

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,
AND DISPOSITIONS

2 CITY COUNCIL
CITY OF NEW YORK

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4 TRANSCRIPT OF THE MINUTES

5 Of the

6 SUBCOMMITTEE ON LANDMARKS,
7 PUBLIC SITINGS AND
8 DISPOSITIONS
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9	September 30, 2025
	Start: 10:12 a.m.
10	Recess: 2:37 p.m.

11	HELD AT: Committee Room - City Hall
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13 B E F O R E: Kamillah M. Hanks,
Chairperson

14 COUNCIL MEMBERS:

15 Justin Brannan

16 Tiffany Cabán

17 Selvena N. Brooks-Powers

18 Amanda C. Farias

19 Oswald Feliz

Christopher Marte

Sandy Nurse

Yusef Salaam

Pierina Ana Sanchez

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

Kevin Parris
HPD

Justin Donlon
HPD

Annie Tirshwell
Type A Projects

Winifred Campbell

Leora Jontef
Health and Hospitals

Edgar Ramos
Local 3

Nate Gray
EDC

Ted Weinstein
HPD

Annabelle Meunier
Self

Sakhnin Dhakas (SP?)
SLCE Architects

Alexa Mandel
Ikos Senior Living LLC

Richard Ross
HANAC

Mickelle Adgate
EDC

Matthew Furlong
EDC

Jorge Madruga
8th Regiment

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

Gustavo Rivera

David Levers
Bronx Community College

Jack Marth
Part of the Solution

Elisabeth Ortega
NWBCCC

Rebecca Sander
Self

Adam Beckerman
HPD

Sami Joer
Robert A.M. Stern Architects

Satya Fisher
Habitat for Humanity

Matthew Dunbar

Charlotte Bell
Housing at Habitat NYC in Westchester

Aaron Buchanan

Nora Martin
Akerman LLC

Austin Sakong
Ex Collaborative

Nathan Gray

Sandra Lobo
Northwest Bronx Clergy Coalition

Elizabeth Thompson
Self

Brenda Irizarry
Northwest Bronx Clergy Coalition

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

Bryan Mack
Local 79

Taf Sourov
Local 19

Sara Penenberg
32BJ

Christopher Leon Johnson
Self

Alex Rawding
HPD

Juan Nunez
NWBCCC

Stephan Martinez
The Bronx

Jennifer Salgado
Street Vendor Project

Alfred Valdez Rosario
Self

Anthony Rodriguez
The Bronx

Stephanie Thomas
Northwest Bronx Community and Clergy Coalition

Dr. Shaguan Hoke
Northwest Bronx Community and Clergy Coalition

Shian Royhm(SP?)
Self

Elisa McCall
Self

Martha Bryant
Self

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2	A P P E A R A N C E S (CONTINUED)	
3	Edger Ramos Self	
4	Vicente Veintimilla Bronx Street Vendors	
5		
6	Stephina Fisher Self	
7		
8	Roberta Todd Self	
9	Osse Duomo (SP?) Self	
10		
11	Simone Stern Self	
12	Matthew Shore Self	
13		
14	Steven Martinez Self	
15	Toby Buford Self	
16		
17	Gregory Hernandez Self	
18	Mohammed Attia Self	
19		
20	Julia Roberts Self	
21	Robin Rollen (SP?) Self	
22		
23	Christina Calendar Self	
24	Ray Barberry (SP?) Self	
25		

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

Emma Allotta
Self

Tara Carr
Self

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AND DISPOSITIONS 7

SERGEANT AT ARMS: This is a microphone check for the Committee on Landmarks, Public Sitings, and Dispositions recorded on September 30, 2025, located in the Committee Room by Nazly Paytuvi.

SERGEANT AT ARMS: Good morning and welcome to today's New York City Council hearing for the Committee on Landmarks, Public Sitings, and Dispositions. At this time, please silence all electronic devices. If you would like to testify you must fill out a witness slip with one of the Sergeant at Arms. No one may approach the dais at any time during this hearing. Chair, we are ready to begin.

COUNCIL MEMBER NURSE: [GAVEL] Good morning, good morning everyone. I'm Council Member Nurse. Welcome to a meeting of the Subcommittee on Landmarks, Public Sitings, and Dispositions. I am going to be Chairing for a portion of this Subcommittee and we are not joined by anybody at this moment.

Before we begin today's agenda, I will remind everyone that this meeting is being held in a hybrid format. For members of the public who wish to testify remotely, we ask that you first register online and you may do so now by visiting www.council.nyc.gov/landuse to sign up and then sign

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into the Zoom and remain signed in until you have testified. For anyone with us today in person and wishing to testify and you have not done so already, please see one of our Sergeants to fill out a speakers card and we will call your name at the appropriate time.

For anyone wishing to submit written testimony on the items being heard today, we ask that you please send it via email to

landusetestimony@council.nyc.gov, including the LU number and/or project name in the subject line of your email. Video and audio testimony will not be accepted. I remind members of the public that this is a government proceeding and that decorum shall be observed at all times. As such, members of the public shall remain silent and until called to testify.

The witness table is reserved for people who wish to testify, no video recording or photography is allowed from the witness table. Further, members of the public may not present audio or video recordings as testimony but may submit transcripts of such recordings to the Sergeant for inclusion in the hearing record.

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Okay, so we will now hold a public hearing for LU's 393, 394, and 395 for the applications related to the New York City Housing Preservation and Developments Project known as the Arverne East - Arverne; first time seeing it. Arverne East Amendment which includes an amendment to a project previously approved by the Council on March 25, 2021, located in Council Member Brooks-Powers district in Queens and two Article 11 applications.

The amendment will increase the projects number of affordable homeownership units from 72 to 90, a change in the overall homeownership percentage increasing from 5 to 7 percent of the project.

In addition to the amended project, the applicant seeks the approval of two Article 11 tax exemptions pursuant to Section 577 of the private housing finance law. One for the portion of the project, known as Arverne East Building D Open Door, which will become an affordable homeownership co-op, and for Arverne East Building D rental, which will become rentals.

Appearing today on this proposal is Kevin Parris. To those wishing to testify, I already explained how that can happen and I will turn it - oh sorry,

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2 Council Member, do you want to give any remarks?

3 Okay, so I will invite the panelist to come to the
4 dais and Counsel will swear you in.

5 COMMITTEE COUNSEL: Would you please raise your
6 right hand and state your name for the record?

7 KEVIN PARRIS: Kevin Parris.

8 COMMITTEE COUNSEL: Do you affirm to tell the
9 truth, the whole truth, and nothing but the truth in
10 your testimony before this Subcommittee and in answer
11 to all Council Member questions?

12 KEVIN PARRIS: Yes, I do.

13 COUNCIL MEMBER NURSE: Any opening remarks?

14 KEVIN PARRIS: Yeah, I have some prepared
15 remarks.

16 COUNCIL MEMBER NURSE: Okay great, you may begin.

17 KEVIN PARRIS: Thank you. Uhm, related to a
18 previous Council action on March 25th of 2021, HPD is
19 requesting an amendment to the original project. The
20 original project allowed for the construction of
21 approximately 11 multifamily and/or mixed use
22 buildings and 191 one and two family homes totaling
23 approximately 1,650 units, including 1,320 affordable
24 units and 330 market rate units. Under the original
25 project, approximately five percent of the affordable

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units were permitted to be cooperative homeownership units with the remaining units to be rental units.

With the project, HPD is proposing that approximately 7 percent of the affordable units be permitted as cooperative homeownership units with the remaining units to be rental units. The overall unit count remains unchanged, and that's it.

COUNCIL MEMBER NURSE: Thank you. I will now turn it over to Council Member Brooks-Powers for her questions.

COUNCIL MEMBER BROOKS-POWERS: Thank you and good morning to you. I know we've spoken prior to today's hearing but I still would like to get certain things on record. And so, I apologize in advance for the redundancy.

So, pathways to homeownership are critical in my district and across the city. That is why I am excited to see that there is movement on homeownership units for the Arverne East Development. Can you please provide us a timeline for when you expect this project to close?

KEVIN PARRIS: So, we are anticipating and projecting to have this project close at the end of this calendar year.

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COUNCIL MEMBER BROOKS-POWERS: I'm sorry, I
didn't hear you.

KEVIN PARRIS: This calendar year, at the end of
this calendar year.

COUNCIL MEMBER BROOKS-POWERS: Okay. Okay and
then I have two questions not related to Arverne East
but still wanting to be on the record that we
discussed. One is another home ownership project in
my district; Ocean Crest is also waiting to close.
Can HPD provide an update on the timelines of that
project?

KEVIN PARRIS: So, we'll get back to you on that
specific project.

COUNCIL MEMBER BROOKS-POWERS: Can you give me on
the record because yesterday you told me this
calendar year.

KEVIN PARRIS: Yeah, so I'll have to confirm
because I'm here speaking to one specific project but
we'll be able to come back to you and confirm that.

COUNCIL MEMBER BROOKS-POWERS: So again, when we
spoke yesterday privately, I was told this calendar
year. I'm looking for the same response on the
record.

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KEVIN PARRIS: Right and I'm saying I'd have to
come back to you on this.

COUNCIL MEMBER NURSE: I'm going to invite HPD up
to directly answer the question and Council is going
to swear them in.

COMMITTEE COUNSEL: Could you please raise your
right hand and state your name for the record?

JUSTIN DONLON: Justin Donlon.

COMMITTEE COUNSEL: Do you affirm to tell the
truth, the whole truth, and nothing but the truth in
your testimony before this Subcommittee and in answer
to all Council Member questions?

JUSTIN DONLON: I do.

COMMITTEE COUNSEL: Thank you.

JUSTIN DONLON: Sorry Council woman, allow me to
clarify there. So, we do believe it will be this
calendar year in the time before the conversation we
had yesterday and today. I haven't gotten a chance
to follow up with our development folks, you know
from HPD Development. So, I won't be able to get the
answer for that for you this week.

COUNCIL MEMBER BROOKS-POWERS: Okay, my only
concern with that is affirmatively you said that it
would be within this calendar year and we left you

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know on positive terms so they hear today on record,
HPD being unable to make that confirmation on record
is concerning for me.

Moving on, we've had - we've also flagged in the
past an interest in veteran housing in my district.
We have identified a potential partner in VFW Post
5298 in Springfield Gardens. Can HPD work with these
community partners to help identify potential sources
of funding on tax credits to advance this project or
idea?

JUSTIN DONLON: So, your staff give us that
address yesterday, which we appreciate, so we can
certainly move towards advancing conversations about
that site.

COUNCIL MEMBER BROOKS-POWERS: Thank you and just
going back to Ocean Crest, when will you be able to
give me a confirmation in terms of this calendar
year?

JUSTIN DONLON: This week.

COUNCIL MEMBER BROOKS-POWERS: Okay and can I get
it in writing?

JUSTIN DONLON: Yes.

COUNCIL MEMBER BROOKS-POWERS: Thank you. Thank
you Chair.

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COUNCIL MEMBER NURSE: Thank you Council Member.

I'd now like to recognize any colleagues if they have
any questions. Got it, thank you gentlemen.

Are there any members of the public who wish to
testify on this item?

COMMITTEE COUNSEL: We don't have anyone signed
up.

COUNCIL MEMBER NURSE: Okay. If there are any
remote public participants who wish to testify and
have not already done so, please press the raised
hand button now and if you are here with us in
person, please see one of the Sergeant at Arms to
fill out a speaker card. Seeing no one who wants to
testify, we will now close this hearing on LU's 393,
394, 395 for the project known as Arverne East
Amendment, Arverne East Article 11 Open Door rental.
The public hearing is now closed and the item is laid
over.

We will now hear an Application for Land Use item
383 for a project known as H+H River Commons, an
Application by the New York City Health and Hospitals
Corporation, pursuant to section 7385(6) of the New
York City Health and Hospitals Enabling Act for an
approval of a proposed 99 year ground lease with

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River Commons Housing Development Fund Incorporated
and River Common Owners LLC as the beneficial tenant
to rent approximately 42,000 square feet which is
currently part of the parking lot and annex structure
of New York City Health and Hospitals, Gotham,
Morrisania in the Bronx in Council Member Stevens
district.

The site will be redeveloped as a 17 story
359,000 square foot mixed use building with
approximately 98 supportive units and approximately
230 affordable units per household earning less than
80 percent of area median income. Additionally, the
building will include approximately 6,000 square feet
of community facility use and approximately 7,500
square feet of open space.

Additionally, New York City Health and Hospitals
seeks authorization to sign a sub sublease with RC
Health Master Tenant LLC, the tenants affiliate
subtenant for approximately 43,000 square feet on the
cellar, first and second floors of the building to be
used by New York City Health and Hospitals at the
facility for its clinical operations and a parking
facility for the use of the facility staff and
patients.

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Appearing today on this proposal is Annie
Tirshwell, Winifred Campbell, Leora Jontef. Sorry.
Those wishing to testify remotely must register
online. We've already told you many times how to do
that. I will now turn it to Counsel to swear you all
in.

COMMITTEE COUNSEL: Could you please raise your
right hand and state your name for the record?

LEORA JONTEF: Leora Jonteff.

ANNIE TIRSHWELL: Annie Tirshwell.

WINIFRED CAMPBELL: Winifred Campbell.

TED WEINSTEIN: Ted Weinstein.

COMMITTEE COUNSEL: And do you affirm to tell the
truth, the whole truth and nothing but the truth in
your testimony before this Subcommittee and in
answers to all Council Member questions?

PANEL: Yes.

COMMITTEE COUNSEL: When the presentation is up,
the applicant panel may begin.

Okay, so we need to make some time
accommodations. I'm sorry, we're going to pause this
hearing and bring up the other application in order
to accommodate. We have many hearings going on today
and we're juggling. This is a little bit of a

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juggling act, so apologies. We'll call you back up
in a few minutes.

Okay, we will now hear an application for LU's
384, 385, and 386 for a project known as Ikos. Ikos
Senior Living. An application by the Department of
Housing Preservation and Development for a zoning map
amendment to change R5 and R5-C1-2 zoning districts
to C4-5 and C4-2A zoning districts.

Zoning text amendments to map MIH Option 1 and
designation of an urban development action area and
approval of an urban development action area project.
In order to dispose of a city owned site and
facilitate the development of new affordable housing
for seniors for property located in Council Member
Cabán's district in Queens. Appearing today on this
proposal is Annabelle Muenier, Sakhnin Dhakas; I'm
sorry, I'm butchering these Alexa Mandel and Dr.
Richard Ross. I will - while you all are getting
settled in, I will recognize Council Member Cabán
with a statement.

COUNCIL MEMBER CABÁN: I don't have any other
statement other than I'm obviously very excited about
this project, we need 100 percent affordable senior
housing in our district. I do have some questions

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3 that I anticipate asking but looking forward to your
4 testimony.

5 COUNCIL MEMBER NURSE: Thank you Council Member
6 Cabán. I want to recognize Council Member Salaam and
7 Sanchez have joined us. I'm going to have the
8 Counsel swear you in.

9 COMMITTEE COUNSEL: Panelists, would you please
10 raise your right hand and state your name for the
11 record?

12 ANNABELLE MUENIER: Annabelle Meunier.

13 ALEXA MANDEL: Alexa Mandel.

14 RICHARD ROSS: Richard Ross.

15 SAKI YHAKAS: Saki Yhakas(SP?).

16 COMMITTEE COUNSEL: And do you affirm to tell the
17 truth, the whole truth and nothing but the truth in
18 your testimony before this Subcommittee and in answer
19 to all Council Member questions?

20 PANEL: I do.

21 COUNCIL MEMBER NURSE: Awesome, let's get
22 started. So, go ahead and share your opening
23 remarks.

24 ANNABELLE MEUNIER: Thank you. Should I wait for
25 the -

26 COUNCIL MEMBER NURSE: The slide show?

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ANNABELLE MEUNIER: Yeah.

COUNCIL MEMBER NURSE: Uhm, Sergeants, okay.
There we go.

ANNABELLE MEUNIER: Thank you. Good morning
Council Member Nurse, Council Member Cabán and other
members of the City Council Subcommittee. Thank you
so much for the opportunity to present this project
to you today. This project certified into ULURP on
April 7th and we presented at the Queens Community
Board 1 public hearing on May 20th. The Borough
Presidents public hearing on June 12th and the City
Planning Commission on July 30th.

My name is Annabelle Meunier, I'm a Senior
Planner with HPD's Queens and Staten Island Planning
team and I'm joined today by my counterparts on the
development team who will be presenting with me, as
well as others from the team who are on and available
to answer questions. So, I believe we already
introduced ourselves, so we can get started. Next
slide please.

Today, we'll review the purpose and background of
the proposed project. Some background on the
development team, the proposed land use actions, and
the development team will review the proposed

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development and then we'll turn it over to you for questions. Next slide please.

Okay, so HPD issued this RFP for the site in 2019, under the Seniors First Initiative, which addressed the need to provide 100 percent affordable housing for 30,000 senior households by 2026. The city identified underutilized city owned public sites including DOT municipal parking lots as part of Housing 2.0 under the De Blasio Administration.

After a thorough review process of applications, HANAC and Mega Development LLC's were designated for the RFP in January 2021. Next slide please.

A bit more about the development team. As you see here, Mega was founded in 1990, has built over 10,000 residential units throughout New York City and throughout its time, has worked with community based and not for profit organizations to develop and construct quality residential projects that meet the needs of residents.

HANAC was founded in 1972 and has served the Queens community for 50 years. HANAC owns and manages more than 650 units of affordable housing in Queens and serves multiple populations for social services and specializes in developing affordable

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housing for low income seniors. And the Architect
SLCE Architects was founded in New York City in 1941
and has a proud heritage of creating architecture in
the world's most complex urban environments.

SLCE has designed a total of 63 senior housing
and assisted living buildings containing over 5,500
units. Next slide please.

The proposed land use actions as certified into
ULURP on April 7th are noted on this slide. Number
one, a zoning map amendment to rezone the project
area from R5 and R5 with a C12 commercial overlay to
C45 and C4-2A. Number two, a Zoning Text Amendment
to establish the project area as a mandatory
inclusionary housing area, which requires that
permanently affordable housing be provided within new
residential developments, enlargements and
conversions from nonresidential to residential use
within the mapped MIHA's.

Number three, the designation of an urban
development action area and approval of an urban
development action area project or UDAP, and
disposition of city owned property. The development
site is located at 31-07 31st Street, or Block 611

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Lot 25 in Queens and will be conveyed to the
developer.

I'll now pass it off to the development team
beginning with Saki who will continue the
presentation. Next slide please.

SAKHNIN DHAKAS: We are proposing a 13 story
building for affordable senior housing. 94,000
square feet of residential floor area containing 167
affordable independent residents for seniors, plus
one two bedroom unit for the superintendent and quite
a big area of programmatic space. 4,900 square feet
of open space will be provided at the railyard for
tenants years. 6,500 square feet of commercial space
will face on the first floor, the 31st Street façade.
A three story community center will be built on 32nd
street. This has a 6,570 square feet area and it has
a one story connection to the main building. The
community center will be independent or operate
independently from the senior house for programs for
the public. Next.

ANNABELLE MEUNIER: Thank you. Next slide
please.

SAKHNIN DHAKAS: Yup, sorry. Okay, uhm, Ikos
will incorporate the following items: Enterprise

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green community certification, solar panels on the roof. It will be an all-electric heating and cooling and domestic hot water equipment. All-electric ranges cook top ovens and clothes dryers.

ANNABELLE MEUNIER: Next slide please.

RICHARD ROSS: Thank you. So, 100 percent of the units in this facility will be for seniors earning up to 50 percent of the area median income. 30 percent of the units will be set aside for formally homeless senior households. 5 percent of the units will be set aside for the mobility impaired and 2 percent of the units will be set aside for the hearing and visually impaired.

All of the households will benefit from Section 8 vouchers, which we applied for and received under the current unit mix. Meaning that residents will only pay 30 percent of their income towards rent. Next slide please.

So, preference will be given for up to 10 percent of the applicants who indicate that they must go up or down stairs to reach their current residents from the sidewalk. All units will be available through HPD's Housing Connect 2.0 and the website is on the screen. Just to address the needs of housing in this

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area, particularly for seniors, in Queens Community District 1, an estimated 60 percent of senior citizens are rent burdened, meaning they spend more than 30 percent of their income on housing costs.

As of 2024, Queens see the district 1 experience the housing vacancy rate of less than 1 percent, indicating a severe shortage of available housing for seniors. According to Queens CV1 statement of community district needs, community residents request additional senior housing due to the rapidly growing senior population. Next slide please. Just to talk about our supporter and programmatic services, the second floor will have senior service offices and amenities, which include a gym, a computer room and a game room. Services for all Ikos residents include workforce development for seniors, health and wellness programming, transportation services to senior centers and their appointments including health appointments, and arts and educational workshops. There will be additional senior services for formerly homeless seniors, which is funded by HRA SARA program. Next slide please.

ALEXA MANDEL: So, a great feature of this project is that it will create 250 construction jobs

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and several long term property management jobs and all of those will be subject to prevailing wages and HANOC and Mega are both the story base, so we're very focused on local hiring here and we also have long track records of exceeding MWBE hiring goals, which we'll do on this project as well. I'll pass it on to Annabelle to wrap up.

ANNABELLE MEUNIER: Thank you Alexa. Next slide please. This concludes our presentation. Thank you again for your time today. We're happy to answer any questions you have.

ACTING CHAIRPERSON FARIAS: Great, thank you so much. I'm Amanda Farias and I'll be serving as Acting Chair for this Committee hearing. I'd like to also recognize Council Member Marte whose joined us in person and Council Member Feliz who has joined us online. I have a couple questions before I pass it over to the Council Member.

You're proposing two different districts for this development site. What's the reason for choosing the two different districts?

ANNABELLE MEUNIER: Thank you for the question Council Member Farias. So, HPD worked closely with the Department of City Planning on the rezoning plan

for this project. The two different districts are basically to the higher density district, the C4-5 well, they're about the same density but the C4-5 is basically to allow the larger building with you know sort of connecting the commercial corridor that's already established both on Broadway and 31st Street. And uhm, the C42A was basically to make it more continuous. There's a C24A uhm across the street and that's in the lower residential part of the neighborhood off of the main boulevards in the residential side streets.

ACTING CHAIRPERSON FARIAS: Okay and what's the reason for this C45 zoning district and why did you choose that height factor district as opposed to a contextual district with a height limit?

ANNABELLE MEUNIER: So, we had to look at several different zoning district iterations to be able to facilitate a better project. We wanted to make sure that it was all one building because it worked better for the financing and so we had to connect the building and also provide more units and we again worked with City Planning on choosing an appropriate zoning designation.

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ACTING CHAIRPERSON FARIAS: Okay and the rezoning area also includes nonapplicant controlled sites across the street as you mentioned. What communication have you had with these property owners?

ANNABELLE MEUNIER: We have not had any communication with them. We do know that the site is - there is an existing one story commercial building on the site that has been used and is currently being marketed for commercial rent.

ACTING CHAIRPERSON FARIAS: And are those - any potential development expected on any of these nonapplicant controlled sites?

ANNABELLE MEUNIER: We are not aware of any plans at this time.

ACTING CHAIRPERSON FARIAS: Okay, those are the questions before me. I'd like to now recognize Council Member Cabán with any questions.

COUNCIL MEMBER CABÁN: Thank you. I think also to put some of the information in context that you talked about that was delivered to you by CB1, you know we're in the process of doing really a big community input project where people across the district are also very clearly naming the need for

1 senior housing, but I want to talk about what kind of
2 housing, the type of units. What I'm looking at here
3 as I know we've talked about this before, 80 percent
4 of the units I believe that you're proposing are
5 studios. I want to see more one bedrooms in the
6 building. Obviously, our studios do a fine job of
7 housing seniors, one bedrooms afford seniors more
8 space and dignity and so, I want to know if you plan
9 to change this mix and also the square footage of the
10 units.
11

12 ANNABELLE MEUNIER: Thank you Council Member
13 Cabán. We understand and the request for larger unit
14 sizes and we've started looking into a little bit and
15 have come up with some challenges, especially at this
16 juncture in reducing the number of units and I'll get
17 to the - uhm, I think we'll have to get back to you
18 on the square footage sizes of the units unless uhm,
19 you're aware of them Sakhnin.

