

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

LAND USE SUBCOMMITTEE ON PLANNING,
DISPOSITION AND CONCESSIONS

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September 2, 2008
Start: 01:10pm
Recess: 01:40pm

HELD AT: Council Chambers
City Hall

B E F O R E: DANIEL R. GARODNICK
Chairperson

COUNCIL MEMBERS:
Sara M. Gonzalez
Inez E. Dickens
Vincent Ignizio

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

Harvey Hicks
430 Lenox Avenue Tenant Association

Reah Smith
430 Lenox Avenue Tenant Association

John Ellison
152 Tenant Association

Josh Lockwood
Habitat for Humanity, New York City

Veronica Harris
152 Tenant Association

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2 YVETTE MOLINA: Testing, today's
3 date September 2, 2008. This is a committee
4 hearing on planning, disposition and concessions
5 and is recorded by Yvette Molina.

6 [Break in Audio]

7 MALE SPEAKER: Testing, one, two,
8 three. Testing, one, two three. Today's
9 committee is going to be a subcommittee on
10 planning, disposition and concessions. Today's
11 date is September 2, 2008 and is being recorded by
12 Yvette Molina.

13 [Break in Audio]

14 CHAIRPERSON GARODNICK: Good
15 afternoon, everybody, and welcome to the
16 subcommittee on planning, dispositions and
17 concessions. This is a subcommittee of land use
18 of the New York City Council. My name is Dan
19 Garodnick and I have the privilege of chairing the
20 subcommittee. I'm joined today by Council members
21 Sara Gonzalez and Vinny Ignizio and we are going
22 to get right into it. We have a relatively short
23 agenda today and we're going to start with Land
24 Use number 810, which is the ACA Dollar Homes
25 Amendment and it is applicable city-wide in the

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2 Districts of a number of council members, of
3 course, and it is 20085725HAY. It is an
4 application from the New York City Department of
5 Housing Preservation Development and I welcome
6 them to join us now and to give us an introduction
7 of this item and, of course, this is a
8 modification of previously approved urban
9 development action area projects and related tax
10 exemptions, so we welcome you and as soon as
11 you're ready, please introduce yourselves and go
12 right ahead.

13 THERESA ARROYO: Hi. Good
14 afternoon, council members, chairperson and
15 committee. My name is Theresa Arroyo on the
16 directive land use for HPDs intergovernmental
17 affairs. I'm accompanied by James Ship of, who is
18 the sponsor for Restored Homes, HDFC?

19 JAMES SHIP: Yes.

20 THERESA ARROYO: HDFC, Housing
21 Development Fund Corporation. As you stated,
22 LU810 consists of the proposed amendment of a tax
23 exemption package previously approved by the
24 council. In 2007, the council granted a tax
25 exemption for 22 properties in the asset control

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2 area program. HPD is partnering with HUD, and the
3 Non-Profit Restored Homes Housing Development Fund
4 Corporation. Together, we are placing vacant
5 homes back in use and creating affordable housing
6 home ownership opportunities. The tax exemptions
7 that were previously approved were to have
8 commenced on the 1st of July following the
9 issuance of a temporary or permanent certificate
10 of occupancy for each of the 22 homes; but due to
11 the limited nature and scope of the rehabilitation
12 being performed, temporary or permanent
13 certificates of occupancy are not required by the
14 Department of Buildings for most of the homes.
15 Thus, the trigger for the tax exemption is
16 inadequate. The proposed amendment before the
17 subcommittee today will allow the tax exemption to
18 be available to the purchasers of the restored
19 homes following certification by HPD or its
20 designee that the rehabilitation has actually been
21 completed. Each of the affected council members
22 have been briefed this summer on this action,
23 which basically amounts to a technical correction
24 of what was voted for favorably back in 2007.
25 How's that?

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CHAIRPERSON GARODNICK: Okay.

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Sounds good, I think well expressed and let me

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just make sure that I understand it. Previously,

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the tax exemption was going to kick in following a

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temporary or permanent--

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THERESA ARROYO: [Interposing] CO.

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CHAIRPERSON GARODNICK:

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[Interposing] --certificate of occupancy.

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THERESA ARROYO: Right.

