

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON PLANNING, DISPOSITION & CONCESSION

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January 26, 2010

Start: 1:14 pm

Recess: 1:29 pm

HELD AT: Council Chambers
City Hall

B E F O R E:
STEPHEN LEVIN
Chairperson

COUNCIL MEMBERS:
Sara M. Gonzalez
Daniel J. Halloran
Charles Barron
Inez E. Dickens

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

Carol Clark
Assistant Commissioner
NYC HPD

Ted Weinstein
Director of Bronx Planning
NYC HPD

2 CHAIRPERSON LEVIN: Good afternoon.
3 I want to welcome everybody to the first committee
4 hearing of the Subcommittee on Planning,
5 Dispositions & Concessions. Oh, I have to hit the
6 hammer. Thank you. I have a cheat sheet here, it
7 doesn't say hammer, okay, gavel.

8 I want to introduce myself, my name
9 is Stephen Levin, I'm the Council Member in the
10 33rd District. I'm honored to be Chairing this
11 Subcommittee and I look forward to a productive
12 year with my colleagues, my esteemed colleagues
13 who I will be introducing from left to right and
14 that is in no way indicative of their ideological
15 bend or political feelings.

16 COUNCIL MEMBER HALLORAN: Because
17 Charles is to the right of me.

18 CHAIRPERSON LEVIN: And Charles is
19 to the right, that's right.

20 COUNCIL MEMBER BARRON: You know
21 that's [off mic].

22 [Off mic]

23 CHAIRPERSON LEVIN: But for the
24 record, Stephen Levin, Council Member in the 33rd
25 District. I want to recognize my esteemed

2 colleague and my neighbor to the southwest, Sara
3 Gonzalez from the 38th District of Brooklyn.

4 Would you like to say a couple words here or...?

5 COUNCIL MEMBER GONZALEZ: Yeah,
6 sure, thank you, Chair. I just want to say
7 congratulations, first of all, for your
8 Subcommittee, I know we're going to have a really
9 incredible time here. And I want to say to
10 Councilman Barron and also our new Council Member
11 Halloran, welcome, and I look forward to working
12 with this incredible staff as well. Thank you.
13 Thank you to the staff.

14 CHAIRPERSON LEVIN: I would also
15 like to recognize my colleague, another new
16 member, Council Member Dan Halloran from Bay Side
17 Queens, Dan, what's the Council District?

18 COUNCIL MEMBER HALLORAN: Nineteen.

19 CHAIRPERSON LEVIN: Nineteenth
20 Council District. Would you like to say a couple
21 words, Dan?

22 COUNCIL MEMBER HALLORAN: That I'm
23 very happy to be here and congratulations on your
24 assignment as our sub Chair, looking forward to
25 working with you.

2 CHAIRPERSON LEVIN: Thank you. I
3 also would like to recognize my esteemed colleague
4 from Brooklyn from the 42nd Councilmatic District,
5 Council Member Charles Barron.

6 COUNCIL MEMBER BARRON: Thank you
7 very. I want to let you know you are in for a
8 ride, buddy.

9 CHAIRPERSON LEVIN: Yes, that's
10 right.

11 COUNCIL MEMBER BARRON: We're going
12 to have some kind of year and I promise to make it
13 exciting, dynamic, and productive.
14 Congratulations.

15 CHAIRPERSON LEVIN: Thank you very
16 much, I appreciate that. I look forward to
17 working with everyone on the committee. I just
18 want to recognize Council Member Inez Dickens from
19 Manhattan.

20 COUNCIL MEMBER DICKENS: Thank you
21 so much and I'm present and I congratulate you on
22 your appointment as Chair of this Committee, and
23 my colleague promises you an exciting year and I
24 will work with him to see that that occurs.

25 CHAIRPERSON LEVIN: I look forward

2 to it.

3 [Off mic]

4 CHAIRPERSON LEVIN: Excitement is
5 always good in government, I--

6 [Off mic]

7 CHAIRPERSON LEVIN: So there being
8 no other members of the Council present at the
9 current time, I think we've established a quorum
10 of this Subcommittee and I would like to begin the
11 hearing on the first item which will be coming
12 before us today. [Long pause] The item is
13 Preconsidered Land Use number--excuse me?

14 [Off mic]

15 CHAIRPERSON LEVIN: N100116HAX,
16 it's in the district of Council Member Cabrera and
17 I would like to invite from New York City's
18 Department of Housing Preservation Development Ted
19 Weinstein and Carol Clark to deliver testimony on
20 this matter.

21 MS. CAROL CLARK: Thank you, Chair
22 Levin, we're pleased to do so. I'm Carol Clark,
23 Assistant Commissioner at HPD and I'll just turn
24 it over to Ted Weinstein to give this testimony,
25 he is the Director of Bronx Planning.