20 COUNCIL MEMBER CABÁN: And I really want to lean
21 in to this here right. I'm going to also just put my
22 nerd hat on. I'm currently reading this book called,
23 'Being Mortal, Medicine and What Matters at the End'
24 and it talks a lot about the senior experience, the
25 elder adult experience and where we have gone wrong

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1 in how we create spaces for and care for our elder
2 community and you know when I hear things like oh,
3 we're having issues with the size, it's like well,
4 less units fine, let's make sure that we are
5 providing a living space that allows for dignity,
6 that allows for comfort, that allows for mobility
7 that really puts an individual in the position to
8 enjoy their later years and not feel stuck or limited
9 after putting in all of the hard work that you do to
10 get to enjoy a retirement in your later years.
11

12 So, I really want to urge you to do the work, to
13 make changes to this plan to provide more space for
14 individuals.

15 ANNABELLE MEUNIER: Thank you Council Member.
16 Uhm, we definitely appreciate your - bringing up your
17 perspective and your remarks and I think that HPD
18 will take that in and consider it. For the purpose
19 of practicality, our response is that uhm, the
20 building as designed is uhm, you know it's already at
21 capacity the residential, the maximum residential
22 floor area, so it will - looking at the unit mix
23 again will result in fewer units and also, uhm as Dr.
24 Ross mentioned, this project already has uhm 167
25 Section 8 project based vouchers approved. So, uhm,

the current proposal you know would house all the more seniors and uhm you know this is an increasingly valuable federal resource and you know we just want to make sure that more seniors would have their rent covered with Section 8 units in this neighborhood.

And also, this project is uhm already expensive due to the sustainability features. Uhm and you know the project is providing also community facility spaces and the commercial space. So, you know we would - we think that doing a wholesale redesign of the building would be challenging. That said, we are willing to look into the request.

COUNCIL MEMBER CABÁN: I think we should keep talking about it and I want to make something clear for the record, this isn't just my perspective, this is also the science and the research around the aging experience. It's not just my opinion and it is what we are being told by seniors about how they want to be able to age in place and I think you know I will say I'm not moved sort of by the arguments of practicality when they come in tension with the experience of human beings. So, I just want to leave that there. I know that that's probably not exactly what you were trying to communicate but I want to be

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very clear about what my position is and where that information comes from. My next question is - so can you just state again what the unit mix requirement is according to today's available term sheet?

ANNABELLE MEUNIER: Yeah, it complies. It is 30 percent.

ALEXA MANDEL: It just says a combination of studios and one bedrooms.

COUNCIL MEMBER CABÁN: Okay are two bedroom apartments allowed in senior buildings? Like, is that even an option?

ALEXA MANDEL: Yeah, that's in addition to the new term sheet. There's two options. One is the combination of studios and one bedrooms and the other includes two bedrooms.

COUNCIL MEMBER CABÁN: And is that something that you have thought about, considered?

ANNABELLE MEUNIER: Again, to reconsider it because it presents so many practical and financing challenges, I think you know at this juncture, it would just be uhm, just really challenging to think about.

COUNCIL MEMBER CABÁN: I do want to make sure we talk about square footage in the one bedroom and

1 studio spread. The Community Board asked for your
2 team to explore turning the accessory ground floor
3 open space into publicly accessible space for other
4 seniors in the area. Wondering how you've addressed
5 that request and again, to put it into context, right
6 I think that there are - while we do not have a lot
7 of public space in my district. It's very, very
8 true. I also understand that in a senior residence,
9 like there would be issues with just the why public
10 being able and seniors, elder adults, feeling safe
11 and comfortable being in that space but they
12 specifically asked about it being an open space for
13 other elder adults in our community. But how have
14 you addressed that?

16 ANNABELLE MEUNIER: Well, first of all to your
17 point about the vulnerability, I think that's why we
18 don't typically provide public open space with senior
19 buildings for HPD projects uhm and you know again,
20 having considered it a bit, it presents logistical
21 and financing challenges. You know there would need
22 to be uhm higher security, a complete kind of
23 redesign but also, I think this project is providing
24 - uhm, we'd like to point out some other amenities.
25 There will be public - the community facility portion

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will be public facing so anyone in the neighborhood would be able to come utilize those services and there will be commercial space at the ground floor where there is none now.

COUNCIL MEMBER CABÁN: So, you answered my second to last question which was whether the services would be accessible to people outside and you're saying yes, they would. What types of commercial uses can the commercial space accommodate and do you have a tenant in mind?

ANNABELLE MEUNIER: I don't believe there is a tenant in mind but it's a local retail. So, it would be pedestrians accessing from the subway, so it would be like a coffee shop or deli or something.

ALEXA MANDEL: Yeah we're open to things that fit in with the community but we don't have a tenant yet.

COUNCIL MEMBER CABÁN: Thank you.

ACTING CHAIRPERSON FARIAS: Recognizing Council Member Nurse for her questions.

COUNCIL MEMBER NURSE: I guess I don't really have a question. I just want to reaffirm my colleague, this is feedback that you all are getting across the board for many projects that you present you know 300, 330 square feet to live in is not

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dignified and we really urge you all to revisit your term sheets and account for bigger living space that creates a quality of living and experience of living that is worthy and not cubby space for people who are at the end of their life.

So, I just want to back you up on that because it's definitely a hill for me to die on and I know other Council Members have successfully done that. There's a lot of units in this project and taking some out to create bigger space is not harmful to the overall benefit of the community and the benefit of people who live there. So, that's it, thank you Chair.

ACTING CHAIRPERSON FARIAS: I'd like to recognize we've been joined by Council Member Brannan in person and seeing if any other colleagues have any questions. Seeing none, Counsel are there any members of the public who wish to testify on this item?

COMMITTEE COUNSEL: No.

ACTING CHAIRPERSON FARIAS: Okay. There being no more questions on this panel, oh okay here we go. Are there any virtual panelists?

COMMITTEE COUNSEL: No.

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ACTING CHAIRPERSON FARIAS: Thank you. There
being no other members of the public or virtual who
would like to testify regarding LU's 384, 385, 386,
for a project known as Ikos Senior living, this
public hearing is now closed and the item is laid
over.

PANEL: Thank you.

ACTING CHAIRPERSON FARIAS: Thank you folks.
Okay we will - I'm now reopening the hearing for H+H
River Commons LU 383 appearing today on this
proposal. I'd like to call up to the dais Annie
Trishwell, Winifred Campbell and Leora Jontef.

Those wishing to testify remotely must register
online by visiting the Council's website at
council.nyc.gov/landuse. Panelists, please ensure
that your microphone is on, which is indicated by the
light and Counsel, would you please administer the
affirmation and just a reminder for those still here
waiting to testify to please silence your cell
phones.

COMMITTEE COUNSEL: Panelists, would you please
raise your hand and state your name for the record?

LEORA JONTEF: Leora Jontef.

ANNIE TIRSHWELL: Ann Tirshwell.

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TED WEINSTEIN: Ted Weinstein.

COMMITTEE COUNSEL: And do you affirm to tell the truth, the whole truth and nothing but the truth in your testimony before this Subcommittee and in answer to all Council Member questions?

PANEL: I do.

COMMITTEE COUNSEL: Thank you.

ACTING CHAIRPERSON FARIAS: Is your light turning on?

TED WEINSTEIN: Yeah, I'm sorry.

ACTING CHAIRPERSON FARIAS: Okay. Thank you applicant panelists, for the viewing public, if you need the accessible version of this presentation, please send an email request to landusetestimony@council.nyc.gov and now the applicant team may begin.

LEORA JONTEFF: Good morning Majority Leader Farias, and members of the Subcommittee on landmarks, Public Sitings, and Dispositions. My name is Leora Jonteff. I serve as New York City Health and Hospitals Senior Assistant Vice President of Housing and Real Estate.

First, I want to thank you for your time today and your consideration for this exciting project.

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New York City Health and Hospitals is before you today to request your approval of the proposed ground lease for 1225 Gerard Avenue, Block 2489, Lot 60 Bronx New York. The parcel includes the parking lot at New York City Health and Hospitals Gotham, Morrisania, as well as a structure at the rear of the clinic building at 1225 Gerard Avenue.

If approved, the site will be developed as the Morrisania River Commons project, which will include 43,000 square feet expansion of New York City Health and Hospitals Gotham, Morrisania, 328 units of affordable apartments, including 98 supportive housing units, 7,500 square feet of community green space, and 2 ground floor spaces to be occupied by the African Resource Center and the Bronx Works Impairment Center.

Gotham Morrisania's clinical services will not be disrupted during construction and staff parking will be provided throughout the duration of construction and after the completion of the project.

I'm proud to hand the presentation over to Annie Tirshwell, partner at Type A Projects who will provide an overview of River Commons. We will be happy to answer any questions after the presentation.

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ANNIE TIRSHWELL: Can you advance to the project overview slide please? Oh wait, no if you could just skip to slide 6 please.

And did you want to do the site?

TED WEINSTEIN: Just very quick, the genesis of this project in the 20 teens, an initiative led by the Department of City Planning, what was called the Jerome Avenue Area Study in terms of the initiative. One of the things that came out of that was an interest in creating an affordable residential developments along that corridor in the Bronx. There were not many city owned properties in that area but this was one of them the parking lot, as was said, the parking lot of the neighborhood and the joint decision was made between Health and Hospitals and HPD that we would issue an RFP for the development on that parking lot.

The RFP was issued in 2019 and the winning selection was the project that was called at the time River Commons and that will be discussed with you today but that's the genesis of this project.

ANNIE TIRSHWELL: Great, so if you can hit the next slide please. So again, I am Annie Tirshwell. I'm a Principal at Type A Projects, the lead

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developer at River Commons and Type A is a proud WBE developer and incredibly grateful for the city's efforts to support WBE businesses in the development sector of New York City, so thank you.

We are excited to present this dynamic building to you today, serving housing, health and social service needs of the community. As Leora stated, we will do so with 328 apartments, 98 of which will be set aside for formerly homeless tenants, a new high quality 43,000 square foot health care facility to be operated by a Health and Hospitals inclusive of a 75 spot parking garage for H+H, and 6,000 square feet of community facility space that will be split between Bronx Works and the new African Resource Center. These two organizations will provide a range of community based social services, including legal, educational, health and wellness, job training and benefit assistance. The building will provide a roster of tenant amenities including ground floor 24/7 security staff and onsite supportive services provided by Bronx Works to support our tenants and the productive operation of the building.

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Our tenants will also enjoy a large fitness room, a residents lounge, coworking space, and a kids playroom among other amenities. Next slide please.

So, this 350,000 square foot, 7 story building was designed to both activate River Avenue and fit eloquently into the street scape. 350,000 is a large building and we wanted to make sure that it didn't loom over the community.

The project seeks to transform an imposing and baring stretch of River Avenue at grade with residential health care and community facility spaces as well as 7,500 square feet of new public open space, all of which will be beautifully lit for pedestrian safety.

It is important to acknowledge that health care facilities and open space for both important stated goals of the community board during the Jerome Ave Anthony Resoning that enabled this project. This environmentally sustainable building will utilize solar and geothermal energy in its mechanical systems. We are also leaving space for a future MTA elevator for the adjacent 4 train subway platform. Next slide please.

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A majority brick building, the folding and articulated façades softens its presence in the community. Glazing stone and metal panels at the streets level will allow for an exciting and dynamic pedestrian experience. We also want to thank the Council Member for being part of the design process. The building looked differently before we met with her and as you can see on the screen, it went from an all red building that didn't have a tremendous amount of brick articulation to a façade that utilizes multiple brick colors and patterning to again break up the mass for the community. It's seen from far away and from the street. So, we want to thank the Council Member for her guidance there. Next slide please.

In coordination with Bronx Works and Wed Co, a host of other community organizations, our elected officials and the community board, the development team held a five month long community design program that informed the programming and design of our 7,500 square foot open space along River Avenue. This type of community focus design engagement is a hallmark for the development teams work as evidenced by the open space around Bronx point, our last joint venture

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on Harlem River and 149th Street. So, if you haven't seen that award winning space, I encourage you to do so because our work supports the belief that the Bronx deserves the same world class open space as found in other boroughs. Next slide please.

This slide provides a unit mix breakdown for the building. It is important to note that over 30 percent of the units are two and three bedrooms. This breakdown represents a substantial increase in the number of three bedrooms originally planned for the project, also as a result of conversations with our elected officials, so we appreciate their guidance there as well. Next slide please.

The overall income distribution for the building aligns with the Ella option of HPD's new construction term sheet. The breakdowns are on the slide. Next slide please.

I'm excited about this slide because it references previous conversation. We are especially proud of the design of our family size units where we have created differentiated kitchens to allow for maximal use of unit, common areas, and safer cooking environments. We believe in the importance and power

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of a dining room table and ensure families have well
designed living spaces.

Last slide of mine please. Our closing in
construction schedule anticipates a December closing.
Construction commencement in January of 2026, and a
fully occupied building by the end of 2029. And
we're now excited to answer any questions you may
have.

ACTING CHAIRPERSON FARIAS: Thank you so much. I
have some questions for the panel on behalf of
Council Member Stevens and I appreciate the schedule
and timeline in front of me. What steps are you
folks planning to take to minimize the impact of
construction on the community, since we're going to
be with a projected timeline from 25 to 29?

ANNIE TIRSHWELL: Yeah, so one of the things we
did in working with the elected officials and the
surrounding community, including the 44th Precinct
across the street, was create a construction logistic
plan that keeps River Avenue and 168th Street open to
construction throughout the process. I think there's
a few days where we take deliveries in the whole
three year process. And so, we worked with our

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construction team and our neighbors to ensure that no street closures will occur during construction.

ACTING CHAIRPERSON FARIAS: Okay and on River Avenue, which fronts most of the proposed development, sits under the train line with limited lighting posing several public safety concerns for both the new residents of this development and all the users and commuters who pass through there today. What measures does your team have in preparation to address the current conditions?

ANNIE TIRSHWELL: Is the question what will we be doing to design the site such that it's hospitable?

ACTING CHAIRPERSON FARIAS: During construction.

ANNIE TIRSHWELL: Oh, during construction.

ACTING CHAIRPERSON FARIAS: During construction and post.

ANNIE TIRSHWELL: Well, okay so uhm post construction, we're taking this as you know very herculean chunk of rock, bringing it down to grade and activating the street scape with both our entrance to the building, the residential entrance, the entrance to H+H's health care facility and Bronx Works will have an empowerment center and the African

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Resource Center will also be located on the ground floor adjacent to the 7,500 square foot open space.

In doing so, we tried to create an incredibly vibrant street scape so that the coming home experience for folks going to the building would be elevated and so that the broader community would benefit from not just a giant pile of rock but social services and community spaces that will benefit the broader community.

Our site logistics, it's you know obviously both Type A and of course our builder L&M Development Builders Group, has built numerous projects adjacent to train tracks and sensitive community members like H&H who is our partner here. And so, we will have a rigorous site safety plan to ensure that whether it's deliveries or construction has as little impact and to the neighborhood particularly the emphasis on site safety.

ACTING CHAIRPERSON FARIAS: And how is the development going to impact parking and traffic along River Avenue?

ANNIE TIRSHWELL: Uhm, we - during construction, we will - since we're taking away the parking that's currently on this elevated giant enormous piece of

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rock, we will be providing temporary parking spaces for H&H that was once in that parking area. So, we do not anticipate any of that additional parking to spill over into the community because we will - are renting space for them a number of blocks away to accommodate them. And then we will be building that 7,500 - uh sorry, 75 car garage permanently to replace the parking that was lost.

During construction, we make it really clear to our contractors and their subcontractors and the men and women who are building this building that they may not take up parking for the community. They understand fully that they are visitors in the community and need to act as such.

ACTING CHAIRPERSON FARIAS: And are you working with the NYPD's 44th Precinct to ensure there's a plan in place to stop improper parking or any storage or construction issues?

ANNIE TIRSHWELL: Yeah, absolutely and I don't know Ted if you want to talk about NYPD for a sec?

TED WEINSTEIN: Yeah, last month at the request of Council Member Stevens, there was a walking tour with her and her staff, an interagency walking tour. So, with the people from the 44th Precinct and from

the PD downtown, from DCAS, from DOT and HPD to look at all the issues there. You know where the problems are and where DOT has some plans and what else might be done and we urge the police department, Precinct, to work with their people to see where they might be able to shift some of the function from that location someplace else so that there will be less cars coming into that immediate area and that's being worked on.

ACTING CHAIRPERSON FARIAS: Thank you. My last question, the proposed development is located within a relatively short distance of four public schools. What added construction measures will the team put in place to ensure students can pass through the area safely?

ANNIE TIRSHWELL: Yeah, it's important to note - I'm sorry. Uhm, we do not plan on having any street closures on Jerard, which is where our closest public school is. And again, we are fully aware thanks to the Council Member that pickup and drop off are incredibly busy moments in the day cycle of the community. And so, again by working with DOT and making sure that there are no street closures at all during construction, we think that will provide a

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much safer fluid environment for drop offs,
deliveries and general construction.

Again, we also have a very comprehensive site
safety plan. That includes some sidewalk closures so
that people aren't walking adjacent to the
construction and those plans will be - have been and
will be approved by DOT.

ACTING CHAIRPERSON FARIAS: Okay, great. I'd
like to now recognize any colleagues, if anyone has
questions or remarks. Okay, Counsel, are there any
members of the public who wish to testify on this
item?

COMMITTEE COUNSEL: No, there are not.

ACTING CHAIRPERSON FARIAS: If there are any
remote participants who wish to testify and have not
already done so, please press the raise hand button
now and if you are here with us in person, please see
one of the Sergeants at Arms to first fill out a
speaker card. Seeing none and there being no other
members of the public who wish to testify regarding
LU 383 for a project known as H&H River Commons, the
public hearing is now closed and the item is laid
over. Thank you folks for coming in to testify.

PANEL: Thank you.

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ACTING CHAIRPERSON FARIAS: We will now hear
Application for LU's 365-367 and 382, for a project
known as Claremont House, 1640 Anthony Avenue. An
application by New York City Housing Preservation and
Development for the designation of an urban
development action area. The approval of an urban
action development area project and the disposition
of the vacant city owned development site to a
developer to be selected by HPD as well as a Zoning
Map Amendment to rezone the R71 district within the
project area to an R8A zoning district, and a Zoning
Text Amendment to establish the rezoning area as a
Mandatory Inclusionary Housing area and an Article 11
Tax Exemption pursuant to Section 577 of the Private
Housing Finance Law to facilitate the development of
a new 13 story building with 65 affordable
homeownership units at 1640 Anthony Avenue located in
Council Member Feliz's District in the Bronx.

Appearing today on this proposal is Adam
Beckerman, Sami Joer, Satya Fisher. Those wishing to
testify remotely, please register online by visiting
the Land Use - by visiting the Council's website at
council.nyc.landuse.gov - sorry,
council.nyc.gov/landuse. Panelists, please ensure

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that your microphone is on, which is indicated by the
light. Counsel, would you please administer the
affirmation?

COMMITTEE COUNSEL: Panelists, would you please
raise your right hand and state your name for the
record?

ADAM BECKERMAN: Adam Beckerman.

SATYA FISHER: Satya Fisher.

SAMI JOER: Sami Joer.

COMMITTEE COUNSEL: Do you affirm to tell the
truth, the whole truth and nothing but the truth in
your testimony before this Subcommittee and in answer
to all Council Member questions?

PANEL: I do.

ACTING CHAIRPERSON FARIAS: Thank you applicant
panelists. For the viewing public if you need an
accessible version of this presentation, please send
an email request to land use testimony at
council.nyc.gov. And now the applicant team may
begin.

ADAM BECKERMAN: Good morning Council Members.
My name is Adam Beckerman and I am a Senior Borough
Planner at the New York City Department of Housing
Preservation and Development. We're excited to

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present to you today Claremont House. Claremont House is a proposed 65 unit affordable homeownership project located at 1640 Anthony Avenue in the Claremont neighborhood of the Bronx. Next slide please.

This project certified on May 5, 2025, and received favorable recommendations from the Community Board and Borough President and most recently received unanimous approval by the CPC on August 13, 2025.

To facilitate the development, we are seeking the following land use actions: A zoning map amendment to rezone the area from R71 to R8, a zoning text amendment to map MIH on the rezoning area, a designation of an urban development action area and approval of an urban development action area project. Dispersion of vacant city owned land, and approval of an Article 11 tax exemption.

To provide some background on this site, in 2018, the Jerome Avenue Neighborhood Plan included recommendations to create more affordable housing in the study area. At a response, in 2019, HPD released a drone RFP that included two sites with site B being

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designated for affordable homeownership
opportunities.

HPD, through their competitive RFP process, chose
this project and the development team consisting of
Habitat for Humanity, Camber and All Matt Urban, who
will introduce themselves in a moment.

The Bronx has some of the lowest homeownership
rates in the city so we're excited to be able to
bring you this project today. I'll now hand it over
to the Development team to talk more about the
project details.

SATYA FISHER: Good morning Council Members. My
name is Satya Fisher; I'm the Senior Project Manager
at Habitat for Humanity. Like Adam said, the
Claremont House Project will be developed by a joint
partnership between Habitat for Humanity, Camber
Property and All Matt Urban. All three have
extensive experience developing affordable housing in
New York City. Next slide please.

The design and construction team will be made up
of Robert AM Stern and Architects RAMSA and 5th
Avenue Builders. Next slide.

The location, so one of the great things about
this project is its location. It overlooks Claremont

Park and has Crotona Park less than a half mile away.

So, residents will have easy access to many
neighborhood amenities. Next slide.

So, like Adam said, the project will be a 65 unit
affordable homeownership project with one Supers
unit. A focus of the project will be sustainability
and resident health and wellness. We will be
pursuing enterprise green community certification and
designing with passive house principles.

Another great piece of this project is the
community land trust. So, upon project completion,
the land will be transferred to the community land
trust and through a ground lease, the CLT will be
able to manage affordability, ensuring that the units
stay affordable in perpetuity. Next slide.

So, we're requesting a zoning change map from R71
to R8. This will allow an additional 26 units of
affordable homeownership to be developed. Next slide
please. So, this is a homeownership project so there
was an emphasis on building larger units. So, half
of the units are two and three bedrooms. All of the
units are built towards the higher end of HPD's
designed guidelines. In addition to the neighborhood
amenities I mentioned, residents will have access to

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building amenities such as a wellness room, a community room, a bicycle storage, a landscaped rear yard and all of the units will have in unit laundry. Next slide.

So, this project is targeting 60 to 90 percent of Area Median Income. You can see what that breaks down to as a maximum income for a family of three. You can also see what the unit price range is that we're currently targeting are as well as the down payment required for those. Next slide please.

So, at Habitat, we pride ourselves not only in developing affordable homeownership but also in the homeownership support that we provide. So, pre-purchase all of our homebuyers take a HUD Certified First Time Homebuyer Course. They then come to Habitat where we develop a customized curriculum that covers a wide range of topics that will impact our homebuyers.

Post purchase, the homeowners can expect support not only from Habitat but also from the community land trust, should anything come up. In addition to that kind of on demand help, we offer quarterly homeowner help desk sessions that cover a wide range of topics. Next slide.

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And with that, I will turn it over to the Design Team.

SAMI JOER: Good morning. So, the site is currently 10,200 square feet and is vacant land. As Satya mentioned, it's situated along Anthony Avenue between Belmont Street to the south and east 173rd Street to the north. The proposed building footprint is 99 feet along the street face by 60 feet deep. Claremont Park is directly opposite to the west. Next slide.

So, this slide shows the existing conditions. The site is located between a five story residential building to the north and a two story day care to the south. The adjacent properties have no lot line windows. Next slide.

The proposed development is 13 floors in height with an 8 foot setback at the street level and a further 7 foot setback at the 10th floor. The total height is 130 feet above grade. The significant grade difference between Anthony Avenue and the top of Claremont Park and the streets above visually the proposed building would be visually similar in height to the 5 and 6 story buildings that are located at the top of the hill. The front door of the proposed

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building is located on access with a public stair that leads down from Claremont Park to Anthony Avenue. Next slide.

So, looking at the floor plan, this is the entry floor plan. There is an 8 foot planting buffer providing privacy for the ground level apartments. The entry will have a window on access to provide a view of the garden on the floor below. This floor shows three apartments and one Superintendents apartment on this level. Next slide.

