

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND  
CONCESSIONS

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

COUNCIL MEMBERS:

DARLENE MEALY  
YDANIS A. RODRIGUEZ  
ANDREW COHEN  
MARK TREYGER

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

Cecilia Kushner  
Senior Vice President of the City Economic  
Development Corporation

Adam Marr  
New York City Economic Development Corporation

Sharon Wilkins  
State Registered Public Historian, Deputy Borough  
Historian for Manhattan and Co-Chair of History,  
Member of the Executive Committee for the Harlem  
African Burial Ground Task Force

Eric Belal  
Speaking for Diane Collier, Chair of the  
Community Board 11 of Manhattan

Jordan Press  
Executive Director for Planning and Development  
In HPD's Government Affairs Unit

Joe Lynch  
Council for the Borough

Juan Barahona  
SMJ Development

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[gavel]

CHAIRPERSON SALAMANCA: Alright, good

afternoon everyone. I am Council Member Rafael Salamanca, I am the Chair of the Subcommittee on Planning, Dispositions, and Concessions. Welcome everyone to today's hearing. With us today we have Council Member Andrew Cohen, Council Member Mark Treyger, and Speaker Melissa Mark-Viverito. today we will hold three hearings, two items on our agenda will not be heard today and will instead be laid over. Those items are LU 738, Caton Flats and LU 742, NYCHA Small Homes. the first four related items for hearings are LU 733, 734, 735, and 736 the 126<sup>th</sup> Street Bus Depot Applications. EDC seeks approval of a zoning map change, a zoning text amendment and a city map change and a future disposition of city owned properties to facilitate the redevelopment of the 126<sup>th</sup> Street MTA Bus Depot into a mixed-use project that includes the Harlem African Burial Ground Memorial. The environmental review for this project assumes the development of 730 residential unit's half of which would be affordable at 80 percent of the AMI and below and 315 square feet of commercial space and 300 parking spaces. The project

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is located in Speaker Melissa Mark-Viverito's district in Manhattan. And so, with that I am now opening up the public hearings on LU 733, 734, 735, and 736, the 126<sup>th</sup> Street Depot Applications and with that I'll pass it over to the Madam Speaker.

COUNCIL MEMBER MARK-VIVERITO: Thank you Mr. Chair. I want to start off by recognizing the tremendous work that's been done to get us to this moment. This project started out with an incredible vision but it takes the hard work of individuals to make it a reality. I want to acknowledge the members of the Harlem African Burial Ground Task Force, EDC and other community stakeholders for their efforts in shaping this project in a way that affirms our collective history. The memorial seeks to write a historical injustice by recognizing that this land and the individuals that lie within are an integral part of our cultural heritage not just for the African American community, not just for the East Harlem community but for the entire city but this project has a vision that is much broader than just a memorial, it seeks to commemorate our past but also responds to the present and future needs in the community. This site will include a significant

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amount of housing, I know we're going to hear the presentation from EDC, roughly 700 units and we need to maximize the amount of affordable housing and make specific set asides for those at the lower income tiers. Further we need to ensure that this project advances the quality of life in our community including provisions around local hiring, pedestrian safety, and streetscape improvements in an area that has extremely dangerous intersections. Finally, I want to reiterate that while the NRP has not yet been released for this project we look forward to working with the administration to spell out the development framework as clearly as possible including specific community benefit commitments and affordability targets to ensure the project's success. And I have to say that I know there's going to be members and we're going to hear from some of the members of the task force but the task force which really was spearheaded by Reverend Singletary approached my office almost ten years ago to really talk about the importance of this burial ground which exists within... where this bus depot had been built and proper recognition and memorialization had to happen, at that time ten years ago we had talked

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about wanting to see the MTA decommission the bus depot and really we were laughed at, at that point or the task force was laughed at as something that would never happen. We arrived at a point eight or nine year later where now MTA is decommissioning this, there has been excavations, some findings have been... some, some remains have been found, an acknowledgment that there was a burial ground here will happen as, as this development happens. So, there is a lot of work at the ground and I know we're going to hear from Jeanie and others and Sharon I think but this is an incredible effort that was completely community driven in a vision that I invested in, I personally was involved in and, and believe in and we're going to really see something quite incredible happen here as a result of those efforts. There's a lot of work that we need to do, we're going to hear about the project, the RFP has not been issued, this is kind of a strange request where we are kind of looking to or the city's looking to get approval on this before even a developer has been designated but at least we can start developing a framework of what exactly the RFP is to include so that there's very clear commitments that are defined and that the, the

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developing... the developers that respond to this RFP have to meet. So, there's a lot of conversations, I definitely look forward to the presentation and a couple of questions afterwards.

