

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

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March 9, 2017
Start: 1:21 p.m.
Recess: 2:23 p.m.

HELD AT: 250 Broadway - Committee Rm.
16th Fl

B E F O R E: RAFAEL SALAMANCA, JR.
Chairperson

COUNCIL MEMBERS: Darlene Mealy
Ydanis A. Rodriguez
Andrew Cohen
Mark Treyger

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

Jordan Press, Executive Director
Planning and Development
Government Affairs Unit
NYC Department of Housing Preservation & Development

David Wallace, Executive Vice President
External Affairs
Brooklyn Public Library

Jay Marcus, Director
Housing Development
Fifth Avenue Committee

Wanda Logan, Director
Center Against Domestic Violence

Juan Valazquez

Tamika Covington, Turning Point

Leonard Goodstein

Justin Collins, Director
Strategic Partnerships and Development
Southwest Brooklyn Industrial Development Corp.

Darlene Martinez

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[sound check, pause]

CHAIRPERSON SALAMANCA: Alright. [gavel]

Alright. Good morning everyone. I am Council
Member—I'm sorry, good afternoon. I'm Council Member
Rafael Salamanca. I'm the chair of the Subcommittee
on Planning, Dispositions and Concessions. Welcome
to everyone here today at this hearing. We are
joined by Council Member Andy Cohen. We're also
joined by Council Ydanis Rodriguez, and Council
Member Carlos Menchaca. We have one item on our
calendar today for hearing and a vote, LU 584, 585
and 586, the Sunset Park Library. In this
application HPD is seeking an approval of a
disposition of the City-owned site of the Sunset Park
Library and Urban Development Action Area Project for
the site, and an acquisition of property. The
approvals will facilitate the development of an 8-
story building with a new library, 49 units of
affordable housing reserved for families making
between 30 and 80% of area median income. The site
will be disposed to the developer, Fifth Avenue
Committee who would develop the site under the
condition that it conveyed the new library space back
to the city once completed. This site is located

1 Council Member Menchaca's district. So now, I am
2 opening up the hearing on this item, and I'm calling
3 up the advocates. Mr. Jordan Press from HPD, Mr. Dan
4 Moran from HPD, Jay Marcus of Fifth Avenue Committee,
5 and David Wallace from the Brooklyn Public Library.
6 [background comments, pause] Alright, if you can
7 please introduce yourselves before speaking.
8

9 JORDAN PRESS: Good afternoon. My name
10 is Jordan Press. I'm Executive Director for Planning
11 and Development in HPD's Government Affairs Unit.
12 Thank you for having us, and welcome Chairman
13 Salamanca. Congratulations on your appointment.
14 We've had the pleasure to work with you on projects
15 in your district and—and it's a pleasure to see in
16 the chair. Congratulations and I also want to offer
17 our thanks to Council Member Menchaca for all of his
18 good questions, and—and leadership as we've been
19 discussing this project. Land Use Nos. 584, 585 and
20 586 are related ULURP actions pertaining to a project
21 located at 5108 Fourth Avenue in Brooklyn Council
22 District 38, and it's known as Sunset Park Library.

23 Land Use No. 584 seeks approval of UDAAP
24 designation project approval and disposition of the
25

3 city-owned site under Article 11 of the General
4 Municipal Law.

5 Land Use No. 585 pertains to disposition
6 approval pursuant to Section 197-C of the New York
7 City Charter. This action duplicates disposition
8 authority and, therefore, is deemed withdrawn. We
9 have submitted to the Council a copy of that request
10 letter—of the request letter that was submitted to
11 the Department of City—City Planning to this effect.

12 Land Use No. 586 will permit the
13 acquisition of the city-owned site in order to
14 facilitate redevelopment for the Sunset Park Library.
15 This project is being developed under HPD's Extremely
16 Low and Low-Income Affordability Program ELLA. The
17 sponsor is proposing to construct an eight-story
18 mixed-used building with 50 affordable resident units
19 including a superintendent's apartment. The building
20 will also contain approximately 20,755 square feet of
21 community facility space on the cellar through second
22 floor levels from which the library will operate upon
23 completion. The proposed library will be more than
24 twice the size of the existing facility at the site
25 so as to better serve the Sunset Park community. The
residential portion of the building will provide a

2 mixture of unit types including 11 studios, 13 one-
3 bedroom, 13 two-bedroom and 12-three-bedroom
4 apartments plus one two-bedroom super's apartment.

5 Under ELLA the targeted household incomes will range

6 from 30% to 80% of Area Median Income. The project

7 is subject to the Voluntary Inclusionary Housing

8 Program, which requires that 20% of the units or ten

9 will be permanently affordable. Additionally, HPD

10 will requiring-will be requiring and additional 15%

11 of the units to be permanently affordable for a total

12 of 35% of the units. Some additional amenities

13 planned for the residents of the building include a

14 community room with a kitchenette, office and laundry

15 room, as well as a roof terrace. The building will

16 also incorporate green features such as energy

17 efficient lighting, water conserving plumbing

18 fixtures, and high performance thermal windows and

19 doors. In order to facilitate development of the

20 Sunset Park Library, HPD is before the Council

21 seeking approval of Land Use Nos. 584 and 586. Thank

22 you. [pause]

23 DAVID WALLACE: Good afternoon, Mr.

24 Chairman and Chairman Greenfield as well who just

25 walked in. So I'm David Wallace. I'm the Executive

1 Vice President for External Affairs from Brooklyn
2 Public Library, and I want to take you through the
3 library portion of the project. The projects starts
4 with the library and we have a great branch library
5 in Sunset Park. Our head librarian at that branch
6 Roxana Benavides is here in the audience as well as
7 some of her staff. It is a beloved library. It's
8 beloved because of the way the neighborhood uses it,
9 and the staff in the library. It is not beloved
10 because of the building. The building has presented
11 lots of challenges for us, and first and foremost the
12 infrastructure within the building has—has not been
13 replaced in years, and we've begun to pay the price
14 for it. The air conditioning system broke down two
15 years ago, and you can see on the left of the page
16 the temporary chillers we've had to put—to put in
17 place. The roof is leaking. The building needs—the
18 library needs an elevator. Essentially all the major
19 infrastructure in the library needs to be replaced.
20 At the same time, this library is too small for the
21 neighborhood it serves. We have 60 branches in the
22 Brooklyn Public Library system. This is one of the
23 five busiest libraries within those 60 branches, but
24 it's an average size library at 12,000 square. So we
25