So, moving down to the cellar level, this level houses all of the residential amenities, including the wellness space and the resident lounge, both with direct access to the garden. The garden is comprised of large trees for shade built in and loose future for all the residents to enjoy. Bicycle storage and mechanical spaces are also located on this level. Next slide.

Just looking at a typical floor plan. This is showing 4 one bedroom units along the west street side, and 2 two bedroom units along the east garden side of the building. Next slide.

And finally, just looking at a view of the building from Clay Avenue on the park side of the

street looking south, the façade will be in brick and keeping with the general architectural character of the Bronx, which has a rich history of brick buildings. And that is all, I'll pass it back to Adam.

ADAM BECKERMAN: Yup, I'll take any questions at this point.

ACTING CHAIRPERSON FARIAS: Thank you. I have some questions. The proposed project is located in an R71 zoning district on the boarder of an M1-4 manufacturing district. How did you arrive at the proposed R8 zoning district and what measures are you folks taking into consideration to make sure nearby industrial uses aren't negatively impacting future residents?

ADAM BECKERMAN: Yeah, so actually the R8 zoning district came about with collaboration with the community. We recognize that you know this is a homeownership project and it's desperately needed in this community. So, in conversations with them, we increased to an R8 to increase to about, to include 20 more units in this project. So, that's kind of how we came across the R8 Zoning district.

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ACTING CHAIRPERSON FARIAS: And the manufacturing impact. Do we know what manufacturing businesses are there?

ADAM BECKERMAN: I don't believe there's any currently like on the - there's a vacant site. Next door is a day care, so I don't there will be an impact.

ACTING CHAIRPERSON FARIAS: Okay, I'll pass that over for the Council Member to follow up with you folks. What is the proposed percentage of family sized units, two or more bedrooms in the proposed development again?

ADAM BECKERMAN: It's approximately 50 percent.

ACTING CHAIRPERSON FARIAS: I'd now like to ask some questions on behalf of Council Member Feliz. He is virtual but due to our quorum rules he's unable to ask them himself. We already received the breakdown of the affordability ranges on the proposed units. Can you speak about - I know you folks give us an overview of some of the benefits that the community land trust option offers residents. How does that differ from any typical ownership structure?

ADAM BECKERMAN: Uhm, I can answer that but does

-

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ACTING CHAIRPERSON FARIAS: Someone new joining
us? Feel free to take a seat, you'll have to be
sworn in before you can answer okay. You can raise
your right hand, state your name and then we'll swear
the oath.

COMMITTEE COUNSEL: State your name for the
record.

MATTHEW DUNBAR: Matthew Dunbar.

COMMITTEE COUNSEL: And could you affirm to tell
the truth, the whole truth, and nothing but the truth
in your testimony before this Subcommittee and in
answer to all Council Member questions?

MATTHEW DUNBAR: I do.

COMMITTEE COUNSEL: Thank you.

MATTHEW DUNBAR: So, the question was related to
the difference between the CLT ownership model and
the regular co-op model, is that correct?

ACTING CHAIRPERSON FARIAS: Yeah that's the
typical ownership structure.

MATTHEW DUNBAR: Great, so um with the Community
Land Trust Model and sorry, my name is Matt Dunbar.
I'm the Chief of Staff with Habitat for Humanity in
New York City and West Chester County. I also am a
board member of Interborough CLT. And so, the model

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of the community land trust in partnership with the
co-op structure allows for at construction completion
the land to be transferred to Interborough CLT for
permanent ownership and stewardship of the land and
then the improvements being the building will be
transferred the ownership to the co-operators and
homeowners themselves. And there will be a ground
lease that connects the two and ensures that the term
of affordability and the ability to receive
stewardship and future tax exemptions and that kind
of partnership extends far beyond the term of the
original regulatory agreement of 40 years with a 40
year tax exemption.

So, as the building approaches that tax
exemption, the CLT will be able to work with the
residents to come back to the City Council and to HPD
to ensure that tax benefits are extended, update the
regulatory agreement and it ensures that there is
stewardship and ownership and oversight for future
homebuyers and sales to ensure that the affordability
and the income qualifications and the terms of the
regulatory agreement are all adhered to over time.

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So, it's an additional layer of stewardship and partnership in the long term preservation of the affordability.

ACTING CHAIRPERSON FARIAS: Thank you for that response. What types of education or resources would be offered to the first time homebuyers?

MATTHEW DUNBAR: We're going to be joined by our Senior VP of the Housing Department who oversees the educational courses.

ACTING CHAIRPERSON FARIAS: Sure, you will also have to be sworn in to answer this question. So, Sergeants, can you grab her a seat please?

COMMITTEE COUNSEL: Would you please raise your right hand and state your name for the record?

CHARLOTTE BELL: Charlotte Bell.

COMMITTEE COUNSEL: Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before this Subcommittee and in answer to all Council Member questions?

CHARLOTTE BELL: Yes. Hi, good morning. I'm Charlotte Bell, Senior Vice President of Housing at Habitat NYC in Westchester.

ACTING CHAIRPERSON FARIAS: Sorry, before you begin, let the Sergeant move the microphone over for

1 you. So, all of our homebuyers are required to take
2 a first time homebuyer class with HUD and the program
3 that Habitat offers our homebuyers focuses on
4 cooperative ownership. So, they'll be training on
5 collective budgeting for the co-op, specifying
6 operations and working with the management company,
7 Managing Your Manager. There's also training
8 regarding uhm, the regulatory agreement compliance
9 resale and restrictions along with how to be a good
10 neighbor and community member. So, people understand
11 and begin to practice collective ownership and
12 operations.
13

14 ACTING CHAIRPERSON FARIAS: And can you folks
15 elaborate a little bit more on the buildings
16 amenities, what with the proposed private ware yard
17 offer residents?

18 SAMI JOER: The buildings amenities will include
19 a wellness space, which will be a gym with various
20 equipment. There would also be a resident lounge
21 with a kitchenette, couches, comfortable sitting
22 areas and then the garden space will be able to be
23 used by the residents at all times of day with
24 separate seating areas, so families could gather and
25

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2 | host parties and you know eat outside. There will
3 | also be bicycle storage, 36 spaces.

4 ACTING CHAIRPERSON FARIAS: Thank you and then my
5 last question, given that the site is vacant and
6 overgrown now, can you outline how the sidewalk and
7 street scape would be improved for residents?

8 ADAM BECKERMAN: Yeah, I, you know as mentioned,
9 this is kind of a vacant overgrown lot right now. By
10 taking on this project and you know building you know
11 affordable homeownership here and activating the
12 street and having families you know come in and out,
13 access to Claremont Parkway or Claremont Park, you
14 know it will do a lot to kind of fill in a blighted
15 space, especially when you're coming off of Claremont
16 Park.

17 ACTING CHAIRPERSON FARIAS: Thank you for that.
18 I have no members that have questions or remarks.
19 Counsel, are there any members of the public who wish
20 to testify on this item? Oh sorry, the panel is now
21 dismissed. Thank you so much.

22 COMMITTEE COUNSEL: Yes, we have Council Member
23 Feliz online followed by one person in person.

24 ACTING CHAIRPERSON FARIAS: Council Member Feliz,
25 you can begin when unmuted.

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COUNCIL MEMBER FELIZ: Thank you. Good morning everyone. I'm Council Member Oswald Feliz, proudly representing District 15 in the Bronx. I'm very proud to support the Claremont House Land Use project, the homeownership project in District 15 for many reasons. All of us know the countless benefits that come with homeownership, including allowing residents to build equity, achieve stable housing, achieve economic stability. It allows them to build wealth. The benefits of homeownership are well documented and unfortunately too many families in the Bronx haven't been able to enjoy these benefits due to the lack of homeownership opportunities in the Bronx, a borough that has some of the lowest homeownership rates in the entire city.

We can only tackle this problem through projects like this one, so I'm very proud to support it and I want to thank everyone who worked hard to make this possible, including Habitat for Humanity and all the partners.

COMMITTEE COUNSEL: Thank you. In person, sorry is Aaron Buchanan.

UNIDENTIFIED: He's part of the development team.

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COMMITTEE COUNSEL: Oh okay, so there's no one
else in public.

ACTING CHAIRPERSON FARIAS: There being no other
members of the public who wish to testify regarding
LU's 365-367 and 382 for a project known as Claremont
House, the public hearing is now closed and the item
is laid over.

If you are leaving this chamber, please leave
quietly and expeditiously.

This is a friendly reminder for those of us in
the room. We are going into the final phase of this
hearing for Kingsbridge that we are doing next. We
have an overflow room where people are also waiting
to testify. I will give everyone two minutes and I
will hold you to two minutes because we have plenty
of people that want to testify.

Those of you that are in this room, once you are
done testifying, you are free to go to the overflow
room to continue watching if you'd like to do so but
we're trying to funnel people in and out to ensure
everyone will get their moment to speak.

So, we will now hear Application LU 387-391 for a
project known as Kingsbridge Armory Redevelopment.
An application by EDC, DCAS, and a private applicant

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to facilitate the redevelopment of the land marked
Kingsbridge Armory and the construction of a new
residential building on the adjacent National Guard
site.

The proposed actions include disposition of city
owned plan pursuant to New York City Charter Section
197C, a zoning map amendment to rezone the project
block from C4-4 to M1-4A/R7-2 MX. Folks, I need
silence in this room.

A special permit pursuant to ZR Section 74-195 to
allow a public parking garage with a capacity of
greater than 150 parking spaces. Special permit
pursuant to ZR Section 74-182B to allow indoor - an
indoor arena with a capacity of up to 17,000 persons
and permit modification of signage requirements.

A Zoning Text Amendment to ZR Section 123-90 to
establish the proposed MX District and Zoning Text
Amendment to ZR Section 74-182B to increase permitted
indoor arena capacity from 6,000 to 17,000 persons
and remove specific reference to zoning sections for
the modifications of signage and parking and loading
provisions permitted in conjunction with such arena.

Appearing today on this proposal is Nora Martins,
Austin Sakong, Nathan Gray, and Sandra Lobo.

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Those wishing to testify remotely must register online by visiting the Council's website at council.nyc.gov/landuse.

I'll now recognize Council Member Sanchez with some opening remarks.

COUNCIL MEMBER SANCHEZ: Thank you Majority Leader and first I just want to take a moment to express that my heart is with Chair Hanks, her team and their families as she's had an emergency tragedy, a tragic event happen last night and thank you Majority Leader for stepping in to Chair this hearing today.

Colleagues, and especially Speaker Adams, Land Use division, thank you for your steadfast support. The members of the Bronx delegation and The Together for Kingsbridge working group. I want to just start off by thanking you for getting us to where we are today.

I always start with gratitude and I want to specifically call out my partners in government who have really given so much of their political capital to ensure that we got to this point with the Kingsbridge Armory redevelopment. Congress Member Adriano Espaillat, Bronx Borough President Vanessa

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Gibson, State Senators Gustavo Rivera, Robert Jackson, Assembly Members George Alvarez, Yudelka Tapia, and my neighbor next door Council Member Oswald Feliz, thank you so much for your work. And of course, to the entire Together for Kingsbridge Working Group, but especially to Sandra Lobo, my Co-Chair and The Together for Kingsbridge Working Group process.

Today is a monumental day for the Kingsbridge Armory. After decades of vacancy and two failed redevelopment attempts, we are at a pivotal moment to determine the success or failure, we hope not, of this once in a generation project. Let me ground us in the realities of the West Bronx. Our community is the embodiment of working class and immigrant New York. Our median income for our workers around \$25,000 lower than the citywide median, more than 70 percent of households are rent burdened living paycheck to paycheck and we face some of the highest asthma and diabetes rates in our city. 60 percent of our neighbors are immigrants or first generation Americans like myself. We thrive in the West Bronx because we are resilient but resilience alone is not enough. Government and private sector investments

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must support us and local action is more important than ever as federal leadership holds us, communities like ours in its crosshairs. This is why the redevelopment of the Kingsbridge Armory is so important. This proposal before us today reflects years of organizing from 4,000 Bronxites who helped to shape together for Kingsbridge vision plan. The 40 plus organizations that have continued to convene throughout ULURP, and I do want to recognize that all of this has brought fruit already. Community ownership opportunities are on the table; union labor commitments have been written into drafts and there is strong recognition for a need in our Bronx centered economy.

As we entered the final stage of Council review, we have before us a proposal that is full of possibility but I want to be clear, this project cannot be complete unless the surrounding community is equipped to benefit with robust city investments in the surrounding community. Too many residents as I said, live in poverty in housing that has fallen into disrepair. Our smallest businesses struggle to secure a foothold in our commercial corridors. A revitalized armory would transform this neighborhood

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and so our communities must be set up to thrive
amidst this potential drafted, hopefully very
positive change.

Finally, assigned community benefits agreement
will ensure that the armory is by and for the Bronx
for generations to come. From local hiring to public
access to partnerships that support our youth, these
types of commitments can demonstrate an exceptional
level of dedication to community driven development.

As a daughter of Kingsbridge who grew up looking
at the height, I called it [INAUDIBLE 01:21:00],
looking at the towers of the Kingsbridge Armory, I
was raised in its shadows. My north star has always
been and will always be the communities vision.

Today, I call on all stakeholders to rise to the
challenge to maximize the resilience of our community
by pairing this historic investment and redevelopment
with the investment in our neighborhood - excuse me,
that our neighborhoods have long deserved. Let's get
this right for today's Bronx families and for
generations to come. Thank you Madam leader.

APPLAUSE

ACTING CHAIRPERSON FARIAS: [GAVEL] Folks, we're
not going to do this today, I'll tell you right now,

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2 we're keeping to the two minutes and there will be no
3 disruptions in this hearing. If you'd like to
4 support, you can do this function here, other than
5 that I will ask people to be removed from the
6 hearing. There are a lot of people testifying today.

7 Can the following applicants join us on the dais
8 to present, Nora Martins, Austin Sakong, Nathan Gray,
9 Sandra Lobo?

10 Panelists, if you have anything additional for
11 the Council Members on our side, please hand it to
12 the Sergeants so they can hand it to us. As you
13 folks begin, please make sure your microphone is on,
14 which is indicated by the red light on the
15 microphone. Counsel, would you please administer the
16 affirmation?

17 COMMITTEE COUNSEL: Panelists, would you please
18 raise your right hand and state your name for the
19 record?

20 ACTING CHAIRPERSON FARIAS: Please turn on your
21 microphone, make sure the red light is on and state
22 your name for the record.

23 NATHAN GRAY: Nathan Gray.

24 NORA MARTINS: Nora Martins.

25 SANDRA LOBO: Sandra Lobo.

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AUSTIN SAKONG: Austin Sakong.

ACTING CHAIRPERSON FARIAS: Thank you applicant
panelists.

COMMITTEE COUNSEL: Sorry, do you affirm to tell
the truth, the whole truth and nothing but the truth
in your testimony before this Subcommittee and in
answer to all Council Member questions?

PANEL: I do.

COMMITTEE COUNSEL: Thank you.

ACTING CHAIRPERSON FARIAS: For the viewing
public, if you need an accessible version of this
presentation, please send an email request to
landusetestimony@council.nyc.gov. And now the
applicant team may begin.

NATHAN GRAY: Great, thank you. Good morning
Council Member Farias, Council Member Sanchez and
members of the Committee. Thank you for having us
here today. My name is Nathan Gray; Senior Vice
President of the New York City Economic Development
Corporation and we're tremendously honored and
excited to be here to talk about this transformation
and historic project.

The application before you - next slide please,
reflects years of work from a broad team including

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the New York City Economic Development Corporation,
8th Regiment Partners, FX Collaborative, Off Gang,
Ackerman LLP, Constantinople and Vallone, and of
course our community partner who was here with us at
the table, the Northwest Bronx Community and Clergy
Coalition.

Together, this team has shaped the historic plan
that balances financial feasibility with community
priorities. I'll begin by talking about the planning
effort and the history that led us today or be
followed by Nora Martins of Akerman and Austin Sakong
who will walk you through the details of this
transformation on mixed use development, as well as
Sandra Lobo. Next slide please.

The Kingsbridge Armory has been a community
beacon serving many roles over its lifetime. From
being a military facility to a venue for boxing
matches, film shoots and community events. In the
last two decades, EDC has led two major efforts to
redevelop the site, one in 2016 shown here on the
left, and one in 2012 on the right both of which
ultimately stalled and failed. What set this effort
apart is a sustained public engagement that resulted
in a shared vision grounded in community priorities

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and the need for long term investment in the Bronx.

Next slide please.

The proposal before you builds directly off of the Together for Kingsbridge Vision Plan that the Council Member spoke about, which was a community driven process led by the city and local stakeholders. Over 4,000 residents shared their ideas and their dreams across 45 workshops, surveys and events, which together shaped the blueprint rooted in Bronx priorities, local jobs, youth programming, small business support and community ownership. Next slide please.

Throughout our effort, we often heard the question, how will this project be different? And we believe that this one is fundamentally structured for success. Unlike the Kingsbridge National Ice Center single anchor use, today's proposal takes a mixed use approach, one guided by community input that included a diverse set of commercial uses that each will generate stable revenue. The team has already executed letters of intent to prelease portions of the site building early momentum and reducing risk.

Financially, unlike previous proposals, the city and state have come together with over \$200 million

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in grants and strong lender relations are already in place.

Finally, this team brings proven experience. 8th Regiment Partners has delivered close to over half a billion dollars in complex projects and has the capacity to raise capital and manage a development of this scale. And with that, I will pass it Nora to continue the presentation.

NORA MARTINS: Thank you. Nora Martins from Akerman LLP, representing 8th Regiment at Land Use Council. Next please.

So, this development program, which has helped guide our overall design is responsive to the Together for Kingsbridge Vision plan that Nate just described while also being financially viable and includes adaptive reuse of the historic armory building to accommodate a mix of commercial community facility and industrial uses, like manufacturing as well as the adjacent development of a new residential building with ground - 100 percent affordable residential building with ground floor commercial use. Next slide please.

While this is still the relatively early stages in the development, the development team has done an

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enormous amount of work and outreach to secure letters of interest from potential tenants that are diverse but complementary including Live Nation, RPM and Spanish Broadcasting Services, Community oriented nonprofit organizations including of course the Northwest Bronx Community and Clergy Coalition, which will actually have a real stake in the project, as Sandra will detail in her testimony. Dominicano's USA and Kingsbridge Heights Community Center as well as recreational, educational facilities including Asphalt Green and Lehman College. Next slide please.

In order to accommodate this diverse development program, the application proposes the following land use actions. This position is preowned land for the ground lease, a zoning map amendment to rezone the development site from the existing C4-4 to an M1-4 R72 mixed use district, zoning text amendments, one to Zoning Resolution Section 123-90 to establish the proposed MX district and one to Zoning Resolution Section 74-182B to increase the Special Permit. To increase the capacity that's allowed by the existing arena special permit from 6,000 to 17,000 persons and further amend that special permit text to modify the signage, parking, and loading provisions for such

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arena. We're also seeking two special permits, one to allow this indoor arena with a capacity of up to 17,000 persons and modification of signage requirements and a special permit to allow public parking garage with a capacity of greater than 150 parking spaces.

In addition, not subject to the ULURP process but additionally the site is subject to Landmarks Preservation commission and Public Design Commission jurisdiction. We did receive approval from the Landmarks Preservation Commission in the form of a binding report, as well as approval from the Public Design Commission. Next slide.

With regard to environmental review, at the Mayor's Office - I'm sorry, MOAC served as the lead agency. The FEIS was issued September 5, 2025, and identified central significant adverse impacts with respect to noise, transportation, and construction noise. No other significant adverse impacts were identified and mitigation measures are identified in the FEIS and these and other mitigation measures are going to be part of a commitment, agreement and a lease with EDC.

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Now, I'll turn it over to Austin to go through
the design.

AUSTIN SAKONG: Good morning Chair and Committee
Members. Thank you for having us today. My name is
Austin Sakong, I'm from FX Collaborative and I will
speak to the design. Next please. There are three
distinct components to this project. The first is
the reactivation of the historic armory. Second, is
the creation over one and a half acres of new open
space and land scape around the site. And third is
the creation of up to 500 units of permanently
affordable housing and I'm going to touch on these
three components. One at a time in that order
starting with the armory. Next please.

Our design begins with a simple idea that no
matter what we design, the most special thing about
this armory will always be what's already there and
our job is simply not to mess it up. Next please.

So, in that spirit all we're doing is we're
opening it up to a little bit more light and laying
something down to make it a little bit more
comfortable. Next please. Something like a tapestry
that we use together all these different voices and
traditions within the community. Next please.

So, that's how we imagine it. The Kingsbridge tapestry revitalizing the armory from the inside by bringing together all these different functions and activities and cultures. Next please and making the city outside more sustainable and more resilient by enhancing biodiversity, reducing our dependence on fossil fuels and managing stormwater. Next please.

So, here you can see the tapestry literally shown in red, structurally inserted into the armory. Next, which preserves the space and structure of the historic drill hall. We're designing this space to be used by as many people as possible for as many uses as possible, after school sports, high school graduations, pop up markets, community events. Next please. And yes, for 50 evenings out of the year, live music and entertainment concerts that we think will attract artists from around the world to perform at Kingsbridge. Next please, but whether or not there's a concert, the armory will be active all the time.

At the ground level, we imagined a vibrant food hall. Next please, in the historic head house spaces for community groups like Dominicanos USA and Northwest Bronx Community and Clergy Coalition. Next

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1 please. In the lower levels of the armory,
2 recreation and entertainment like go-carts and laser
3 tag arcades and bowling. Next please. As well as
4 about 100,000 square feet of community oriented like
5 manufacturing spaces, which Sandra will be getting
6 into more in a moment. Next please.

7 We're also making new major entrances all around
8 the armory on all four sides at all four corners.
9 So, this entry that you see here, next, is that - are
10 those openings that you see at that corner outside.
11 And that's repeated all around the building and to
12 help make this building more accessible, we're also
13 making the landscape around it more accessible. Next
14 please.

15 And we're doing that through a comprehensive open
16 space design on which we're proudly collaborating
17 with Landscape Architecture and it includes a play
18 plaza and Reservoir at 195th for kids coming over
19 after school.

20 It includes expanding the sidewalk along both
21 195th and Jerome Avenue to make it safer for
22 pedestrians. Next please and it includes a new
23 active plaza at Reservoir and Kingsbridge at the
24 sites southwest corner with benches and plantings and
25

movable furniture and a shade canopy that might host popup markets or concert themed events. Next please. And along Reservoir Avenue, it includes an urban grove, we call it the Kingsbridge LA. A passive landscape where we're preserving up to 20 existing mature trees and we're layering them with additional trees and shrubs and seating to create a shaded green corridor. Next please.

Finally, I'd like to conclude with the affordable housing that we're building as part of this project on which we're proudly collaborating with Aufgang Architects. This will be a new ground up building located along 195th Street on the north portion of the site. Next.

The massing of this building has been shaped to celebrate and enhance access to and find inspiration from the historic Armory. Next. There are some subtle queues that it picks up from the historic structure. It picks up on the red brick, it evokes the two turrets of the historic headhouse, it recalls the rhythm of the roof structure, but by and large, this is very much designed to be a background building. Next please. That's activated at the street with retail and residential entrances and a

human scale entry into the Armory itself under a
bridge of residential amenity spaces. Next please.

So, this is a lot of new housing that we are
proposing but as you can see from that rendering and
hopefully from the model that you may have seen
downstairs on the way in, it very much defers to the
scale and the quality and the visibility of the
historic Armory. Next please.

The proposed levels of affordability, I'm sorry
the text is so small. The proposed levels of
affordability are based on the Ella term sheet, which
is the deepest affordability term sheet that the city
provides. 50 percent of the units, which is up to
250 units are affordable for families at 30 to 50
percent AMI level. Next.

For one person, that's an income as low as
\$34,000 and of course one of the benefits of
providing up to 500 units is that the project can
include a significant number of units at a diverse
range of incomes. Next please.

So, that's the design. It's a design that
prioritizes sustainability by leveraging its
proximity to mass transit, by reducing greenhouse gas
emissions and drawing on renewable energy, by

improving the sites relationship to its watershed and ecosystem and by setting a new bar for adaptive reuse projects, by demonstrating how we all can be better stewards of our history, our planet and our communities. Sandra.

