

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

LAND USE SUBCOMMITTEE ON PLANNING, DISPOSITIONS &
CONCESSIONS

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January 26, 2009
Start: 2:30 pm
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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)

Theresa Arroyo
Director of Land Use
NYC HPD Intergovernmental Affairs

Ted Weinstein
Director of Bronx Planning
NYC HPD

Jennifer Sun
New York City Economic Development Corporation

Wendell Walters
Assistant Commissioner Housing Production
NYC HPD

Jackie Rowe Adams
Harlem Mothers S.A.V.E.

Dotty Payne
Harlem Mothers S.A.V.E.

Kate Van Tassel
New York City Economic Development Corporation

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2 CHAIRPERSON GARODNICK: Good
3 afternoon, everybody and welcome to the
4 Subcommittee Of Planning, Dispositions, And
5 Concessions, this is a subcommittee of the Land
6 Use Committee of the New York City Council. My
7 name is Dan Garodnick and I have the privilege of
8 chairing this subcommittee.

9 We're joined today by my colleagues
10 and members of this committee Sara Gonzalez of
11 Brooklyn, Vincent Ignizio of Staten Island, as
12 well as Council Member Rosie Mendez in the
13 district adjoining mine, member of the Land Use
14 Committee, we're delighted to have her here.

15 We're going to go right to the
16 agenda, since we're a little behind today. We're
17 going to start with Preconsidered Land Use, which
18 is the UHAB in Manhattan Community Board 3,
19 20095285 HAM, it's an application from HPD and I
20 ask them to come right up to the table and have a
21 seat and introduce the - - as soon as they're
22 ready. Thank you.

23 [off mic]

24 MS. THERESA ARROYO: Thank you for
25 your patience, I appreciate that. My name is

1
2 Theresa Arroyo, I'm the Director of Land Use at
3 HPD Intergovernmental Affairs.

4 This item, which is in Council
5 Member Mendez's district, HPD seek the approval of
6 an Article 11 tax exemption for three multiple
7 dwellings conveyed to UHAB Sterling Street Housing
8 Development Fund Corporation.

9 These buildings located at 165,
10 167, and 169 Avenue C. were previously approved by
11 the Council on April 30th, 2003. However, the
12 prior UDAP approval did not include provisions for
13 tax exemption. The proposed Article 11 tax
14 exemption would extend the affordability of the
15 units for a period of 40 years. This building is
16 currently undergoing rehabilitation, which, when
17 completed, will provide 24 low-income cooperative
18 units and the Council Member is here and I defer
19 to her for her comments on the project.

20 CHAIRPERSON GARODNICK: Thank you.
21 Let me just start with a quick question or two,
22 and then we'll turn it over to Council Member
23 Mendez. First, as you said, it came to the
24 Council initially in 2003--

25 MS. ARROYO: Right.

1
2 CHAIRPERSON GARODNICK: --and did
3 not include a tax exemption.

4 MS. ARROYO: Right.

5 CHAIRPERSON GARODNICK: Why was
6 that?

7 MS. ARROYO: I unfortunately do not
8 know not what the reason at that point, but I do
9 know that that was the application was to seek the
10 UDAP, the blight [phonetic] of the time to seek
11 those findings, but without the tax exemption. I
12 do know that the other buildings did seek--were
13 hoping to use the J51 benefits and that's not
14 sufficient to extend the affordability for the
15 amount of time that we're looking for, especially
16 now as we're rehabbing these properties.

17 CHAIRPERSON GARODNICK: And with the
18 tax exemption, what level of affordability will
19 this be? I know you said it was for 40 years, but
20 at what levels?

21 MS. ARROYO: These will be for the
22 existing tenants, which they're all occupied as a
23 matter of fact, the 24 units, for households
24 earning 120% or less of the AMI, which is 92,150
25 for a family of four.

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CHAIRPERSON GARODNICK: Thank you.

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Now Council Member Mendez.

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COUNCIL MEMBER MENDEZ: Thank you,

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Chair Garodnick.

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This is something that I've worked

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on for a long time with my predecessor and then

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Councilwoman, Margarita Lopez, and it's great to

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continue her good work and seeing this move

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forward.

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About 2003, I left her office and I

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can't remember the details, but I know that the

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city owned the buildings, they were in the TIL

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program, the buildings were in really bad

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condition, and as we were, you know, it took a

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couple of years for the building to get

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transferred to the tenants for them to become

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owners, so that may have something to do with the

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delay in the tax abatement.