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CHAIRPERSON GARODNICK: Because

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that is--

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THERESA ARROYO: [Interposing] It

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doesn't--

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CHAIRPERSON GARODNICK:

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[Interposing]--not required in many--

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THERESA ARROYO: [Interposing] It

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doesn't work, necessarily.

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CHAIRPERSON GARODNICK: I'm sorry?

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THERESA ARROYO: Because of the

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trigger, what would trigger the C of O by the

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Department of Buildings, doesn't actually happen

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always.

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CHAIRPERSON GARODNICK: Right, so

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it's not necessary in some situations.

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THERESA ARROYO: Right.

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CHAIRPERSON GARODNICK: And, as a

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result, there would be no way to trigger--

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THERESA ARROYO: [Interposing] To

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get the tax--

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CHAIRPERSON GARODNICK:

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[Interposing] --the tax exemption--

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THERESA ARROYO: [Interposing]

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Correct.

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CHAIRPERSON GARODNICK: --in those

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situations, is that right?

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THERESA ARROYO: Correct.

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CHAIRPERSON GARODNICK: Okay. So,

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what this does is, it changes that trigger to be a

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certification by HPD--

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THERESA ARROYO: [Interposing]

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Right.

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CHAIRPERSON GARODNICK: --that the

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rehabilitation of the building is completed.

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THERESA ARROYO: Right, by HPD or

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its designee, which would be Restored Homes, to

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certify that the rehabilitation is actually

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complete.

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CHAIRPERSON GARODNICK: Sounds like

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2 this is purely a technical change? Is that
3 accurate?

4 THERESA ARROYO: Exactly.

5 CHAIRPERSON GARODNICK: Okay.

6 Thank you.

7 THERESA ARROYO: Thank you.

8 CHAIRPERSON GARODNICK: Okay,
9 seeing no members of the public wishing to testify
10 on this technical change on Land Use number 810,
11 the ACA Dollar Homes Amendment 20085725HAY, we
12 will close the hearing on that item and open the
13 hearing on Land Use number 763, which is non-ULURP
14 number 20085537HAQ at 419 Beach 45th Street in
15 Queens in the District of Council member Sanders.
16 Ms. Arroyo?

17 THERESA ARROYO: Okay. LU763
18 consists of the proposed disposition of an
19 occupied one family home located at 419 Beach 45th
20 Street through HPD's Asset Sales Program. The
21 proposed purchaser, NAPCO Holdings, will conserve
22 the property. Council member Sanders has reviewed
23 the project and has indicated his support.

24 CHAIRPERSON GARODNICK: Thank you.
25 Let's just ask the follow-up questions that we

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always ask here. NAPCO Holdings was selected as the purchaser how?

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THERESA ARROYO: Asset Sales has a request for offers. In this particular building, the occupant is the former owner. So this is one of those unique situations where this is a win-win for everybody in the sense that the tenant can continue to try and obtain his property.

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CHAIRPERSON GARODNICK: I see. The tenant was the former owner, and also-- what's the relationship between the tenant and Nacko Holdings?

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THERESA ARROYO: What happens is we're still-- this tenant had applied for legislation to try and redeem the property. He has still been unable to acquire the money necessary to redeem his property, so this allows for more time, through the program, for him to secure that ability and still stay in his home.

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CHAIRPERSON GARODNICK: Okay, but what is the relationship between the occupant--

THERESA ARROYO: [Interposing]
Nothing. NAPCO will conserve the property.

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CHAIRPERSON GARODNICK: And will

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give him an opportunity, at some point--

THERESA ARROYO: [Interposing] To buy the property.

CHAIRPERSON GARODNICK: --to buy it from them.

THERESA ARROYO: Right.

CHAIRPERSON GARODNICK: Is there any other, any other--

THERESA ARROYO: [Interposing] And NAPCO will also fix the property, too. If any repairs are necessary, they will take care of that, also.

CHAIRPERSON GARODNICK: Any other obligations on the purchaser today or in the future for maintenance of property as affordable housing or...

THERESA ARROYO: No.

CHAIRPERSON GARODNICK: No. This is just an asset sale by the City to a purchaser with rehabilitation.

THERESA ARROYO: Yes.

CHAIRPERSON GARODNICK: Okay.

Seeing no other members of the public wishing to testify on Land Use number 763, non-ULURP

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2 20085537HAQ, and seeing that Council member
3 Sanders has expressed his support for this item,
4 is that correct?