CHAIRPERSON SALAMANCA: Awesome, thank you Madam Speaker. So, now we have two speakers that are with us today, Miss Cecilia Kushner and Mr. Adam Marr.

CECILIA KUSHNER: Thank you. good afternoon everyone, thank you so much Madam Speaker for these words and good afternoon Chair Salamanca and subcommittee members. I'm Cecilia Kushner, I'm the Senior Vice President of the City Economic Development Corporation and I'm pleased to speak to you today about the 126<sup>th</sup> Street African Burial Ground Memorial and mixed-use project. On behalf of EDC and our city agency partners, HPD and LPC, the Landmark Commission. I want first to say how humbled and honored we are to have been part and to be part of this very special project. As you said Madam Speaker we are here today as a result of years of tireless research and advocacy by the... by the Harlem African Burial Ground Task Force. The task force responded and is Co-chaired by the Speaker and

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Reverend Patricia Singletary whose Elmendorf Reform Church is a descendant of the original Low Dutch Reform church of Harlem that established the burial ground in the 17 Century. Without their leadership and the hard work of their fellow task force members some of whom will testify today, this essential piece of Harlem, New York City and global history will remain in obscurity. We would like to take a moment to recognize Reverend Singletary who's not with us today but her inspiring dedication and vision for this site really allows us to move forward with this project and we would also like to thank the Speaker staff in particular George Sarkissian and Melinda Valez for being tremendous partners throughout this effort. In, in 2015 when it became clear that the MTA will vacate the bus depot site and return it to the city, EDC was asked to take on the task of advancing this project from planning and public approvals for development and implementation. This project represents a unique opportunity to understand the honor of the past of the community by creating a permanent Harlem African Burial Ground Memorial that will be in the words of the task force, a visionary memorial that empowers and educates all of the



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2 continued local, national, and global struggles for  
3 social economic justice and spiritual fulfillment.  
4 Because of this site's size which comprises an entire  
5 block we also have the opportunity to deliver on East  
6 Harlem most pressing needs of today as well as  
7 tomorrow including affordable housing which will  
8 maximize on the site as well as jobs. The proposed  
9 land use actions that are before you today facilitate  
10 these goals in balancing these two goals, honoring  
11 the past while delivering present and future needs,  
12 we've been very mindful of ensuring that this project  
13 is financially sustainable in the long term and can  
14 really fulfill the needs of the, the long-term  
15 operation of the memorial. To that end the city's  
16 commitment is to deliver a project that only... not  
17 only builds the memorial but also generates a  
18 permanent source of revenue to keep it going over  
19 time, which is a really difficult goal to accomplish  
20 for cultural organization. So, thank you for your  
21 attention, I'm going to let my colleague Adam Marr  
22 will go through the detail of the presentation and  
23 then we'll look forward to answering your questions.

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ADAM MARR: Thank you. I'm going to give

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a brief presentation on the project starting with

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just getting us all oriented; the project site, the bus depot site is located in the Northeast part of East Harlem bounded by 2<sup>nd</sup> Avenue, 1<sup>st</sup> Avenue, 126<sup>th</sup> and 127<sup>th</sup> Streets adjacent to the Harlem River Drive, the RFK Bridge and near the waterfront. It occupies an entire city block, an area of around 116,000 square feet, it is a city owned site and it is currently zoned for low density manufacturing uses, residential uses are not permitted on the site today. And here are some images of what the site looks like today, it's indicated in the red there in that aerial photo and you can see in the bottom photos the existing bus depot building which is a two-story building currently vacant. Today there really is no visible outward sign of the history of this site today.

COUNCIL MEMBER MARK-VIVERITO: [off-mic

dialogue]

CICILIA: That's right...

ADAM MARR: Yeah, that's right thanks

for... thanks for pointing that out Madam Speaker, that yellow sort of shape which you can see is located at the Eastern end of the site that is the former historical boundary of the African Burial Ground,

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it's an area of about 18,000 square feet. So, just a word about the Harlem African Burial Ground Task Force without whose work we really wouldn't be here today, Sharon Wilkins was the Manhattan Deputy Borough Historian will speak and can talk in much more detail about the rich history of this site but just first about the task force, it was founded and is Co-chaired by the Speaker and Reverend Singletary back in 2009, its core mission is to promote, protect, and reclaim the history of the burial ground. In 2011 community board 11 actually designated the task force as the organization representing the interest of the historic cemetery. You can see in the bottom image here again shows that same shape that was the historic boundaries of the burial ground and you can see sort of what it looked like in the village of Harlem prior to the imposition of the Manhattan grid and at a time when the shoreline of the Harlem River was actually much closer to the site than it is today. The burial ground was established in the 1660's, early in the history of Harlem and it was disturbed and displaced in the mid-19<sup>th</sup> Century following a series of land transactions during a time when the grid was being