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But the apartments were in really

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bad shape with mold and lack of heat and it's just

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great to walk in now and see these safe and

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affordable apartments for these long-term

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residents who weathered many long bad years in

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those buildings, so I am in favor of this, and

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thank you, HPD, for all of your work.

MS. ARROYO: Thank you very much,
Council Member.

CHAIRPERSON GARODNICK: Thank you,
Council Member Mendez. I'd like to note that we
have been joined by another member of our
subcommittee, Council Member Inez Dickens of
Manhattan, welcome.

And with that we will close the
hearing on Preconsidered UHAB, this is in
Manhattan Community Board 3 in the district of
Council Member Mendez, 200952858 HAM, and open the
hearing on Land Use 945, the Melrose Commons,
Bronx Community Board 1, 20095220HAX in the
district of Council Member Arroyo. Ms. Arroyo?

MS. ARROYO: Yes, and I will defer
to Ted Weinstein, the Director of Bronx Planning.

MR. TED WEINSTEIN: Good afternoon.
This is a project that had previously been before
the Council, it was approved at the time it was
being done as a cooperative, it's now here for a
modification and for a change to a rental
building.

This was part of a RFP's response

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2 to our Cornerstone program. We refer to it as
3 Melrose Commons Cornerstone Site B-1 because it
4 was a project site that consisted of four,
5 ultimately six, different locations, A, B, C, and
6 D, and this is site B-1. The others are in
7 construction at this time.

8 The project was originality--there
9 was somewhat of a physical change, the project was
10 originally 97 units, including one for a
11 superintendent as the co-op, now as a rental, it
12 will be 107 units, with one for the
13 superintendent. The footprint of the building
14 remains the same.

15 The reason for the change was that
16 doing multifamily home ownership in the South
17 Bronx is a relatively new product just from the
18 last few years. For many, many years there was
19 not a single newly built multifamily co-op or
20 condo building in the South Bronx. Melrose
21 Commons, an area where we're doing and have done a
22 tremendous amount of new construction, actually is
23 part of the same Cornerstone package, had two
24 other buildings that were built as condominiums,
25 one just a block and a half north and the other

1
2 just a block and a half south. One of those is
3 now completed and occupied, the other one is
4 completed and is ready to be occupied.

5 The finding was, given the current
6 state of the economy, that the second of those
7 buildings has been having some difficulty selling
8 the apartments and so the feeling was that, given
9 that this was an unknown product, we really didn't
10 know for sure what would happen once we started
11 funding newly built home ownership buildings--
12 multifamily home ownership buildings--the feeling
13 was that perhaps doing three such buildings within
14 such close proximity at around the same time might
15 have been too much. The banks also, of course,
16 unfortunately, have not been very forthcoming on
17 lending at this point. And so the developer did
18 request that this building be changed from a co-op
19 to a rental so that we may proceed as it had gone
20 through the process, but that change requires us
21 to come back here and so we're here today again
22 looking for your approval.

23 CHAIRPERSON GARODNICK: Thank you.

24 And the developer you noted was selected by a
25 competitive process?

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MR. WEINSTEIN: Yes, it was.

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CHAIRPERSON GARODNICK: And it was

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previously approved by the council when?

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MR. WEINSTEIN: I believe--

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MS. ARROYO: It was--

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MR. WEINSTEIN: --October of 2007?

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MS. ARROYO: Yes, I have that date,

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October 29th, 2007.

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CHAIRPERSON GARODNICK: And it's

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your testimony that it's because of the difficulty

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in conducting the sales that the developer has

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opted or requested this change.

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MR. WEINSTEIN: Yes.

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CHAIRPERSON GARODNICK: And what are

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the affordability provisions for--what were they

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for the co-op and what would they be under the

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rental?

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MR. WEINSTEIN: Okay. For the co-

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op, it would have been 10 units--it would have

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been 100--96 units, co-op units altogether.

21

CHAIRPERSON GARODNICK: Sorry, 196

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units or 90?

23

MR. WEINSTEIN: No, I'm sorry, 96,

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96 units, plus a super. Of those 96, there would

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1
2 have been 10 at 80%--up to and including 80%; 63
3 up to 130%; and 24, what was called market, which
4 theoretically would have been higher than 130, but
5 realistically they would have been around the
6 same.