SANDRA LOBO: Good morning. Next slide please. So as mentioned in the 4,000 folks engaged in the Kingsbridge community, a couple of things were identified as priorities to be integrated into the project. One of which, was included for the first time in an EDC vision document, was community ownership. So, we are happy to share that Northwest Bronx will own, manage and operate two 99 year lease sublease condo's. One of which is a 25,000 square foot community hub that will focus on workforce development, cooperative business incubation and local entrepreneurship.

The second is up to 100,000 square feet of light manufacturing that space reserved for Bronx based businesses and I'll speak more about that in a future slide.

In addition, community governance was a really important item. That is going to be implemented through a community counsel that will have input on a

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tenant mix, programming, and other kinds of long term use of the public space as well as a community fund that will be solely focused on community ownership.

In addition, there are economic opportunities that we want to elevate that were really critical in this process. The project projects over 600 jobs that will be created through this redevelopment. There's a commitment to a project labor agreement with the building trades for the Armory construction and a commitment to work with 32BJ and Local Laborers 79 on the residential building.

Youth Workforce Development and apprenticeships were highlighted that will be pursued and implemented in this project and there are community hiring and MWBE goals as well. Next slide.

I want to briefly elevate a couple of additional components that were integrated into the project and were named as priority so that includes community accessible programming and so, it was listed is the number of tenants that will be in the project that will be providing accessible programming including youth sports, cultural events, we even heard from local high schools and colleges. They have no place to hold their graduations. They will now be able to

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not have to go downtown but stay in the Bronx to celebrate these graduations. There will be east sports partnerships and tech based programming organizations in this as well. And then as already mentioned, there's an affordable housing component as well as support for local small businesses. We know that the Kingsbridge corridor has already been struggling and so we're you know happy to see that there are proposed 500 affordable units at the most deepest affordability levels, and there's a commitment for 20,000 square feet of below market commercial space, which is really, really critical as businesses are losing their leases and being priced out of that area. Next slide.

And then finally, I want to just uplift the light manufacturing space. In our market feasibility study and market analysis and trying to understand the Bronx economy and what would be a good match for the Kingsbridge Armory, we identified that manufacturing businesses are being displaced from the Bronx. They are also some of the best paid jobs and yet they are being put - these manufacturing Bronx space businesses are being pushed out of the Bronx. So, this 100,000 square feet of light manufacturing is

really envisioned to bring some of those businesses back to the Bronx. Examples of this that we've talked to are Port Morris Distillery that no longer is in the Bronx, it's a real loss to our borough, Don Carvajal Roastery, Soul Snacks, there's many of them that started in the Bronx that want to employ workers in the Bronx and then don't get to stay and grow in the Bronx. And so, this space is preserved for them. It will offer long term below market rents to these small and mid-sized companies and it will also support a pipeline of additional MWBE and immigrant owned producers, manufacturers and artisans and I want to name that these are clean, small scale manufacturers. So, as I mentioned coffee roasters, you know artisans and others that will not impact, have environmental impacts in the community and yet will support local small businesses where we see some of the best paying jobs.

Yeah, we're very excited to offer these benefits and that they are embedded in the program. Thank you.

ACTING CHAIRPERSON FARIAS: That's the end of the presentation? Okay now I know, thank you. I'd like to ask some questions. The Armory was rezoned in

2013 to a C4-4. This application proposes establishing an M1-4A/R72 Special Mixed Use District. Can you explain the rationale for seeking a mixed use zoning framework in this location and how does it differ from AC44?

NORA MARTINS: Sure, so really the number one reason for seeking the mixed use zoning designation is to allow this up to 100,000 square feet of manufacturing space, which is such a unique and important aspect of the project. The C44 zoning district does not allow light manufacturing use. It does allow some in a very small square footages but it doesn't allow the kind of flexibility to make this space a success.

ACTING CHAIRPERSON FARIAS: Got it. The redevelopment has two phases, adaptive reuse of the Armory itself followed by two affordable housing buildings on the former National Guard site. What's expected - what's the expected construction and completion timeline for phase one of the Armory?

SANDRA LOBO: Just to clarify, it's actually one residential building. It looks like two buildings but is one building connected by a bridge. For the armory, I believe I have to confirm this. I believe

the construction period is estimated to be three
years.

ACTING CHAIRPERSON FARIAS: Sorry, say again.

SANDRA LOBO: I believe it's three years.

ACTING CHAIRPERSON FARIAS: Three and -

SANDRA LOBO: And for the residential building,
would be 24 to 30 months.

ACTING CHAIRPERSON FARIAS: Sorry?

SANDRA LOBO: 24 to 30 months.

ACTING CHAIRPERSON FARIAS: Got it. So, the one
building, the construction is - the entire
construction is going to begin at the same time for
the whole building.

SANDRA LOBO: Uh for the residential?

ACTING CHAIRPERSON FARIAS: Yeah.

SANDRA LOBO: The Armory building would commence
construction first as phase one and then the
residential building would be phase two.

ACTING CHAIRPERSON FARIAS: Okay. The Armory is
at a New York City landmark and listed on the state
and national registers of historic places. Can you
detail how the design approach response of the
buildings historic character?

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AUSTIN SAKONG: With pleasure. We were - we engaged in really extensive conversations with both Landmarks Preservation Commission of New York City and the State Historic Preservation Office at the state level and those conversations have been really productive. There's a number of things that we're doing both on the Armory itself, as well as in the design of the residential building that responds to the historic character. So, with your patience I'm going to go through just a little bit each.

For the Armory itself, one of the things that we worked really hard to preserve was the experience of walking into the Armory and seeing the scale and the structure of that drill hall. Whether or not you're there for a concert, whether or not you're a ticket holder and so, that's why in those renderings of the venue space, you could see the entirety of the space. And that's why when you walk in at the ground floor, even if you're not at the concert level, you can see the trusses of the structure above you. So, the experience of the drill hall was a significant component. The interventions made into the building envelope, into the façades of the different buildings, different size of the building, those

1 interventions were carefully tuned. So, they're
2 never interfering with ornament or detail. They're
3 always in areas of plain masonry, so that we're not
4 you know mucking up historic details, and they're
5 always done to the right scale and size so that
6 they're not competing with you know the historic
7 terrace and the bartizans above.
8

9 And so, that was a careful balancing because on
10 the one hand, there's a lot of people coming out of
11 the space right during a live events time and there's
12 a lot of people coming in so, you know we needed to
13 make new entrances.

14 So, making those entrances harmonize with the
15 ornaments and the details of the historic structure
16 was a really key component of the design and we're
17 very proud to have gotten a unanimous approval from
18 Landmarks Preservation Commission on those
19 interventions.

20 Uhm, I'm sure I'm leaving a whole bunch out but
21 I'll also just note that that in the shaping of the
22 residential building, which sits so close to the
23 Armory building, we did things like for example, you
24 know the reason why it looks like two buildings
25 instead of one is because we broke up the massing so

1 that it doesn't become a solid wall that blocks the
2 view. That even on 195th Street, you can see you
3 know the Armory. We shaped the ends of the
4 residential buildings to pull back from the corners
5 so that you're not blocking the corner reading, the
6 corner views of the Armory. So, you can always see
7 the Armory as a significant solid thing, rather than
8 something tucked behind you know a wall.
9

10 And then finally and this stuff tails into some
11 of the sustainability conversations. We're also
12 balancing trying to make this building as sustainable
13 as possible, while also respecting the historic
14 integrity of the building.

15 ACTING CHAIRPERSON FARIAS: Sure.

16 AUSTIN SAKONG: So, we have like 25,000 square
17 feet of solar panels on the south side of this roof
18 and you can't see it from the road. You can't see it
19 from the street. It's not visible from the public
20 right of way because it's sitting on the part of the
21 roof that's out of view. So, we're like, we're
22 achieving both and right? It's more sustainability
23 but it's also not interrupting the historic quality
24 of the Armory.
25

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So, those are just a couple things and I know I'm taking up too much time but there's a lot of things that we're doing to ensure that we're respecting the history of the Armory.

ACTING CHAIRPERSON FARIAS: We appreciate the intentionality and the more you give us here, this is the time to talk about it, so thank you. My last question before I kick it over to Council Member Sanchez. The proposal includes a 17,000 seat arena at its centerpiece. Can you walk us through the anticipated programming schedule, how often you expect to hold large capacity events? I heard in the testimony there's 50 available days, so can we talk a little bit about that more?

AUSTIN SAKONG: Yes, so we - out of the 365 days a year, we anticipate about 50 of them to be reserved for live events. Of those 50, some of them will be the full capacity. We don't exactly know what the balance is. Some of them will be much smaller, 5,000 person events, 2,000 person events. Uhm, so for each one of those events, they sort of pair up in two's because they come for the weekend right? So, what that means is for 25 weekends out of the year, we're talking live events. So, each pairing constitutes

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sort of one set up time and one breakdown time.

Breakdown after an event is pretty easy. It's usually done overnight. They're gone by the morning.

You know you never know that they were there. The

set up is often where uhm, events tend to trip up

with the community around them. So, we're

anticipating that all the truck marshaling for you

know when a famous artist comes to town they bring

with them tractor trailers full of stuff right. We

anticipate that all the truck marshaling for that

event actually happens offsite, far away from the

Armory. Maybe it's in Jersey, maybe it's somewhere

else and basically trucks are timed, they're queued

in four at a time and so, four trucks will come in.

They pull into a loading dock that's inside the body

of the Armory and what that does is it prevents

trucks from idling on the street, right? It prevents

trucks from contributing to air pollution and idling

and it's not great, so we designed the loading dock

to be inside the Armory. The trucks get unloaded on

forklifts. They get lifted up to the venue and then

once those trucks are unloaded, then they leave and

at that moment, you know four more come in until this

show is set up.

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We anticipate all that to happen basically in the span of one morning per event. Early in the morning and we would coordinate that with the neighborhood to make sure that doesn't conflict with school drop off and pick up right, for example. And as those trucks are coming in, because they're not small cars, we anticipate staff members to be onsite with flags and traffic cones to make sure that pedestrians are safe and you know it's all being managed in fluid seamless way.

ACTING CHAIRPERSON FARIAS: Is this going to be an entire division that is out of the Armory? Because I imagine you can't tell Bianca she needs 16 of her trucks to be sitting in New Jersey because only four can come at a time.

AUSTIN SAKONG: That's all managed by the events operator.

ACTING CHAIRPERSON FARIAS: Okay, so you will have like a team of people that are managing?

AUSTIN SAKONG: Yes.

ACTING CHAIRPERSON FARIAS: Okay, I look forward to hearing more about that. Before I move to the Council Member, I want to remind the public as you are supporting or not supporting or opposing any

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comments made or questions made, you can make the supportive gesture. You can do a thumbs down. You cannot speak. Your job here is to remain silent unless you are recognized. I will pass it over to Council Member Sanchez.

COUNCIL MEMBER SANCHEZ: Thank you Majority Leader. She does not play games, so let us - no thank you Majority Leader. I think we're double lucky to have you Chair as the Chair also of Economic Development, so thank you for bringing that wisdom to this hearing and to all these topics.

Austin, I'm very upset that I didn't hear you talk about the magic carpet but that's okay. So, I want to start my questions with a grounding. This has been a very collaborative process with community stakeholders, with elected officials, with all the stakeholders. My colleagues in government and we're really trying to do something different and what we're trying to do is make sure that on the one hand, all of - any and all mistakes of the past are corrected for. We have deeper community engagement. We have stronger financial footing. We have more stakeholders involved but also we want to be very mindful of the surrounding neighborhood.

And so, my first questions are for EDC and as EDC not just as the project lead, but as the representative of the Administration in this investment and in this project.

So, starting off with displacement. One of my greatest concerns with this project is around displacement, both of existing residents and small businesses in particular. With a project of this scale, comes rising property values for those who rent their homes or local commercial spaces and the FEIS did not seem concerned with this - with our concern, the communities concern. It found neither indirect business nor residential displacement would result in a significant adverse impact.

So, my first question is around the FEIS. Can you explain how the analysis was done? The information for indirect residential displacement doesn't make sense to us. It only examines the new housing being added rather than the ripple effects of a mega development on nearby property values.

NATHAN GRAY: Great, thank you for the question Council Member. Uhm, so I know a little bit about a FEIS. Maybe not enough to be able to answer your

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question in full, so I'll try now and then we'll follow up appropriately afterwards.

So, a socioeconomic analysis is going to look at the potential for an indirect displacement as a result of commercial uses that are coming to this site. I don't know the specifics of what it looked at here, so I would have to get back to you on that but if there's others on the team that could answer that here, otherwise we'll have to come back to you.

COUNCIL MEMBER SANCHEZ: Okay, well you might have a similar answer on the second question. Indirect business displacement seems to make the same mistake, failing to account for rising property values. Do you have information on how the small business impact was determined?

NATHAN GRAY: Again, I don't want to misstate something, so we're going to have to come back to you with that.

COUNCIL MEMBER SANCHEZ: Okay, thank you. So, speaking specifically about the housing component, phase 2 depends on the relocation of the National Guard. Can EDC and the development team provide an update on the status of conversations with the National Guard? Have you been in coordination with

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the Governors Office to support these relocation efforts?

NORA MARTINS: Yes, thank you. We've been working - the team has been working closely with the National Guard. They have been very engaged with this relocation effort. Been touring potential sites and hopeful that we will find one that is agreeable to the national guard and to the state.

COUNCIL MEMBER SANCHEZ: So, uhm you might not have the specific addresses that are being considered but can you tell us how many sites are on the table in the discussions with the Governor's Office?

NORA MARTINS: I believe we've been - I'm not sure how many have been actually discussed with the Governor's Office but I believe there are at least two or three sites that have been presented to the National Guard and are being reviewed.

COUNCIL MEMBER SANCHEZ: Got it. Thank you. Uhm continuing on the housing piece. Based on your financial model for Phase 2, the phase 2 housing, what is the number of two and three bedroom units that the city is requiring the Ella option?

NORA MARTINS: That the city is requiring? So, the Ella term sheet I believe requires 30 percent 2+.

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1 It doesn't actually require three bedrooms. We have
2 looked at what we can do here with you know, it's
3 obviously a balance. We're trying to maximize the
4 number of affordable housing units but also really
5 taking to heart the request that we have heard over
6 and over for 50 percent two and threes. So, that's
7 something we think we can do and actually minimize a
8 loss of units. It of course, it requires more
9 subsidy per unit which goes beyond the current Ella
10 term sheet so it will require HPD approval but that's
11 something the development team is very happy to push
12 for and coordinate with HPD on.

14 COUNCIL MEMBER SANCHEZ: Can you commit that the
15 Phase 2 housing will set at least 50 percent of units
16 to be two or three bedroom?

17 NORA MARTINS: We would commit with the caveat
18 that it is subject - since this is a publicly
19 subsidized fully affordable housing project, we do
20 have agency approval. And it is a few years in the
21 future so the term sheets are what they are now, they
22 may change actually to be more supportive of that but
23 we are you know to the extent we can commit to it,
24 then yes.

25 COUNCIL MEMBER SANCHEZ: Thank you.

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AUSTIN SAKONG: May I add a little bit of context
to that as well?

COUNCIL MEMBER SANCHEZ: Sure.

AUSTIN SAKONG: The other pressure here is of
course the feedback that we're receiving from
SHIPO(SP?) because they're very concerned about the
height of the buildings relative to the Armory.
They've stated in the FEIS that they don't see an
adverse impact you know based on the height of the
buildings relative to the Armory but of course, when
we try to have more units and bigger units right that
increases the volume of the residential building.

So, it's just to note that in addition to balance
number and type, we're also balancing considerations
from SHIPO.

COUNCIL MEMBER SANCHEZ: Thank you. I'll ask a
third question and then I want to respect my
colleagues, if I can come back around. That is
helpful. So, on the small business anti-displacement
efforts, for years small businesses on Kingsbridge
Road and commercial corridors throughout the
neighborhood have struggled to obtain lease renewals.
They face skyrocketing rent prices and they struggle
to keep their doors open. Of course, all of that was

exacerbated during the COVID-19 pandemic. The Kingsbridge Armory Redevelopment will only exacerbate these pressures as the promise of higher pedestrian traffic, potential customers that would attract more businesses, potential customer increases attract more businesses and you know higher potential payers.

The city must protect these small businesses. We've had - we've started conversations about this amongst ourselves with the negotiating, what I'm calling the negotiating table of community organizations and elected officials. And so, on the record, can I get a response to whether the city will create and capitalize a small business anti-displacement fund for the Armory impact area?

ACTING CHAIRPERSON FARIAS: Hi Mikail, you'll have to raise your hand and be sworn in for the record.

MIKELLE ADGATE: Oh sorry, thank you.

COMMITTEE COUNSEL: Please state your name for the record.

MIKELLE ADGATE: Mikelle Adgate.

COMMITTEE COUNSEL: Do you affirm to tell the truth, the whole truth, and nothing but the truth in

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your testimony before this Subcommittee and in answer
to all Council Member questions?

MIKELLE ADGATE: I do. Thank you and thank you
for the question Council Member, both for how you
opened your question and for this follow up. I think
that it has been very clear to us that protection of
small businesses, particularly on Kingsbridge Road,
has been a priority for this community. We heard it
over and over again, even when we launched Together
for Kingsbridge. And so, I can say that we are
committed to working with you, working with the
community to identify different measures and
opportunities to support small businesses that go
even beyond what we have seen in previous rezonings.

We've had very good partnership with Small
Business Services, as well as the Deputy Mayor's team
to think creatively about what some of those
mechanisms can be. I think part of that is the
marketing and awareness of some of the programs and
strategies that SBS does already have but might not
necessarily be deployed in the community at the rate
that would appropriate for what we're considering. I
do also want to highlight the work that Northwest
Bronx Community Clergy Coalition has done in terms of

1 really understanding at the ground level of what the
2 needs are. And so, we want to make sure that we are
3 coming alongside the stakeholders that have been
4 doing this work for a long time as we think about
5 future resources and future needs. So, I can
6 absolutely say that that's a commitment and looking
7 forward to working with you on how we operationalize
8 it.
9

10 COUNCIL MEMBER SANCHEZ: Thank you. Just two
11 quick follow ups here. So, one I heard yes but in
12 2018, as part of the Jerome Avenue Rezoning, the city
13 made nearly \$2 million in commitments to support
14 small businesses. The city's rezonings commitment
15 tracker today, states that these funds were
16 repurposed by OMB and subsequently expired. Will the
17 Administration recommit to these past promises? Which
18 shouldn't be - I shouldn't have to ask this question
19 but will you ensure that these are fulfilled?

20 Otherwise, how can we trust anything that you're
21 saying today if the promises of the past have not
22 been met?

23 MIKELLE ADGATE: Yeah, it's a very fair question
24 Council Member and as you know, I'm not able to speak
25 on behalf of SBS or OMB. That said, as you know we

1 have been working with the Deputy Mayors team to
2 better understand what those commitments were and to
3 identify what - I don't think mitigations is the
4 right word but to identify what the opportunities are
5 now in terms of fulfilling the goals and the values.
6 So, while I can't say you know explicitly like those
7 particular funds will be restored, I can say that we
8 are as the EDC team and you know our engagement with
9 the Deputy Mayor's team are really working to
10 identify how we can be responsive to those
11 outstanding promises.

13 COUNCIL MEMBER SANCHEZ: Thank you and I want to
14 take this chance to thank the Speaker, thank the
15 Majority Leader, thank my colleagues. This is a hard
16 line for us. If the promises of the past are not
17 kept, then we're not going to be able to have a
18 productive conversation moving forward. So, please
19 take that back. I know that there's folks from the
20 Mayor's Office, the Deputy Mayor's Office, that is a
21 nonstarter. We have to receive the funding that we
22 were promised in the past. And then lastly just on
23 this small business piece, the FEIS vaguely says that
24 the developer will seek to preserve legal vending
25 opportunities and provide new opportunities within

1 the open space. We have a street vending crisis in
2 the City of New York. Our system is completely
3 broken and nowhere is that more clear and painful
4 than on Kingsbridge Road where our street vendors are
5 swept on a constant basis losing their rent money for
6 the month, losing their food. Uhm, at the same time
7 that the brick and mortar businesses complaints are
8 through the roof and pedestrians have concerns as
9 well.
10

11 So, the Kingsbridge Armory is a critical place to
12 show how we can dedicate vending spaces, how we can
13 work with our street vendors and treat them with
14 dignity at a specific large scale site. We've talked
15 about this many times before but can I have on the
16 record, if the city in particular will approve or
17 needs to approve a site specific vending plan, that
18 preserves existing legal spaces and adds new one.
19 And can you from the development team tell us where
20 you are in conversations with the street vendors?
21 Where can we expect that there might be dedicated
22 spaces for them?

23 AUSTIN SAKONG: So, the conversations that we had
24 with the Street Vendor Project was I thought a very
25 productive one and very helpful. To be honest, they

1 daylighted a lot of very, simple, spatial issues that
2 I was glad to learn about and that we as a design
3 team are excited to continue to develop our open
4 space plan in response to.
5

6 So, uhm you know things like you know lengths of
7 you know planting beds and distances allowable from
8 curbs and things like that. I think all of that will
9 be a level of - a layer of richness that as we fold
10 that into the design, it will make the project
11 better. So, we look forward to how the design
12 progresses along those lines.

13 COUNCIL MEMBER SANCHEZ: Thank you. Thank you so
14 much Madam Leader.

15 COUNCIL MEMBER NURSE: Okay, just an
16 announcement, we have several people online who have
17 not signed up to testify, so those wishing to
18 testify, please register online by visiting the
19 Council's website at council.nyc.gov/landuse.

20 Thank you to the panel. Sorry, we have
21 questions, sorry. Sorry, we're trying to make it
22 work today you all. Okay, so I have questions but
23 I'll give it to Council Member Marte first.

24 COUNCIL MEMBER MARTE: Yeah, I just want to say a
25 statement. I want to reaffirm what Council Member

Sanchez said. Typically, when a rezoning happens, the city offers us the world and makes the deal possible for our communities. Eight years later, ten years later, there's a new Council Member, there's a new Administration, and a lot of those commitments fall through the cracks. And so, I agree with Council Member Sanchez that this is where we draw the line. If that money is not given to this community that was supposed in agreement of supporting the most vulnerable businesses, that's what we need to do first to make sure that any deal that moves forward after that. And this happens citywide, especially with projects with EDC where you use short term memory loss to achieve you know what the city or what private developers want instead of the communities. And so, just wanted to state that for the record.

MIKELLE ADGATE: Thank you for the comment Council Member. Just one point of clarification that I know Council Member Sanchez has been very deep in the weeds on but the POA that she's referring to in that particular commitment was an SBS program with OMB, So not EDC. That said, I think it is an important point that that you're making about the challenges that can occur between Administration

changes. In this particular situation, there was also the COVID pandemic and as you know, there were a lot of different financial challenges that the city faced at that time.

That said, where EDC and the Deputy Mayor's team have been involved is talking directly with SBS about those commitments, so that we can understand that went wrong so to speak at that time or why the funds were not deployed in that way, so that we can better understand how we at this moment can be supportive of the goals and the values that you know the Council Member and the community have been very clear about.

COUNCIL MEMBER NURSE: Thank you. I am now going to call on Council Member Feliz Oswald to make a statement.

COUNCIL MEMBER FELIZ: Thank you. Thank you so much. Good afternoon everyone. I'm Council Member Oswald Feliz. I just want to congratulate the Kingsbridge community on all the good work related to the Kingsbridge Armory. I especially want to congratulate everyone but especially my neighboring colleague Council Member Pierina Sanchez, who has been working around the clock on this topic and subject and project.

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The Kingsbridge Armory has so much potential. Potential to economically transform a disadvantaged part of the Bronx bringing jobs, bringing economic activity, and bringing foot traffic to the region to the benefit of small businesses and everyone who lives there.

We can only achieve this promise though that we do this right. So, I just want to reiterate some of the points mentioned by Council Member Sanchez. There's a lot of things that we need to get done, including we must invest in small business and housing, anti-displacement programs to make sure that the people from that community can enjoy these many benefits.

