

15 AMY LOPREST: Okay, well I--have a couple
16 things to say. So, when we moved in, you know, since
17 we've moved to--from--from 40 Rector 100 Church, we've
18 built 31 new spaces for staff. So, I mean it is--a
19 lot of the space, well, there's a lot of common
20 space, and again, that is based on a formulation that
21 was in that--in the DCAS speculations. So, we put in
22 the number of people, the number and they calculated
23 those number of conference rooms. So, I am happy to
24 get back to you about how that's calculated, but I--

1
2 it's not—I guess my answer about that is I'm not
3 sure. The--

4 COUNCIL MEMBER YEGER: [interposing]
5 Miss-miss-Director--

6 AMY LOPREST: [interposing] Yes.

7 COUNCIL MEMBER YEGER: --I'm sorry. I
8 apologize very much, but the—the—the need is outlined
9 by the—by the agency, not by DCAS. In other words,
10 the-DCAS-DCAS was told by the agency this is how many
11 people we have, and this particular department just
12 picking one, I'm picking—I turned to yours. So, I'm
13 going to turn it off because I don't want you to
14 think that that's why I did it. I turned to
15 Candidate Services, and Candidate Services is-is
16 completed with the Director's Office of 168; the
17 Manager's Office 140; work stations times 10, 770;
18 and then—but the—the agency not DCAS tells DCAS how-
19 well, we—this—this particular unit of our functions
20 also need three mini conference rooms, and also one
21 multi-function room.

22 AMY LOPREST: Yep.

23 COUNCIL MEMBER YEGER: They don't—DCAS
24 doesn't determine that.

1
2 AMY LOPREST: Some of that is based on
3 the—we have this big how you calculate the spaces
4 that you might need. So, because again we're not
5 architects. So, they have a different way to
6 calculate, you know, based on the number of people
7 how many—so, you're right, we did put that into that
8 form, but it's based on a calculation that's
9 provided, you know, specifications from DCAS. I
10 mean, so for example that—those three mini conference
11 rooms are to allow for the kind of services unit to
12 have conferences with candidates in private and, you
13 know, rather than having to sit in the public area to
14 discuss, you know, to help them do their filings, or
15 to answer questions for them. So, they—yes, we—we
16 worked it into our specialized needs but--

17 COUNCIL MEMBER YEGER: But with—without
18 focusing on the square footage which assuming that
19 DCAS does that mathematical dancing--

20 AMY LOPREST: [interposing] Yes.

21 COUNCIL MEMBER YEGER: --and comes up
22 with the number, but it's the—the number of rooms,
23 the need itself for the rooms is—as outlined and
24 identified by the agency Department (sic) of Finance
25 has told DCAS hey we need 11 conference rooms plus we

1 need these additional two multi-functions, and I just
2 want to point out that in the 11 conference rooms you
3 have—you have a need for one small conference room
4 with AV for 336 feet for your Public Affairs Unit
5 needing to accommodate eight people, and also one
6 small conference room with the need for AV
7 constituting 336 square feet for your Public
8 Relations Department. So, our Public Affairs
9 Department gets 300-foot conference room for eight
10 people and you Public Relations Department gets 336
11 square feet for a conference room. And I'm just
12 saying, you know, I want to do a conference room and
13 Chair Adams has got a room, I've got to have a
14 different time for my conference and you own agency
15 of 150 right now people and you've grown from
16 approximately 90 or so a year ago to 130 or
17 thereabouts this year. In 2016, when you filled out
18 the report it was approximately 125 people. I'm
19 sorry. You filled out the report indicating that you
20 wished to plan for 150 people, but in that plan of
21 150, you indicated that at that time you had 33
22 vacancies. So, there's 117 at that point. So, I'm
23 just saying can, you know, you guys figure out how to
24 share conference rooms a little better so that you
25

