

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON FINANCE

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January 27, 2009  
Start: 11:27 am  
Recess: 11:37 am

HELD AT: Committee Room  
City Hall

B E F O R E:  
DAVID I. WEPRIN  
Chairperson

COUNCIL MEMBERS:  
David I. Weprin  
Joel Rivera  
Diana Reyna  
Gale A. Brewer  
Leroy G. Comrie Jr.  
Bill de Blasio  
Lewis A. Fidler  
Eric N. Gioia  
Robert Jackson  
G. Oliver Koppell  
Helen Sears  
Peter F. Vallone Jr.  
David Yassky

## A P P E A R A N C E S

## COUNCIL MEMBERS:

Vincent J. Gentile

Vincent Ignizio

James S. Oddo

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

Jeremy Waldrup  
Assistant Commissioner  
Department of Small Business Services

Dottie Conway  
Legislative Director  
Council Member Albert Vann

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2 CHAIRPERSON WEPRIN: Good morning  
3 and welcome to today's Finance Committee hearing.  
4 I'm David Weprin. I chair the committee. On  
5 today's agenda we have two Business Improvement  
6 District items. Let me introduce my colleagues  
7 that are here, and I thank you for coming  
8 promptly. Council Member Lou Fidler from  
9 Brooklyn, Council Member Peter Vallone, Jr. from  
10 Queens, Council Member Helen Sears from Queens,  
11 Council Member Robert Jackson from Queens and  
12 Council Member Joel Rivera from the Bronx and  
13 Council Member Oliver Koppell from the Bronx. The  
14 first BID is the Hudson Square BID located in  
15 Speaker Quinn's district is in the last stage of  
16 formation. On December 9, 2008, this committee  
17 had its first public hearing on Intro. 870 and  
18 such meeting closed without a vote. By law the  
19 committee must wait at least 30 days after its  
20 public hearing on the BID before it can again  
21 consider and possibly vote to approve legislation  
22 to establish the BID. The 30-day period  
23 immediately after the public hearing serves as an  
24 objection period, which gives the property owner  
25 affected by this BID a chance to formally object

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2 to its creation. When considering Intro. 870, the  
3 committee must answer the following four  
4 questions. One, were all notices of hearings for  
5 all hearings required to be held published and  
6 mailed as so required. Two, does all the real  
7 property within the district boundaries benefit  
8 from the establishment of the district, except as  
9 otherwise provided by the law. Three, is all real  
10 property benefited by the district included within  
11 the district. Four, is the establishment of the  
12 district in the best interest of the public. If  
13 the committee finds in the affirmative on these  
14 four questions and the number of objections  
15 required to prevent the creation of such district  
16 are not filed then the legislation can be adopted.  
17 The objection period ended on January 7, 2009.  
18 Shortly we will hear from the Department of Small  
19 Business Services to hear whether the requisite  
20 number of objections have been received. It is to  
21 be noted that Speaker Quinn supports this BID.  
22 The next BID item we will consider is in its  
23 preliminary stages of formation. Proposed  
24 Resolution 1739-A sets the date and time to  
25 consider a Local Law that would create a new

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2 Business Improvement District in Brooklyn. The  
3 Bed-Stuy Gateway BID. This Resolution sets  
4 February 11th as the date this committee will  
5 consider the Local Law to establish the BID. On  
6 such date, we will hear all those who may be  
7 affected by the establishment of the BID and then  
8 we will adjourn until the statutory 30-day  
9 objection period has run before we actually vote  
10 on the Local Law. This BID will be in Council  
11 Member Vann's district and he supports the  
12 creation of this BID. New York City Controller  
13 Bill Thompson has submitted letters of support for  
14 the creation of the two BIDs and I will submit  
15 them for the record. We've been joined by Council  
16 Member Leroy Comrie from Queens and Council Member  
17 Diana Reyna from Brooklyn and Queens. We'll now  
18 hear from the Small Business Services' Assistant  
19 Commissioner Jeremy Waldrup.