We also need to make sure that we take steps to mitigate the traffic complications, which are foreseeable and last but not least, as Council Member Sanchez and Marte mentioned, we have to deliver on the promises that were made, including funding promises. We have to deliver on that. Thank you so much.

COUNCIL MEMBER NURSE: Thank you Council Member Feliz. I just have a few questions and then we're going to close out this section and turn it over for

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testimony. Oh, and then there's a second round from
Council Member Sanchez. Just kidding.

Okay, I have some questions on sustainability
measures. Uhm, the CPC noted that the landmark
status of the Armory and the scale of the live event
venue poses impediments to achieving a net zero
design standard. I apologize if I missed this, we
had a mandatory training downstairs. What exactly,
maybe you could elaborate on those impediments.

AUSTIN SAKONG: So, a couple things. The
development team is committing to a lead gold
standard for this project, which is a I think a
significant step and a significant commitment. The
challenge with sustainability measures, especially on
old buildings and most acutely on old, big buildings
that are 100 years old, is essentially that you have
a large volume with a big envelope that's leaky, that
you know has all sorts of -

COUNCIL MEMBER NURSE: Porous -

AUSTIN SAKONG: Yeah, it's a leaky old building
right? So, it becomes sort of exponentially
difficult to achieve you know the highest levels of
sustainability. Like, you know Passive House or Net
Zero. These kind of measures that are you know easy

and - not easy but doable in like smaller tenement buildings, doable in smaller buildings across the city but very difficult for buildings like the Armory, let alone the largest Armory in the world that spans a four acre space.

So, with that said, I think the measures of design that we are implementing like the huge amount of solar power panels that we're arraying across the roof. Like the commitment to all electric systems. Like the retention of stormwater on site. All of these things I think will contribute to a vastly improved benchmark for sustainability for this kind of building.

So, yeah, I just wanted to make clear that the project is doing an enormous amount towards sustainability given the scale and structure of this building.

COUNCIL MEMBER NURSE: Great, I appreciate that and you mentioned solar panels, which is one of my questions. How many will be on there and what is the wattage that you expect to produce?

AUSTIN SAKONG: We don't know. To be just completely frank, we are very early in the design stages and there's a lot of additional you know

design and work and engineering that has to be done
but for the - for quantifiable measures like that,
it's difficult to be able to predict right now what
that might be.

COUNCIL MEMBER NURSE: Okay.

NORA MARTINS: Just to add.

COUNCIL MEMBER NURSE: Sure, go ahead.

NORA MARTINS: We did include the solar array, as
many as we could fit and we believe landmarks would
approve as minimally visible on the roof to make sure
that we could maximize our solar output given the
other design considerations and of course the
historic designation, which does control what we can
do there.

COUNCIL MEMBER NURSE: Okay, great. I'm glad
that - sorry, did you indicate that you have spoken
with Landmarks Preservation Commission or that you
just think they would be -

NORA MARTINS: Yes, they actually - uh, LPC
issued a binding report approving both the adaptive
reuse of the Armory and the new residential building
on the site.

COUNCIL MEMBER NURSE: Okay, great, excellent.
Uhm, I think you answered all of my questions.

Obviously we'd love to see this be as sustainable as possible, given the challenges we're facing and the opportunity that you know renovations of a building like this can present.

So, we'd love to stay up to date on how that's going and appreciate you elaborating on that. I'm going to turn it over to Council Member Sanchez for a second round of questions.

COUNCIL MEMBER SANCHEZ: Thank you so much Council Member Nurse and shout out to Council Member Feliz who has a three day old baby and he's on this hearing, so thank you for joining. And just to echo on Council Member Nurses questions on you know sustainability. I think we -we're just focused on the Bronx's high heat vulnerability and our asthma rates and so we just want to make sure that we have the highest environmental standards in the project.

Uhm, just to quickly follow up on some items there. On stormwater resiliency, can you specify what is being proposed to manage stormwater and ensure that the Armory site is resilient during cloudburst events and other extreme weather? We've heard a lot about leaks and flooding in the basement, so just wondering what you're going to do there. And

1 then, also on the energy matrix, during the CPC
2 hearing, Commissioner Osorio inquired about the
3 projects envisioned energy matrix on how much energy
4 is going to be created and consumed onsite. To the
5 extent that you have it now or when it becomes
6 available, can you commit to provide a breakdown of
7 energy created on site broken down by source, energy
8 consumed on site broken down by source, and
9 additional potential sources of renewable energy for
10 the project?
11

12 MIKELLE ADGATE: Council Member, I can start on
13 the stormwater side before handing over to the team
14 on the energy side. I think one thing to keep in
15 mind from a sort of city regulatory standpoint is
16 that the unified stormwater rule that the Department
17 of Environmental protection put out a few years ago
18 now really hones in on the opportunity to manage
19 stormwater from a variety of mechanisms. Primarily
20 prioritizing infiltration first. It can be
21 challenging to infiltrate in the Bronx given the high
22 bedrock there but thinking about you know uhm
23 bioswales, green infrastructure, detention, all of
24 that can be used in a variety of ways on this site to
25 dramatically reduce the amount of stormwater that's

going into the combined sewer system. That has
benefits from a water quality standpoint and from a
sewer capacity standpoint.

So, as Austin noted, you know there is still a
long way to go in terms of a design here but you can
be rest assured that even compliance with the
stormwater rule means that there will be dramatically
more stormwater managed on this site than what
happens currently today.

AUSTIN SAKONG: On the energy matrix question, I
appreciate the specificity of the question and wish I
had as specific of an answer but really, it's a
question that really needs to be answered as the
design process bares out and what I can say is that
literally every single person on this team is
interested and committed to making sure that this is
as sustainable a building as possible and that means
drawing on as many renewable resources as possible,
like solar power. You know we're exploring a whole
number of things. You know what's commercially
viable, what's not? What's feasible given you know
the site civil conditions on the ground? There's a
lot of question marks that we are still working
through and frankly, we'll take the rest of the

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design process to answer. So, I don't have an energy matrix for you but want to assure you that we are as interested in tackling that as you all are as well.

COUNCIL MEMBER SANCHEZ: Thank you. I'm not going anywhere for at least a few years it seems like, so I will be around to keep asking.

Okay, so moving to adverse impacts identified for traffic. The FEIS mentioned a proposed event day transportation management plan. Can you first share the details of that plan? Can you provide the Council a draft? The FEIS also notes that 8th Regiment has committed to conduct transportation monitoring efforts for the event venue, including weekday and weekend peak event hours. Can you share if this will be included as a condition of the ground lease or how this will be enforced? And third, the FEIS notes recommendations from DOT to modify signal timing in response to significant adverse impacts on traffic. Can the city commit to implementing the proposed signal changes from the EIS and for the intersections that do have significant adverse traffic impacts but no proposed mitigation in the FEIS? Which is many of them. Can the city commit to mitigations actions here too?

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NORA MARTINS: I can speak on just on what is going to be committed to that was required as mitigation in the FEIS and also will be further committed to as part of the lease with EDC. So yes, the EIS does require a transportation monitoring program. Again, because obviously the site is operational and is going to have several different uses. It makes the most sense to actually reevaluate the transportation once it's operational and work closely with DOT at that time to ensure appropriate mitigation and improve such as sidewalk widening, signal timing, implementation and yes, that will be part of the agreement with EDC.

With the event management plan, it is something that we have also committed to as part of the FEIS and we'll be committed to in the lease with EDC and that's something that we will work with - work on and we will of course share that with the Council Member once it's ready to be shared.

COUNCIL MEMBER SANCHEZ: And signal timing?

NORA MARTINS: Uh, the signal timing is part of the ongoing, the you know transportation monitoring program, which the developers committed to fund and

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will work with DOT closely on implementing anything
that is you know - is required as a result.

COUNCIL MEMBER SANCHEZ: Thank you. Madam Acting
Chair, may I just ask a few more? Thank you.

Uhm, okay with respect to public transportation,
the Kingsbridge 4 Train Station, the FEIS note that
the stair widenings can address the impact that was
identified and states that the developer will be
responsible for coordination with New York City
Transit and for the cost of implementation. What
guarantees, what can you commit to regarding the
implementation of this mitigation?

NORA MARTINS: Again, that's another example
where we will continue to work with MTA, with New
York City Transit on actual usage of that station and
the need for the widening and if the widening is
identified then that developer would commit to that.

COUNCIL MEMBER SANCHEZ: Excellent, thank you.
Okay, question number six, please hold. They're all
out of order. There is no six. Question number
seven. Okay, this is for the city again, talking
about the surrounding neighborhood, our district is
one of those that has born the brunt of the overdose
crisis in the city. Council Member Feliz, Senator

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1 Gustavo Rivera have been leading many conversations
2 over the last year to address so many neighbors that
3 we have right in front of the Kingsbridge Armory in
4 the underpass who are struggling with addiction. So,
5 I want to draw our attention to the States Opioid
6 Settlements Fund and ask very directly if the
7 Administration can commit to pushing the state to
8 allocate a defined amount of opioid settlement funds
9 to a local harm reduction and wellness package tied
10 to the Armory opening. We can't forget that the city
11 has its own opioid settlement funds and as a
12 locality, we need to allocate those and we need them
13 in Kingsbridge but we also have to draw down state
14 funds. So, to be specific, this would include onsite
15 naloxone access, mobile care, treatment navigation,
16 youth workforce and recreation programs, and to just
17 echo my colleague Senator Rivera, a brick and mortar
18 harm reduction facility. Can you commit to advocate
19 for those funds?
20

21 MIKELLE ADGATE: Thank you for the question
22 Council Member. This is something that we think
23 about in relationship to a variety of EDC assets and
24 programs. I live in East Harlem and have very you
25 know similar experiences right outside of Lamar

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1 Keta(SP?). So, we as EDC, only recently learned
2 about this state program and want to thank you and
3 your office for raising it to our attention. I think
4 one of the real strengths of the collaborative spirit
5 that we have for this project, as you noted at the
6 top of your questions is that the state is a real
7 partner here for Kingsbridge Armory and the
8 redevelopment. They've already committed \$100
9 million towards the capital needs for the Armory and
10 we have already begun the conversations with the
11 city's Department of Health and Mental Hygiene as
12 well as the Department of Social Services to better
13 understand the relationship between that particular
14 fund and city program.
15

16 So, while at this particular moment, I don't have
17 like a clear, sort of next steps. I can say that we
18 have started those discussions and you know we look
19 forward to talking with our city agency partners and
20 our state partners, so that we can you know be
21 responsive to this very specific and very important
22 ask.

23 COUNCIL MEMBER SANCHEZ: Thank you so much. So,
24 just to clarify and confirm, you have begun these
25 conversations with the state?

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MIKELLE ADGATE: We've begun those conversations with our city partners. So, have not started a specific conversation with the state about the specific opioid settlement fund that you identified but we are starting with the folks who you know do this work day in, day out. They obviously have a ton of expertise and important relationships that we can learn from.

COUNCIL MEMBER SANCHEZ: Uhm, okay, so thank you and I look forward to that. I know our State Senators who are on the working group and negotiating table and our Assembly Members are on board to help with that advocacy. So, please take advantage of how organized we have all become together.

Next question, as my next to last question is on transfer provisions. My understanding is that under the terms of the draft ground lease, 8th Regiment is unable to transfer its interest without EDC's consent. If EDC did approve a transfer to a new majority owner at some point in the future for whatever reason, how would we ensure that all the commitments made to the community are carried over to that new owner?

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MIKELLE ADGATE: Thank you for the question
Council Member. So, at this point, I want to hand
over to my colleague from our real estate
transactions team to speak more specifically about
that.

COUNCIL MEMBER NURSE: You'll need to be sworn
in.

COMMITTEE COUNSEL: Hi, thank you. State your
name for the record.

MATTHEW FURLONG: Matthew Furlong.

COMMITTEE COUNSEL: Do you affirm to tell the
truth, the whole truth, and nothing but the truth in
your testimony before this Subcommittee and in answer
to all council Member questions?

MATTHEW FURLONG: I do. Thank you Council Member
for the question and Committee Members. Any transfer
that would be permitted under the lease would transfer
all of the requirements of that lease. That's the
programmatic requirements, the financial commitments,
insurance, etc.. So, that new party would not only
inherit all of those responsibilities but they would
also have to evidence a competency and an operating
experience of being able to operate an asset of this
complexity.

COUNCIL MEMBER SANCHEZ: Thank you for clarifying that. When will EDC and 8th Regiment execute the ground lease? What potential changes could be made between now and closing on the ground lease and what happens if Armory construction does not begin within the agreed upon timeline? What happens if construction takes longer than agreed upon?

MATTHEW FURLONG: Yeap so as you pointed out, you know we are living under the predevelopment agreement that was executed with 8th Regiment and EDC and that governs not just the phase one, but also the phase two housing component.

In that agreement, it sets forth a number of things. All the conditions required to close on each phase, the approvals that are required, and a host of closing conditions that I can get into. Once the project is entitled and through ULURP, the developer has one year to close on the ground lease for phase one. They can then buy an extension for an additional year but that would be the timeframe where they would have to close. Then they have a three year construction obligation to complete the Armory. That's a requirement of the lease and if they aren't able to do that, that is a default under the lease.

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COUNCIL MEMBER SANCHEZ: And what happens if they default?

MATHEW FURLONG: You know we have you know recourse in the extreme where we can actually take back the property. There's an opportunity to cure a default under the lease. Public private partnerships, you know emphasis on partnership is the key word. So, we want to maintain a continuing dialogue and try to make sure that doesn't happen.

COUNCIL MEMBER SANCHEZ: Thank you. On the record, love it. What are the deliverables for both EDC and 8th Regiment that must be demonstrated before closing?

MATTHEW FURLONG: Yeap so the commitments for the 8th Regiment, you have like we said you know, completion of environmental review, completion of the entitlements process. That's through ULURP, LPC, SHIPO, everyone. You have a big one being - securing financing that evidence is a fully funded project. So, in addition to the you know the public subsidy that's going into the project, all the commercial sources that the development team would have to pull together evidenced with you know executed agreements, binding agreements with those either debt or equity

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1 providers. So, that needs to be evidenced for
2 closing. A laundry list of other things, we'll
3 refresh the background check. We will get an updated
4 budget, which we know your team and are grateful
5 that your team is tracking with us and asking really
6 good questions about it to make sure that that's
7 representative of the program and the terms of those
8 underlying user agreements. Needing those user
9 agreements, insurance. It's quite a list. I can
10 come back to you with a comprehensive list.
11

12 COUNCIL MEMBER SANCHEZ: Great, thank you and
13 shout out to our Deputy Chief of Staff for Land Use
14 policy and all the things Ben Ratner who God sent to
15 our office right on time for this negotiation.

16 In terms of the pilot, my understanding is that
17 8th Regiment will owe a payment in lieu of taxes.
18 How much will be owed and for what period of time?

19 MATTHEW FURLONG: You know we're going to have to
20 get back to you on the exact calculations and I know
21 your team has inquired about this before. The garden
22 lease is a living document until we execute on it and
23 so that you know, it's carrying us through this
24 entitlement period. It will be trued up based on you
25 know the requirements that come out of this process

and that also includes setting the pilot schedule.

So, with our ground leases, we require tenants to pay full taxes and then those taxes can be abated with any as of right abatements that the users would have had if they had owned the property. City being entitle, you know doesn't pay taxes but we extend those as of right abatements to the tenants. Those will be written into the ground leases. Uhm, you know I Cap is one of them that the manufacturing space, that the commercial spaces would benefit from but there's others as well. A non for profit owner of the lease hold condominium, would likely benefit from a tax abatement and then on the affordable housing component as well. But they're fluid calculations and we really you know - and it's also done you know by DOF. So, we can come back to you once we have a firmer grasp of those numbers.

COUNCIL MEMBER SANCHEZ: Thank you. One more financial model related question and then I want to ask my final question, which is around community oversight.

With respect to the financial model, thank you for your transparency with our office and with the Council, sharing information about how the project is

going to be financed and what is coming. Or the benefit of the record, can you talk about the different financing sources for the project, walking us through anticipated sources of funding and that will cover development costs? And given our federal context at this time, are there any known threats from the current federal administration to either the new market tax credit or the federal historic tax credit?

MATTHEW FURLONG: I might hand it over to the development team to answer this but I just don't - I don't want to overstate - understate the importance of the public commitment that's made to this project. \$200 million, almost double what was committed in the last round in free and clear grant, takes a real bite out of the corn shell, the remediations, the structural work that's needed to just stabilize that building. So, that's a big deal but I'm going to hand it over to the development team to give you a better answer. Thank you very much.

COUNCIL MEMBER SANCHEZ: Thank you and while the development team comes in and gets sworn in, again taking the opportunity to shout out my colleagues,

the speaker, our overlapping electeds for their help
in securing those benefits.

ACTING CHAIRPERSON FARIAS: Can you raise your right hand and state your name for the record?

JORGE MADRUGA: Jorge Madruga.

COMMITTEE COUNSEL: Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before this Subcommittee and in answer to all Council Member questions?

JORGE MADRUGA: Yes. Thank you. Thank you Council Member. So, I just want to state, thank you for all the help here and all the questions Council Member. Really appreciate the clarity of like the questions and you know the detail that you're going into so really appreciate that. Very important is to definitely be able to keep those \$200 million that we're talking about because if that doesn't happen and that commitment don't happen, this project will not happen, right? So, I just want to put that on the record that that \$200 million is money that is needed exactly for what was stated, to bring the building back to life. That's what is going to be needed for this project to even be feasible for a project. So, I just want to make that clear.

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So, with that great help and of course with all the tenancies that we're going to have at the Armory, right? The project is able to happen because of all the different subsidies as well, right? We have as you stated, so the \$200 million - there are funds from yourself and the Borough President coming in right. There is a historical tax credit that is a very important part of this project and why you know we need to be very careful in what we do to the building and how we develop this building because that could impact what credits we get in this building, right? Just for example, you know so it's a 20 percent tax credit, so just for example, if there's a \$500 million hard cost budget here, right you're able to apply for a 20 percent credit, which is \$100 million of historical tax credits that would come into the project and those could be either sold into an investment bank and that could be funds that come into the project to pay for the project. So, it's a subsidy that will come in to help develop this project right.

There is also a Brownfield credit. We will be going after Brownfield credits on this project. We are doing basement work and removal of slabs and

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remediation of the building for Brownfield. So, that will also be - it could be \$30 million to \$40 million of Brownfield credits that would come in to help subsidize this project as well, right? On top of that, there is the new market tax credits right that we will be going after. Maybe in two different trenches right. There's a lot of different faces here of the project and when I say faces, I mean the main development building of the project and maybe there is a second phase for the light manufacturing spaces that we would go after a separate tax credit application for that but both of those - we are right now thinking of about \$100 million of new market tax credit that will yield another let's say \$20 million net to the project as credits. That will help and then the balance of the project will be financed, typical regular financing where it would be backed by the rents, basically the revenue of the project, right? So, based on the revenue of the project, we're able to close the budget and be able to finance the project.

COUNCIL MEMBER SANCHEZ: Excellent, thank you and my final question for real this time. I was encouraged to see that in the FEIS the 8th Regiment

is committed to entering into a community benefits agreement that includes a permanent community advisory council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and the operation of the Armory. Once the community council is established, can both EDC and the development team commit to engage quarterly with that body to provide updates on the project and any agreed upon commitments. And what is the status of conversations around the community benefits agreement?

NORA MARTINS: We can definitely commit to meeting quarterly you know to update the community advisory council. Like that's something we've always been happy to do. I think we're really excited that we have been in the midst of these community benefit agreement negotiations. They're still ongoing. I think there is a lot to discuss, which is good thing. There's a lot that can be done here. There's a lot of opportunity, and so, we just want to thank the coalition of the local organizations that has been giving so much of their time and dedication to this project and we're excited to execute that agreement once it's finalized.

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COUNCIL MEMBER SANCHEZ: Alright, with that,
thank you for being a unicorn developer. Those are
not my words; those are Senator Gustavo Rivera; I
think he's watching somewhere. You've been so leaned
in, you've been so willing to talk with us, with the
members of the community. It's been a really
pleasant process so far. So, I look forward to being
able to bring it to the finish line with the city's
partnership and investments. Thank you. Thank you
Madam Leader.

PANEL: Thank you.

ACTING CHAIRPERSON FARIAS: Thank you so much.
Seeing, I love seeing that. Seeing no other
colleagues here for questions or remarks, this panel
is now excused. And Council, are there any members
of the public who wish to testify on this item?

COMMITTEE COUNSEL: Yes, we have about 23 in
person in several more online.

ACTING CHAIRPERSON FARIAS: Okay, I'm now going
to recognize New York State Senator Rivera who will
be testifying online.

GUSTAVO RIVERA: Thank you Madam Chair. I'm so -
I'm very glad to be here, so good morning, actually
good afternoon at this point and thank you Acting

Chairwoman for allowing me to share a few words in
this hearing.

My name is Gustavo Rivera, State Senator for the
33rd District in the Northwest Bronx and I'm here
today to voice my strong support for the Kingsbridge
Armory redevelopment project by 8th Regiment
Partners. Certainly, I want to thank my colleague
Council Member Pierina Sanchez for her stanch
advocacy for the community. And above all, I want to
thank my neighbors who have consistently demanded
opportunities for public input ahead of the ULURP
process through the Together for Kingsbridge process
and the one that we are in right now.

Now, when I first elected back in 2010, the
Armory was part of my district and just two blocks
away from my apartment. A matter of fact, I joked
all the time that I could see it from my window but
after 2023, the district thing, the Armory now sits
just across the street from my current senate
district but it obviously represents a whole a lot of
folks who are going to benefit from this and I still,
you know I remain accountable to those tens of
thousands of Bronxites who deserve to benefit from
this redevelopment.

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And as we're near the end of the ULURP process, the escalations, the needs and concerns of the community must be central to the projects priorities and approval. And we expect the developer to commit to an even stronger community benefits agreement and the nationally renowned agreement that the community won during the previous redevelopment, and to just remind ourselves, the previous CBA, which I believe should be considered a standard, included things like local hiring, training, living wages, permanent new jobs, sustainability standards, community space, community benefit fund, community governance and oversight etc..

But from this development they actually as we've talked about today, the community expecting more as well. There is hopefully going to be a true community ownership component and certainly, I should thank the Northwest Bronx Community Clergy Coalition for their consistent fighting to make sure that this is a space that is - has community involvement in it and for securing the memorandum of understanding related to the manufacturing space that will owned and operated by community forces. As well as local procurement for small business, union jobs for

1 construction of the Armory, ensuring local street
2 vendors can continue to make a living, and as well as
3 a multibedroom units as part of the affordable
4 housing plan. Even if that means less units overall
5 and that will be in the conversations. We also,
6 let's just say that we expect NYEDC to offer a lease
7 agreement that truly benefits the Bronx. The reality
8 is that after 30 years of passive neglect, cost of
9 mitigation have ballooned and the developer will need
10 to spend tens of millions of dollars to get the site
11 to construction ready.
12

13 The Bronx receives less services, less funding
14 and less investment than anywhere else and I believe
15 that EDC must recognize that this project is a chance
16 at redemption. So, I'm urging EDC to finalize this
17 agreement where the city breaks even, so that the
18 developer and their partners can keep as much revenue
19 as possible for the community fund, union labor,
20 youth and community programming and other local
21 benefits.

22 I don't believe this is a project that should be
23 seen on EDC's book as a boom to the city coffers.
24 The Bronx's own investment in the Armory is our
25 chance to get what we are owed. And as far as the

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city, as I bring this in for a landing, we expect the city to commit to revitalizing our community through strong, anti-displacement measures to protect local businesses, including capital funding, access to both loans and grants, legal supportive financial coaching, dedicated city and state opioid settlement fund dollars to support community health and safety. I'm very glad that the Council Member was able to bring that up. Supporting a robust community revenue fund, instead of a citywide public purse and we know that a \$200 million investment is just a start as Jorge told us.