1 don't need to be build out 11 or 13. Because all
2 DCAS is doing is—is spitting numbers back out based
3 on what you tell them your need is. If you tell them
4 you have 16 managers who need office space, well,
5 they figure out how much the footage is. I get that,
6 and if you tell them well we need 11 or 6 or 2
7 conference rooms, they figure out the square footage.
8 I get that, but ultimately the agency is telling the
9 landlord what it is we need, and that's on the
10 agency.
11

12 AMY LOPREST: Yeah, except again I—based—
13 if many of these—I mean right now we have I think
14 three conference rooms. You know, one—only one of
15 which fits more than four people. I guess two
16 because we've knocked down a wall. [laughs] So, that
17 will fit. So, we took down one, and so that fit more
18 than four people. The—again, it was this—there's a—a
19 formulate from that—well, again we used from DCAS
20 that was—had, you know, okay you have this number of
21 people, this number of office space so this kind of
22 person can get, you know, so you'll see there's all
23 different like cubicle sizes, and different sizes.
24 Those were not based on you're just us saying oh,
25 these people need a 4x4 cubicle. This kind of person

1 needs an 8x8 cubicle. Those are based on a DCAS
2 resource allocation, and that's where the number for
3 the conference room came from.
4

5 COUNCIL MEMBER YEGER: But based on you
6 telling them—telling DCAS how many people--

7 AMY LOPREST: [interposing] How many
8 people we've got? Yes, absolutely, yes, yes.

9 COUNCIL MEMBER YEGER: --how many human
10 beings you need to plan for.

11 AMY LOPREST: Yes, yes absolutely.

12 COUNCIL MEMBER YEGER: And the 11—the 11
13 conference rooms plus the two multi-use rooms are
14 also based on the agency, not--

15 AMY LOPREST: [interposing] Yes.

16 COUNCIL MEMBER YEGER: --maybe not on
17 you, but people in your agency identifying to DCAS
18 that we have a need for 13 conference rooms to carry
19 forth a 150, and I'm just saying that I can't imagine
20 all 13 are going to be used at the same time==

21 AMY LOPREST: [interposing] Yes.

22 COUNCIL MEMBER YEGER: --and there's got
23 to be a better way and, you know, I believe the goal
24 here is to figure out a way that, you know, you're at
25 a place that's already been built out. Is there a

1 way that the city of New York can save the money of
2 (a) doing a more expensive lease. Building out that
3 place, letting it for 20 years and 4 months so as to
4 lock us in as taxpayers to carrying that forth for
5 the next 20 years. I mean, you know, we—just to—just
6 to give you the analogy, you know we run campaigns
7 every four years, and if I were to take a campaign
8 office today that were to be, you, 6,000 square feet
9 because in November of 2021 I anticipate that would
10 be my need. I'm not suggesting you—you have—you're
11 able to function the same way. You clearly can, but
12 what I'm saying is this is a 20-year lease, and the
13 question is, is this the right, you know, large
14 amount or largest of—of space to take on without
15 having maybe considered if we can do a little better.
16 Isn't there an opportunity to go back to the drawing
17 board, and—and do this program need again, and go
18 back to DCAS and say we could probably a little—a
19 little less worth, and maybe they could find
20 something a little better. Maybe they can—maybe they
21 can move OATH, and you can take over the whole OATH
22 floor, and then you'll have that whole floor because
23 you said OATH is also burst—bursting at its seams,
24 and they have all that space out there already built
25

1 out. So, I'm--what I'm indicating here is that in-in
2 my view, and you know, I'm not a mathematician, and
3 I'm not an architect at all, but I'm looking at a
4 demand for space that where you're at 17 right now
5 and you wish to go 50. And I understand that the
6 agency is not accountable for approximately 12 or so
7 thousand square footage, which the only reason you're
8 going from--from what your request of 30--32ish is what
9 you're saying you need to 50 is because there's just
10 basically dead space. The landlord is saying you
11 have to take this entire fourth floor if you want the
12 fourth floor. So, right away the agency is being
13 told you had a need of 32,000 square feet. We're
14 going to give you 50,000 square feet. You have to
15 rent the whole 50,000 feet. And if I were looking
16 for a 2-bedroom apartment and my broker told me well,
17 I can't give you a 2 but I'm going to give you a 6,
18 and it's going to cost you 8 times as much, you know,
19 I would say no I can't. I can't afford that. That's
20 not a good use of my money. I don't need 4 extra
21 bedrooms, and my question is can you go back to DCAS
22 and say let's go back to the drawing board again.
23 This 255 Greenwich is not the right fit for us.
24
25