5 THERESA ARROYO: Yes, that is
6 correct.

7 CHAIRPERSON GARODNICK: Thank you.
8 We will close the hearing on Land Use number 763
9 and open the hearing on Land Use number 776, non-
10 ULURP 20085616HAM. This is one property in
11 Manhattan at 601 West 138th Street, in the
12 District of Council member Jackson.

13 THERESA ARROYO: Okay. LU776
14 consists of the proposed disposition of one
15 occupied, City-owned building located at 601 West
16 138th Street, through HPD's Tenant Interim Lease
17 Program. TIL assists organized tenant
18 associations in City-owned buildings to purchase
19 and manage low-income cooperatives. This project
20 consists of 21 residential units. Council member
21 Jackson has been briefed and indicated his
22 approval.

23 CHAIRPERSON GARODNICK: Thank you.
24 If you could just go back and explain how the
25 Tenant Interim Lease Program works for us?

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2 THERESA ARROYO: Okay. In essence,
3 these are occupied buildings. The tenants go
4 through a series of-- well, actually, I should
5 refer to... I have with me, by the way, the
6 director of the TIL Program, which is Victor
7 Hernandez, but I will--

8 CHAIRPERSON GARODNICK:
9 [Interposing] Thank you, Mr. Hernandez, for being
10 here.

11 THERESA ARROYO: But I will attempt
12 to do the explanation here. In essence, HPD, what
13 it does is, offering home ownership opportunities
14 to the tenants. The tenants are then educated in
15 building management, how to run an effective co-
16 op, how to maintain the budget. They're brought
17 along so they, themselves, form their own housing
18 development fund corporation and basically own the
19 property, own their own unit, okay, and manage
20 their own property.

21 CHAIRPERSON GARODNICK: And this is
22 being transferred to the current--

23 THERESA ARROYO: [Interposing] To
24 the tenants.

25 CHAIRPERSON GARODNICK: --tenants.

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2 THERESA ARROYO: Right now, it's 21
3 units, there are 17 occupied units and four vacant
4 units.

5 CHAIRPERSON GARODNICK: And the
6 four vacant units will be offered how?

7 THERESA ARROYO: During the first
8 two years, those four units will be used for
9 relocation of other TIL tenants, during the first
10 two years. Then after, the tenants, themselves,
11 can sell the units.

12 CHAIRPERSON GARODNICK: Thank you.

13 THERESA ARROYO: Okay.

14 CHAIRPERSON GARODNICK: Seeing no
15 members of the public wishing to testify in this
16 item, we'll close the hearing on Land Use number
17 776, non-ULURP number 20085616HAM. We're going to
18 skip to Land Use number 809, non-ULURP number
19 20085724HAK. Those are three properties in
20 Brooklyn, in the District of Council member Vann.
21 Ms. Arroyo?

22 THERESA ARROYO: LU809 consists, as
23 you said, of the proposed disposition of three
24 vacant City owned lots located at 118 Hart Street
25 and 512 and 544 Lafayette Avenue under HPD's New

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2 Foundation Program. The proposed developer,
3 Habitat for Humanity Housing Development Fund
4 Corporation, will construct 16 condominium units
5 for sale to eligible purchasers. Council member
6 Vann has reviewed the project and indicated his
7 support.

8 CHAIRPERSON GARODNICK: Thank you.
9 Tell us, please, how Habitat for Humanity was
10 selected.

11 THERESA ARROYO: New Foundations
12 also requests for proposals of program. We have a
13 competitive process.

14 CHAIRPERSON GARODNICK: So, it's a
15 competitive process from which Habitat for
16 Humanity was the winning bidder.

17 THERESA ARROYO: - - yes.

18 CHAIRPERSON GARODNICK: And the 16
19 condos that will be developed by Habitat for
20 Humanity, you said will be for sale to eligible
21 purchasers.

22 THERESA ARROYO: Eligible
23 purchasers.

24 CHAIRPERSON GARODNICK: And who is
25 eligible?

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2 THERESA ARROYO: Well, I have, and
3 we have also representation by Habitat here, but
4 from-- I have is one third of the units will be
5 affordable to families earning up to 80 percent of
6 AMI, which equates to \$61,450 per family of four.
7 The other two third of the homes will be for
8 families up to 165 percent of AMI, which equals
9 \$126,700. The estimated sale prices range from
10 \$123,000 to about \$152,000, rounding off both
11 ways.