7 CHAIRPERSON GARODNICK: Okay. And
8 the rental?

9 MR. WEINSTEIN: On the rentals now
10 it'll be 86 units, up to and including 60%, and 21
11 units, up to and including 80%.

12 CHAIRPERSON GARODNICK: Okay. So
13 nothing between the 80 and 130% band in the new
14 scenario.

15 MR. WEINSTEIN: No.

16 CHAIRPERSON GARODNICK: Okay. Okay.
17 Thank you. Are there other questions? There are
18 not.

19 And did you indicate that Council
20 Member Arroyo is supporting this change?

21 MR. WEINSTEIN: Yes, he is.

22 CHAIRPERSON GARODNICK: Okay. Thank
23 you. With that, we will close the hearing on Land
24 Use 945, Melrose Commons in Bronx Community Board
25 1 and open the hearing on Land Use 959, the Food

1
2 Center Drive, Bronx Community Board 2 also in the
3 district of Council Member Arroyo, C070443MMX.

4 Who's doing this one? Hello,
5 welcome. [Pause] You have to hit the button on
6 the microphone there.

7 MS. JENNIFER SUN: Good afternoon.

8 CHAIRPERSON GARODNICK: Awesome.

9 MS. SUN: I'm Jennifer Sun from the
10 New York City Economic Development Corporation, my
11 colleague Kate Van Tassel, who had previously
12 presented on the Randall's Island Connector will
13 actually be doing this presentation, so she'll be
14 here shortly. What I'm going to do in the
15 meantime, though, it load up some background
16 slides to provide you some context for the
17 application.

18 CHAIRPERSON GARODNICK: If you're
19 waiting for somebody else we can move to a
20 different item, would that be easier for you?

21 MS. SUN: Yes, thank you.

22 CHAIRPERSON GARODNICK: Let's do
23 that.

24 MS. SUN: Okay.

25 CHAIRPERSON GARODNICK: We're going

1
2 to go back to HPD for Land Use number--oh, sorry,
3 so I'm just going to hold Land Use number 959 for
4 a moment, I can do that legally just hold it, I'm
5 going to hold it for a moment and I'm going to
6 open the hearing on Land Use number 879 Non-ULURP
7 number 20095053 HAM. It's one address in the
8 district of Council Member Jackson, 824 St.
9 Nicholas Avenue.

10 Ms. Arroyo, welcome back. This is
11 part of the TIL program, go right ahead.

12 MS. ARROYO: Yes, thank you. LU 879
13 consists of the proposed disposition of one
14 occupied city-owned building located, as you said,
15 at 824 St. Nicholas Avenue, through HPD's Tenant
16 Interim Lease program. TIL assists organized
17 tenant associations in city-owned buildings to
18 purchase and manage low-income cooperatives.

19 This project consists of 35
20 residential units. Council Member Jackson has
21 been briefed and indicated his support.

22 [Pause]

23 CHAIRPERSON GARODNICK: Thank you.
24 You said there were 35 units?

25 MS. ARROYO: 35 units.

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2 CHAIRPERSON GARODNICK: And they'll
3 be available for purchase at what price to tenants
4 [crosstalk]--

5 MS. ARROYO: Two-hundred fifty
6 dollars a unit and it's 27 occupied units, eight
7 vacant.

8 CHAIRPERSON GARODNICK: And how will
9 you market the eight vacant units?

10 MS. ARROYO: For the residential,
11 they are marketed--I have to do my math,
12 unfortunately, which I did not do--80% of the
13 building has to be low income, the remainder then
14 can be sold at up to 165% of AMI.

15 CHAIRPERSON GARODNICK: I see.

16 MS. ARROYO: So this I believe we
17 have met it at this point, 27--

18 CHAIRPERSON GARODNICK: Okay.

19 MS. ARROYO: --out of 35,
20 unfortunately--

21 CHAIRPERSON GARODNICK: Yeah,
22 that's--

23 MS. ARROYO: --I'm not very good at
24 math.

25 CHAIRPERSON GARODNICK: --that's not

1

2 quite--

3 MS. ARROYO: Not quite?

4 CHAIRPERSON GARODNICK: --let's see.

5 It's almost there, yeah, maybe that's it.

6 MS. ARROYO: It's almost it, yeah.

7 CHAIRPERSON GARODNICK: Okay. So

8 your point is that those can go up to 135%?

9 MS. ARROYO: 165 [crosstalk] units.

10 CHAIRPERSON GARODNICK: Sorry, 165%

11 and they're available to whom? Who may qualify

12 and like is there a geographic limitation or can

13 anybody apply for it?