1
2 AMY LOPREST: So, I'll just say a couple
3 things. One is I mean obviously we are planning for
4 increased mandates. I mean every—I've been Executive
5 Director for about 10 years, and we've increased the
6 number of mandates, and therefore, the accompanying
7 number of staff, numerous times over that 10 years.
8 The Mayor has indicated in his State of the City that
9 he will be focusing on democracy initiatives,
10 educating voters, increasing the number of people
11 registered and the number of people getting out to
12 vote. We anticipate that that will be added to the
13 number of staff that we require. Right now our voter
14 staff is about four people. I mean other people
15 helped with that work, but again, we—we won't be able
16 to meet those obligations without additional staff.
17 Having also moved into a space that was too small, I
18 am, you know, reluctant to say, and also there's time
19 constraints [coughs] as you work with the—in the
20 elective cycle so do we and, you know, going back
21 it's been—we've been working with DCAS since the fall
22 of 2016. It's—so we have—there's a conflict. To
23 more in the middle of an election year is quite
24 cumbersome for our staff, and also we—I used to—we
25 looked—I mean DCAS looked for a lot of different

1 spaces for us. I mean and, you know, we would like
2 to—one of our requirements that we said, you know,
3 which is important is to be able to be close to it so
4 the candidates can go to CR. Our staff can go to the
5 Board of Elections easily to go to City Hall, to the
6 City Council if they needed to. And so, being more
7 centrally located it's one of the more centrally
8 located it's one of the important—and so I know that
9 again they did siting working for us, and—and this is
10 the space that they identified as the most useful.
11 Your—as you point out, it is more than what we had
12 originally asked for.

14 COUNCIL MEMBER YEGER: Right. I'd like
15 to follow up on what Chair Salamanca asked earlier
16 regarding the video taping, and something that I know
17 has been previously suggested to CFB, and I know Mr.
18 Friedman is aware of this, and I'm--I'm assuming you
19 are as well is the—the notion of that we take all the
20 candidates from around the city and we force them to
21 go down to the village to do taping. Here we're not
22 saying go to the village. We're saying go to the
23 CFB. But I'm wondering if the CFB has inquired or
24 investigated at all whether or not for example CUNY
25 schools that have video recording equipment like

1
2 Lehman College up in the Bronx like Kingsborough in
3 my borough, like I believe College of Staten Island
4 in Staten Island. I'm assuming there's places in
5 Queens that the chair will tell us about. There are
6 places that belong to the city of New York that can
7 be used without incurring a single penny other than
8 your own staff time, and they're already on payroll,
9 and maybe some additional tech work. And you wouldn't
10 have to buy equipment, and you wouldn't have to buy
11 space for that and you wouldn't have to let, you
12 know, this additional area, and you wouldn't have all
13 this dead area sitting and, you know, there but for
14 the grace of God waiting for a special election or
15 waiting for once every four years where you get to
16 use it ten days.

17 AMY LOPREST: So, again it would—the
18 difficulties related to that I mean in addition to
19 logistic issues, but the—ensuring that the quality of
20 the voter—the profiles are exactly the same, again
21 I'm no video expert, but I mean I assume that, you
22 know, different equipment can produce different
23 quality of videos and you really would not want to
24 say that the candidates from Brooklyn have a
25 different quality of video than the candidates from

1 the Bronx or Manhattan. So, making sure that they're
2 uniform and consistent is a—is an important concern,
3 and I'm—not that that's—I'm not saying that they
4 couldn't possibly be overwhelmed. Again, I don't know
5 anything. I'm not a video production expert.