12 CHAIRPERSON GARODNICK: Thank you,
13 and those limitations, the one third at 80
14 percent, the two thirds up to 165 percent, those
15 limitations exist for how long?

16 THERESA ARROYO: I should know
17 that. I'm trying to think. I know as far as
18 resale, you have to stay on about 15 years. The
19 resale, I think it's up to, maybe Habitat would
20 know better or refresh my memory, but I think it's
21 for about 20 years. I'm not exactly sure. I
22 don't recall it, unfortunately.

23 CHAIRPERSON GARODNICK: Okay. If
24 you could actually find the answer to that and get
25 back to us--

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THERESA ARROYO: [Interposing] I

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will definitely--

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CHAIRPERSON GARODNICK: --we'd

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appreciate it.

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THERESA ARROYO: Sure. Sad that I

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should forget that at this point.

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CHAIRPERSON GARODNICK: No, that's

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all right, but we would like to have that

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information--

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THERESA ARROYO: [Interposing]

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Okay.

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CHAIRPERSON GARODNICK: --for the

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record. Okay. So, with that, we have one person

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wishing to testify and it is Habitat for Humanity,

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so--

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THERESA ARROYO: [Interposing]

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Yeah.

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CHAIRPERSON GARODNICK: --we'll

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allow them to answer that question. Josh

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Lockwood, welcome.

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THERESA ARROYO: Yes.

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CHAIRPERSON GARODNICK: Nice to

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have you here.

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JOSH LOCKWOOD: Thank you very

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2 much.

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CHAIRPERSON GARODNICK: And if you could just introduce yourself and then tell us anything we need to know plus the answer to that other question.

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JOSH LOCKWOOD: Sure, sure. Thank you for the opportunity to testify. My name is Josh Lockwood. I'm the executive director of Habitat for Humanity New York City. Just by way of background, we've been operating in this city since 1984 as an independent affiliate of Habitat for Humanity International. We actually provide home ownership opportunities for first time home buyers, individuals and families, and we serve families earning between 45 and 80 percent of AMI, which we would also do in this instance. On our projects through the New Foundations Program, there's a 15-year sales restriction, but we accept money from the State of New York, the Department of Housing and Community Revitalization that includes a 30-year restriction, so essentially, these units will have a 30-year restriction. The 16 units on Hart and Lafayette Street are two bedrooms and three bedroom units. We've built

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2 about 40 units in Bedford Stuyvesant to date and,
3 again, always serving families under 80 percent of
4 AMI. We serve families based on need, so we do a
5 home visit and interviews to ensure that the
6 families we're serving are needing this home
7 ownership opportunity and we have a sweat equity
8 program, as well, so families help to build their
9 own homes alongside thousands of New York City
10 volunteers. And I think it's notable that on our
11 current project we're building in Brownsville,
12 Brooklyn, those volunteers, just by buying coffee
13 and lunch every day along with our staff, are
14 injecting \$2,000,000 during the construction
15 period into local businesses. So there's a real
16 economic benefit to a Habitat project as well as
17 the home ownership opportunities.

18 CHAIRPERSON GARODNICK: Thank you.
19 Thank you very much for your presence here and
20 seeing no questions or testimony from additional
21 members of the public on Land Use 809, non-ULURP
22 20085724HAK, we wish you the best of luck on this
23 item and we'll close the hearing on it and we will
24 open the hearing on Land Use number 852, non-ULURP
25 number 20095003HAK, three properties, I'm sorry.

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2 I gave the wrong number. 20095003HAK, one
3 property in Brooklyn, 332 Eldert Street. This is
4 in the District of Council member Erik Dilan. Ms.
5 Arroyo?

6 THERESA ARROYO: Okay. LU852
7 consists of the proposed disposition of one vacant
8 City owned building located at 332 Eldert Street
9 through HPD's Asset Sales Program. The proposed
10 sponsor, Kingsley O. Okifo, a Brooklyn resident,
11 will conserve and occupy the two family home.
12 Council member Dilan has been briefed and supports
13 the project.