14 MS. ARROYO: No, anyone can apply.

15 CHAIRPERSON GARODNICK: Okay.

16 MS. ARROYO: The only criteria is

17 that they have to be occupied, it's not an

18 investment property.

19 CHAIRPERSON GARODNICK: Understood.

20 MS. ARROYO: Okay.

21 CHAIRPERSON GARODNICK: Thank you.

22 And Council Member Jackson is supporting this

23 project you noted.

24 MS. ARROYO: Yes, yes.

25 CHAIRPERSON GARODNICK: Thank you.

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2 With that, we'll close the hearing on Land Use 879
3 Non-ULURP 20095053.

4 We will open the hearing on Land
5 Use Preconsidered Non-ULURP 20095236 HAM in the
6 district of our very own Council Member Inez
7 Dickens. This is a number of properties on St.
8 Nicholas Avenue, West 127th Street and Frederick
9 Douglass Blvd. 128th Street and, again, more on
10 St. Nicholas Avenue in Manhattan. Ms. Arroyo?

11 MS. ARROYO: And I defer to
12 Assistant Commissioner Wendell Walters.

13 CHAIRPERSON GARODNICK: Mr. Walters,
14 go ahead.

15 MR. WENDELL WALTERS: Good afternoon
16 everyone, my name is Wendell Walters, Assistant
17 Commissioner for Housing Production at HPD, and
18 it's my pleasure to introduce this Preconsidered
19 Land Use item that consists of the proposed
20 disposition of 18 vacant city-owned lots located
21 at 340 through 346 St. Nicholas Avenue; 303
22 through 311 West 127th Street; 2373 through 2381
23 Frederick Douglass Blvd.--pretty big--304 through
24 308 West 128th Street; and 350 through 352 St.
25 Nicholas Avenue for redevelopment under--for

1
2 development, not redevelopment--for development
3 under HPD's Cornerstone program. Disposition of
4 project area was previously approved by the
5 Council on June 29th, 2008, resolution number
6 1520. The proposed sponsor Richmond Housing
7 Resources, LLC, has a proposed new construction of
8 four buildings in the project area, which consists
9 of the city-owned lots and one privately owned
10 lot.

11 When completed, the project will
12 provide 226 units of rental housing and 15
13 condominium units for a total of 241 residential
14 units. The project will also contain 15,000
15 square feet of commercial space, 1,000 square feet
16 of commercial--excuse me, of community facility,
17 and 2,400 square feet of open space and 4,300
18 square feet of recreational space.

19 We've done quite a bit of work,
20 particularly on affordability, where we're going
21 to have, out of the 241 units, 109 of the units
22 will be affordable to 60% of the Area Median
23 Income. Another eight units will be affordable to
24 80% of the Area Median Income. Another 35 will be
25 affordable at 165% of the Area Median Income,

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2 leaving 74 units at markup--at market, excuse me.

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A couple of brief other things I want to just point out, this project is the largest contiguous tract of--remaining tract of city-owned land in central Harlem, so it's a very important project for us. It was issued through the Cornerstone RFP the round two portion of that project, which was a number of years ago, so we've been working quite a long time on the project. We had extensive negotiations with the Council Member particularly on the matter of affordability, specifically around the matter of home ownership affordability. We've been very lucky to get a contribution for the project to write down some of the sales prices and rental units from the Council person. It is the first residential project to come out of the 125th Street rezoning project in her district, so a lot has gone in through this and we are very proud of the effort and the discussion that's happened over a number of months to come to this point, and we're happy for her support and look forward to moving forward.

CHAIRPERSON GARODNICK: Thank you.

And she is a member of this committee, I will

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2 defer to her. Council Member Dickens.

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COUNCIL MEMBER DICKENS: Thank you

so much, Mr. Chairman. And I also want to

recognize Jackie Rowe Adams from Harlem Mothers

S.A.V.E. here because of the significant youth

violence and what will come out of this

development for her, and I'd like her to give

testimony later, if possible. Okay.

Thank you for the opportunity to

speak on behalf of this project in my district.

This is the first directly in my district to come

out of the 125th Street rezoned, although it is

the second, but not in my district. And it is one

that I've spent a great deal of time reviewing and

fighting with HPD to ensure there are

affordability and amenities that my community

needs and is entitled to. I am pleased to say

that after a great deal of hard work and very

difficult negotiations, I have reached an

acceptable conclusion with HPD.