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built and the shoreline of the Harlem River was being expanded. So, the goals for the future memorial which is really the centerpiece of this project and first and foremost it's goal as articulated by the burial ground task force, the core vision for this living memorial is that it be iconic and timeless, that it evokes the historical significance and impact through education and empowerment and that it fosters a sacred sense of place. As Cecilia mentioned there has been a lot of archeological research and work that has taken place over the years going back over a decade to first establish that there had been a burial ground located on this site. More recently when EDC came into the project one of the first things that we did was to hire professional archeologists from AKRF to conduct... to conduct actual archeological survey work on the site and that was done under protocol specified by the city's Landmark Preservation Commission as well as the State Historic Preservation Office. It was also done in close partnership and consultation with the burial ground task force. That work found that there are no... there are not at the present day any intact burials remaining on the project site, it did discover the

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remains of the disarticulated or partial remains of several people, you can see in the photo here on the right a ceremony that was held at the bus depot presided over by Reverend Singletary to consecrate those remains. It is the intention of the task force that they be preserved and interred in the future memorial. And finally, there is a very significant and robust component of ongoing outreach and public education spearheaded and led by the Burial Ground Task Force, Sharon can speak to that in more detail but some of those activities have included a public open house that we held in September of last year that attracted over 100 people as well as the display of informational boards that the task force has made at Saint Michaels Church and in other locations. We're actually quite proud of the fact that the project team was given the Mark E. Mack award for community engagement by the American Society of Archeologists. That mission of education continues and I would encourage everyone who's interested to visit the task force's website which is [HABG task force dot org](http://HABGtaskforce.org), they have some really amazing information about the living history of the site, it's really worth taking a look at. So, again

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this has been a very robust process, some photos from the open house on the right. There is another task force that was brought together by the Speaker called the 126<sup>th</sup> Street Bus Depot Task Force and the mandate of that group is really... has really been to look at the entire site and to lay out goals for the future redevelopment. The Bus Depot Task Force includes members of community board 11, local East Harlem groups like STRIVE, Operation Fight Back, and SIVATOS as well as the Harlem African Burial Ground Task Force, city agencies and other interested stakeholders. And they really enumerated four key goals that continued to guide this redevelopment project and will inform the future RFP those are to first and foremost establish a permanent memorial to the burial ground within accompanying cultural education center that can carry on this mission of education and empowerment. Secondly, to develop residential uses, a mix of mixed income affordable housing on the site as well as job creating commercial uses to, to enhance the streetscape, pedestrian connections and really reconnect this site to the surrounding neighborhood and finally to make sure that all of this accomplished in a financially

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feasible project that can be implemented and that can support the activities of the memorial going forward over the long term. So, to speak in a little bit more detail about the proposed development program again first and foremost component of this project is a permanent outdoor memorial that will be located on that historic footprint, an area of about 18,000 square feet that will be... will be a memorial open to the public in perpetuity. In addition, the cultural education center that I mentioned, which will be indoors. In terms of housing the core objective in terms of the housing part of this project as Cecilia mentioned is to maximize affordable housing including housing for low income and very low-income families. We see potential for around 730 units of housing on this site, the city has made a commitment responding to a request from the Speaker and from the community to include a sizable component of very deep affordable housing specifically that at least 20 percent of the units in the project will be affordable to families earning at or below 30 percent of area median income. In East Harlem, median household income is around 24,500 dollars for a family of three... sorry, 30 percent is about 24,500

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dollars so there is a commitment to include that within the project. There also is a commitment that at least half of the units will be 80 percent of AMI or below and the other half 80 percent or above and finally under the city's mandatory inclusionary housing program at least 25 percent of the units would be permanently affordable. In terms of commercial uses again we see this project as having a robust commercial component that can provide both services and jobs for East Harlem, that could include approximately 100,000 square feet of retail, which we envision as a balance between locally serving retail and potentially some destination retail as well as up to 200,000 square feet of office uses that could also bring jobs to this community. And finally, another important goal is to improve the pedestrian environment in a... kind of corner of East Harlem that is going to see significant both infrastructure and private investment in the coming decades and really improving and, and making it easier for people to access the site and move around and through the site. So, specifically the land use actions that are before you as part of the ULERP process include a rezoning of the site from its current N12 district to a C63