14 CHAIRPERSON GARODNICK: Thank you.
15 Give me the name one more time.

16 THERESA ARROYO: The last name is
17 Okifo, O-K-I-F-O. First name, Kingsley.

18 CHAIRPERSON GARODNICK: And that
19 will be the person who will--

20 THERESA ARROYO: [Interposing] He
21 will be the purchaser and the occupant.

22 CHAIRPERSON GARODNICK: Okay, and
23 how was Mr. Okifo selected?

24 THERESA ARROYO: Competitive
25 process request for offers.

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2 CHAIRPERSON GARODNICK: Thank you.
3 Okay, terrific. With that, seeing no other
4 members of the public wishing to testify on that
5 item, we will close the hearing on Land Use number
6 852, non-ULURP number 20095003HAK in the District
7 of Council member Dilan.

8 [Break in Audio]

9 CHAIRPERSON GARODNICK: We will be
10 on to our final two items in just a moment.

11 [Break in Audio]

12 CHAIRPERSON GARODNICK: We're just
13 waiting for a moment and then we'll pick up our
14 last two items and then we will adjourn.

15 [Break in Audio]

16 CHAIRPERSON GARODNICK: Thank you.
17 We now open the hearing on Land Use number 777,
18 non-ULURP number 20085617HAM, 152 West 144th
19 Street in Manhattan, in the District of our own
20 Council member Inez Dickens, who has also joined
21 us. Ms. Arroyo?

22 THERESA ARROYO: LU777 consists of
23 the proposed disposition of one occupied City
24 owned building located at 152 West 144th Street,
25 as you said, through HPD's Tenant Interim Lease

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2 Program. TIL assists organized tenant
3 associations in City-owned buildings to purchase
4 and manage low income cooperatives, as we
5 discussed earlier. This project consists of 24
6 residential units, 17 occupied and 7 vacant. And
7 Council member Dickens has been briefed and I
8 refer to her.

9 CHAIRPERSON GARODNICK: Thank you
10 very much and I will defer to her, as well, on
11 Land Use number 777. Council member Dickens?

12 INEZ E. DICKENS: Mr. Chair, I'd
13 like permission to give my statement. I have two
14 TILs coming up at this and I'd like, if possible,
15 if she could give--

16 CHAIRPERSON GARODNICK:
17 [Interposing] Would you like them both?

18 INEZ E. DICKENS: Yes.

19 CHAIRPERSON GARODNICK: Okay. Ms.
20 Arroyo, if you could introduce, let me open the
21 hearing on both 777, which we just heard and 778,
22 which is non-ULURP number 20085618HAM, 430 Lenox
23 Avenue in Manhattan. If you could introduce that
24 item as well, and then we'll hear from Council
25 member Dickens.

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2 THERESA ARROYO: Sure. LU778 is
3 the proposed disposition of another one occupied
4 City-owned building located, as you said, at 430
5 Lenox Avenue through HPD's Tenant Interim Lease
6 Program. Again, this program is-- basically; the
7 idea is to sell City owned buildings to tenant or
8 associations so that they can convert them into
9 low-income cooperatives. This project consists of
10 five units, five occupied units. Three occupied,
11 this is the one - - Victor? I'm sorry, I made a
12 mistake there. It's three occupied units, two
13 vacant at 430 Lenox Avenue.

14 MALE SPEAKER: Is it right?

15 THERESA ARROYO: Okay.

16 CHAIRPERSON GARODNICK: Got it.

17 Thank you very much. Now, Council member Dickens.

18 INEZ E. DICKENS: Thank you, Mr.
19 Chair, and I apologize for my lateness but I was
20 in leadership and I do have to return so I
21 appreciate the time. I want to acknowledge that
22 my residents for both TILs, 430 Lenox and 152 West
23 144th Street are here and ready to give testimony
24 about this. I am pleased to lend my strong
25 support for both of these buildings in the TIL

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2 Program to complete the preparation and transition
3 into becoming homeowners of their buildings and
4 I'm confident that the residents themselves are
5 ready. 430 Lenox Avenue is a five unit building
6 under the leadership of TA President Reah Smith
7 and it's been in the program for many years. For
8 the three existing tenants, they have been in the
9 building for over ten years. Ms. Smith has been
10 in the building for almost 40 years, herself. The
11 tenants have lingering concerns about the
12 rehabilitation of their apartments, which, due to
13 new building codes, has transitioned formerly one-
14 bedroom apartments into studios. My office is
15 also seeking, on behalf of the three returning
16 tenants, full compensation for the spoilage of
17 food. They have received partial compensation but
18 not full compensation for the spoilage of food due
19 to problems with the gas and electric in the first
20 30 days that they occupied the building after the
21 renovation was completed. To date, the residents
22 have been paid just under one half of the amount
23 that they were due. Overall, they are about 90
24 percent pleased with their new building and are
25 ready to work together to take over ownership.