Working with the developer, HPD has

made terrific strides in coming up with the

resources--I knew they could do it--aimed at

greater and deeper affordability on behalf of this

1 project. Affordability that is more in line with
2 the AMI levels of the northern Manhattan
3 community. Out of a total of 241 units, 109 of
4 those units will be rented at 60% AMI or below, an
5 additional eight units will be rented at 80% of
6 AMI or below, and also in FY 2009, I was able to
7 set aside 1.25 million for the express purpose of
8 affordable homeownership opportunities for 15, or
9 100%, of these units also at 80% or less AMI. All
10 told, this project will feature 55% of the units,
11 132 of the 241 total units, at 80% AMI or below
12 and 45%, or 109 units, of the 241 total units at
13 60% or below AMI. Considering that HPD first
14 offer of a project with 228 units, of which only
15 87 were affordable at 60% AMI or below, with no
16 affordable homeownership opportunities at all, I
17 think that this is a tremendous win for my
18 constituents and my community. Of course, I
19 didn't differentiate between 165% AMI and market,
20 as neither are affordable in my community.

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22 I also am pleased to report that
23 this is not the only good news on this project for
24 my community. Through our negotiations, HPD and
25 the developer were able to comply with my request

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2 for 1,000 square feet of the commercial space
3 located in the new building to be given to a local
4 nonprofit organization, Harlem Mothers S.A.V.E.
5 for no rent in perpetuity.

6 I cannot thank the developer and
7 the HPD enough for working with me to set aside
8 this space for Harlem Mothers S.A.V.E, a group of
9 mothers who have lost children themselves to gun
10 violence whose sole purpose is to prevent youth-
11 on-youth violence in our city. The Mothers, who
12 have a tremendous advocate in Speaker Quinn, also
13 provides support of all kinds for other grieving
14 parents and relatives whose loved ones have been
15 victims of violence. In donating this space at my
16 request for this purpose, the developer has gone a
17 long way in showing their commitment to being a
18 part of the greater community of Harlem. Their
19 foresight will serve them well in the years ahead.

20 Before I conclude I want to address
21 one more item of interest that this subcommittee
22 has always paid proper attention to and that is
23 the opinion of the local Community Board. In the
24 case of this project which was brought before
25 Community Board 10 prior to my negotiations, the

1
2 community--the Land Use Committee of Community
3 Board 10 voted unanimously to support this
4 project, but the full board voted 12 against,
5 seven in support, and nine abstentions. However,
6 according to city planning, this vote was not
7 submitted in time to be properly listed on the
8 committee paperwork. This vote took place in
9 March of 2008, a significant time before the final
10 negotiations had been approved. Recognizing their
11 opposition to this project at this early date, I
12 have done my best to deliver significantly more
13 benefits to the community and just this morning I
14 spoke to the Chair of Community Board 10 who has
15 said he and the board now supports it with the new
16 negotiations in place. As HPD can attest to, I
17 have held this project up for more than nine
18 months in order to achieve this agreement. Since
19 the original Community Board vote, there have been
20 significant revisions aimed at making this a more
21 community-friendly project that meets the needs of
22 my community and that I feel the Community Board
23 10 and the chairs says they can now embrace.

24 I thank HPD Assistant Commissioner
25 Wendell Walters and Carol Clark for their diligent

1
2 work on this project. I always want to thank my
3 community for providing me with the direction and
4 the mandate in order to push back on HPD and the
5 developer for more affordability and better
6 amenities for my community. Without their
7 leadership and guidance I could not have
8 accomplished this achievement. It is truly a win
9 for everyone concerned in my community and I am
10 proud to give my support today.

11 And I want to thank my Chair and my
12 colleagues for giving me this time and I ask for
13 their support for this project.

14 CHAIRPERSON GARODNICK: Thank you,
15 Council Member Dickens, you surely will have it,
16 and congratulations to you on what was clearly a
17 very difficult and long negotiation, but, to your
18 credit, sounds like it worked out very well.

19 I know that we have Ms. Adams here
20 to testify and I'd like to invite her up along
21 with Dotty--I'm having trouble reading the last
22 name--

23 FEMALE VOICE: Pay.

24 CHAIRPERSON GARODNICK: Pay?

25 FEMALE VOICE: Yes.

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2 CHAIRPERSON GARODNICK: Come on up
3 and well you can introduce--welcome, it's nice to
4 have you here.