The community has been waiting for 30 years for the Armory to put us on the map and not at the expense of those waiting those 30 years to see it transform. And so, this development project must be for the Bronx and no one else. I worked for years to ensure that our borough sees a benefit from the transformative redeveloping of this site. Time and again, we've seen all over the city that a small percentage of people benefit from projects like this but they leave our local communities, including small business owners and this cannot happen to our Kingsbridge community. I will continue to support our

community and the key stakeholders to ensure that this project fulfills its true potential. And just so that we are clear, I have been here through three Mayor's, two Borough Presidents, two Council Members, and two Governors and I will be here for the ribbon cutting to enjoy this space along with my neighbors. Thank you for listening to my testimony today and let's get it done.

ACTING CHAIRPERSON FARIAS: Thank you Senator Rivera for also reminding us how long you have labeled.

GUSTAVO RIVERA: Old, that's what I'm saying.

ACTING CHAIRPERSON FARIAS: Through this process. Uhm, okay as a reminder if our other Council Members have questions, witnesses are asked to remain online or to stay seated at their microphone after their testimony until they are excused. For those participating online, once you or your group has been excused following any questions, participants may continue to view the livestream broadcast for this hearing on the Council website. Members of the public will be given two minutes to speak. Please do not begin until the Sergeant at Arms has started the clock and we will now hear from our first panel. I'd

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1 like to call up to the dais and as I call your name,
2 please join us, David Levers, Jack Marth, Elisabeth
3 Ortega, and Rebecca Sander. Any seat, they're all
4 good. Great. David, you can begin when ready.
5 David?
6

7 DAVID LEVERS: Oh, good afternoon. Good
8 afternoon Majority Leader Farias, Council Member
9 Sanchez, Members of the Subcommittee and community
10 stakeholders. My name is David Levers; I serve as
11 the Director of Government Relations and External
12 Affairs at Bronx Community College and I'm here to
13 testify today in strong support of the Kingsbridge
14 Armory Community Benefits Agreement.

15 At Bronx Community College our mission is to
16 advance equity, inclusion, public higher education as
17 pathways to opportunity. The redevelopment of the
18 Kingsbridge Armory is a once in a generation project
19 and we believe it must be anchored and a clear
20 commitment to the people of the Bronx through a
21 strong enforceable CBA.

22 Opportunities for youth, for our students and for
23 the young people in the Bronx, this project must
24 create meaningful opportunities. We're encouraged
25 that the CBA includes youth internships connected to

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Armory tenants and vendors, job training, workforce development, certification programs and apprenticeships that prepare Bronx residents for lasting careers.

In addition to partnerships at local colleges, including Bronx Community College, design direct pipelines from education into the workforce. These commitments should be legally binding within the community benefits agreement to ensure accountability. Bronx Community College is ready to partner with the Armory and its tenants to shape these programs and deliver real results for Bronx families.

Investments in the surrounding neighborhood. The reality is that the Bronx continues to live with the effects of decades of disinvestment. A project of this magnitude has the power to reverse that history but only if the surrounding neighborhoods are also given the resources that they need to succeed.

This means supporting small businesses facing the risk of displacement. Investing in public parks that are still waiting for long overdue improvements and rehabilitating housing that remains in urgent need of repair. The city must pair this redevelopment with

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robust, visible investment to the Bronx to ensure that Armory benefits not only those within its walls but the community as a whole.

In closing, Bronx Community College proudly supports the community benefits agreement because it reflects our mission and values and because we know that when the Bronx is given the opportunity, we thrive. Thank you. It's right on the money.

ACTING CHAIRPERSON FARIAS: Don't go anywhere. Anyone next.

JACK MARTH: Oh, good afternoon, my name is Jack Marth. I live in the Kingsbridge Heights neighborhood of the Bronx and I've been the community surrounding the Armory for over 40 years. I am the Director of Programs at Part of the Solution, POTS. A multiservice organization that offers a variety of services to fight poverty and hunger in the Bronx, free food, showers, haircuts, mailing address, guidance and applying for public benefits, legal services and many other services.

POTS operates out of two locations. Both of which are within nine blocks of the Armory. The vast majority of the over 30,000 people are program served, live in the neighborhoods immediately

1 surrounding the Armory. Over 50 percent of the
2 adults POTS serves have no earned income and the
3 majority of people with earned income earn minimum or
4 barely above minimum wage. The Bronx consistently
5 has the highest unemployment rate in all of New York
6 City.
7

8 As someone involved in the work of negotiating a
9 community benefits agreement, I am pleased to see
10 evidence that 8th Regiment will be committed to a
11 robust local hiring plan that will provide real
12 opportunity for the clients at POTS to move to
13 greater stability through employment. I look forward
14 to seeing continued movement and commitment on those
15 fronts.

16 At the same time, I am not yet convinced that
17 there is the same level of commitment to ensuring
18 that the jobs that people in the community will
19 obtain will be jobs with a living wage. I applaud
20 the commitment to the project labor agreement for
21 construction and a commitment to working with 32 BJ
22 for building operations and services. We cannot
23 allow such a heavily subsidized project to end up
24 being filled with tenants offering only minimum wage
25 jobs. If this is what we were fighting for all these

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years, we should have just gone with the related project, which would have done that for us.

I ask the City Council to help push 8th Regiment to work with the community to create a plan to ensure that everyone working at the Armory will have a living wage.

ACTING CHAIRPERSON FARIAS: Elisabeth, you can begin when ready.

ELISABETH ORTEGA: Hello, my name is Elisabeth Ortega Baily and I'm a lifelong resident of the Bronx. Right now, I am working several part time jobs just to make ends meet. That is not unusual here in the Bronx. Most of us know what it means to have a main job and then a side hustle just to survive and it makes me ask, how can community enjoy the services or businesses that will open in the Kingsbridge Armory if we are all not paid living wages.

For far too long, the Bronx has been given projects that promise opportunity but deliver poverty wages and unstable work. We cannot let the Armory repeat that story. While I am excited to hear about what is being proposed, in it would be vein if every

tenant didn't commit to a full time employment and living wages.

We cannot talk about the project as bringing economic development to our community and not guarantee good jobs. Living wage jobs are more than just paychecks, they are stability, dignity and health. They allow parents to raise their children without constant stress, keep families rooted here instead of being pushed out, and give workers the ability to actually support the very businesses inside the Armory.

When people earn enough to live, they invest right back into this community. The Kingsbridge Armory is a once in a generation opportunity. It cannot just create jobs, it must create good, sustainable jobs. This is how we ensure this project builds Bronx pride and not exploitation. Thank you.

REBECCA SANDER: Good afternoon. My name is Rebecca Sander and I have lived five houses down from the Armory for over seven years. I'm a member of St. James Episcopal Church on Jerome and a proud member of Northwest Bronx Clergy and Community Coalition and a voter.

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My block has residents who have lived in their homes over 40 years. Other residents who grew up in the neighborhood and have returned there to stay. It has a group home; it has housing for faith leaders. However, in the last year, three single family homes have been bought by a developer who gutted them and created ten studio apartments in each house. So, I am here today to testify about the affordable housing phase of this project.

Specifically, I urge you to require the following: That 50 percent of the plan affordable homes be family supporting homes of two and three bedroom apartments. That the plan to affordable housing be truly affordable for Bronx resident incomes that we've been hearing about already.

That ten percent of the planned housing be designated for homeownership, no renting, no leasing, and that the phase two housing construction start within 12 months of the lease closing.

We all want the community around the Armory to be stabilized, not gentrified. To offer opportunity, not exclusion. To be a place where families can have a stake, have a say and can choose to stay. Thank you for your time and for your consideration.

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ACTING CHAIRPERSON FARIAS: Thank you. Any questions for these panelists. You are now all excused. Sorry for the up and down, but I got a process here. Friendly reminder, when I call you to the dais and you testify, please stay throughout all the testimony in case there is a question for you and then I will excuse you.

I will now call the next group of panelists, please join me and sit in the order that I call you, Elizabeth Thompson, Brenda Irizarry, Bryan Mack and Taf Sourov.

Once again Elizabeth Thompson, Brenda Irizarry, Bryan Mack I see Taf is already coming up. You may begin when ready.

ELIZABETH THOMPSON: This is a treat for me. I haven't spoken to you all for a while. My name is Elizabeth Thompson; I'm known as Ms. Liz in the area. I have been fighting this project for over 40 years. When Kingsbridge Heights was open, we were doing that over there.

I live on the west side. I'm two blocks from the Kingsbridge Armory and my grandson is 31. They've been fighting it for 30 years. I don't know why the biggest Armory in the world is not re-renovated and

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1 something is there for our community. It's sad. The
2 west side and the upper part of the Bronx seems like
3 they don't get any money for doing certain things and
4 it's sad. We have work, we are city workers, we're
5 state workers and have worked hard and we should have
6 something for our generation. And I feel the
7 transportation is terrible. I believe that I will
8 take the bus to Fordham Road and ride up on the
9 elevator to the train station. All four sides does
10 did not work. I had somebody help me up the stairs.
11 So, it's a lot of things in the Bronx that are being
12 neglected and I feel that the Bronx need help. And
13 as city, state, like I said, we pay our tax and we
14 should get a lot of things for the Bronx. The Bronx
15 is being neglected. Thank you.

17 BRENDA IRIZARRY: Good afternoon. My name is
18 Brenda Irizarry and I live in the Norwood section of
19 the Bronx. The Kingsbridge Armory project will bring
20 economic development to the Bronx; however, our
21 residents and small businesses need more. A
22 community benefits agreement that ensures local
23 hiring, living wage jobs, free public access to
24 athletic facilities, 30 hours per week for Bronx
25

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residents, and allow street vendors to sell their goods within the Armory.

In addition to community benefits, the city needs to do its share to improve, support, and upgrade the area and nearby communities. I urge the City Council to consider the following recommendations: Create a stabilization fund for local small businesses that will provide legal services and other anti-displacement measures. Create a local harm reduction plan to support persons that are experiencing homelessness, addiction, and mental health issues. Designate the Armory as a resilience hub for extreme weather events. Increase subway service on the B, D, and 4 trains, as well as buses along Kingsbridge Road. Upgrades to the aqueduct walkway and improvement to other local parks.

In closing, a community benefits agreement and commitments by the city are essential to the Armory project, therefore I urge the City Council not to compromise our communities but strengthen them. Thank you for your time and consideration.

ACTING CHAIRPERSON FARIAS: Thank you. Bryan, you may begin.

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BRYAN MACK: Good afternoon. My name is Bryan Mack. I'm a lifelong Bronx resident and a proud member of Local 79 Labor Union. I'm here in strong support of the Kingsbridge Armory redevelopment project.

For once this project is for us and by us. From day one, workers and community members have been in the same room, shaping the vision side by side. It doesn't happen often in New York City but it happened in the Bronx. This just isn't another development. It's a blueprint for community and community rooted investment. Jobs will be paid at a prevailing wage that means good union jobs. That means stability for working families like my own and many others. That means resources poured into a part of the Bronx that has been long neglected.

The community agreement and ownership and other benefits is something to truly be proud of in my opinion. The project proves that when labor and community come together and fight together, we can win together. I urge the board to move forward with this project and that's my time. Thank you.

TAF SOUROV: Good morning. My name is Taf Sourov and I grew up in Kingsbridge. I went to Roosevelt

1 High School, Bellmont Prep specifically and I spent a
2 lot of time buying empanadas from every store around
3 the Kingsbridge Armory and as a young person, a youth
4 leader at the Northwest Bronx Community Clergy
5 Coalition.
6

7 So, it's been under utilized and empty for
8 decades and for my four years of high school, that
9 was my slice of those decades seeing nothing be done
10 with the Armory but in the time sense, it's been
11 amazing to see what the elected officials coming
12 together with the community and labor have been able
13 to push almost to the finish line.

14 I strongly support this redevelopment because
15 it's a model of development done the right way. Just
16 on my side s a union member, the redevelopment is
17 going to create hundreds of union construction jobs
18 and every single union construction job that we make
19 for Bronx residents brings fair wages, health care
20 and retirement security to our communities at a time
21 when there's so much economic distress. And these
22 are the types of careers that can lift families out
23 of poverty and set us up for generations of success,
24 breaking generations of cycle curses.
25

1 Secondly, community investment. The
2 redevelopment must put the Bronx first, ensuring that
3 local small businesses, nonprofits and cultural
4 institutions are going to have a place inside of the
5 Armory and when we do it right, it's going to reflect
6 the vibrancy and creativity of the Bronx and serve as
7 a true hub for the community. Fairly, opportunities
8 for local residents, we urge the inclusion of strong
9 local hiring commitments and pathways for our youth
10 and justice impacted workers by connecting residents
11 to apprenticeship and pre-apprenticeship programs
12 like the one that myself and brother over here
13 graduated from.

14
15 Finally, accountability, having a strong and
16 enforceable community benefits agreement is essential
17 to once in a generation chance and the Kingsbridge
18 Armory can either remain a symbol of missed
19 opportunities or it can be a model of inclusive
20 growth and be a light for how this city can move
21 forward for all future generations. Thank you.

22 ACTING CHAIRPERSON FARIAS: Any questions for
23 this panel?

24 COUNCIL MEMBER SANCHEZ: No, I just want to say
25 thank you. Keep holding us accountable. Keep making

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sure that every single one of these items that we are discussing today stays on the agenda and is a part of the final discussion. Thank you.

ACTING CHAIRPERSON FARIAS: Thank you. This panel is now excused. I'll now call up Sara Penenberg, Christopher Leon Johnson, Juan Nunez, and Stephan Martinez.

If you are leaving the Committee Room, please do so quietly. One last call for Christopher Leon Johnson. Okay, can I call up Jennifer Salgado to fill the empty seat. Thank you and before the folks testifying begin, I want to reiterate for the folks online that you must register online in order to testify by visiting the Council's website, council.nyc.gov/landuse.

Please make sure you do that in order to be called remotely to testify and Sara, you may begin. Please turn the microphone on.

SARA PENENBERG: My name is Sara Penenberg and I'm here today representing SEIU Local 32BJ. 32BJ is the largest property service workers union in the country representing over 175,000 members across 13 states including tens of thousands of commercial property service workers, security guards and workers

1 in residential buildings in New York. 32BJ supports
2 responsible developers who invest in communities
3 where they're built and I'm happy to report that the
4 developer of this proposed project has made a
5 credible commitment to creating prevailing wage jobs
6 for workers who will permanently staff the building,
7 both residential and in the Armory.
8

9 We estimate that this rezoning will allow for the
10 creation of roughly two dozen property service jobs.
11 Good jobs like these mean prevailing wage, meaningful
12 benefits and a pathway to the middle class for local
13 community members who tend to fill these positions.
14 We need more housing to be built in every
15 neighborhood of New York City to ensure that working
16 families are not displaced by dwindling supply and
17 skyrocketing rent. The proposed development would
18 include 400 residential units, which would be
19 permanently income restricted for low to middle class
20 residents. 400,000 square feet of community space
21 and live event space. We are excited for the
22 possibility that this will bring to the neighborhood
23 into the Bronx.

24 As the cost of living rises a working New Yorkers
25 struggle to stay in their homes, it's more important

1
2 than ever to create affordable housing and good jobs
3 which uphold industry standards. For this reason,
4 32BJ is in strong support of Kingsbridge Armory.

5 Also, thank you to the elected officials for all
6 of their dedicated support of this project.

7 ACTING CHAIRPERSON FARIAS: Juan, you can begin.

8 JUAN NUNEZ: Good afternoon. My name is Juan
9 Nunez; I am an organizer with the Northwest Bronx
10 Community Clergy Coalition and a longtime resident of
11 Kingsbridge. My family still lives there and I'm
12 here because I am in support of the project but I
13 want to ensure that we stop the ongoing displacement
14 and gentrification that's happening in our
15 neighborhoods and we're doing it in a lot of
16 different ways but number one, pay our people a
17 living wage, right? Create a local hiring plan
18 beyond the requirements from the EDC. Our folks need
19 to make money in order to stay in the neighborhood
20 and you heard from other panelists, that's not
21 happening right now.

22 We want to make sure that our local businesses,
23 brick and mortar, and our street vendors are
24 supported as well. I appreciate Council Member
25 Sanchez and Council Member Farias for pushing this

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vendor reform package that needs to be passed ASAP.

Vendors are getting harassed by sanitation police,
NYPD and now ICE, so that has to happen as soon as
possible. And then our local businesses, they don't
have access to long term leases. There's no policy
in place to protect them long term, so they need
that. So, reiterating the need to create a small
business stabilization fund to support the businesses
and provide legal services for them as well and
ensure that the Armory is out their space and street
design preserves for street vending. Spaces, last
but not least, we need [INAUDIBLE 03:02:49] to our
parks like aqueduct. We cleaned it up twice last
year and that wasn't enough. We need more funding
for our parks and more support for that. And then
our - ensuring that there is a thorough legally
binding community benefit to be re-signed before this
gets voted on. Thank you.

ACTING CHAIRPERSON FARIAS: Stephan, you can
begin.

STEPHAN MARTINEZ: Hello, my name is Stephan. I
grew up on the Bowne and Watson Street of the Bronx.
My whole life living - I lived - sorry. I lived my
whole life in the same place, so I witnessed many

changes both good and bad. The most impactful, the rise of poverty and gang affiliation. A lot of youth, kids as young as eight years old are falling for the false glammers of being affiliated, taking steps into picking up bad habits such as smoking, where most famous lines among middle schoolers and elementary groups, saying, "yo, you got nick?" Referring to nicotine devices or vapes or "yo, you smoke?" as a generalized question as like having interactions with marijuana or any form of smoking device.

The Armory has to be a place for these younger youth to do other activities other than normalizing smoking weed. The rise in poverty with families in my area, such as homes with single moms and more than three children on welfare, shouldn't have to be - they shouldn't have to settle for an only housing option with a rundown apartment in the hood. No place uninhabitable should be considered a home to possible upcoming leaders of the state and country.

Situations like these are becoming increasingly common. Homes for families should be negotiated instead of giving price tags they can't afford. The Armory development could be an escape for younger

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youth who need to get away from what's becoming the
new norm. Thank you.

ACTING CHAIRPERSON FARIAS: Jennifer, you can
begin when ready.

JENNIFER SALGADO: Good afternoon members of the
Council. My name is Jennifer Salgado. I'm a life
long resident of the Kingsbridge Heights neighborhood
and current advisory board member of the Street
Vendor Project. The Street Vendor Project is a
membership based organization that champions the
rights of street vendors as small businesses to earn
a living and contribute to the culture and life of
New York City.

I'm here today to express our support for the
developments of the Kingsbridge Armory with the
condition that this development prioritizes community
needs and the continued existence of street vendors.

Today, we want to uplift the priorities that
Bronx vendors have advocated for to be included in
this project. One, the preservation of existing
legal vending spots and committing to honor anti-
displacement practices. Two, we ask that the project
ensure that any kind of vendor market that is
created, centers community ownership and prioritizes

the engagement of vendors who already operate around the neighborhood and the broader Bronx.

Three, continuously commit to finding opportunities to include street vendors in rolling projects within the Armory. And four, the creation of a commissary space which the Bronx unfortunately lacks.

This project has the opportunity of bringing in much opportunity for the Bronx, but we must ensure that street vendors are not left behind in the process.

As we continue to move through the process, we must also be firm in saying that while these are our priorities for this project, City Council must not forget our biggest priority, the full passage of the Street Vendor Reform package.

Thank you to the members of the Council for hearing my testimony.

ACTING CHAIRPERSON FARIAS: Any questions for this panel? Thank you. This panel is now excused.

PANEL: Thank you.

ACTING CHAIRPERSON FARIAS: I'd now like to call on our Bronx Borough President Vanessa Gibson who is virtual for her testimony.

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BOROUGH PRESIDENT VANESSA GIBSON: Good afternoon
New York City Council. Good afternoon Madam Chair,
Council Member Amanda Farias, our Majority Leader.
Thank you for allowing me to testify this afternoon.
Unfortunately, I could not be there in person but you
know my heart is always with the City Council. I
want to acknowledge our Chair, Council Member
Kamillah Hanks, as well as Council Member Pierina
Sanchez and all the members who have joined today at
the Subcommittee on Landmarks, Public Sitings, and
Dispositions. Thank you for the opportunity to
testify virtually on a very important topic that
everyone is absolutely familiar with, the Kingsbridge
Armory. I am so excited about the potential that our
historic Armory presents and it is a long awaited but
yet a significant project for our borough.

I recognize that it's together for Kingsbridge
Working Group led by New York City EDC and Co-Chaired
by Council Member Pierina Sanchez of the Bronx and
Sandra Lobo, Executive Director of the Northwest
Bronx Community and Clergy Coalition. Thank you
everyone.

This coalition embarked on a nine month process
that engaged more than 4,000 resident stakeholders,

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advocacy groups, educators, health care providers,
and so many partners that we represent in the Bronx.
All of our industry stakeholders firmly agree that
for 25 years the Kingsbridge Armory, a landmark,
588,000 plus square foot of opportunity has largely
stood vacant. This proposal represents a once in a
lifetime generational, transformational opportunity
to breathe new life into this historic and iconic
site.

As the Bronx Borough President, I am committed to
ensuring that this project honors the communities
vision, a vision that will deliver lasting impact and
change and significant benefits. Here are a few
points I briefly want to bring to your attention to
the members of the New York City Council and the
public.

They saw my recommendations that I submitted to
the New York City Planning Commission. Land use and
economic opportunity, the requested ULURP actions are
critical to unlocking our Armory's potential. These
actions will permit uses such as multipurpose arena,
helping to transform the Kingsbridge Heights
community into a premier retail commercial, cultural,
educational and tourist destination. Serving as a

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catalyst for good paying, union jobs, small business growth, economic development and boosting tourism, the historic preservation and sustainability. As a designated New York City landmark, the Armory must meet all preservation requirements to ensure the historic character is protected. The plans commitments to lead gold certification and 1.5 acres of public open space is essential.

Modernizing must also be a critical part of this work as we address climate justice by remediating hazardous materials and improving local air quality to produce public health outcomes that are improved in a real way that makes a difference. Youth development, we all love our young people and we know that this project must serve youth in a real way with opportunities, dedicated space for youth servicing, non for profit organizations, internships, volunteer opportunities, training pipelines, link to union jobs, apprenticeship jobs, hospitality, and so many emerging industries that we want young people to tie into like tech, robotics, coding and so many other important opportunities. Good transportation and infrastructure work between the new arena that will host large scale events to the additional housing

that we will see in phase two. Proactive planning is
needed to manage the traffic and transit demand.

Expanded bus service, traffic management plans and
coordination with DOT and MTA are essential to
protecting local streets on Jerome and Kingsbridge.

We want to make sure that all residents and
pedestrians are safe and we have sufficient access

for residents, commuters and visitors alike. The

housing affordability is critical; 500 units of

affordable housing must meet community board seven

where the median household income is about \$40,000.

At least half of them should be afforded to those at

the 30 to 60 AMI bracket with at least 50 percent of

all of our units being for large families. Madam

Chair, you fight for that as well. Two and three

bedroom apartments, we want to make sure we have to

address the crisis in affordable housing. Jobs and

community benefits so critical. This project will

create over 3,400 jobs, commitments to local union

hiring, MWBE commitments, living wages and making

sure we have youth entrepreneurial opportunities and

apprenticeship. The proposal includes space for

workforce development and training, cooperative

business incubation and affordable commercial space

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for Bronx based businesses. These commitments must be secured in a strong enforceable CBA, including the local hiring, the job quality standards, commercial tenant protections, free and low cost access for local schools and community groups and youth organizations, ongoing cultural youth and community programming and a transparent enforcement mechanism for our Community Advisory Council that we have called on as well in this process.

And finally, as I close, I want to acknowledge the team, my office, all of the elected officials that have been a part of this, Congressman Adriano Espaillat, Assemblyman George Alvarez, senator Gustavo Rivera, Council Member Pierina Sanchez. This has really been an all hands on deck moment for us in the Bronx. You have been a part of these conversations and we really appreciate the commitment and attention that's been given to the Kingsbridge Armory.

\$100 million commitment from Governor Kathy Hochul, \$100 million commitment from Mayor Eric Adams and over \$15 million from the City Council. Thank you for your support and thank you to Council Member Sanchez for her leadership. We've designated about

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\$3 million, \$1 million from a congressman, so we are pouring money into this project because we believe that the time is right and it is so necessary.

In my research Strategic Policy Statement, I identified the Kingsbridge Armory as a critical driver for our economy and for our future.