152 West 144th Street is a 24-unit building and is under the leadership of TA Board Members, Ms. Harris, Ms. Adda [phonetic] and Ms. Ellison, as well as TA President Lamond Lubdum [phonetic] 17 units will have previous tenants returning. The building, after its rehab, is in beautiful shape. The residents are hoping to get money from the TIL program for additional cabinetry on the one line of apartments that has been shorted. HPD has resolved to look into this situation and try to resolve it equitably. In response to the outstanding issues with both of these buildings, the spoilage of foods and the additional cabinets, as well as unit size and other issues, my office and I are committed to continue to work with the residents and HPD to try to find solutions to these problems so that all parties will be happy. In the end, I am very pleased to lend my strong support for both of these applications before us today. Ownership is what stabilizes a community and helps to prevent entire families and communities from being moved out. When we can read in the business section of the New York Times as recently as August 26th about mortgage defaults

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on apartment rentals due to overassessment, which has been my argument with HPD and the City since I've been in office, affordable home ownership that is based upon area median income is the only viable option. I thank my chairman for my time and I ask my colleagues to support this application for both of these buildings.

CHAIRPERSON GARODNICK: Thank you very much, Council member Dickens, and for your leadership on this and so many other issues. We do have some members of the public wishing to testify. If you have to run, perhaps you'd like to have the opportunity to vote now?

INEZ E. DICKENS: Yes.

CHAIRPERSON GARODNICK: Okay. Council member Dickens, I'm going to ask the Council to call the roll as to your vote.

FEMALE SPEAKER: Council member Dickens.

COUNCIL MEMBER DICKENS: - -

CHAIRPERSON GARODNICK: Thank you. Council member Dickens has registered an aye vote on all items that are on the calendar today and, with that, I would like to welcome up to testify,

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2 if they so desire, Veronica Harris of the 152 West
3 144th Street Tenants Association, also Joanne
4 Ellison of that same association, both to speak on
5 Land Use number 777 and Harvey Hicks of the 430
6 Lenox Avenue Tenants Association and Reah Smith of
7 the 430 Lenox Avenue Tenants Association, to speak
8 on the subject of Land Use 778. So, with that, we
9 can start in any order. But, since you both are
10 here, why don't we start with you? If you could
11 introduce yourselves, and I welcome you to City
12 Hall and we're glad to have you, so please.

13 VERONICA HARRIS: Thank you,
14 Chairman Garodnick and Chairpersons and I'd like
15 to thank the Councilwoman Dickenson, speaking on
16 our behalf. I'm part of the 152 Tenants
17 Association--

18 CHAIRPERSON GARODNICK:
19 [Interposing] If you could state your name, too.

20 VERONICA HARRIS: Veronica Harris.

21 CHAIRPERSON GARODNICK: Okay.
22 Well, Ms. Harris--

23 VERONICA HARRIS: [Interposing] I'm
24 the secretary.

25 CHAIRPERSON GARODNICK: Okay, thank

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you.

VERONICA HARRIS: Joanne?

JOANNE ELLISON: Yes, my name is Joanne Ellison and I'm the treasurer of the building.

CHAIRPERSON GARODNICK: Thank you very much, and you all speak here to express your support for this application, is that right?

VERONICA HARRIS: Yes.

CHAIRPERSON GARODNICK: Great.

VERONICA HARRIS: Yes, we're ready to purchase our building and continue with the management of it. We have been in a program ever since, like 1997. Other than that, it's been a great experience, especially when you have not had this experience before. We're ready. Ms. Chairwoman, excuse me, Chairperson Dickerson basically spoke on the behalf as far as the disappointment with the cabinets. Other than that, it's being addressed but we don't have no other problems. Our building looked great, so far. We have not moved in yet. The first move-in date is September 15th, so there on everybody moves in right after one another. Other than

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2 that, it's a great looking building and we
3 appreciate it and we thank, again, Dickens and her
4 staff for being there for us and helping us out
5 with this problem, but other than that we're
6 ready. We're ready to continue on and look
7 forward to doing what we need to do to manage
8 ourselves.