5 [Pause]

6 MS. JACKIE ROWE ADAMS: Right here.

7 MS. DOTTY PAYNE: Oh.

8 CHAIRPERSON GARODNICK: Terrific,
9 you can give those to the Sergeant-At-Arms.

10 [Pause] And once you're settled you can introduce
11 yourselves and get started.

12 [Pause]

13 CHAIRPERSON GARODNICK: Hit the
14 button there. Perfect.

15 MS. JACKIE ROWE ADAMS: This is our
16 first time, so, you know, we're a little nervy--

17 CHAIRPERSON GARODNICK: Great, don't
18 be nervous at all--

19 MS. ADAMS: --but we know we're at
20 home--

21 CHAIRPERSON GARODNICK: --we're very
22 easygoing, we're glad you're here.

23 MS. ADAMS: Yes. Good afternoon, I
24 just want to take time to thank the committee for
25 having us and thank the Chair Of Land Use, Melissa

1
2 Katz, for the great support that she have truly
3 given our Councilwoman Inez Dickens and the heart
4 of Harlem, especially during the part of the
5 rezoning, that is so important. I want to thank
6 our hardworking, and I say it again, hardworking
7 Councilwoman for the hard work she is doing in the
8 community and working closely with us taking back
9 our community block by block and side-by-side with
10 Harlem Mothers S.A.V.E.

11 I'm Jackie Rowe Adams, this is
12 Dotty Payne, and we are mothers who have lost kids
13 to gun violence. I lost two kids to gun violence.

14 MS. PAYNE: I lost one son to gun
15 violence.

16 MS. ADAMS: And when you see us
17 sitting here and you say, wow, how do they do it?
18 This is how we do it. When we have people like
19 Councilwoman Inez Dickens and our very own Speaker
20 Christine Quinn and Melissa, if you look at these
21 brochures, you will see them on the brochures and
22 we're taking back our communities by painting that
23 negative sign that was downtown saying, you know,
24 advertising snitching is all right, we took that
25 on with the help of them.

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2 But listen to me say why we really
3 need the space, it is so, so important because we
4 have so many mothers that's out there that don't
5 know where to go. I don't know if some of you saw
6 us on New York 1 as New Yorkers of the Week, and
7 after that our phones lit up. And you'd be
8 surprised when gun violence takes place and you
9 lose a child or a loved one, you don't know where
10 to go 'cause I didn't know where to go, I didn't
11 know who to talk to, but Harlem Mothers S.A.V.E, I
12 have to say, has been blessed to channel our
13 energy into helping another mother understand the
14 pain that she is going through, and having a space
15 that we could operate is so important.

16 We're operating now out of
17 churches, any place we could get to meet, we might
18 ask you, could we have a meeting down here, you
19 know, it's very important. So we're everywhere,
20 but we make sure that the mothers could find us.
21 But affording us a space will allow us to do grief
22 and bereavement counseling, family support
23 network--this is so important--emotional and
24 mental health, we have our linkage with Harlem
25 Hospital, the addict rehabilitation centers. We

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2 have different--the social workers, nurses, we
3 have people on board, but we need to be
4 stabilized, we need a stabilized number. Right
5 now, we're operating out of a P.O. box, that's not
6 good, but it's needed.

7 We also wanted space for advocacy
8 and community awareness, family entitlements, and
9 most of all, for our children. Our children--
10 people say mothers and fathers, but the kids are
11 scarred from the violence and some of them, when
12 they say stop snitching, some of them are scared,
13 but we need a place where we could assure them,
14 you have a place to go. Come to Harlem Mothers
15 S.A.V.E., you don't have to be scared.

16 We want to create programs. We
17 want to make sure that our children have someplace
18 to go and to tell their story and get the proper
19 counseling that they need.

20 I thank you so much. I thank you
21 once again, Councilwoman Dickens, and I thank the
22 committee for having us.

23 Dorothy, I didn't know if you
24 wanted to say something.

25 MS. PAYNE: No, I just want to thank

1
2 you and I want to say that our children are so
3 important to us, and even though, maybe you've
4 never had a child who was killed or--it's a very
5 difficult thing and no one can express the feeling
6 but the person that's in that position, whether
7 they're in the military or whether they're on the
8 streets of Harlem or all over the United States,
9 we've got to do something for our children, we've
10 got to take back these streets. And without Inez
11 and--we don't know what we would because we need
12 help--

13 FEMALE VOICE: We need help.

14 MS. PAYNE: --and we just want to
15 thank you, thank you for listening.

16 MS. ADAMS: And thank our wonderful
17 Assistant Commissioner, you know, for working,
18 working with our Councilwoman and anyone that have
19 worked with her and helping get these projects
20 done, I applaud them. And the mothers of Harlem
21 Mothers S.A.V.E., we have a whole lot of them,
22 we're starting to fill the room, we said I don't
23 know if we could do that, but we have a lot of
24 them and they're feeling good because it gives
25 them something to do and gives them hope. Thank

1

2 you.