2 TED WEINSTEIN: Thank you. 151
3 East Tremont Avenue is a 2-story commercial
4 building which has been owned by the city under
5 HPD jurisdiction since 1978, it's been used as an
6 office by HPD, various offices over the years. At
7 this time, we feel that we no longer need to have
8 that space to use, the staff that is there would
9 be moved to another city-owned building and so we
10 offered last year a request for offers, opening it
11 up for people proposing to purchase it, and we've
12 been in negotiation with the high bidder and we're
13 looking forward to being able to sell the property
14 this year. [Pause] I'm sorry, and Councilman
15 Cabrera supports the application.

16 CHAIRPERSON LEVIN: If I could ask,
17 what is the intended purpose of the property
18 according to the RFP that was put out?

19 TED WEINSTEIN: Okay, well the RFO-
20 -

21 CHAIRPERSON LEVIN: RFO--
22 [Crosstalk]

23 TED WEINSTEIN: --seeks, it seeks
24 really a high bidder, the high bidder was an
25 organization that's a cultural organization,

2 umbrella group of other councils and organizations
3 and they're looking for a headquarters, so they're
4 seeking funding at this time to purchase and then
5 renovate the building. So it would be used as a
6 cultural center, educational uses.

7 CHAIRPERSON LEVIN: I'm sorry, what
8 is the size of the property, what is the square
9 footage?

10 TED WEINSTEIN: The lot itself is
11 6,750 square feet, so the two stories, it's
12 approximately a 13,000 square foot building.

13 CHAIRPERSON LEVIN: I'd like to
14 open discussion up to comments or questions by any
15 of my colleagues on the Subcommittee. Barring
16 none, I will close the hearing on this matter.

17 Sorry, and there's nobody from the
18 public--being that there's nobody from the public
19 that has signed up to speak on this matter, we
20 will consider the matter closed and I'll be
21 closing the hearing--the hearing on this matter
22 has been closed.

23 Next up we'll be opening the
24 hearing the Preconsidered Land Use number
25 20105058HAK, 480-482 Warwick Street in Brooklyn,

2 that's in the 42nd Councilmatic District, the
3 district of Council Member Barron.

4 CAROL CLARK: Again, I'm Carol
5 Clark, Assistant Commissioner at HPD and I'm
6 joined now by Terry Arroyo, who is HPD's Director
7 of Land Use. This item, which, as you noted, is
8 in the district of Council Member Barron consists
9 of the proposed disposition of two vacant city-
10 owned lots that are located at 480 to 482 Warwick
11 Street under HPD's new foundations program.

12 The developer, which is Cypress
13 Hills Local Development Corporation, intends to
14 construct one 3-family home for sale to eligible
15 purchasers.

16 Council Member Barron has been
17 briefed and has indicated his support. I know he
18 has a key question, however, that he wants to ask.

19 CHAIRPERSON LEVIN: I'd like to
20 recognize Council Member Barron.

21 COUNCIL MEMBER BARRON: Don't let
22 her Chair your meeting. Just wanted to put on
23 record because in the written documents to our
24 Land Use department it reads that the AMI, the
25 Area Medium Income, is up to 165% of the AMI and I

2 think the cost of the house was 400 and some odd
3 thousand dollars when we first negotiated, but we
4 have had meetings since and HPD has agreed that it
5 would be up to 60% of the AMI and the cost of the
6 house would be \$380,000 because we as Council
7 Members have to continue to define what is
8 affordability for our neighborhoods. So I just
9 want to ask on record for the record, is that your
10 understanding of our agreement?

11 CAROL CLARK: Yes, sir, Council
12 Member Barron, that is absolutely correct, the
13 sales price as you noted is \$380,000 it's
14 estimated and, in addition, as you correctly
15 stated, families earning up to approximately 60%
16 of the Area Median Income, which is approximately
17 \$45,000 a year for a family of four, will be the
18 income targeted family. So you're entirely
19 correct.

20 COUNCIL MEMBER BARRON: Thank you,
21 thank you very much.

22 CHAIRPERSON LEVIN: Sounds like a
23 win-win, so--

24 COUNCIL MEMBER BARRON: Yes.

25 CHAIRPERSON LEVIN: --very good

2 work and congratulations.

3 COUNCIL MEMBER BARRON: Thank you.

4 CHAIRPERSON LEVIN: Do any other
5 members have any questions on this matter? Okay,
6 and there's no members of the public to speak on
7 this matter? Then I consider this matter closed--
8 the hearing on this matter closed. Thank you very
9 much.

10 And one--sorry, two more items on
11 the calendar, Preconsidered Land Use number
12 20105060HAM, 3603-3605 Broadway in Manhattan in
13 the district of Council Member Robert Jackson.
14 Ms. Clark.

15 CAROL CLARK: Yes, thank you. This
16 consists of the proposed amendment to a previously
17 approved project through HPD's Tenant Interim
18 Lease II program. The project as you noted is
19 located at 3603 and 05 Broadway and it was
20 approved for disposition by the Council back in
21 February of 2004 to the sponsor, which is UHAB.