So, today, ladies and gentlemen, we have a chance, a real chance to turn the page on decades of underserved communities, vacant units, of turning this pain into purpose and promise and potential and prosperity and I look forward to working with you and urge this Subcommittee to support the actions on the agenda that is necessary to allow Kingsbridge to become a real reality for our borough and for our city. So, I thank you for your time and recognize that this project represents so much. It's about the history of the Bronx. It meets our demands of today and it builds a stronger foundation for a better Bronx that we all deserve. Thank you so much Madam Chair, Council Member Majority Leader Amanda Farias and thank you to Council Member Sanchez and all the members of the City Council. We look forward to the continued partnership ahead. Thank you so much.

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ACTING CHAIRPERSON FARIAS: Thank you so much
Borough President. Seeing no questions for the BP,
I'll now call - oh sorry Council Member. Recognizing
Council Member Sanchez.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you
Madam Leader. I just wanted to say thank you to
Borough President Vanessa Gibson for everything that
you and your team have put into this process.

[INAUDIBLE 3:14:19] is incredible and I also want to
thank your former Deputy Janet Peguero who was just
always, always on time and always onboard for all of
the proceedings, so thank you for all of your
leadership and partnership on these efforts.

BOROUGH PRESIDENT VANESSA GIBSON: Thank you so
much Council Member and we look forward to the
continued work. Our planning and development team
led by Jatón Heitzman and Kimberly McNab(SP?) are
doing amazing things in our borough and we have a lot
of opportunity. And I guess for me, all I ask is
that the Bronx has a chance. Give us a chance to
level the playing field, to be at the table, to lead
these important conversations, and make sure that
every project that is for us is by us. And with the
Kingsbridge Armory, we absolutely can achieve a win,

but there are a lot of voices out there who really
can't they never get those changes.

And then the second, I want to talk about is a
free public space for youth and fellow people in the
Bronx. Because when you think about the Bronx,
there's not a lot of places where you can go and just
hang out with your friends for free. Normally, you
have to buy something just to sit down and that's
not, you know that's not nice. You know sometimes
the only place we can go is school or the park. You
can't really go anywhere else.

The only times we can hang out is when we go to
McDonald's and you have to get a McChicken or you
have to pay for something and we don't want to do
that. It's not something we want to do.

And my third demand is for small business
laborers because there are a lot of small businesses
out there that are getting taken advantage of by you
know greedy landlords. You know sometimes the rent
goes up to like \$10,000 and they can't afford that
and I feel like in you know the Kingsbridge Armory,
there should be a space for them to have the ability
to you know have a manageable rent and you know make
a profit in order to have a living because they have

families to feed and themselves and also there's a lot of people out there in the Bronx who want to teach for free.

You know sometimes I feel like we should have a space for them in the Kingsbridge Armory as well to really talk and teach. You know sometimes it's not just the teacher, it's just them and they need a space for that but they don't have one. So, I feel like you know they should have a space for that.

Thank you for your time. These are my three demands. I hope you really consider them.

ANTHONY RODRIGUEZ: Hello, my name is Anthony Rodriguez and I've lived in the Bronx all my life. It's what I live and breathe. Today, I'm here to address what the Armory should benefit. Affordable housing in my opinion is a top priority. From my personal and my families experience, rent is high and unaffordable.

My sister, who lives nearby from the Kingsbridge Armory, gets her paycheck battered because of the high rent for a studio apartment. The Committee has to ensure that the Bronx residents do not get displaced because of the Armory and its presence. Community access has to be open to Bronx residents as

1 well, the athletic facilities as well. Bronx culture
2 is very close to the sports scene but adding a high
3 price tag just to use these facilities will very well
4 cripple the point of the Armory.
5

6 Sports bring people together, price tags don't.
7 This is why the Armory must protect truly affordable
8 housing and have affordable athletic facilities for
9 our current Bronx residents. Thank you for your
10 time.

11 DR. SHAQUAN HOKE: Good afternoon everyone. My
12 name is Dr. Shaquan Hoke and I'm very honored to be
13 here today. Thank you for this space. I am an
14 employer engagement coordinator with Mosholu
15 Montefiore Community Center. I have also lived in
16 the Bronx for over ten years and raised my family and
17 got married in the Bronx and I currently still work
18 there today. I also have family members that live in
19 the Bronx, so I'm very invested in the Bronx
20 community.

21 Not only that, in my role as being an advocate
22 and entrepreneur, and I will say my pink sneakers on
23 the ground, so to speak. I see first hand the needs
24 of the people. I have clients that come in every day
25 needing services. I am over the workforce

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development division dealing with the job developer department and I have many, many people in the community needing employment. I cannot service everyone. I do have a target audience of 18 to 24 year old's; however, I do my best to serve everyone that I possibly can by even sending them job leads. I often host community job fairs for the community and business development is crucial.

So, having the Armory with these business opportunities, with training entrepreneurs, as well as giving everyone the change to experience what it's like to have affordable living wages, to despair dispel poverty and uhm be more self-sufficient is important to the Bronx community as well as myself. Thank you.

STEPHANIE THOMAS: Good afternoon. I am Stephanie Thomas affiliated with North Bronx, Northwest Bronx Community and Clergy Coalition.

As a child of Harlem, now a Bronx resident, I can't help reminiscing of the positive impact community programs had on my growth process. Riverside Church, NYCHA community centers, and Junior Achievement to name a few offer the experiences that were invaluable.

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We see our young on the streets every day with minimal programs offered. We even complain about their idle existence. With the proposed development plan, let's be mindful and dedicated to the inclusion of programs that will assist in the positive development of our young adults. Thank you.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you so much. To Alfred and Anthony, is this your first time advocating on behalf of the Kingsbridge Armory?

ALFRED VALDEZ ROSARIO: Yes.

COUNCIL MEMBER SANCHEZ: Both of you. Excellent, well welcome. Thank you, you did an excellent job and thank you to this panel for your testimony.

PANEL: Thank you.

COUNCIL MEMBER SANCHEZ: I want to check in if Christopher Leon Johnson is here?

The next panel will be excuse me if I uh mispronounce your name Shamira Royhim(SP?), Elisa McCall, Martha Bryant and Edger Ramos.

Whoever is ready can begin.

MARTHA BRYANT: Okay, my name is Martha Bryant and I don't have any comments or concerns, I really have a lot of questions. So, I want to say I fully support the Armory and I would like to know who will

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own the Armory once it's developed. Who will have the power and control of its resources and I want to know, does this project include all the industries and uses called for in the NYC EDC 2022 Kingsbridge Armory Community Vision Report? Does it include the priority industries of film and TV, emerging technologies and urban agriculture? Does it prioritize uses for recreation and health, sustainable food systems, Bronx arts and cultural spaces and spaces for community gathering and organizing? Does the project include a path to homeownership for six member families with one stream of income? Does the project include permanent full time jobs with benefits and a living wage for our reentry citizens, are disaffected youth, our neurodivergent Bronxites, our returning veterans and our differently abled? How does this project plan align with the goals and mission of the Bronx Tourism Council? The Bronx Economic Development Corporation, Bronx's various business improvement districts, the New York City Parks and various Bronx Park Alliances and Lehman College.

Thank you for your time and for all your hard work Council Member Sanchez.

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SHIAN ROYHM: Dear Council Members, what's a community without culture? My name is Shian and I've lived most of my 17 years in the Bronx. If you ask someone what they knew about the culture of the Bronx, it's most likely first going to be that hip hop music. Generations of world renown artists and talents have flourished in the Bronx streets but how does one develop this creativity without a space to create?

A lot of upcoming young creators and artist like myself are making music in their bedroom or off their phone without any resources to really elevate their craft. Many voices are going unheard. The Kingsbridge Armory needs a place for these young creators, a street to collaborate and grow, a block where people could listen to local artists and learn about the industry. These studios, workshops and venues wouldn't just build culture, they would build opportunities and careers. We gave birth to these talents but we don't even have the tools to keep pushing the culture.

Music is such a big aspect of my life and other people around my age. This is what's going to plug us out of the trenches and then outlet to electrify

our souls. So, I'll say this once more, what's a community without culture? The Bronx gave the world hip hop. The Kingsbridge Armory can give us a way to preserve and develop our sounds, our community. Don't let my voice, our voice go unheard. Let the speakers of this borough keep shaking the backs of New York. Sincerely, Shaian, thank you.

ELIJA MCCALL: Hello, my name is Elija McCall, not Eliza sorry and I have been a part of the First Bronx Community Clergy Coalition since 2022. I was born and raised in the Bronx and have been involved in the fight for the community during redevelopment of the Kingsbridge Armory since I was a senior in high school, not far from the Armory.

To me and many others, this project is more than just a project, it should be a space that studies Bronx culture and history without the threat of erasing our community. I urge the city to approve this project; the Kingsbridge Armory Redevelopment represents an amazing opportunity to support the Bronx.

While I support the goals of this project, I want to make sure it's really invested in our community and uplifts our people and not harms us. The project

1 must prioritize workforce development for young
2 people, ensure that services and resources are
3 accessible and affordable for all and guarantee that
4 any jobs created are unionized and pay a living wage.
5

6 This project should reflect the Bronx diverse
7 identity and serve as a gathering place for
8 generations to come. Thank you.

9 EDGER RAMOS: Good afternoon. My name is Edger
10 Ramos; I'm a long time resident of the Kingsbridge
11 neighborhood. I'm a Local 3 member, Bronx political
12 coordinator -

13 COUNCIL MEMBER SANCHEZ: Edger, is your
14 microphone on? Is the light on?

15 EDGER RAMOS: Yup, I'm sorry.

16 COUNCIL MEMBER SANCHEZ: Oh, okay.

17 EDGER RAMOS: I'm sorry. Good afternoon. I'm a
18 long time resident of the Kingsbridge neighborhood.
19 I'm a Local 3 member, Bronx political coordinator,
20 and involved in the community. I'm a CB7 member but
21 I'm here representing my own ideas, not representing
22 the community board in any way.

23 I used the Armory when I was a young cadet many
24 years ago in the early 80's when I was trained there
25

and dealt with the cadets back on the 258th Field
Artillery was a resident of the Armory.

I'm hoping that it creates an environment that
will be good for the community including engagement
for the youth and elderly. Thankful for the project
to be moving forward in a positive manner. I'm
hoping that the city will look to improve the
infrastructure like accessible subways and
improvements to support the additional riders.

Although schools are across the street,
appropriate amount of seats have to be added to this
neighborhood because we've always been under where we
need to be. We're thankful that this building is
being done with a PLA that will include state
accredited unions. I'm hoping for the use of local
hiring. I've benefited from local hiring, working to
help improve our local infrastructure and schools and
hospitals. We need to have the city health vendors
with an availability of licenses for those looking to
proceed legally and sell in the area. I appreciate
the developers use of the term of a tapestry.

COUNCIL MEMBER SANCHEZ: The magic carpet. I'm
going to use that, an outlet to electrify our souls.
I'm going to get it printed and put on the walls in

the office somewhere but thank you. Thank you so much to this panel. The questions that you've asked are exactly what we all need to be asking as I approach the vote with my fellow Council Members. So, please do not let those questions fall by the wayside, because if you are unhappy. If the community is not seeing what we need to see, then that is indicative of what I need to do and convince my colleagues to do. So, thank you.

Thank you. The next panel is Vicente Veintimilla, Stephina Fisher. These are the last folks that we have signed up for in person. If you would like to testify in person, please see the Sergeants so that we can call you and then we will be moving to virtual testimony.

Those wishing to testify remotely must register online by visiting the Council's website at council.nyc.gov/landuse.

VINCENTE VEINTIMILLA: [SPEAKING IN SPANISH
03:32:54-03:35:01.

COUNCIL MEMBER SANCHEZ: Gracias. I will be interpreting. Good morning honorable Council. My name is Vicente Veintimilla and I am a leader of Bronx Street Vendors. I have come to this hearing as

a part of the community. I'm a street vendor in the Bronx and at this time, we are experiencing unprecedented persecution. The permits and licenses we so desperately need are still subject to a reform we are pushing for.

The Kingsbridge Armory's mega project has been a utopia over the years. However, thanks to this courageous group of Council Members, we have fought tirelessly. Today, we can say that all their efforts have been worth it. In these instances, our commitment remains steadfast until we consolidate our goal. We the street vendors ask that as an act of justice, we would be assigned a space within the project as we are the most vulnerable group and are constantly exposed to extreme climates and dangers of the streets. Our families depend on our work.

These are our priorities. Preserve existing legal vending stalls and commit to respecting anti-displacement practices. Two, ensure a market exists that prioritizes community ownership. Three, continuously commit to seeking opportunities to include street vendors in projects within the Armory. Four, create a commissary space for street vendors.

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1
2 Lastly, what was built in times of war will today
3 serve to promote the unity and piece of our people.
4 Thank you.

5 STEPHINA FISHER: Good afternoon Council. My name
6 is Stephina Fisher and I've been a Social Studies
7 teacher in the Bronx for 18 years and my students,
8 some of them are here today and they have been to All
9 the Together for Kingsbridge Working Groups. And
10 today, I'm here to ensure that the Armory is a place
11 where young people become decision makers and owners
12 of the Bronx.

13 When it comes to youth decision making, we hear
14 about supporting youth voices, so we need to create
15 systems and create space for youth voices to have
16 real decision making power. The community council
17 seats that are promised in the Armory and the
18 community fund should have designated seats for Bronx
19 youth. Voting power, the youth should have voting
20 power on high level decisions so that reinvestment
21 goes into things that the youth believe have value
22 and represents their interests. Youth leader, this
23 city and developer should invest in youth leadership
24 so they know how to join these Council's. How to
25 effectively represent their peers and analyze the

needs. When it comes to youth economic power, we hear a lot about work base learning, internships, SYEP, and beyond the internships, the Armory should create apprenticeship programs that funnel into living wage and full time employment at the Armory and beyond.

And beyond internships, the community ownership and wealth sharing models do require a refrain from just getting jobs toward collective decision making and community wealth sharing and we need training for this. We need to learn about conflict resolution, collaborative decision making and how to share wealth. And finally, when it comes to youth access, you should have vending licenses and small business licenses so that they can have youth run small businesses and cooperatives in the armory.

So, thank you. I really believe the community benefits agreement should have these things. Thank you.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you for bringing in the youth. A question for Vicente. I will say it in Spanish and then in English. [SPEAKING IN SPANISH 03:39:05-03:39:27]. And so, in English, that was as a leader of street vendors in

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2 the west Bronx, Fordham Road and in the Kingsbridge
3 area, can you just tell us about the way that
4 merchants, that street vendors have been treated in
5 the past few weeks and what their hopes are for the
6 Armory.

7 VICENTE VEINTIMILLA: Gracias Pierina. [SPEAKING
8 IN SPANISH 03:39:49-03:40:13].

9 UNIDENTIFIED: Thank you Pierina. What vendors
10 are facing right now is unprecedented persecution and
11 harassment by Sanitation. I was not fully prepared
12 for that.

13 Uhm, [SPEAKING IN SPANISH 03:40:32-03:40:39]

14 COUNCIL MEMBER SANCHEZ: That was great, you're
15 always ready. Uhm, [SPEAKING IN SPANISH 03:40:42-
16 03:40:55]. So, we're going to do our best. Thank
17 you for your advocacy. We're going to do our best
18 for street vendors in this project but we know we
19 need citywide reform. Thank you. Gracias.

20 VICENTE VEINTIMILLA: Gracious Pierina.

21 COUNCIL MEMBER SANCHEZ: For members of the
22 public, while waiting to testify online, we ask you
23 again that each person completes their own individual
24 registration and please do not share registration or
25 zoom links publicly. We have a lot of people signed

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up to testify and we want to make sure that we hear from everyone, and we also want to remind speakers that each speaker may appear once and testify for two minutes. If you have additional testimony you would like this Subcommittee to consider, you may submit that to testimony - via email by emailing landusetestimony@council.nyc.gov.

Thank you. The last in person panel unless somebody else signs up uhm, we're going to call up Christopher Leon Johnson again and [SPEAKING IN SPANISH 03:42:06].

CHRISTOPHER LEON JOHNSON: Yeah hello, my name is Christopher Johnson. Thank you Sanchez for saving me for last. I was busy at the other side talking for the NYCHA Development cameras. It's a long busy day but thank you for having this hearing. But I'm here to show in support of this application for Kingsbridge. I believe that I've been - I know about the Armory. I believe that this Armory needs to be saved to where that is use - it needs to be used for community space. I support the jobs that's going to be there, especially with my construction workers. Shout out to my union 32 BJ for supporting this. I support this. I'm calling you Sanchez, I hope I

1 don't get cut off that you dedicate a certain amount
2 of space for the deliverista. And the reason I'm
3 saying that because I know that you got a donation
4 from [INAUDIBLE 03:42:55]. I'm not here to
5 discourage you but I'm saying that if she donated to
6 your campaign for reelection, you should pay her back
7 with that amount of space. You should give her the
8 space for the Kingsbridge Armory. Because I know
9 that it is hard to find space in the Bronx,
10 especially for deliveristas but you should do her a
11 favor and give her the Worker Justice Project a space
12 inside that Armory.
13

14 I believe that the Armory should be not used as
15 no more for a shelter. It should be not used for
16 shelter. It should be used completely for community
17 housing, unless there's a dire emergency and I'm not
18 talking about an emergency for migrants. I'm talking
19 about let's say there's an emergency for fire or a
20 flood. That should be the real emergencies.

21 It should not be used for emergency for people
22 that just come from the other side of the country
23 based on an executive order and because there's no
24 place to stay. They have to live; they had to be -
25 just only if you could find it.

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We have an Armory that's in my community board district, Community Board 8 in Brooklyn called the - it's an Armory on Atlantic Avenue and it's a disaster and I hope that this Cambridge Land Use plan will be the example of what happens to the other Armories all over the city where we stop making these Armories into shelter and make these for community based organizations and resources and real jobs because while we - and I'm not here to be rude but why are we pushing for more shelters in this city instead of saying like, look, we need to push more jobs in the cities and more workforce housing and I believe that look, even if like this land use application don't go through and you want to take it back to the drawing table, turn the Kingsbridge Armory to workforce housing.

So, thank you so much and enjoy your day.

COUNCIL MEMBER SANCHEZ: Thank you Christopher.

CHRISTOPHER LEON JOHNSON: Thank you, thank you.

COUNCIL MEMBER SANCHEZ: Thank you for everyone for all who testified in person. We will now be moving to online testimony. I'm going to call you four at a time so that you know who's coming. Up next is Roberta Todd followed by Osse Duomo(SP?)

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2 followed by Simone Stern(SP?) followed by Matthew
3 Shore.

4 SERGEANT AT ARMS: Starting time.

5 ROBERTA TODD: I couldn't hear it. Could you
6 call me at a better time?

7 COUNCIL MEMBER SANCHEZ: Yes.

8 ROBERTA TODD: Thank you. Okay, thank you for
9 giving me the time and I apologize that I wasn't able
10 to come in person. I have lived in the Bronx for
11 over 25 years, Northwest Bronx and have been engaged
12 with Northwest Bronx Community Clergy since 2017.

13 And I am pro this project basically because I
14 think it's wonderful for the collaboration of
15 community, business, government and labor and I also
16 think that it is demonstrated that there is enough
17 funding and wealth available that can be shared
18 within the community. There are enough resources
19 that Kingsbridge should remain better. But we look
20 to people like yourself and other elected officials
21 to make sure that practices are put in place to make
22 sure that the community voices continue to be heard
23 and that this project reaches everybody in the
24 community. And that is from youth to seniors. I
25 think that that is very, very important. In

1 addition, I think it's important that and we've been
2 hearing from in this hearing that the community
3 around the Armory is addressed, all of its needs are
4 met. So again, having sat through this hearing, I
5 wish I could say I disagree with anything that has
6 been said but I don't and I know it's a tall mortar
7 but I feel we have this opportunity to make history
8 with the Kingsbridge Armory in terms of development
9 within our city, within our country. This can be a
10 model and I'm looking forward to seeing that. Thank
11 you.
12

13 COUNCIL MEMBER SANCHEZ: Thank you Roberta. Osse
14 Duomo.

15 SERGEANT AT ARMS: Starting time.

16 OSSE DUOMO: Good afternoon. My name is Osse
17 Duomo. A sophomore at Lehman College and a member of
18 the Northwest Bronx. As a Native Bronx Resident for
19 almost 20 years, I've seen changes in my area, like
20 how Fordham Road stores are closing like by nearby
21 Best Buy, Walgreens, and Macy's and the decisions we
22 make in the long term should have an impact for
23 years, if not decades to come. Right now, our
24 community needs help economically and mentally. To
25 give them a place that can let them shop, let them

grow and let them build stability, and this builds the building. If the nearby plaza will provide these possibilities, we're just a bus ride away, we could do the same thing here.

If we want to reduce our employment, homelessness and uncertainty, we have to lay the ground work. The Kingsbridge Armory could be more than just a building. It could be a driver of community, stability and growth. That means using union labor and strong local hiring so Bronx residents get the jobs, not outsiders.

It means converting unuse space into something welcoming like affordable and family minded apartments. A Green supports small business, MWBE's like the minority women business ones and local co-ops so the economic profits stay right here. And it means the Armory as a safe, accessible environmental responsible space. With these solutions, we can address homelessness, improve maintenance and grow our local economy, all while putting the Bronx first. We've been living here since we came here. Let's live with piece of mind.

As my friend said, "the Bronx isn't [INAUDIBLE 03:49:34]. PS the Kingsbridge didn't have sidewalks,

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like drop ins, for rent signs on top of legacy stores that have been there for decades. A crowded and chaotic, in my opinion will -

SERGEANT AT ARMS: Thank you. Your time has expired.

OSSE DUOMO: Over priced meals and inside, people who are unhoused and asking for money. Except going down to the spot where I met my 12th Grade Civics Teacher and Economics Teacher on September 17, 2023, that changed everything and when the Armory is finally built.

Thank you for listening and understanding.

COUNCIL MEMBER SANCHEZ: Thank you so much. Thank you so much. I don't know if you could hear it but you got some claps in the room, which is against our rules but you know.

OSSE DUOMO: They were like, they should be doing that. Alright, thank you so much.

COUNCIL MEMBER SANCHEZ: Thank you Osse. Next, I'd like to call Simone Stern followed by Matthew Shore. Simone, you may begin when ready.

SIMONE STERN: Hello?

COUNCIL MEMBER SANCHEZ: Yes, we can hear you.

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2 SIMONE STERN: Hi, I've lived in the Bronx since
3 I was 11. I'm a member of the Northwest Bronx
4 Community Clergy Coalition. [LOST AUDIO 03:51:27].

5 COUNCIL MEMBER SANCHEZ: Simone, you have broken
6 up. We're going to move to the next panelist and
7 then call you back to see if your connection is
8 better. Matthew Shore.

9 SERGEANT AT ARMS: Starting time.

10 COUNCIL MEMBER SANCHEZ: Okay, I'm going to call
11 the next four panelists and then we'll circle back to
12 Simone. Steven Martinez followed by Toby Buford
13 followed by Gregory Hernandez, followed by Mohammed
14 Attia. Steven Martinez.

15 SERGEANT AT ARMS: Starting time.

16 COUNCIL MEMBER SANCHEZ: Toby Buford. Toby, if
17 you're on, you can testify.

18 TOBY BUFORD: Hello, can you hear me?

19 COUNCIL MEMBER SANCHEZ: Yes Ma'am.

20 TOBY BUFORD: Okay, great. So, hello, my name is
21 Ms. Toby Buford. I've lived in this Bronx community
22 since 1972. I am here to provide a testimony in
23 support of the Kingsbridge Armory. I am here to
24 state to this elected body, help us make the
25 Kingsbridge Armory smile again. By this I mean, let

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1 it provide life in this community. Help us build an
2 economic engine that will sustain this community for
3 decades. Including in this rebuild should be using
4 pilot programs, community input, minimum displacement
5 of current merchants, as well as free vendor space
6 opportunities, access to activities for the Armory
7 must be free to community residents. We want a
8 strong community benefit agreement. In conclusion,
9 when the Armory became neglected, vacant and dark, we
10 all wished for better days. Well finally, we are
11 here. We have a realistic plan, an all inclusive
12 approach to economic stability in our Bronx. Plans
13 made with community involvement. We do not intend to
14 lose. We intend to win because together for the
15 Kingsbridge Armory, it's about community.