1 need a modernized library. We need a library with
2 infrastructure that works, and we need a bigger
3 library. But the challenge for us—you can just to
4 the next slide—is that we don't have the funding to
5 do so. So the map shows you Brooklyn and our 60
6 branches throughout the borough. The overall
7 challenge for us is that we have 60 branches about a
8 million square feet of space in those branches with
9 \$300 million, now down to \$280 million of unfunded
10 capital needs. On the other hand, we get about \$15
11 to \$20 million to capital from the city every year.
12 So you can see that those numbers don't add up, and
13 we keep falling further and further behind. So we
14 have not had the luxury of being able to build newer
15 and bigger branches where we need them. So, this
16 project gives us a unique opportunity. Working with
17 the Fifth Avenue Committee who is going to build a
18 new structure with a library at its base, and 50
19 units of affordable housing on top is essentially
20 going to pay for the core and shell of a new library
21 for us. So, if we were building a library on our
22 own, it would probably cost about \$20 million.
23 That's just money we don't have. We're going to be
24 able to get a brand new library at a cost of about
25

1 half of that about \$10 million that we're going to
2 put in with proceeds from the Brooklyn Heights
3 Project and this project is going to pay for the core
4 and shell, the frame of that new library, and it's an
5 opportunity that were it not for this kind of
6 approach, we would not have. I'm now going to turn
7 it over to Jay Marcus from the Fifth Avenue Committee
8 who will take you through the housing portion of the
9 project.
10

11 JAY MARCUS: Thanks. I'm Jay Marcus.
12 I'm the Director of Housing Development for the Fifth
13 Avenue Committee. We're a 38-year-old non-profit
14 community development organization dedicated to
15 addressing social inequities and inequalities, and we
16 raise—I do a variety of programs related to
17 affordable housing development to job training,
18 education and advocacy. So the project, which we're
19 very excited about this being the first time 100%
20 affordable housing is being built over a public
21 library in New York. We think it's an important
22 model. It's a model we hope that with the leadership
23 of Council Members we'll be able to replicate it
24 around the city, and we certainly want to thank the
25 Council Member. I think without his leadership this

1 project would not have been viable or would have
2 happened, and certainly wouldn't have had the level
3 of both affordability and a lot of the amenities and
4 mix as the community wanted without his leaderships
5 on this project. So, as David mentioned, this is
6 going to be 8-story building, 85 stories high—84 feet
7 high. So it will have the five extra feet that DQA
8 thanks to City Council enables to have—which enables
9 us to have a high-ceiling heights that a library
10 needs on the first floor to eight stories in the 85
11 feet. The library will be 20,755 feet. As Jordan
12 had mentioned, on the first and second floor that
13 came out of a lot of community input that they wanted
14 some classroom space on the second floor. So we put
15 aside some space there for that, and residential
16 will be about 51,000 square feet. It's going to be a
17 mix of 11 studios, 13 one-bedrooms, 13 two-bedrooms
18 and 12 three-bedrooms. Again, another case where
19 initially we had more units slightly smaller. The
20 community board came back and as well as Carlos'
21 office, and indicated this is a priority. Give us
22 more two and three-bedrooms, and—and that mix was
23 made. We also made sure we fit the rents to be
24 affordable to the AMIs the median income for this
25

1 neighborhood, not necessarily for the region. So,
2 the rents here—so even though they're 30, 40, 50, 60
3 and 80 that actually means given that the median
4 income is just slightly over 60% of this—the region's
5 median income. It's 100% for the neighborhood. So
6 we really set these rents to be affordable to
7 neighborhood residents, and these residents
8 definitely need it. I think we've all seen the—the
9 studies and Furman Report that said this is one of
10 the fastest gentrifying neighborhoods, and because
11 almost half the housing stock is unregulated two to
12 four family homes, the renters are feeling it—feeling
13 that burden the most, and this is the first
14 affordable family housing in said park, Sunset Park
15 in many years. We did the distribution at 30, 40,
16 and 50 and 60% because you may hear this from your
17 constituents, but for us when we do this rent up,
18 it's always a frustration when someone's income is
19 \$10 too high or \$10 too low, and they can't get in.
20 So we set it for a very broad range of affordability.
21 We're fortunate to have gotten the subsidies, the 9%
22 tax credit from New York State and that's with the
23 ELLA program. So it's deep enough subsidies that we
24 set these very low average rents, but again also
25

1
2 spread over a whole range. FAC is dedicated to
3 permanent affordability. We were the first non-
4 profit agency to pose premier affordability. It was
5 back in I believe it's 2007 when we proposed the
6 Gowanus Green project, and we have done that for all
7 of our projects since then the city, of course will,
8 as—as Jordan mentioned, require 35% permanent
9 affordability but we are going to guarantee 100%
10 permanent affordability because it's our mission and
11 because we know it's what the neighborhood need as it
12 gentrifies not only over the next 10 and 20 years but
13 over the next 50 years and beyond. The rent ranges
14 are going to be, as I mentioned, for this
15 neighborhood. So for studios and ones, for all but
16 the 80% of median income units, they're \$500 to \$900
17 except for two and three-bedrooms, they're \$700 and
18 \$1,300 for the under 60. For those 10 units that
19 will be at the 80%, it's \$1,100 to \$1,750
20 approximately. We—we are also very dedicated. As
21 you may know, we did the first LEED GOLD affordable
22 housing project in Brooklyn. It was Atlantic Terrace
23 and so this project is also going to have a high
24 level of green, and community appeal. One of the
25 first things we did as we waked around the

1 neighborhood with historic organization and our
2 architect and BPL, and we pointed out some of the
3 elements from the neighborhood that we wanted to make
4 sure we included in the exterior of the building here
5 and are included, and you can see a couple of views
6 of it both in front of it for the library, as well as
7 the longer view down Fourth Avenue. The green
8 features are going to range from what's very typical
9 in terms of no VOC-VOC paint to all LED fixtures to
10 something more innovative. We're going to be doing
11 rain water for toilet water for example. A lot of
12 non-profits, you may hear the challenge. Our water
13 and sewer costs now exceed our heating costs in a lot
14 of our buildings because of the huge increases over
15 the last eight years or so to pay for the third
16 tunnel from Upstate in water and sewer. So we're
17 looking for new featured not just on saving heating
18 and electric, but now also water as well. We're also
19 dedicated to making sure community residents know
20 about this, and are prepared about it. So we're
21 going to be starting our training sessions for the
22 Housing Lottery under Housing Connect Early, and
23 we're going to emphasize getting people into credit
24 counseling for those who do not have good enough
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1 credit scores, and also because this is a -a high
2 percentage income population help people to get their
3 I-10s as well so that they will be eligible. That is
4 a requirement unfortunately for apply for the
5 affordable housing in New York. Again we are very
6 excited about this model because it is another model
7 for us of the permanent affordability, and it is the
8 first time of 100% affordable housing over a library
9 and it's one that we hope will be done elsewhere in
10 the city. And I'm going to turn it over-back over to
11 David.
12