22 Under the TIL II program, local
23 not-for-profit organizations purchase buildings
24 and oversee their rehab prior to the sale of
25 cooperative units to the tenants. The original

2 project set the estimated initial maintenance
3 charges at approximately \$100 per room. However,
4 we are now taking into account the considerable
5 additional costs that have been identified and the
6 action before the Council today seeks approval of
7 new rates of up to \$250 per room. We've spoken
8 with Council Member Jackson and he has indicated
9 his approval of this project.

10 CHAIRPERSON LEVIN: Okay. Do any
11 of my colleagues, members of the Subcommittee have
12 any questions regarding this matter? And again it
13 was mentioned that Council Member Jackson was in
14 full support of this proposal.

15 CAROL CLARK: That is correct.

16 CHAIRPERSON LEVIN: There being no
17 members of the public that wish to speak on this
18 matter, I would like to consider this--the hearing
19 on this matter closed. And we have one more item
20 on the calendar, Preconsidered Land Use number
21 20105212HAX, that's 1100 Elder Avenue in the Bronx
22 in the district of Council Member Annabel Palma.
23 Ms. Clark?

24 CAROL CLARK: Thank you. As you
25 noted, this item consists of the proposed

2 disposition of one occupied city-owned building
3 located at 1100 Elder Avenue through HPD's Tenant
4 Interim Lease program, which we call TIL.

5 TIL assists organized tenant
6 organizations in city-owned buildings to purchase
7 and manage low income cooperatives.

8 This project has 61 residential
9 units and Council Member Palma has indicated her
10 approval.

11 CHAIRPERSON LEVIN: So this
12 building will be a co-op and HPD is providing
13 assistance in assisting the--

14 CAROL CLARK: Training.

15 CHAIRPERSON LEVIN: --the tenants
16 along their way and--

17 CAROL CLARK: That's exactly right,
18 it'll be low income cooperative, that's right.

19 CHAIRPERSON LEVIN: And how long is
20 that process--

21 CAROL CLARK: [Interposing] It
22 generally takes approximately 12 to 18 months for
23 the construction period.

24 CHAIRPERSON LEVIN: And HPD plans
25 to be with them every step of the way as that goes

2 along or...?

3 CAROL CLARK: Absolutely, and right
4 now the project is a little over 98% complete, so
5 we're getting close to being able to move back
6 into the building.

7 CHAIRPERSON LEVIN: Right now, the
8 tenants had been relocated temporarily or...?

9 CAROL CLARK: Yes, that's correct.
10 They're relocated to a nearby location and they
11 will be moving back to 1100 Elder Avenue.

12 CHAIRPERSON LEVIN: Do any of my
13 colleagues have questions?

14 COUNCIL MEMBER BARRON: In these
15 projects, this one is just renovations, right?

16 CAROL CLARK: That's right.

17 COUNCIL MEMBER BARRON: And
18 Jackson's project, what is that again, is that
19 new?

20 CAROL CLARK: That is a TIL II and
21 where a sponsor in that case UHAB comes in, it's a
22 local not-for-profit sponsor who purchases the
23 building and oversees the rehabilitation
24 themselves so that UHAB--

25 COUNCIL MEMBER BARRON: So that's

2 rehab, too.

3 CAROL CLARK: --does the work,
4 right.

5 COUNCIL MEMBER BARRON: So it's
6 already established the affordability and
7 everything's already established, people are
8 already living in there.

9 CAROL CLARK: That's correct.

10 COUNCIL MEMBER BARRON: Okay, thank
11 you.

12 CAROL CLARK: You're welcome.

13 CHAIRPERSON LEVIN: Do any of my
14 other colleagues have any questions on this
15 matter? There being no members of the public who
16 wish to speak on this matter, I declare the
17 hearing on this matter closed and--excuse me one
18 second, please. [Long pause] The four items that
19 we heard will be voted on and all either items on
20 the calendar will be laid over and the Chair
21 recommends an aye vote on all coupled matters and
22 I will ask at this point the counsel to call the
23 roll.

24 CAROL SHINE: Carol Shine, Counsel
25 to the Subcommittee. Chair Levin?

2 CHAIRPERSON LEVIN: Aye.

3 CAROL SHINE: Council Member

4 Barron.

5 COUNCIL MEMBER BARRON: Aye on all.

6 CAROL SHINE: Council Member

7 Gonzalez.

8 COUNCIL MEMBER GONZALEZ: Aye on

9 all.

10 CAROL SHINE: Council Member

11 Dickens.

12 COUNCIL MEMBER DICKENS: Aye on

13 all.

14 CAROL SHINE: Council Member

15 Halloran?

16 COUNCIL MEMBER HALLORAN: Aye on

17 all.

18 CAROL SHINE: By a vote of five in
19 the affirmative, none in the negative, and no
20 abstentions, the aforementioned items are approved
21 and referred to the full committee.

22 CHAIRPERSON LEVIN: And I will be
23 adjourning the meeting. Everybody has voted so
24 there's no need to hold the roll open for 15
25 minutes, the meeting is adjourned.

C E R T I F I C A T E

I, Tammy Wittman, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature Tammy Wittman

Date February 3, 2010