9 CHAIRPERSON GARODNICK: Great.

10 VERONICA HARRIS: And, hopefully,
11 we'll be successful with it.

12 CHAIRPERSON GARODNICK: Great.

13 VERONICA HARRIS: Well, we will be.

14 CHAIRPERSON GARODNICK: Good. I
15 look forward to hearing about your successes and
16 we thank you for being here today and if you could
17 introduce yourselves, too, and--

18 REAH SMITH: [Interposing] My name
19 is Reah Smith and I'm the president of 430 Lenox
20 Avenue Tenant Association. This is Mr. Hicks.

21 HARVEY HICKS: I'm Mr. Hicks. I'm
22 the treasurer of 430 Lenox Avenue Tenants
23 Association.

24 CHAIRPERSON GARODNICK: Welcome.

25 REAH SMITH: Mr. Chairperson, we

1
2 are ready to run our building. I think Ms.
3 Dickens spoke when she mentioned everything that
4 we were really concerned about in the building.
5 We're 95 percent ready to purchase our building.
6 We've been in the program since 1999 and we have
7 this, everything is fine so far. So we're ready
8 to go, we're good to go.

9 CHAIRPERSON GARODNICK: Great, and
10 95 percent.

11 REAH SMITH: Yes.

12 CHAIRPERSON GARODNICK: What does
13 that number represent, exactly? So, what does
14 that mean?

15 REAH SMITH: Well, we weren't
16 exactly-- there was two items, like the spoilage
17 of the food. We went without gas for like a
18 month, okay? And we were reimbursed, we
19 reimbursed ourselves out of our account, you know
20 for half of them, half of the money, which we
21 really feel that there should be a little more
22 compensation for that. And also, when they did
23 rehab the building, there were, we had bedrooms.
24 My apartment, or residence went from a bedroom to
25 no bedroom, to like a studio. Our rent

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2 skyrocketed, of course, because we understand it's
3 going to a condo. All right, HDFC, all right?
4 And we were told, you know, about the square
5 footage-- that's how they determine, you know, the
6 rents. Other than that, well, those two really
7 outstanding things, I have no qualms about it and
8 I want to thank our Councilwoman for all the help
9 that she's given us.

10 CHAIRPERSON GARODNICK: Thank you
11 and thanks to all of you for your presence here
12 today and your advocacy and we wish you the best
13 and certainly on the basis of the strong support
14 of Council member Dickens, we accept your
15 preparedness and enthusiasm here to go forward and
16 we thank you and certainly look forward to hearing
17 of your successes, so unless anybody else has
18 anything to add.

19 REAH SMITH: Do you?

20 HARVEY HICKS: Thank you, Mr.
21 Chairman.

22 CHAIRPERSON GARODNICK: Thank you
23 very much. We thank you for being here and we
24 will close the hearing on this, these two items,
25 Land Use 777, non-ULURP 20085617HAM and Land Use

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2 number 778, 20085618HAM, both in the District of
3 Council member Dickens. And, with that, that's
4 all we are going to hear today. So we're going to
5 couple together the items that we heard today, on
6 today's calendar for voting purposes and lay over
7 the rest at the request of the individual Council
8 Members in whose Districts the properties sit and
9 the Chair recommends an aye vote on the items we
10 heard today and I will ask the council to call the
11 role.

12 FEMALE SPEAKER: Chair Garodnick?

13 CHAIRPERSON GARODNICK: I vote aye.

14 FEMALE SPEAKER: Council member
15 Gonzalez?

16 SARA M. GONZALEZ: Aye to all.

17 FEMALE SPEAKER: Council member
18 Ignizio?

19 VINCENT IGNIZIO: Yes.

20 FEMALE SPEAKER: By a vote of four
21 in the affirmative, none in the negative and no
22 abstentions, the aforementioned items are approved
23 and referred to the full committee.

24 CHAIRPERSON GARODNICK: Thank you
25 for that and with that I thank the committee

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members for being here and welcome everybody back
on this day after Labor Day and, with that, the
subcommittee is adjourned.

C E R T I F I C A T E

I, Janet L. Steinbach, 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: _____

Date September 8, 2008