13 DAVID WALLACE: Similarly on--on the
14 outreach front, we have a great opportunity now for
15 the library. We-we normally don't have a chance to
16 build a library from the ground up like-like we will
17 have here, and we've now begun to work with
18 stakeholders in the neighborhood to get feedback from
19 them about what they want to see in their new
20 library. We have a blank slate. We're starting from
21 scratch, and it's a great opportunity to build a new
22 library that will really meet the needs of the
23 community. We are working with a group called the
24 Hester Street Collaborative that's done a lot of
25 community engagement work around the city, and

1 they've begun to help us with that—with that process
2 that will be undergoing over—over—over the next few
3 months working with the Councilmen, working with
4 Community Board 7, working with as many community
5 stakeholders as possible to get that—to get that
6 input. I'll just go to the next slide. The—the
7 other thing that we are focused on right now is an
8 issue that came up very early in the process. The
9 councilman focused on it as did other did
10 stakeholders. When this construction project begins,
11 there was a lot of concern about the library being
12 closed, and we made a commitment early on that we
13 would identify and set up an interim library during
14 the duration of the construction. And with help—help
15 of the city, and the Police Department we've gotten
16 space in the—the old courthouse on Fourth Avenue.
17 It's about eight blocks from the current location,
18 and we're in the process of designing and then later
19 this year building—building out that—that interim—
20 interim library space. So if we jump to the next
21 slide, and look at the schedule, we are going to not
22 close the—the current branch and begin the
23 construction until the—the interim library is ready
24 to be handed over—handed over to use so we can—so we
25

1
2 can move into it. That—that process will take about
3 two to three weeks. At the Councilman's urging,
4 we've begun to think through services that we can
5 provide during that two to three-week period between
6 when the interim library is handed over to us, and we
7 begin that move from the old library to the—to the
8 interim library. Looking at the schedule,
9 construction would begin later this year and the new
10 library would open at the beginning of 2020, and I
11 think now we're—we're all available to answer—to
12 answer any questions.

13 CHAIRPERSON SALAMANCA: Alright, well
14 thank you. Thank you for that. We're going to start
15 with questions from the committee, but before we do I
16 just want to recognize Council Member Greenfield who
17 has joined us today as well. So I guess we'll start
18 with Council Member Carlos Menchaca.

19 COUNCIL MEMBER MENCHACA: Thank you—thank
20 you, Chair, and I also want to thank you for coming
21 out today, and I know this has been a long process.
22 I want to ask—ask a few questions about the different
23 pieces that have really kind of created a lot of
24 concern with some real responses, but I just want to
25 walk through some of them. The first one is really

2 thinking a little bit about the—the kind of decision
3 to create that spread of AMI. Can you tell us a
4 little bit about what the experience has been in
5 previous instances. This is really for the family
6 community, and other communities and—and how this is—
7 maybe a little bit different. How—how different is
8 this project after a long time kind of community
9 builder of affordable housing?

10 JAY MARCUS: Yeah, it's—it's a good
11 question. The—the concept of doing 30, 40, 50, 60
12 and 80 really came out of our experience of the
13 frustration of people whose incomes are a few dollars
14 too high or too low to be eligible. The typical
15 scenario is to really set things that to be honest
16 it's usually closer to the 60 because that's the
17 maximum income where you get the 9% tax credit, which
18 is the major financing for all of these affordable
19 housing projects. So, it's a little more complicated
20 in terms of the—having many different levels versus
21 just having the one or two simple levels, but again
22 our experience kind of dictated it made sense. In
23 addition, the concept of setting the AMI average to—
24 to something that's affordable to the neighborhood
25 versus the citywide average is something we heard

1 from the community board and your office, of course,
2 but more importantly it's part of our mission. So,
3 we also set it up knowing we're going to have to get
4 deep subsidies even though that takes us an extra
5 year or so to package all the financing. So again, a
6 lot of it—a lot of this is more unique, but I think
7 though this is what the community wants and what's
8 our mission as well.

10 COUNCIL MEMBER MENCHACA: I don't know if
11 HPD can come and chime in a little bit about how—how
12 the financing and the packaging that came into this
13 project. One is—is how unique—how actually unique is
14 this as—as a project, but also how—how is it
15 preparing HPD for other—other projects across the
16 city?

17 JORDAN PRESS: so HPD has several
18 different term sheets that guide how we finance our
19 project, and those terms sheets dictate the different
20 AMI levels, Area Median Income levels that can be
21 served. This program—this project is being developed
22 under our ELLA program, which is our lowest
23 affordability program, and these—the AMI levels that—
24 that the developer is committed to are actually a
25 little bit below the—the maximum that we—that we

2 would allow for meaning that they're achieving even
3 deeper affordability than--than our term sheet would
4 permit for. There--there are a few I think just
5 important to note there are few nuances to the
6 project that have allowed for this that there'll
7 allow for it on the vast majority of our projects.
8 The fact that it's public land, the fact that there
9 is this transfer of funds from--from the Brooklyn
10 Heights deal, the--the developer has--has agreed to--to
11 defer their developer fees. They've done well on
12 competitive financing. So I think a lot of the stars
13 have aligned to make this what I would say, you know,
14 one of the--one of the deeper affordability levels of
15 the projects that we finance.

16 COUNCIL MEMBER MENCHACA: And as a follow
17 up, to the affordability piece, how are we locking in
18 that deeper affordability that ELLA, you know, is--is
19 kind of studying, but the developer and the unique
20 circumstances have allowed. How--how are we setting
21 that?

22 JORDAN PRESS: Right. So at the time of
23 closing, we will sign a regulatory agreement with--
24 with the developer. That regulatory agreement trans--
25 follows the land. So even if this--this developer

1 were, in fact intends to own it, and own it in the
2 long term, and we're confident in their ability to do
3 so, but should any--anything happen where the property
4 were to be transferred these requirements transfer
5 with the land. It's a recorded regulatory agreement
6 that can be found publicly on ACRIS, and--and those
7 income tiers will be recorded there.
8

9 COUNCIL MEMBER MENCHACA: And finally,
10 one of the other big questions, and this is a--this is
11 a real concern I guess across the entire city as we
12 think about public land, and what happens to public
13 land when we engage in partnership with non-
14 governmental entities like a non-profit like Fifth-
15 Fifth Avenue Committee. How are we securing the
16 longevity for a library to remain a library, to
17 remain a publicly owned and used library? Where does
18 that fit?