3

CHAIRPERSON GARODNICK: Well thank you for that and we appreciate everything that you are doing after facing unimaginable loss and we admire that and respect it and thank you for your being here today and for your advocacy and we certainly couldn't agree more about how hard-working Council Member Dickens is and we respect her opinion and her leadership and look to her for much guidance. So I want you to know that and that we appreciate your being here today and I know Council Member Ignizio also wanted to add something.

15

COUNCIL MEMBER IGNIZIO: Yes, thank you very much, and I wanted to for first say God bless you all--

18

FEMALE VOICE: Thank you.

19

COUNCIL MEMBER IGNIZIO: --for being able to get up out of bed every morning and still giving back to your community when so much was taken from you, potentially from a community that I believe government didn't provide enough security for. So I appreciate that and the fact that you guys are on the front lines just speaks

25

1
2 volumes for me and my community and the city as a
3 whole and the lady to my right is a archangel for
4 you--

5 MS. ADAMS: Yes, yes.

6 Council Member Ignizio: --and an
7 angel for the Harlem community and somebody that's
8 going to stand up and say not on my watch. So I
9 applaud you.

10 MS. ADAMS: That's right.

11 CHAIRPERSON GARODNICK: Thank you,
12 Council Member--

13 MS. ADAMS: Thank you.

14 CHAIRPERSON GARODNICK: --Ignizio.
15 And Council Member Gonzalez.

16 COUNCIL MEMBER GONZALEZ: I just
17 want to say, ladies, that it certainly takes an
18 incredible strength to be able to continue after a
19 loss that you guys have suffered but, because you
20 did it, people are better for it and I'm sure
21 that's how you found strength in continuing every
22 day.

23 But I would like to invite you--and
24 maybe I'll speak to the Council Member Inez
25 Dickens--to my district because I'd like to be

1
2 able to sit with you and talk to you. There are a
3 lot of people that have had the same struggles all
4 over New York City. And I think it certainly is
5 commendable and I want to say that Inez Dickens--
6 Council Member Dickens has been an incredible
7 strength in the Council. So we all clearly know
8 that and we believe in that.

9 So thank you, thank you for all the
10 work you do. But I certainly would like to give
11 you my business card and maybe we could get
12 together, okay?

13 MS. PAYNE: Sure, thank you.

14 COUNCIL MEMBER GONZALEZ: Thank you
15 for your commitment.

16 MS. ADAMS: We would be honored and
17 just let her know.

18 CHAIRPERSON GARODNICK: Thank you.
19 And, with that, we again appreciate your testimony
20 and we'll close the hearing on Preconsidered non-
21 ULURP 20095236 HAM, and we will open--or re-open
22 Land Use number 959. So, EDC, come on down.
23 Bronx Community Board 2 C070443 MMX, so let's get
24 this one started.

25 [Pause]

1

2

MS. KATE VAN TASSEL: Good

3

afternoon, I apologize for being out of the room

4

when we were starting.

5

My name is Kate Van Tassel, I'm

6

here on behalf of the New York City Economic

7

Development Corporation in favor--or to talk about

8

the ULURP application to map the Food Center

9

Drive.

10

As a quick bit of background, the

11

impetus for this project came from the Hunts Point

12

Vision Plan, it was a task force convened by Mayor

13

Bloomberg in 2003 consisting of several government

14

agencies, elected officials, local residents,

15

community groups, and businesses to come together

16

and look for the long-term vision for Hunts Point.

17

Hunts Point is over here on the

18

right, the Food Center Drive, you can see in

19

purple, which is the main thoroughfare for the

20

food distribution center--and actually I didn't

21

pass these out, sorry. [Pause] I have the

22

presentation here.

23

CHAIRPERSON GARODNICK: You're going

24

to want to give that to the Sergeant-At-Arms right

25

in the back over there.