20 JEREMY WALDRUP: Good morning, Mr.  
21 Chairman and members of the Finance Committee.  
22 I'm Jeremy Waldrup, an Assistant Commissioner at  
23 the Department of Small Business Services. As  
24 required by BID law, the Hudson Square BID  
25 Steering Committee mailed the summary of the City

1 Council Resolution to each owner of real property  
2 within the proposed district at the address shown  
3 on the latest city assessment roll, or to such  
4 other persons as registered with the city to  
5 receive tax bills concerning real property within  
6 the district and to tenants of each building  
7 within the proposed district. In addition, SBS  
8 arranged for the required publication of a copy of  
9 the summary of the Resolution in the city record.  
10 We are pleased to report on the result of the  
11 objections filed with the City Clerk against the  
12 establishment of the proposed Hudson Square  
13 Business Improvement District. At the conclusion  
14 of the objection period, at 5 p.m. on January 7th,  
15 2009, and taking into consideration any objections  
16 postmarked by that date, no valid objections were  
17 filed with the City Clerk. The total assessed  
18 valuation of real property within the district is  
19 \$553,333,446 and the total number of properties is  
20 187, which are held by 122 property owners. Our  
21 review concludes that the level of objection filed  
22 in terms of either the number of property owners,  
23 or percentage of assessed valuation is within the  
24 acceptable threshold needed to advance the bill  
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2 for favorable consideration by the full City  
3 Council. SBS requests the City Council approve  
4 the establishment of the Hudson Square BID in  
5 Manhattan. The Department of Small Business  
6 Services supports the establishment of the Hudson  
7 Square Bid. In our judgment, the BID will improve  
8 conditions and quality of the Hudson Square area,  
9 making it a good place to live, work, and visit  
10 and laying the groundwork for further neighborhood  
11 development activities in Lower Manhattan. In  
12 addition, SBS supports the City Council Resolution  
13 stating the date, time and place for the public  
14 hearing concerning the establishment of the Bed-  
15 Stuy Gateway Business Improvement District in the  
16 Borough of Brooklyn. The Bed-Stuy Gateway BID  
17 Committee has successful completed the outreach  
18 and planning work consistent with SBS program  
19 rules. In addition, SBS has reviewed the  
20 boundaries of the proposed Bed-Stuy Gateway BID  
21 and found the boundaries to be acceptable. The  
22 proposed BID includes properties along both sides  
23 of Fulton Street, from Classon Avenue to Albany  
24 Avenue, the north side of Fulton Street from  
25 Albany Avenue to Marcus Garvey Boulevard, the



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2 south side of Fulton Street from Albany Avenue to  
3 Troy Avenue and Nostrand Avenue from Halsey Street  
4 to Atlantic Avenue. SBS will arrange for the  
5 publication of the summary of the City Council  
6 Resolution at least once in the city record. The  
7 Bed-Stuy Gateway BID Steering Committee will  
8 arrange the mailing of the summary of the  
9 Resolution as required by law. Thank you.

10 CHAIRPERSON WEPRIN: Thank you.

11 We've been joined by the entire Republican  
12 delegation of the City Council, as well as the  
13 entire Staten Island delegation of the City  
14 Council. Any questions for Commissioner Waldrup?  
15 No questions. I believe Dottie Conway; the  
16 Legislative Director for Council Member Albert  
17 Vann would like to testify.

18 DOTTIE CONWAY: Good morning. I'm  
19 Dottie Conway, Legislative Director for Council  
20 Member Albert Vann who could not be here this  
21 morning to speak on behalf of the BID. It goes  
22 without saying that Council Member Albert Vann is  
23 extremely happy with the creation of the Bed-Stuy  
24 Gateway BID. We are certain that the BID's  
25 introduction will be an immediate economic boon to