19 JAY MARCUS: I'll turn that over to the-
20 to the Library.

21 DAVID WALLACE: Yeah, I mean the--the
22 agreement that we've entered into with FAC ensures
23 that the library--that the space remains a library in-
24 in perpetuity even if something would happen--that
25 happened in the Fifth Avenue Committee that--that--that

1 the library needs to be main-maintained at that low-
2 at that location.

3
4 JAY MARCUS: [off mic] And just--

5 COUNCIL MEMBER MENCHACA: [interposing]
6 Can you--can you guys just describe the process of
7 what you're--

8 JAY MARCUS: Yeah, if I can just add.
9 So--

10 COUNCIL MEMBER MENCHACA: Sure.

11 JAY MARCUS: When we convey the land,
12 there will be a land disposition agreement that--that
13 is signed and--and it--it is a public document and that
14 will be the agreement between the owner and the city
15 of New York that establishes the terms of the
16 disposition including the requirement of the
17 construction of the library space as a condition of
18 conveying the land.

19 COUNCIL MEMBER MENCHACA: Thank you and I
20 think it was--I think the Chair had some questions on
21 jobs as well, but I--I'll--I'll pause here. Thank you.

22 CHAIRPERSON SALAMANCA: Thank you,
23 Councilman Menchaca. We have our Council Cohen. Do
24 you have some questions?

2 COUNCIL MEMBER COHEN: Thank you, Chair
3 Salamanca. Just so I—the library is going to be a
4 condominium is that--?

5 JAY MARCUS: Correct.

6 COUNCIL MEMBER COHEN: And the rest of
7 the building is going to be rent—the apartments are
8 going to be rental units, and who is going to own
9 the—the underlying land?

10 JAY MARCUS: The condo Association. So
11 officially this will be a two-unit condo. One of the
12 units will be the library. That will be owned by the
13 city before the library used generally (sic) and the
14 other one will be owned by an affiliated of the Fifth
15 Avenue Committee that will own the housing portion of
16 it. So the land will be owned by the condo
17 association, which is made up of its new condo
18 owners.

19 COUNCIL MEMBER COHEN: I—I don't know.
20 It's possible. I just didn't see it. Was there any
21 discussion of the real estate taxes? Are there real
22 estate taxes on the property? What will be the
23 status of that?

24 JAY MARCUS: It does. I mean this is
25 going to be giving a 420-C because it's a low-income

1 tax credit deal. So for projects in over 75%, if I
2 remember correctly, below 60% AMI and have low-income
3 housing tax credits, we get a tax abatement so we'll
4 be having that on the housing portion, and then
5 obviously the city-owned land will also not be taxed.

6
7 COUNCIL MEMBER COHEN: Thank you very
8 much, Chair.

9 CHAIRPERSON SALAMANCA: Alright, thank
10 you. We have some questions from Council Member
11 Greenfield.

12 COUNCIL MEMBER GREENFIELD: Thank you
13 very much. Actually, I didn't have any questions. I
14 just wanted to take the quick opportunity to
15 congratulate Chair Salamanca as the new Chair of this
16 committee. In the very short time that he's been in
17 the City Council he's show his proficiency and
18 expertise in navigating a whole variety of land use
19 issues including some very complicated issues, and
20 his committee involved-in his community involving
21 affordable housing and he's done a very impressive
22 job, and I'm just very excited to be working with
23 him. I want to congratulate him on his ascension to
24 chair and his great work, his leadership and
25 certainly congratulate all of you on what I'm sure

1 what's been a lot of hard work, and time. I guess my
2 only question would be how long have you been working
3 on this project?
4

5 JORDAN PRESS: I guess it's about--about
6 two--two and a half--two and a half years I think.

7 JAY MARCUS: Yeah, I think we--I think if
8 I remember correctly it's October of 2014--

9 JAY MARCUS: [interposing] Yes.

10 JAY MARCUS: --that we approached the
11 library about the idea. In December of that year we
12 applied for the State--the tax credits from the state
13 as well as Project Based Section 8s for the 30%
14 units, and actually a special fund that's helping to
15 fund the library as well with the investment fund of
16 the state, and we go that funding about six months
17 later, and so that's when we became more active to
18 initiate ULURP, and that took a long time.

19 DAVID WALLACE: And like just to add, we--
20 we spent a--a large portion of--of the 2-1/2 years at--
21 at Councilman--Council Member Menchaca's urging having
22 a lot of dialogue with--with folks--folks in the
23 neighborhood--

24 COUNCIL MEMBER GREENFIELD: [interposing]
25 Sure.

2 DAVID WALLACE: --which I think has made
3 the project much, much stronger.

4 COUNCIL MEMBER GREENFIELD: And so Jordan
5 aside from the standard ELLA an other funding. Is
6 there any additional funding that's being provided at
7 HPD for this project? [pause]

8 JORDAN PRESS: No, no there isn't.

9 COUNCIL MEMBER GREENFIELD: Okay, great.
10 Thank you all so much.

11 CHAIRPERSON SALAMANCA: Thank you,
12 Council Member. I have a few questions. You're
13 zoning 49 units. Are any of these units or is this
14 building going to participate in the Our Space
15 program?

16 JORDAN PRESS: There--three are project
17 based vouchers, but they're coming from New York
18 State because it--

19 DAVID WALLACE: [off mic] Because that's--
20 that's eight units. (sic)

21 JORDAN PRESS: Yes, there are eight,
22 eight of the units will be specifically for victims
23 of domestic violence coming out of shelter.
24 Actually, they'll be testifying shortly but that's in
25 conjunction with a Community Board 7 area shelter.

2 So yes there will be, and just—just to clarify to
3 make—to make the distinctions. So the HPD's Our
4 Space Program increases the subsidy per unit in
5 exchange for the developer agreeing to accept
6 referrals from the shelter system. In this case
7 they're not—it's not our space where they're getting
8 additional subsidy, but rather there—there will be
9 federal Section 8 vouchers that are attached to those
10 units to cover the difference between what the tenant
11 can pay and what the rent is charged.

12 CHAIRPERSON SALAMANCA: Alright. My
13 other question is how will the community be notified
14 in terms of when the applicate—when you're—you're
15 beginning to take applications?