1
2 MS. VAN TASSEL: Sorry. The food
3 distribution center is located on the eastern half
4 of the Hunts Point Peninsula, it's the city
5 situated on 329 acres. The food distribution
6 center is the city's primary food distribution
7 facility and has over 115 wholesalers who generate
8 more than \$3 billion in sales annually. The food
9 distribution center includes the Hunts Point
10 Cooperative Meat Market, the New York City
11 Terminal Produce Market, and the Fulton Fish
12 Market, in addition to several other food related
13 distribution companies.

14 Food Center Drive is the main
15 thoroughfare through the food distribution center.
16 It's oriented in a circular fashion with entrances
17 at Hunts Point Avenue and Halleck Street and Rioja
18 [phonetic] Avenue and Halleck Street.

19 The two actions were included in
20 this ULURP application are to make Food Center
21 Drive an official city street, and then to de-map
22 city streets which were not built, or paper
23 streets and don't currently actually exist. So
24 Food Center Drive is the main action and Food
25 Center Drive is, as you can see, the main circular

1
2 thoroughfare. It looks like a city street, it
3 functions as a city street, but it's not on the
4 map as a city street, so this action is to clarify
5 agency roles to give addresses to the tax lots
6 within the food distribution center.

7 We'll also, as I said, de-map the
8 paper streets, and those are seen in the dotted
9 lines along the map, and those were on the
10 original city map and they've never been used as
11 streets, so we are doing this to clean up that
12 action.

13 And that is the main substance of
14 this ULURP. If you have any questions, I'd be
15 happy to take [crosstalk]--

16 CHAIRPERSON GARODNICK: Thank you.
17 It sounds pretty simple--

18 MS. VAN TASSEL: Yes.

19 CHAIRPERSON GARODNICK: --but so
20 let's just complicated a little bit, not too much,
21 I just want to understand the dotted lines,
22 they're paper streets, they're not streets.

23 MS. VAN TASSEL: Right.

24 CHAIRPERSON GARODNICK: What's on
25 them now? Are they just empty or are they--are

1

2 there buildings on them? What's on the dotted
3 lines?

4

MS. VAN TASSEL: That's a good
5 question, there are not buildings on them, they
6 are portions of the food distribution center. One
7 section is used as part of the Fulton Fish Market
8 parking lot and the southernmost--I don't want to
9 point too much--the southernmost to the right
10 there will be de-mapped and that will be
11 constructed as an open space as part of the South
12 Bronx Greenway, it's going to be Hunts Point
13 Landing, and a small section of that, it's
14 currently used as the entrance to the food
15 distribution center, the former Farragut
16 [phonetic] Street. Again, they're part of the
17 property and the food distribution center. The
18 entire property is in SPS's jurisdiction and so
19 they function as part of the food markets.

20

CHAIRPERSON GARODNICK: Okay. Thank
21 you. I see nobody else wishing to testify on this
22 item, so we will close the hearing on Land Use
23 number 959, the Food Center Drive, Bronx Community
24 Board 2, C070443 MMX.

25

And that's all we got for today, so

1
2 we are going to call a vote on all of the items
3 that we heard today, lay over to a later meeting
4 the other items on today's calendar that were not
5 heard at the request of the Council Members in
6 whose districts those properties sit.

7 And I'm going to ask the Counsel to
8 call the roll and I will recommend an aye vote on
9 all of the items that we heard today. Thank you.

10 MS. CAROL SHINE: Carol Shine,
11 Counsel to the Subcommittee.

12 Chair Garodnick.

13 CHAIRPERSON GARODNICK: I vote aye.

14 MS. SHINE: Council Member Gonzalez.

15 COUNCIL MEMBER GONZALEZ: Aye.

16 MS. SHINE: Council Member Dickens.

17 COUNCIL MEMBER DICKENS: Aye.

18 MS. SHINE: Council Member Ignizio.

19 COUNCIL MEMBER IGNIZIO: Aye.

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

24 CHAIRPERSON GARODNICK: With
25 congratulations to Council Member Dickens, Harlem

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2

Mothers S.A.V.E, and everybody else today, we say

3

thank you. And we are adjourned.

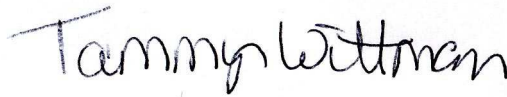
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C E R T I F I C A T E

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 _____

Date February 3, 2009