

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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January 22, 2019
Start: 10:35 a.m.
Recess: 10:39 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: BEN KALLOS
Chairperson

COUNCIL MEMBERS: Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Andy L. King

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

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2 [sound check] [pause] [gavel]

3 CHAIRPERSON KALLOS: Good morning and
4 welcome to the Subcommittee on Planning, Dispositions
5 and Concessions. I'm Council Member Ben Kallos,
6 Chair of the Subcommittee. You can Tweet me at Ben
7 Kallos. We're joined today by Council Member Ruben
8 Diaz, Sr. who got here early because 15 minutes early
9 is the new on time. Council Member Chaim Deutsch,
10 and Council Member Keith Powers. Today, we'll be
11 voting on two projects we heard on January 14th, Land
12 Use items 310 and 311 Waterside Plaza, Land Use Item
13 314, 4697 Third Avenue. We will be voting to approve
14 Land Use Items 310 and 311 Waterside Plaza
15 application to facilitate the preservation of 325
16 affordable Housing units at 10, 20, 25, 30 and 40
17 Waterside Plaza in Capes Bay, Manhattan in Council
18 Member Powers' District. HPD is requesting approval
19 of the disposition or city-owned land and amendments
20 to the Waterside Urban Renewal Plan for an additional
21 47 years for a total unexpired term of 99 year-99
22 years, extending to 2116. Upon approval, HPD will
23 enter into a new ground lease with the owner. The
24 terms of the ground lease will preserve residential
25 affordability by incorporating rent freezes, rent

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2 reduction, and limits on rent increases for affected
3 tenants. Council Member Power is supportive of the
4 application. I would like to call upon him, if he'd
5 like to make some remarks.

6 COUNCIL MEMBER POWERS: Thank you.

7 CHAIRPERSON KALLOS: [interposing] We've
8 been joined by Council Member Gibson.

9 COUNCIL MEMBER POWERS: Thank you and I
10 want to thank you to the staff and to the Chair for
11 sitting through a long hearing last week were we
12 asked a lot of questions about the deal, and let us
13 get a better understanding of-of the impact to the
14 tenants, but also push for the additional things that
15 we were asking for as part of the-the final deal. I
16 am supportive this deal because Waterside Plaza is a
17 place I've been my entire life and I've gotten to
18 know many of the people that live there, and through
19 my tenure in the City Council I've gotten to
20 understand their predicament in terms of
21 affordability at a place that was built to be an
22 affordable complex as a Mitchell Lama complex that
23 exited the program about 15 years ago or more-more 6,
24 17 years ago. The deal that you'll be voting on
25 today and that I'm here to-to join in support would

3 create a real long-term affordability in the complex
4 for 75 years, but also would help the tenants that
5 are living there today achieve more affordable rents
6 and to limit increases for the future. This deal to
7 me is something I've worked on since I stepped in
8 office on day one. I should give credit to my
9 predecessor Dan Garodnick as well for kick-starting
10 the conversation, but we have spent essentially a
11 year trying to get to this point to achieve a
12 meaningful—a meaningful reform of the rents at
13 Waterside Plaza. They're not here, but at our
14 hearing there were dozens of tenants from Waterside
15 who have been coming to every meeting where possible
16 to talk about their particular situations. So, I am
17 very proud to be here today to be where we are in
18 terms of making a meaningful difference in the lives
19 of about 325 units, but more people at Waterside
20 Plaza. This is the type of deal that I think we all
21 should aim to achieve in our districts where
22 possible. So, I urge your support of it. I just
23 want to thank again my staff who are here, who have
24 been working through the weekends and the nights to
25 get to this point. I want to thank all the staff at
the Land Use Committee and in this committee for—for

3 their assistance throughout the way and their
4 patience as we've asked a lot of questions and sent a
5 lot of emails, and with that, I ask you to support
6 it. Thanks so much.

7 CHAIRPERSON KALLOS: Thank you Council
8 Member Powers. We'll also be voting to approve Land
9 Use Item 313, 4697 Third Avenue, an application that
10 would facilitate the development of a new mixed-use
11 8-story building providing 52 units of affordable
12 housing in Council Member Torres' district in the
13 Bronx. This project was developed under HPD's ELLA
14 program, and 15% of the units will be reserved for
15 formerly homeless households. HPD seeks an Urban
16 Development Action Area designation project approved
17 on disposition of approval for the site, which
18 currently contains two vacant lots and were used as
19 parking lot for city vehicles. Council Member Torres
20 is supportive of this application. I'd like to
21 invite—I'd like to now invite our Counsel to please
22 call the roll.

23 LEGAL COUNSEL: This is a vote to approve
24 LUs 310 through 11 and 313. Chair Kallos.

25 CHAIRPERSON KALLOS: Aye on all.

LEGAL COUNSEL: Gibson.

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3 COUNCIL MEMBER GIBSON: I vote aye.

4 LEGAL COUNSEL: Deutsch.

5 COUNCIL MEMBER DEUTSCH: Aye.

6 LEGAL COUNSEL: Diaz.

7 COUNCIL MEMBER DIAZ: Aye on all.

8 LEGAL COUNSEL: By a vote of 4 in the
9 affirmative, no negatives and no abstentions, the
10 Land Use Items are approved and referred to the full
11 Land Use Committee.

12 CHAIRPERSON KALLOS: We will [pause]—We
13 will now close the vote. That concludes today's
14 hearing. I'd like to thank the Counsel and Land Use
15 staff for preparing today's hearing, and the members
16 of the public and my colleagues for attending. This
17 meeting is hereby 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 January 26, 2019