16 JAY MARCUS: As I mentioned earlier,
17 actually we're going to start early because we know a
18 lot of people have credit issues just from
19 experience, and also in this neighborhood we want to
20 make sure particularly in the current environment
21 we're helping people to get their I-10s. So they
22 know if they can get an I-10 that they are eligible.
23 So we're starting early. We anticipate actually this
24 summer doing early workshops for people separately
25 because of another project we're doing. Where we

2 going into the four senior centers in the area to
3 train seniors to sign up, and we're going to work
4 with the Immigration Committee of the community
5 board, and that was a community board request that
6 we're very pleased and very excited to be doing to
7 work with them to do a lot of the outreach for people
8 to come to come to the early sessions. And again,
9 we'll follow up. What we typically do what's like
10 two-hour sessions on both the project and he will
11 have to emphasize it's still two years away from
12 being rented up. But we'll also then get people to
13 enroll in job training, help them to get their I-10s
14 and start that that actually starting this summer,
15 and then we'll start again. Typically it's about six
16 to nine months before rent up that we then start the
17 process with advertising and the lottery.

18 CHAIRPERSON SALAMANCA: Okay, can you
19 speak a little bit about local hiring? How-how is
20 that going to work?

21 JAY MARCUS: We selected our GC to the
22 expansion is a prelude. We selected our GC in part
23 based on their-their ability to do local hiring, and
24 also as you may know, Fifth Avenue Committee has an
25 affiliate Brooklyn Workforce Innovation and a very

1 close partner who will be testifying later today,
2 South Brooklyn Industrial Development Corporation who
3 do job training and job placement. So, we're going
4 to be working with the CG Galaxy early on. They have
5 a history doing this well. They're doing it right
6 now with the example of Saint Nick's for the local
7 hiring because they also do job training and they're
8 a non-profit developer. So, we're going to be
9 working with them to try to make sure the jobs go to
10 to the local people. They estimate that there will
11 be between 50 and 60 construction jobs. Probably
12 about a third to a little more will be the lowest
13 skilled, which unfortunately they're close the \$15
14 wage range, and then the rest will be skilled to
15 semi-skilled \$25 to \$30 wage range and we're going to
16 make sure we do the job training for both. They've
17 guaranteed us that they'll meet what their averages
18 is, 15%, but we're going to push them to be higher. I
19 should mention we also chose them, although this is
20 an agency initiative. It wasn't necessarily a
21 question because we believe also in MWBE, and they
22 have a history of greatly exceeding the 30% minimum
23 that's typical on these projects on that as well.
24

2 CHAIRPERSON SALAMANCA: Alright,
3 something I find very interesting in this project you
4 that you mentioned that you're going to use rain
5 water for your toilet water. How is that going to
6 work?

7 JAY MARCUS: It's expensive, and if it
8 were not for the member item we would not be able to
9 do in all honestly. It is-it is expensive because we
10 have to do a whole separate plumbing system and the
11 water actually does have to be even for toilet water,
12 it has to be somewhat clean. So it's going to be
13 adding about \$400 to \$500,000, which is close to
14 \$10,000 a unit. It's a lot. It's definitely not
15 economical even though it will save us somewhat on
16 our water and sewer. It will save us maybe \$10,000 a
17 year is what we heard, but again, we're looking long
18 term. Long term we anticipate water and sewer will
19 continue to go up, and-and again it has been all of a
20 sudden. It merged over the last eight years as a
21 major expense. So knowing that there is a-a base
22 percentage of our water usage that won't necessarily
23 go up in cost is helpful.

24 CHAIRPERSON SALAMANCA: Alright, and then
25 my-my-my final question is the temporary library how

1 is the community going to be notified where—where the
2 temporary library will be located?

3
4 DAVID WALLACE: Yeah, I'm going to—it's a
5 good question. I mean so part of the—the process
6 we're going to be going through over the next few
7 months to get feedback for the permanent library will
8 give us an opportunity to communicate with—with
9 neighborhood stakeholders, but it's also something
10 we're going to be working with councilmen and other
11 elected officials and the community board to help get
12 that—get that word—get that word—word out.

13 CHAIRPERSON SALAMANCA: Alright, thank
14 you. Are there any other questions? No, alright
15 well I thank you, gentlemen for your—for your
16 presentation. So we're going to—we're going to call
17 up the— Alright, so we're going to call up the
18 speakers. We have Mr. Juan Valazquez, Miss Tina
19 Logan, Leonard Goodstein, Justin Collin, and Tamika
20 Covington. I hope I didn't screw that up. [pause]
21 [background comments] Alright, thank you. [background
22 comments, pause] So again, that's have Tamika
23 Covington, Justin Collins, Leonard Good—Goodstein,
24 [background comments] Goodson. I'm sorry. Goodston—
25 Goodston, Tina Logan and Juan Valazquez. [pause]

1
2 Aright, so I'm going to ask—we're going to start from
3 the right. Before you begin your statement, if you
4 can just introduce yourselves, and we're going to
5 give you about two minutes each for your statement.
6 So, we'll start with you.

7 TINA LOGAN: My name is Tina Logan. I
8 would like to take this opportunity to thank the
9 chair of the subcommittee for hearing my testimony.
10 Good afternoon. I'm a Director of the Center Against
11 Domestic Violence. Forty years ago, the center began
12 in Sunset opening their very first domestic violence
13 shelter in New York State where we continue to offer
14 services to 48 people at a time who are in 16
15 families. Domestic violence includes physical
16 violence and physical domestic violence is one of the
17 very few crimes that have not decreased in New York
18 in the past three years. For the last ten years, the
19 number of domestic violence homicides have remained
20 steady. Families fleeing to safety can only stay in
21 an emergency shelter for 180 days. In those 180
22 days, you're competing for affordable subsidized and
23 supported housing with people who are in regular
24 homeless system, and stay in that system in
25 transitional housing until they find permanent

1 housing. The housing crisis is such that three years
2 ago the governor increased the allowable winter stay
3 and emergency domestic violence shelters from 135 to
4 180 days, and then two years ago HRA said that they
5 were going to increase the winter stay from 180 days
6 because we no longer—because we can no longer allow
7 you to discharge from these—these shelters into
8 transitional homeless shelter because they are backed
9 up. So we're thrilled that there are units of
10 housing that will be available to place people in a
11 proposed development. We're thrilled for a number o
12 reasons because families will find permanent housing.
13 They'll be able to stay in Sunset Park, and we're
14 close enough in our confidential location that the
15 kids will be able to continue to attend schools they
16 were attending while in shelter. All of the people
17 who come out of residential programs can voluntarily
18 [bell] access case management. Thank you.

19
20 CHAIRPERSON SALAMANCA: Alright, thank
21 you.