7 COUNCIL MEMBER YEGER: I'll defer to the
8 Chair or additional questions, or you may use my time
9 here, and I think, look at the end, I—I, you know,
10 obviously the committee, the subcommittee is not
11 going to vote on it today. I'm not a member of the
12 Subcommittee but, you know, I—I truly believe that—
13 that in the environment and the era of doing more
14 with less, and it's not again—not the board's fault
15 at all because you came in with a request. You
16 followed DCAS standards. You did what you were told.
17 There you're a boss on this, and we're surely not
18 your boss on this at all. But, I believe that, you
19 know, even—even at the high end and, you know, I
20 don't want to call this the numbers exaggerated, but,
21 you know, I think because of the way DCAS does its
22 formulas they are somewhat artificially inflated and
23 I think that DCAS should be asked to back to the
24 drawing board. And you also brought up yourself in
25 the last few moments a very interesting question of

1
2 whether or not the Mayor is going to some mandates
3 that force you to have additional obligations that
4 require additional staffing. Have you spoken with
5 the Administration to see if there is something on
6 the drawing board that you may find out in six months
7 that, you know, oh, my gosh, the CFB has to hire
8 another 100 people. Because what do you do if the
9 CFB has to hire a 100 people and you just built out
10 50,000 square feet, and you don't have the space for
11 them?

12 AMY LOPREST: I-I don't anticipate. I
13 mean we-I mean I think we probably will need more
14 people, but I think doubling the staff size is
15 probably not going to happen. I mean we've already
16 allowed for some increase. Granted, of course, with
17 the extra conference space that can be used for
18 additional staff, and that's what we've done at 40
19 Rector at 100 Church.

20 COUNCIL MEMBER YEGER: Is three harm to
21 asking DCAS to go back to the drawing board and aim
22 to hit that 32 or thereabouts number a little more
23 scientifically?

24

25

1
2 AMY LOPREST: The only the hurt again is--
3 is the--is the timing, and because it takes quite a
4 bit of time--

5 COUNCIL MEMBER YEGER: [interposing] A
6 month or two.

7 AMY LOPREST: --to do this, and I assume
8 that we would--I--I again am not 100% familiar with the
9 lender's process either, but it has been, you know,
10 this has been time-consuming because, you know, we
11 needed to get approval from the Department of
12 Buildings, and from City Planning and from this
13 committee-subcommittee. So, that I assume would add
14 time, and again--

15 COUNCIL MEMBER YEGER: [interposing] A
16 month or two.

17 AMY LOPREST: I--I--

18 COUNCIL MEMBER YEGER: [interposing]
19 Whatever, you know, ask, just ask them.

20 AMY LOPREST: I assume that they have
21 spent their--they've done their due diligence to make
22 sure that they've found a space so with that yeah.

23 COUNCIL MEMBER YEGER: One with that.

24 AMY LOPREST: Well, so I would assume
25 that they have done that already.

1
2 COUNCIL MEMBER YEGER: Thank you. Thank
3 you, Madam Director. Thank you very much.

4 CHAIRPERSON ADAMS: Thank you. Thank you
5 so much. We're going to wrap up. I want to thank my
6 colleagues for expanding on this hearing. The
7 questions have been very worthwhile. We are going to
8 address all further DCAS questions and CFB questions
9 in a letter to DCAS and to CFB so that we can get any
10 other questions answered. Are there any other
11 members of the audience that are here to testify
12 today? Okay, thank you very much. Thank you for
13 your testimony.

14 AMY LOPREST: Thank you.

15 CHAIRPERSON ADAMS: I am now closing the
16 public hearing on this issue, and we are going to lay
17 over all other items on this agenda. I want to thank
18 all members of the public, my colleagues, counsel and
19 Land Use staff for attending today's hearing. This
20 meeting is hereby adjourned. [gavel]

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C E R T I F I C A T E

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



Date March 9, 2018