

**Testimony of Vincent Chin**  
**NYC Taxi & Limousine Commission Assistant Commissioner, Finance and Operations**  
**City Council Subcommittee on Landmarks, Public Siting & Maritime Uses**  
**Hearing on the Notice of Intent to acquire office space at**  
**188 West 230<sup>th</sup> Street, Bronx**

**March 15, 2018**

Good afternoon Chair Adams and members of the Subcommittee on Landmarks, Public Siting & Maritime Uses. I am Vincent Chin, Assistant Commissioner of Finance and Operations of the New York City Taxi and Limousine Commission. I am joined today by Brian Switzer TLC's Director of Operations, and our colleagues from the Department of Citywide Administrative Services. Thank you for inviting us here today to discuss the Notice of Intent to acquire office space at 188 West 230<sup>th</sup> Street in the Bronx.

TLC is seeking a temporary lease that will enable the agency to continue operations while we perform critical rehabilitation of our existing facility at 24-55 B.Q.E. in Woodside, Queens. Over six years ago, TLC staff observed cracks in the façade of our Woodside facility. In subsequent years, we worked with the Department of Design and Construction to perform geotechnical engineering and structural studies on our site. The studies revealed that the soil under our building was loose and that the structure was physically compromised. Experts who conducted the study recommended that half of the building needed to be torn down and rebuilt.

The Woodside project got off the ground in 2015. As we worked with DDC to design a new space, we also started working closely with DCAS to plan for the temporary relocation of TLC staff during construction. Last summer, the City signed a term sheet for temporary swing space at a different property in the Bronx, and submitted a similar application that was approved

by the City Planning Commission in August. Unfortunately, after approval, the prospective landlord backed out of negotiations and we had to find a new location.

DCAS has worked very hard to locate appropriate properties across Brooklyn, Queens, and the Bronx, but it has been difficult to find spaces that meet TLC's requirements. The first challenge is we need office space that is close to turn-key ready. The second challenge is we need 100 parking spaces for official vehicles. This past November, we received a list of sites for consideration and visited three properties: one in Queens, one in Brooklyn, and one in the Bronx. The Queens space was not feasible because it was occupied and only serviced by one tertiary roadway, which raised concerns about accessibility during inclement weather. It was also very far from public transportation. In Brooklyn, we looked at a former supermarket covering 70,000 square feet of space – much more than we need. Although the landlord was open to subdividing the space, we felt the cost of the build out in terms of dollars and time would not be a good use of public resources.

The space we are presenting today was the best option to meet our dual needs for office space that is close to turn-key ready, and parking for official vehicles. In our recent presentations to the City Planning Commission and to Community Board 8, we received questions about what impact TLC operations would have on traffic and parking. We explained that TLC will not take up spaces on the street because the site has an existing parking lot. We also do not expect much vehicle or foot traffic in the area because the office is not open to regular visits from TLC licensees or the public. I'm happy to report that after a productive discussion with members of the Community Board they passed a resolution in support of our project on March 13<sup>th</sup>.

We started this process with an open mind about where to temporarily relocate our staff. Considering the obstacles we have faced, we are happy that the office on 230<sup>th</sup> street will meet our needs. We are eager to finalize the terms of the lease, so we take another step closer to starting the critical construction work at our Woodside facility.

Thank you very much for inviting us to testify today and I'll be happy to answer any of your questions.

Kassian Brotherhood  
148 W. 230<sup>th</sup> Street  
Bronx, NY 10463

The Hon. Fernando Cabrera  
New York City Council District 14  
107 E. Burnside Avenue  
Bronx, NY 10453

March 15, 2018

Dear Council Member Cabrera:

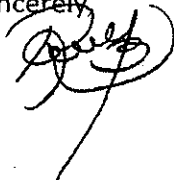
I am writing to on behalf of the Kassian Brotherhood to express opposition to the proposed TLC facility at 188 W. 230<sup>th</sup> Street. The siting of this facility is expected to bring an additional 100 vehicles to the area, which already has inadequate parking for residents and existing businesses. The added vehicles will also increase traffic congestion, which, as you know, is already high, and will worsen time constraints for residents, businesses, and people using public bus transit.

Finally, there are many for hire vehicle drivers in our community whose families depend on them for survival. The drivers are extremely stressed because of unfair processes and financial burdens on the drivers. This has led to driver suicides and a disagreeable atmosphere in the community.

The Kassian Brotherhood is very concerned about the issues mentioned above and we vehemently oppose the proposed TLC lease.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to be "R. P. P.", written over the word "Sincerely,".

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: 3/15/18

**(PLEASE PRINT)**

Name: Vincent Chin

Address: 33 Beaver St

I represent: TLC

Address: \_\_\_\_\_

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*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition

Date: 3/15/18

**(PLEASE PRINT)**

Name: Brian Switzer

Address: 7 Dekalb Ave, Brooklyn, NY

I represent: TLC

Address: 33 Beaver Street, NY, NY

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in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: TODD HAMILTON

Address: 1 CENTRE STREET

I represent: DCAS

Address: 1 CENTRE STREET

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Appearance Card

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in favor  in opposition

Date: 3/15/18

(PLEASE PRINT)

Name: Laura Ringelheim

Address: 1 Centre St, 20<sup>th</sup> fl

I represent: City of NY

Address: 1 Centre St

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