22 JUAN VALAZQUEZ: Hi, I'm Juan Valazquez.
23 I'm—I'm new to the east coast. I'm from Little Hilo,
24 Hawaii where I'm a recent graduate of self-
25 engineering and I'm here in pursuit of my career. I

1 left Hawaii with little more than—a little—little
2 savings, my backpack and my—and my laptop, very
3 little and getting started wasn't—wasn't always easy,
4 but the library in Sunset Park has been my back-to-
5 work center, and a great resource to help me, help me
6 get on my—get on my feet, and while I've been there,
7 the things that I've seen are a lot of people, a lot
8 of diversity, a small facility. At 3:00 p.m. Monday
9 through—Monday through Saturday you can see seven
10 dozen, eight dozen people in that one little
11 structure, people lined up to use the one tiny
12 bathroom, a dozen baby strollers parked densely right
13 next to a little pad where younger children play, a
14 little tiny 10 x 12 pad for younger children. Every
15 seat in the house taken. Teenagers lined up to use
16 the printer, all the computers taken. So, it can
17 certainly use an expansion. Thank you.

19 TAMIKA COVINGTON: Hi. My name is Tamika
20 Covington. I'm here in support of Turning Point. So
21 with this project we basically all feel in favor of
22 it because it's both useful not only to work but to
23 the kids for the computers in the programs that they
24 do have, which I myself have went to one program
25 recently, which was Learning Turney's (sic)

1 Calligraphy. Also how it helps is the fact that the
2 kids need the programs and the computers as well as
3 the young adults that come from the homeless
4 shelters, which I currently live in as well. So I
5 think it's a great idea because it proposed for the
6 community to be able to come together and make
7 something different, and to bring up the community
8 with, you know, a different idea of being able to
9 expand something that they really need, and also
10 helping with those who need the affordable housing
11 for those who are homeless, and those who, you know,
12 are looking for somewhere else that afford them to
13 live. Also think about ahead for the next generation
14 for them to be able to have affordable housing for
15 those who send their kids off to school and they come
16 back, and they may need somewhere to stay. So it
17 would need a lot to us because we use the—the library
18 and the computers and the programs that they have as
19 well, and at the same time we do need the affordable
20 housing. So we're in favor with the project, and I
21 think it would be a great idea for the community to
22 come together and make something, you know, better
23 than what it is that they already have, and to make
24 things better.
25

2 CHAIRPERSON SALAMANCA: Alright, thank
3 you.

4 LEONARD GOODSTEIN: My name is Leonard
5 Goodstein. I'm a tenant on the Fifth Avenue Committee
6 people, and I've seen the amazing projects they've
7 done. This project is amazing because it's a mixed
8 project, and to show this can be done can go on and
9 show more projects can be done jut like this. This
10 hasn't been done before. So we need to do this. We
11 also—I'm a disabled vet. We need veteran programs
12 for housing. Guys are homeless still, and—and I thin
13 that these people should really—I'm trying to get Jay
14 involved with some federal people to put together
15 housing also for veterans besides for people that are
16 homeless. And these joint ventures are necessary in
17 the city at this time because this something they can
18 show as—that could through the whole city. I'm—I'm
19 very proud of these people from Sunset Park. They
20 have a lot of guts. Thank you very much.

21 JUSTIN COLLINS: [off mic] Good
22 afternoon[on mic] Good afternoon. Thanks for the
23 opportunity to speak. My name is Justin Collins and
24 I am the Director of Strategic Partnerships and
25 Development for the Southwest Brooklyn Industrial

1
2 Development Corporation. We're a local economic
3 development and workforce organization. We've been
4 serving local businesses, and res and residents of
5 Southwest Brooklyn for lose to 40 years. We strongly
6 support the plans to develop 49 units of affordable
7 housing on top of the brand new library in Sunset
8 Park. It's clear that Fifth Avenue Committee has
9 made immense effort to ensure that the project is
10 affordable to live-to people living in Community
11 Board 7. They're pricing units based the area median
12 income as opposed to the citywide median income,
13 which would be significantly higher. The project
14 also reflects the need for affordable housing built
15 for families, 12 units of three bedrooms, 13 units of
16 two bedrooms, and it's really inclusive of a wide
17 range of demographics particularly local residents.
18 Fifty percent of the units are allocated to folks
19 living in Community Board 7, ten percent for folks
20 who are physically disabled, 9 units reserved for
21 victims of domestic violence, and these units are
22 required to remain affordable in perpetuity
23 regardless of what may happen to Fifth Avenue
24 Committee in the future, and that's a really
25 important point. You know, my organization sees

1 dozens of local job seekers on a daily basis, and the
2 folks who come to our office looking for work are
3 more often than not rent burdened sometimes facing
4 issues of housing insecurity or even homelessness.
5 The neighborhood of Sunset Park really needs
6 affordable housing as this community has been and we
7 hope will continue to be a walk to work community for
8 people seeking good industrial paying—good paying
9 industrial jobs on the industrial waterfront. And we
10 know the relationship between affordable housing and
11 workforce development. So, you know, thank you for
12 the opportunity. We strongly support this project.

14 CHAIRPERSON SALAMANCA: Thank you.

15 [bell] Are there any questions from members of the
16 committee? Do you have any questions for the panel?

17 COUNCIL MEMBER MENCHACA: Yeah, I have—I
18 have one—one—kind of bigger kind of grand—grand
19 question about what's happening today, and I know
20 that there's—there's a lot of conversation in the
21 city about gentrification, and there's a lot of fear
22 about what's happening right now in our communities.
23 And so is there anything that anybody would say to—to
24 folks that—that might not necessarily be completely
25 connected to all—all the intricacies of this project.

1
2 There's so many different tax (sic) for the programs
3 that are coming in. This thing was—the whole process
4 started in 2014. It took a while to get her.
5 There's a lot of minds that were—were working, a lot
6 of presentations in the community. Is there anything
7 that you want—anybody wants to say in this panel
8 because this is a pretty supportive panel to folks
9 that might—might not be supportive for whatever
10 reason? Is there anything that you want—you want to
11 tell them today about—about how you understand this?
12 I mean I know you already spoke to it, but is there
13 anything new specifically to folks in the—in the city
14 that are just afraid right now about anything that's
15 happening where you have—you have these multi-sectors
16 working together?

17 JUSTIN COLLINS: I mean I—I could say one
18 thing, you know, a lot of housing, you know,
19 different developments that people are worried about
20 with regard to, you know, potential for
21 gentrification. There are affordable units mixed in
22 with, you know, market rate units and, you know, the
23 level "affordability" is not entirely affordable for
24 the people who already live in a particular
25 neighborhood. The way that this project is being

2 done and the way that the units are being allocated
3 based on incomes that are, you know, below the median
4 income of the immediate community board that it
5 serves really, you know, protects against some of
6 these concerns I think.