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2 the area during these tough fiscal times, which  
3 our community is facing, along with the city and  
4 the nation. Located in the district is  
5 Restoration Plaza, a mixed use complex owned by  
6 Bedford Stuyvesant Restoration Corporation, which  
7 occupies the entire block, bounded by Brooklyn  
8 Avenue, Herkimer Street, New York Avenue and  
9 Fulton Street. Restoration Plaza, developed in  
10 1972 from a derelict milk bottling plant,  
11 functions as the commercial and civic center of  
12 Bedford Stuyvesant and contains a diverse mix of  
13 retail, office and cultural uses. Super Town, a  
14 suburban style, full service supermarket,  
15 Applebee's Neighborhood Grill and Bar, Duane Reade  
16 Pharmacy, Washington Mutual Bank, Chase Bank, Citi  
17 Bank, the Billie Holiday Theater, College of New  
18 Rochelle, School of New Resources and the offices  
19 of Bedford Stuyvesant Restoration Corporation,  
20 amongst others. The first year of the budget for  
21 the BID is projected to be \$675,000. The budget  
22 will allocate \$155,991 to sanitation, \$166,455 to  
23 security, \$74,982 to retail and marketing, \$72,732  
24 to capital improvements, \$53,577 to landscaping  
25 and beautification, \$33,750 towards contingency,

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2 \$51,560 to overhead and \$65,953 to administrative  
3 services. We do believe that the budget for this  
4 particular BID is very affordable and it is  
5 reflective of the needs of the community. We  
6 would like to thank community partners that made  
7 this bid possible, of course, the Bedford  
8 Stuyvesant Restoration Corporation and the Fulton-  
9 Nostrand Avenue Merchants Association for making  
10 this BID possible.

11 CHAIRPERSON WEPRIN: Thank you.

12 Any questions for Ms. Conway? Seeing none, we're  
13 going to couple both BID items, Intro. 870 the  
14 Hudson Square BID and Resolution 1739-A, the  
15 Bedford-Stuyvesant BID. Call the roll.

16 WILLIAM MARTIN: William Martin,  
17 Committee Clerk. Roll call in the Committee on  
18 Finance. Council Member Weprin?

19 CHAIRPERSON WEPRIN: Aye on both.

20 WILLIAM MARTIN: Rivera?

21 COUNCIL MEMBER RIVERA: I vote aye.

22 WILLIAM MARTIN: Reyna?

23 COUNCIL MEMBER REYNA: Aye.

24 WILLIAM MARTIN: Comrie?

25 COUNCIL MEMBER COMRIE: Aye on all.

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WILLIAM MARTIN: Fidler?

COUNCIL MEMBER FIDLER: Aye.

WILLIAM MARTIN: Jackson?

COUNCIL MEMBER JACKSON: Aye on

all.

WILLIAM MARTIN: Sears?

COUNCIL MEMBER SEARS: Aye.

WILLIAM MARTIN: Vallone?

COUNCIL MEMBER VALLONE: Aye.

WILLIAM MARTIN: Gentile?

COUNCIL MEMBER GENTILE: Aye on

both.

WILLIAM MARTIN: Ignizio?

COUNCIL MEMBER IGNIZIO: Yes.

WILLIAM MARTIN: Oddo?

COUNCIL MEMBER ODDO: Yes.

WILLIAM MARTIN: By a vote of 11 in  
the affirmative, zero in the negative and no  
abstentions, both items are adopted. Members,  
please sign the committee reports. Thank you.

CHAIRPERSON WEPRIN: I'm going to  
keep the roll open for a half hour. Other than  
that we're adjourned.

WILLIAM MARTIN: Council Member

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Koppell?

COUNCIL MEMBER KOPPELL: Yes.

WILLIAM MARTIN: Vote now stands at  
12. Council Member Gioia?

COUNCIL MEMBER GIOIA: Thank you.

I vote yes.

WILLIAM MARTIN: Council Member  
Yassky?

COUNCIL MEMBER YASSKY: Aye.

WILLIAM MARTIN: Vote now stands at  
14 in the affirmative, zero in the negative and no  
abstentions.

COUNCIL MEMBER BREWER: Gale  
Brewer, I vote aye on both items. Thank you very  
much.

WILLIAM MARTIN: Vote in the  
Committee on Finance now stands at 15 in the  
affirmative, zero in the negative and no  
abstentions.

WILLIAM MARTIN: Councilman de  
Blasio?

COUNCIL MEMBER DE BLASIO: I vote  
aye.

WILLIAM MARTIN: Vote now stands at

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15 in the affirmative, no negative, no

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abstentions. Motion carries.

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C E R T I F I C A T E

I, Donna Hintze 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 *Donna Hintze*

Date February 5, 2009