17 I come here today to say make the Kingsbridge
18 Armory smile again. This majestic structure will
19 have people sigh with community pride. So, we will
20 know this community brought back to life the largest
21 Armory in our nation. This community worked together
22 with our Bronx neighbors, our community leaders to
23 make the Kingsbridge Armory smile again. This time
24 forever. We ask for your support. Say yes. Thank
25 you.

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COUNCIL MEMBER SANCHEZ: Thank you so much Toby
and thank you for all of your advocacy on this
project. We wouldn't be here without folks like you
who lean in and show up to every single event. So,
thank you.

TOBY BUFORD: You're welcome.

COUNCIL MEMBER SANCHEZ: Thank you. I'd now like
to call on Gregory Hernandez.

SERGEANT AT ARMS: Starting time.

GREGORY HERNANDEZ: Thank you so much Council
Member Sanchez. My name is Gregory Hernandez. I'm a
film maker from the Bronx and I serve as the
Executive Director for a nonprofit organization
called, 'Bronx Independent Cinema Center.' We're
located in 25 along Grand Concourse, about a ten
minute walk from the Armory. Our mission is to
increase diversity and create opportunities within
the film and television industry for youth and young
adult in New York City. We support film makers
navigating all aspects of the industry through
workforce development, job training programs and
below the line trades, fiscal sponsorship, dedicated
mentorship. We support the redevelopment of the
Kingsbridge Armory for the Bronx Community because it

1 is crucial. I endorsed it together for Kingsbridge
2 vision plan and fully support the community benefits
3 agreement led by the Northwest Bronx Community and
4 Clergy Coalition and over the 4,000 Bronxites who
5 have shared their vision with the future of the
6 Armory.
7

8 So, this community benefits agreement, which
9 secures a 125,000 square feet space, including the
10 25,000 community hub for workforce development is so
11 key for film makers and those who want to work within
12 the industry. My board of directors and I have met
13 with the MWBCCC and others members of their coalition
14 team to respectfully share how our ideas and how job
15 training programs in film and television are key for
16 people in the Bronx. Too many of our programs exist
17 in the outer boroughs and people in the Bronx have to
18 leave their Bronx, leave their residents, leave their
19 community, leave their neighborhood to go and indulge
20 in these programs and learn. Specifically, programs
21 in virtual production, photography, lighting and grip
22 can fit within the Armory.

23 In conjunction with Bronx Community College and
24 Lehman College and other unions in this city and
25 state. Funding for the Empire state development

would be key as well for these types of
programming's. The Bronx is lacking behind.
Brooklyn, Manhattan and Queens in film and television
production and job offerings. Yonkers and Newark are
seeing significant growth and investment in the
construction in their studios, jobs, programs, tax
incentives, tourism and media. Their images are
changing through national and unique marketing
campaigns.

SERGEANT AT ARMS: Thank you very much. Your
time has expired.

GREGORY HERNANDEZ: Okay, thank you.

COUNCIL MEMBER SANCHEZ: Thank you so much
Gregory. Thank you for your time and for joining us.

GREGORY HERNANDEZ: Thank you.

COUNCIL MEMBER SANCHEZ: Now, I'd like to
Mohammed Attia followed by Julia Roberts.

SERGEANT AT ARMS: Starting time.

MOHAMMED ATTIA: Hi, good afternoon Council
Member and Subcommittee. My name is Mohammed Attia,
I'm the managing director of the Street Vendor
Project. We are a membership based organization with
more than 3,000 vendor members.

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I'm here today to express our support on behalf of vendors who live and work in the Bronx to the development of the Kingsbridge Armory as long as this development prioritizes the community needs and will ensure the residents of the neighborhood and the whole portal will be on top of mind when decisions are made. We want to ensure the new development is centering the community needs and priorities in their planning and execution.

We also recommend the following priorities that our Bronx vendors have advocated for to be included. The first priority is the creation of a commissary garage space that serves local vendors by providing storage spaces for their vending units and merchandize, commercial kitchen spaces and more.

Just to provide context, the commissary spaces are essential and required by the law for any food vendor in New York City and yet they are a very rare business to find. In New York City, there are about 91 licensed commissaries serving the thousands of food vendors and out of those 91, there are only 15 located in the Bronx.

These numbers speak to the dire need of such a space to be created to serve the community. The

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second recommendation is the creation of a vending market that centers community ownership and prioritizes local street vendors from the neighborhood and the entire Bronx. The third is preserving existing vending locations and avoid any elimination of existing legal vending locations. And with that, I really want to end by saying that as we are discussing the development of this massive, abandoned property, it is also time to develop the abandoned vending system that prevent street vendors from surviving in our city. It is time to remove the barriers -

SERGEANT AT ARMS: Thank you so much. Your time has expired.

MOHAMMED ATTIA: It is time for the Council to pass the Street Vendor Reform package and we really thank Council Member Sanchez and her colleagues for her leadership and we're looking forward to more reforms and development in the City Council. Thank you.

COUNCIL MEMBER SANCHEZ: Thank you so much Mohammed. Thank you for all of your advocacy. I'll call the remaining speakers so that you are on notice. You have Julia Roberts is next followed by

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Robin Rollen(SP?), Christina - I can't see the last
name. Christina C - Christina Calendar perhaps
followed by Ray Barberry(SP?), followed by Shakir
Segers(SP?), excuse me. Julia.

SERGEANT AT ARMS: Starting time.

JULIA ROBERTS: Good day Council. My name is
Julia Roberts and I represent the Women's Housing and
Economic Development Corporation or WHEDco, which has
led for 33 years in the Bronx to support tiny
neighborhoods. Through high quality affordable
housing, youth and family programs, social services,
and economic opportunity. WHEDco likes the
Kingsbridge Armory's teams commitment to community
engagement and strongly support its overarching
goals. To realize its full potential, however, this
project must center Bronx residents, workers, and
small businesses.

On housing, we support the inclusion of deeply
affordable units and urge that at least 50 percent of
units consist of two and three bedroom apartments to
meet local family needs and to advance the city's
broader affordability objective.

Our workforce, we recommend a robust local hiring
plan for construction and permanent employment that

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leads armory partners and local schools, higher education institutions, job training, certifications, and apprenticeships.

On small businesses, we urge prioritizing Bronx based businesses for ground floor retail tenancy, technical assistance including digital literacy to ensure local businesses can access contracts and procurement opportunities and a small business stabilization fund, including legal services, lease negotiation, training, grants, loans and other anti-displacement services serving a 1.5 mile radius from the Armory.

The Kingsbridge Armory project can serve as a platform for more cooperative local economy. I would like to encourage establishing a partnership with Bronx peoples Federal Credit Union, a branch of the financial cooperative, the lower east side peoples credit union to bring affordable financial services directly to residents and workers.

Finally, we support cultural programming and linkages with the Bronx music hall and other Bronx cultural organizations and venues to leverage the Bronx's creative economy. Transit improvements including increased subway service at the Kingsbridge

Road Stations and improvements to other transportation infrastructure will support the Armory and the surrounding community.

SERGEANT AT ARMS: Thank you so much. Your time has expired.

JULIA ROBERTS: Thank you.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you so much for joining today and for your support of this project.

I want to quickly call back, just take a moment to call back Senator Gustavo Rivera. I'm take a point of privilege because they let me Chair this thing but I just wanted to ask you a follow up question since I wasn't able to do it earlier. Senator, are you here?

GUSTAVO RIVERA: I am indeed Council Member. Oh, I should say, Madam Chair.

COUNCIL MEMBER SANCHEZ: Thank you Senator. Well, I just wanted to highlight you know, people always say, we always say hindsight is 20-20 and on the Kingsbridge Armory, we have the benefit of actually having a lot of hindsight because there have been two redevelopment attempts in the past.

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Given how closely you were involved in the last attempt, in the negotiation for the community benefits and just holding accountable, holding the city accountable and also you were deeply informed and around for the first redevelopment attempt, I'm wondering if you could share from your perspective, you know what the differences are here but most importantly, what are you still concerned about that you think should guide this Council in our decision making process over the next few weeks?

GUSTAVO RIVERA: Thank you for that question Council Member. The process that we're undergoing right now could not possibly be more different than the one that we saw before and in particular, the - on the side of the community that has not changed, which I'm very thankful for. The community has always been very present in the entire process, demanding to be included in the development process. The difference has been in honesty that the developer is a completely different entity than we had last time.

When we found what happened last time - we'll talk about the second part because that was for most of my tenure. The Kingsbridge [INAUDIBLE 04:04:23]

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Center. I've said it often. I'm Puerto Rican, for me, ice is something you put in our warm drink. I don't know anything about ice skating but the reason I was always supportive of it was precisely because the community ultimately got a community benefits agreement and it, the lease was actually handed over. It was going to go into effect but the unfortunate reality about that one was the developer who was for the most part missing in action. It took over a month for me to even be able to get him on the phone. It would take a long time to be able to have any type of meetings with him with the community. There were constant promises about what was possible and what was not possible or what has already been, what had already been secured, and there was just never any certainty. There's many of us that held on for dear life because it was the only thing available to us at the time.

But unfortunately, as you know we've already seen right, the funding could not be secured. There wasn't any real experience from that group of folks as warming as they might have been, they had no real experience in putting anything as complex like this together and it went away and I think that was

ultimately the correct decision to actually snatch it from them because they could not secure the funding. This is night and day. In this case, what we - there was actually one - I was texting my staff. There was uh, in the presentation that was done by the developer, by the city I think or maybe the developers but there was one slide that had like the difference between this project and the other project and it was just like night and day you can see right there. There is actually - so to go back to the community real quickly, the community is not in opposition. In this case, we're not in opposition to the developer which was kind of the way that it operated last time. The developer always acted like, why are you all asking for so much? I already gave you a CBA, like stop, you know stop fretting. That's not what's happened here. We have a developer team that even though this type of project necessarily they haven't developed. The fact is that they have enormous experience in putting all sorts of projects together. They had - the fact that they had been able to secure all the different financial institutions that have already made some promises, the fact that they've been able to get entities to

1 commit to potentially being in the space. I mean one
2 thing after another and the fact that there is a
3 memorandum of agreement with a community organization
4 to own a part of the Armory and have it be a
5 community led space and that's already in the books
6 be by this memorandum of agreement. All of those
7 things are different on the last one and so - and the
8 fact that we've actually gone to ULURP as quickly as
9 we have. So, all those things together for starters
10 I would say are making this a night and day situation
11 from the first one.
12

13 COUNCIL MEMBER SANCHEZ: Thank you so much
14 Senator and anything that you're particularly
15 concerned about still?

16 GUSTAVO RIVERA: Yes, I mean obviously this is
17 you know everything, any project that is this size is
18 going to definitely have complications. There's
19 challenges that we can't even know yet. Once this,
20 you know, it gets approved by the Council and things
21 start to go forward, now then there's the
22 construction or the - whatever needs to happen when
23 they start to go down deep into the actual building,
24 there will be things that will be discovered that
25 will make it challenging to be able to build.

So, there's all of that that I'm concerned about.

So, I would say that the general concerns of any type of project of this size, but again, up to this point, the reason I'm so bullish on it is because there have been - there have been the constantly a connection between the developer and the community. There's been a back and forth and there's been productive conversations throughout the entire thing. I don't have any, right now I don't see anything that tells me that that is going to stop any time soon. And so, I believe that the challenges that are going to be in front of us are the challenges that exist for any type of project. For everything to come together it's going to be really challenging but I think that again, the partnership has been demonstrated so far. I don't see a sign of it going away and you know this is - I'm just glad that we are going in this project.

There's one last thing I should mention and it was actually in my testimony and this is to the city. This is something that's going to impact the city as a whole because of its size, because of its historic nature, however, the benefits from it need to accrue to folks in the Bronx. I am a big believer in that. This is an entity, this is a space- a big, you know a

big facility that is going to exist here. The benefits that we're hopefully going to be able to secure in the next, in these negotiations and as the thing goes into effect, I'm hoping that the benefits go directly to Bronxites and particularly those folks who have been around for a long time trying to make this happen. And so, you know that would be my main concerns.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you so much Senator and thank you for being so leaned into this process. It's been invaluable. Thank you.

SENATOR GUSTAVO RIVERA: Absolutely, keep going folks. Bring your scarves.

COUNCIL MEMBER SANCHEZ: Thank you. Picking back up, I'm going to call on Robin Rollen and as a reminder, we have after that Christina Calendar, Ray Barberry, Shakir Segers, Alexandra Murerie(SP?) and Anthony Richards. Robin.

ROBIN ROLLEN: Hello, my name is Robin Rollen(SP?). I am a lifelong - sorry for the noise. I'm a lifelong resident of the Bronx. I've been living a few blocks from the Kingsbridge Armory for the past two decades. I am new to the Armory, relatively new. When I found out that there is

opportunity to do something different than ice skating rinks, which is lovely but there's so much more that could represent the people, I was full force on being involved.

One of the things I will say is the Bronx is the [INAUDIBLE 04:10:48]. We have so much richness in the Bronx. We have richness of people, richness of cultures, richness of history and community organizations that people just see the worst in the Bronx and the more I look, the more I see. We have a lot and with all that richness, we need a place like the Armory to develop our people. My biggest thing is this development, it has to benefit the people in the Bronx, not just people who are already rich, not to gentrify the Bronx like every other part of the city, which has become flattened. There has been little culture, there's been little creativity but everybody is the same and we have a bunch of big, boxed stores. We have a bunch of the same of everything.

We have a rich culture that comes out of the Bronx with hip hop, with dance, and all this stuff. We need this Armory to reflect us. We fought to be able to have ownership, self-determination, and

making sure that we have a voice. Where someone -
somebody outside just doesn't come in and say, this
is what you do. We know what we need to do with the
Armory. We know how - we've been here and my biggest
thing is, we should not be displaced.

SERGEANT AT ARMS: Thank you. Your time has
expired.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you so
much for your testimony. Christina Calendar.

SERGEANT AT ARMS: Starting time.

CHRISTINA CALENDAR: Hello Council. My name is
Christina Calendar and I'm from the Bronx,
specifically from Kingsbridge and a soon to be
graduate of nearby Lehman College. I've been engaged
with this project with the Northwest Bronx Community
and Clergy Coalition and uhm kind of similar, I
dedicated my studies and professional life to
understanding and alleviating the strains - like my
own.

I am deeply invested in projects that not only
enhance economic prosperity but also improve the
lives of the people who live here now. I am in
support of this project; however, we do have the
opportunity to ensure that the project is one that

1 keeps its benefits rooted in the Bronx and a
2 different model of development is exemplified through
3 key efforts.
4

5 To achieve that, I urge the commitment to a
6 community benefits agreement and for the city and
7 developer to commit to the following: Firstly, there
8 must be an accessible design. The Armory must be
9 welcoming and usable for all residents including
10 those with disabilities. That means ramps, lifts,
11 wide pathways, clear signage, design and partnership
12 with the disability community.

13 Secondly, housing must be truly affordable and
14 family size units that prioritize Bronx residents.
15 We can't rely on inflated AMI. So, there must be
16 measures to counteract this and ensure that
17 affordability reflects Bronx incomes, so families
18 here can actually qualify and gain leases within
19 these spaces.

20 Thirdly, the project must emphasis local hiring
21 and contracting. So, at every stage, this means
22 contracts must be rewarded to Bronx based businesses,
23 residents, worker cooperatives, MWBE's. And
24 additionally, there should be space made available to
25

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existing Bronx vendors that already exist within the
Kingsbridge Corridor.

SERGEANT AT ARMS: Thank you so much. Your time
has expired.

CHRISTINA CALENDAR: Thank you.

SERGEANT AT ARMS: Thank you and you can follow
up with written testimony as well. Thank you
Christina.

I'd next like to call Ray Barberry followed by
Shakir Segers.

SERGEANT AT ARMS: Starting time.

RAY BARBERRY: Good afternoon City Council
Members. Thank you for this chance to participate in
this hearing. My name is Ray Barberry and I'm the
CEO at the Kingsbridge Heights Community Center.
We're a 51 year old settlement house with a long
track record of providing amazing, high quality, used
adult family and community services in the Northwest
Bronx and we serve the entire borough as well.

As a proud member of the Kingsbridge Together
Working Group, KHCC strongly supports both the
Kingsbridge Armory project as well as a robust and
clearly articulated community benefits agreement that

lifts up the core tenants that form the vision and foundation for this project from the start.

That means that the city's commitment to this project requires a concurrent commitment to a community benefits agreement that upholds all of the following. Those in youth building and embedding youth and community ownership and opportunity and wealth sharing. Respecting and ensuring public access for neighbors, street vendors, youth and community groups. Centering and celebrating Bronx culture, arts and music and the artists that create those works. Establishing a community council and a benefit fund to lock in intentions in policy going forward. Creating and sustaining local jobs for Bronxites and good paying jobs, as well as workforce development for youth and for adults of all ages and embedding union labor into every aspect. And then also protecting and supporting small businesses and ensuring that they're able to continue serving the neighborhood as they have for so many years.

The Kingsbridge Armory Redevelopment Project is historic opportunity for the city to deliver on past promises and establish new parameters and a new standard for protecting and supporting all sectors of

our community that will benefit countless Bronx families for generations to come. And we're very excited to support this project and we look forward to continuing our work together to see this vision made into a reality. Thank you so much.

COUNCIL MEMBER SANCHEZ: Thank you so much for your partnership at KACC Ray, really appreciate you sticking around to testify today. Shakir. Shakir Segers.

SHAKIR SEGERS: Yes, I'm here.

COUNCIL MEMBER SANCHEZ: Alright.

SHAKIR SEGERS: Good evening everyone. So, my name is Shakir Segers, also known as Chip in the community. I'm here today on behalf of 39, a Bronx space nonprofit dedicated to uplifting our community through education, wellness and opportunity. For us, the redevelopment of the Armory is not just about brick and mortar, it's about building bridges. It represents a chance to transform an under utilized space into a hub of hope, equity and empowerment for the people who need it most.

At 39, we've seen first hand how access to safe spaces and resources can change lives. For hundreds of youth to distributing food to thousands of

families, our mission has always been rooted in creating gateways to success. The Armory development gives us an opportunity to expand that vision, providing jobs, cultural programming, the health resources that will meet the needs of not just the Bronx but Kingsbridge residents for generations to come. We support this project because we know the potential of our people. We watch our young athletes [INAUDIBLE 04:18:14]. Our families come together at community events and our neighbors show resilience through hardship.

Imagine what we could achieve the Armory becomes a space designed for us, by us, and with us in mind. We urge all stakeholders to prioritize local voices, community partnerships and sustainable investment into the redevelopment. Together, we can ensure that the Armory comes more than a building. It becomes the heartbeat of the Bronx. Thank you.

COUNCIL MEMBER SANCHEZ: Thank you. Thank you so much Chip. You're doing Kingsbridge proud right now. Appreciate you hoping on to share your perspective and thank you for all your leadership on this project and in the neighborhood.

SHAKIR SEGERS: Thank you for everything.

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COUNCIL MEMBER SANCHEZ: Thank you. Our last two folks on Zoom are unknown caller ending in 6853. If you would like to testify, please come off mute and identify yourself. And if you are just along for the ride, then welcome and I'd like to call on Samsung SMA-156U. Please come off mute and identify yourself.

SERGEANT AT ARMS: Starting time.

EMMA ALLOTTA: Hello. Yes.

COUNCIL MEMBER SANCHEZ: Yes, please identify yourself with your name.

EMMA ALLOTTA: My name is Emma Allotta, Community Education Council. I'm an appointee to District 10 and also a part of the Northwest Clergy Coalition, Northwest Bronx Coalition, as well as many other groups.

I know my time is going to run out. I've been on for a long time, I just want to say and talk about some of the stuff that I heard. Affordable housing, that would not displace jobs for our folks in the community to get fair wages to bring in union workers and to make sure that this project moves forward.

My son, who is 45 years old, actually did his cadet training in that Kingsbridge Armory when he was

12 years old. So, I want to see this project go forward as the community works together. I heard all the elected officials. I heard my Co-workers from Northwest. We need to now do this before it's too late. Thank you.

COUNCIL MEMBER SANCHEZ: Thank you so much. I really appreciate the representation of parents in this conversation. Thank you.

If the other unknown caller would like to testify, please come off mute and identify yourself.

UNIDENTIFIED: Can you hear me?

COUNCIL MEMBER SANCHEZ: Yes.

UNIDENTIFIED: Okay. Uhm, good afternoon everyone. I have good morning. Good afternoon everyone. For those who don't know me, my name is Tara Clar and I'm a Bronxite. Sorry, I'm a little tired.

It's where I was born, raised and still residing. I am honored and proud to be part of the redevelopment of the Kingsbridge Armory. There are many areas of this project that are very important to be constantly reminded of and held accountable such as local hiring and living wages. Because providing such opportunities will restore our community that we

don't have to go another borough to make a living,
which in return will allow families to spend more
quality time with extended family members and spent
on vacation.

Lastly, every generation will be able to achieve
their dream career or job right here in the borough
where they will thrive and just survive in the
boroughs we were born, raised and still residing just
like me.

Be for us, with us, and don't forget the faces
and voices of people from our Bronx. Thank you.
Tara Carr.

COUNCIL MEMBER SANCHEZ: Thank you Tara, for the
record, can you state your name again?

TARA CARR: My name is Tara Carr.

COUNCIL MEMBER SANCHEZ: Yeah, thank you for
joining Tara, I really appreciate it. It's good to
hear your voice.

TARA CARR: Likewise, thank you Council woman
Pierina Sanchez. I would have loved to be there in
person but -

COUNCIL MEMBER SANCHEZ: No problem, we feel your
presence. Uhm, okay, with that, that concludes all
those that we had signed up to testify virtually. If

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there are any remote public participants who wish to testify and have not already done so, please press the raise hand button now and if you are here with us in person, please see one of the Sergeant at Arms to first fill out a speaker card.

And as a reminder, you are welcome to submit written testimony to landusetestimony@council.nyc.gov.

Alright, there being no other members of the public who wish to testify regarding LU's 387 through 391 for the project known as the Kingsbridge Armory Redevelopment, the public hearing is now closed and this item is laid over.

That concludes today's business. I would like to thank the members of the public, my colleagues, Subcommittee Council Land Use staff and the Sergeant at Arms for your participation today. This meeting - sorry, I'm going to do a point of privilege because I've had it in front of me and I forgot to do it. I was going to close it but I'm not before acknowledging one more time, all of the members of the working group and the continued participants in the negotiating table.

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Bronx Borough President Vanessa Gibson, Congress
Member Adriano Espaillat, New York State Senator
Gustavo Rivera, and Robert Jackson, New York State
Assembly Members George Alvarez and Yudelka Tapia, my
colleague Council Member Feliz, our Co-Chair Sandra
Lobo at the Northwest Bronx Community and Clergy
Coalition and members of the organizations, Community
Board 7, Bronx Part of the Solution or POTS, the
Street Vendor Project, Mosholu Montefiore Community
Center, Mothers on the Move, University Neighborhood
Housing Program or UNHP, Begin Being Youth
Organization, Riverdale Senior Services, Mekong NYC,
Dominicano USA, Kingsbridge Heights Community Center,
the Kingsbridge Road and Merchants Association, Bronx
Economic Development Corporation, the BJT Burnside
Jerome Tremont Merchant Association, the Point TDC,
Lehman College, Monroe College, Bronx Community
College, Morris Heights Health Center, the Gardener
Foundation, Theory 9, Good Shepard Services, Bronx
Rises Against Gun Violence, Women's Housing and
Economic Development Corporation, the Angellyh Yambo
Foundation. I see you back there. Uhm, the Bronx
Independent Cinema Center, West Bronx Housing, NYCHA
resident leaders in the area from Sedgewick Houses,

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Fortan Dependence and Bailey Houses and the
University Rehab, parent leaders from school district
10, our partners in labor, DC 9 painters, Local 79,
the New York City Central Labor Council, and our
religious leaders, our Lady of Angels Parish Omar,
Fordham Manor Church, Young CASA Masjid, Christ
Riverdale Church, and the [INAUDIBLE 04:26:09].

Thank you so much. That was a point of privilege.

And with that, this meeting is hereby adjourned.

[GAVEL].

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 October 21, 2025