7 LEONARD GOODSTEIN: As you can see around
8 the city, the way things are going the average guy is
9 making \$40, \$50,000 a year. The housing market is
10 nuts. It's—it's out of control, and even with—with—
11 with housing like this, because this is a basic need
12 for this city for people who have lived here, who
13 grew up here, who come here to live and they're the
14 working class. They make this city work, and they
15 need this. With these people we don't have anything
16 because the people that have money they're richer
17 people. Housing \$3,000. There's a place where I
18 know \$5,300 a month for two bedrooms. It's fully
19 insane. So basically what you're doing is a class
20 act. Thank you.

21 CHAIRPERSON SALAMANCA: Alright, well
22 thank you very much for coming out and speaking. We
23 have one more speaker, Ms. Darlene Martinez.

24 [background comments, pause]

25 DARLENE MARTINEZ: Yes.

1
2 CHAIRPERSON SALAMANCA: Just press the
3 button--

4 DARLENE MARTINEZ: Okay.

5 CHAIRPERSON SALAMANCA: --and then just
6 introduce yourself and the--

7 DARLENE MARTINEZ: This one?

8 CHAIRPERSON SALAMANCA: Yes.

9 DARLENE MARTINEZ: I'm Darlene Martinez
10 and I'm residents—a resident actually of Boreham
11 Hill, but I go to Sunset Park because it's really the
12 only place where we can resources in Spanish, and I'm
13 support—in support of the program. I was there at
14 the library just this week, and the community has
15 exploded. They—we were there for a king of like
16 reading books to babies and a play time, and we
17 couldn't accept—the organ—the library couldn't—had to
18 turn people away because there just wasn't enough
19 room, and it breaks my heart. I mean there's so many
20 mothers who made it out there for one hour, and then
21 you can't even get it, and I almost gave my ticket
22 away, but I've been twice and couldn't get in. So I
23 was like I've got to get into one of these. So,
24 anyway, I just—I'm—I'm definitely in support of
25 program. I think we need—I think it's crazy that

1 given the community throughout [baby crying] Brooklyn
2 that's not more easily accessible, but I think growth
3 is definitely the right direction, and that's it.

4 Thank you. [baby crying]

5
6 CHAIRPERSON SALAMANCA: Thank you. Thank
7 you. Is there anyone else from the public who needs
8 to speak? No. Alright, so with that we are going to
9 close the—the public hearing, and we are going to go
10 to our Council Member Menchaca for a—for a statement.

11 COUNCIL MEMBER MENCHACA: Thank you Chair
12 Salamanca, and I want to thank everybody who
13 testified on—on this application, a series of
14 applications today, and actually everybody who came
15 out for us throughout this entire process. This has
16 been a long time coming for this community, and we
17 are—we are in—in so many ways smarter as a community.
18 We are in so many more way more prepared for future
19 projects, and so I just want to thank everybody who
20 put their time and effort into teaching not only me
21 as a council member, but everybody around that has
22 really decided to engage. Especially to the mother
23 who just spoke during. I want to make sure, and I'm
24 talking to BPL and Hester Street to talk to her
25 specifically. I want to make sure that she is part

2 of that conversation about what—even the transition
3 plan, and we've been talking a lot about what this
4 transition plan is going to be. I want to make sure
5 that mothers like her are part of that transition so
6 that she is felt heard. And it sounds like she lives
7 in Boreham Hill, but she's not a unique person. This
8 is—this the constituency of this—of this community,
9 the library community that is really citywide in so
10 many ways, and—and I—I guess what I want to say it
11 reminded me of just my own experience for the first I
12 was in the library when—when my mom dropped off for a
13 Head Start program with my local library. That's
14 where I learned how to speak English, and so
15 libraries for me are so—so—so personal in the impact
16 that it has to a family, a single mom, immigrant
17 mother who is making sure that her son spoke English
18 and was able to kind of get into the education
19 process. That's what libraries do. They transform.
20 But not only do we have an incredible library program
21 or a system with BPL, we have an incredible
22 librarian—librarian with a team. Roxanna is here
23 who's always, always speaking truth to power about
24 what kind of services are needed and what kind of
25 responses they need from the city getting the words

1
2 from so many different sides for her deep, deep work
3 and commitment. So I just have to say thank you to
4 Roxanna and her team that's here today. [applause]
5 Aplausos. So, really quick. The New York City
6 Charter gives the City Council the power to approve
7 or disprove any disposition or acquisition of the
8 land by the city of New York. As a council member I
9 take this responsibility very seriously. Any
10 potential proposal or development of public land must
11 be carefully analyzed and vetted to ensure the public
12 interest is being protected both in the short term
13 and in the future generations. I believe that this
14 proposal by HPD, which you heard today, BPL, which
15 you heard today and the Fifth Avenue Committee who
16 testified today clearly offers greater public benefit
17 than the standalone 12,000 square foot library that
18 occupies the site today. You heard about that site.
19 You heard about its—its shortcomings. First, our
20 community will gain a brand new library. Nearly
21 21,000 square feet owned by the city of New York.
22 This new library will be one of the largest branches
23 in the system equipped with the latest technology.
24 With the current library busting at the seams and—and
25 demand for library programming growing each month,

1 this expanded and updated library will be an
2 important asset for the future of this community. On
3 top of the new library, we are set to gain 49 new
4 affordable housing units for a neighborhood where the
5 median asking rents are now nearly at \$2,000 a month
6 far out of reach of any average Sunset Park family.
7 When we hear affordable, we also have to ask, and
8 this community has been asking over and over and over
9 again to who, affordable to who? And in this case
10 the depth and the breadth of affordability is truly
11 remarkable. This project includes units at 30, 40,
12 50, 60 and 80% AMI. I have to read that again. 30,
13 40, 50, 60 and 80% AMI. The studios are actually 39
14 of the units in this project will be at or below 60%
15 AMI with rents lower than the \$1,300 a month. The
16 studios will be available for as low as \$328 a month
17 and three-bedroom apartments for families as low as
18 \$582 a month. That's what we're talking about when
19 we talk about affordability. The guarantees. Okay.
20 So although I trust the intent of the Fifth Avenue
21 Committee, and the Brooklyn Public Library to deliver
22 the project that they have presented, I have been
23 very clear about this from the start that these
24 promises must be memorialized in legal documents that
25

1 protect the public's interest. After taking close
2 examination, I am satisfied that the public's
3 interest in ensuring permanent and improved and
4 enlarged library space and truly affordable housing
5 is protected. Now, the legal documents that are—that
6 accompany this ULURP application make it absolutely
7 certain that the developer, the Fifth Avenue
8 Committee or any other successor of the entity, and
9 we hope that the family committees here for a long,
10 long, long time must construct a 20,755 square foot
11 space for the library that will be conveyed back to
12 the city of New York and—and be—sorry—and required to
13 remain a library in perpetuity. The Land Disposition
14 Agreement requires the developer to construct a
15 20,755 square foot library space within 48 months of
16 contract closing. One the construction is complete,
17 the developer must sell the 20,755 square foot
18 condominium unit to the city of New York for the
19 nominal price of \$1.00. If a developer fails to do
20 this, the City has right to repossess the property.
21 We fought hard for this ironclad requirement to be
22 included in the agreement, and I believe that it sets
23 a new standard for safeguarding our public interest
24 in this—in the disposition of public assets. Now,
25

1 this is something that other council members are—are
2 listening to, and I'm hoping that they really kind of
3 take this on and bring this to other—other parts of
4 the city. The DNA that we've constructed here should
5 go farther than just Sunset Park. But there are
6 additional levers that will help. Well, before
7 that, actually the affordability—the affordable
8 housing 20% of the units are required to be
9 permanently affordable the terms of the inclusionary
10 zoning and an additional 15% will be permanently
11 affordable as part of the regulatory agreement by
12 HPD. The remaining 65% of the units will be subject
13 to a 60-year regulatory agreement, but there are
14 additional levers that we will help—that will help
15 ensure that the remaining 65% will almost certainly
16 remain affordable in perpetuity beyond 60 years. The
17 regulatory agreement requires the owner of the
18 development will be incorporated as an HDFC that
19 cannot sell or transfer the property without prior
20 written approval from HPD. The laws governing HDFCs
21 require that all rental units owned by the HDFC
22 remain in affordability. The Regulatory Agreement
23 also requires that all units remain subject to rent
24 stabilization laws both during and after any
25

1 potential expiration of their agreement. In
2 addition, the financing of this development is
3 structured so that a balloon payment is due at the
4 time that the Regulatory Agreement expires. All of
5 these conditions create a powerful-powerful incentive
6 for the developer to negotiate a new extended
7 agreement to ensure affordability beyond 60 years.
8 On top of all of these like legal-legal safeguards,
9 the Fifth Avenue Committee, a local not-for-profit
10 development organization that has decades long,
11 decades long record of community work in this part of
12 Brooklyn, has pledged to maintain the affordable
13 housing at this site in perpetuity. And not only
14 that, you also heard that Family Committee is going
15 out early to make sure that we train people to
16 understand how to make these applications possible so
17 everybody no matter your immigration status,
18 everybody has the opportunity to apply, and you
19 better believe that CB7 Sunset Park residents are
20 going to flood this application process-this
21 application process. So in conclusion where today we
22 have a 12,000 square foot library in less than four
23 years we will nearly have a 21,000 square foot state-
24 of-the-art library along with the 49 apartments
25

1
2 affordable for families that will otherwise not have
3 an opportunity to stay in Sunset Park. This project
4 clearly takes an exciting public asset or an
5 existing. It is excited, too. An existing public
6 asset and expands the public benefit, a win-win for
7 both the community and the city, and will also have
8 an incredibly happy staff with Roxanna leading the
9 way. Thank you. Muchas gracias.

10 CHAIRPERSON SALAMANCA: Alright, well
11 thank you [applause]. Thank you Council Member
12 Menchaca and congratulations on our great project for
13 your community. Now, we will move onto a vote to
14 approve LU 584 and 586, and approve a motion file LU
15 585. This last item, and Disposition Approval for
16 the site was withdrawn by HPD after it was determined
17 that the action was unnecessary. We are approving
18 the disposition of the site as part of the UDAAP
19 approval in LU 584. Counsel, please call the role on
20 a vote to approve LU 584 and 585 and approve the
21 motion to file LU 585.

22 LEGAL COUNSEL: Chair Salamanca.

23 CHAIRPERSON SALAMANCA: Aye.

24 LEGAL COUNSEL: Council Member Rodriguez.

1
2 COUNCIL MEMBER RODRIGUEZ: Well, we are
3 still debating. I will be--be vote, but--

4 LEGAL COUNSEL: We'll wait. [laughter]

5 COUNCIL MEMBER RODRIGUEZ: No, first of
6 all, congratulations Chairman Salamanca and
7 congratulations also Menchaca for this great project.
8 I hope that, you know, HPD learn a lot so that as we
9 are moving conversation on building the new library
10 in Inwood, this is only the--this should be only the
11 beginning, you know, of the expectation that we have
12 for our community, but one area that I would to
13 highlight because it doesn't matter if the project is
14 happening in Brooklyn, Staten Island, Bronx or Queens
15 or Manhattan, it's please guys. Libraries do better
16 in technology. You know, STEM is one of those areas
17 where we've been living females and people of color
18 behind. The number of--of females and black and
19 Latino, it doesn't match when it comes to Google,
20 Facebook, Apple, and we are--the number is so low, and
21 that's why last year the corporation, the tech
22 company they had to bring 95,000 immigrants to work
23 in the tech company because we as a nation are not
24 producing the numbers that we need. So I believe it
25 is important, you know, for all of us to do our part

1
2 to build that pipeline. You know, computers today is
3 not to have 20 computers in the room. It's about
4 hands-on. It's about we're starting earlier exposing
5 our-all children when it comes to a STEM. Yes,
6 that's happening throughout the city. The problem is
7 that the group program is only happening depending of
8 the circuit (sic) where individual, and I think that
9 we can live in New York City for all, but we have to
10 do much better when it comes to STEM in all places,
11 but especially in our public library. Thank you and
12 with that, I vote aye.

13 LEGAL COUNSEL: Council Member Cohen.

14 COUNCIL MEMBER COHEN: I just want to say
15 congratulations to Chair Salamanca for an excellent
16 first meeting, and I want to say congratulations to
17 Council Menchaca for really a profound and very, very
18 admirable project, and with that, I vote aye.

19 LEGAL COUNSEL: With a vote of 3 in the
20 affirmative, 0 in the negative and 0 abstentions,
21 Land Use Items 584 and 586 are approved, and the Land
22 Use Item 585 is a motion to file is-is approved on
23 that item, and all items are referred to the Full
24 Land Use Committee.

25

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 CONCESSIONS

52

3 CHAIRPERSON SALAMANCA: Awesome. So I
4 would like to thank the members of the public, my
5 colleagues, Council and Land Use staff for attending
6 today's hearing. This--this meeting is hereby
7 adjourned. [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date March 31, 2017