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commercial district. This is the same zoning district that is located immediately across 2<sup>nd</sup> Avenue over the blocks of the MEC Project so what we're proposing to do, do here is just pull that zoning district over and apply it to the bus depot site. Secondly as I mentioned a zoning text amendment to apply the MIH program. Thirdly, a city map amendment to de-map a portion of 2<sup>nd</sup> Avenue that is located at the Western end of the site, this is currently bus parking, it is not actually part of the 2<sup>nd</sup> Avenue roadway so that would be de-mapped and would become part of the project site. And finally, authorization to dispose of city owned property through a competitive RFP. Finally, just a note on some of the more recent work that has been going on really to advance the dream of a memorial and expect to really lay out how it can be implemented at the request of the task force and the Speaker, EDC engaged a consultant, Lord Cultural Resources who are an international consulting firm who specialize in non-profit and museum cultural institution planning, they have been working with and meeting regularly with the task force and the Speaker's office and EDC over the last few months and they are really bringing a tremendous amount of

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expertise and experience about planning for a new cultural organization and that is really informing the discussions that we're having now. So, with that I'll stop and we are of course here to answer any questions that you have.

COUNCIL MEMBER MARK-VIVERITO: Thank you, I want... I'm going to... I'm just going to jump in because I, I... just a couple of questions and obviously look we... you know there's a lot of negotiation yet to do... [cross-talk]

ADAM MARR: Uh-huh... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...and, and clearly, we want to maximize the affordable housing understanding that this project is going to subsidize the memorial both the outdoor and indoor, right, space that will be allocated towards the museum or, or exhibition space. Just to be... just to clarify going back to like the first slide that you had there is an understanding and I hope that's going to be clear in the RFP as well that the full footprint... the full area where the old cemetery was will be... no development will happen on it, right, it'll be part of the memorial... outside memorial with the whole area of the cemetery, the outlines of the cemetery?

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CECILIA KUSHNER: That's right, so exactly... so, the, the historical boundary of... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: Right... [cross-talk]

CECILIA KUSHNER: ...the cemetery will remain unbuilt and will become like the boundaries of the future memorial... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...perfect... [cross-talk]

CECILIA KUSHNER: ...I think like the work that will need to be done as a next technical step is to translate the historical maps that show historic boundaries into the new shape, post grid shape if you will of the block to really understand exactly where they are located but absolutely.

COUNCIL MEMBER MARK-VIVERITO: And then how do you project since Lord went through this process with the community, came up with these recommendations, you know how do you expect that to be fulfilled, is that going to be put within the RFP that developers have to adhere to certain recommendations, how are you going to ensure that

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what's been laid out in, in this report is going to be honored?

CECILIA KUSHNER: Yeah, absolutely. So, the, the goal for the city has always been that the project delivers both the memorial, the cultural center that'll be attached to it and the, the community facility, commercial uses and housing components. So, I think we will look to ways in the RFP to have clear language that articulates that those two components of the project need to be delivered at the same time by the project and then what, what this process has allowed all of us to do is to have... to really advance the idea of the memorial from an idea and a dream to something that has now a clear mission statement, a clear mandate, particular audiences that the Burial Ground Task Force wants to seek, a better sense of programming and more cultural space all to be doing for the community and for the burial ground task force and so it is absolutely our intention to put all of this work and knowledge in the RFP itself to make sure that the response is actually respond to the work and fulfil what we all hope the project can fulfil.

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COUNCIL MEMBER MARK-VIVERITO: And I mean I'm familiar with this process because we, we... through the MEC we did a similar situation where we did kind of set guidelines, I have to be within the RFP and we had followed the ULERP process even before a developer was designated so I've, I've been through this and the community's been through this before but we're going to have very clear expectations and... [cross-talk]

CECILIA KUSHNER: That's right... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...we want certain definitions, right, I mean expectations in the language of the RFP that we're going to hold developers accountable to in terms when they respond and I know we've been going back and forth with you all a little bit on the issue of the affordability and the AMI's and trying to get more clarity on that stuff and, and you... having a little bit of resistance, I see what you have here about the 50 percent at 80 percent or below and 30 percent will be... 20 percent will be 30 percent of AMI and I think we're, we're probably going to have a little bit more

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back and forth on that area just to be clear.. [cross-talk]

CECILIA KUSHNER: Yeah... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...because we don't want that to be too amorphous.. [cross-talk]

CECILIA KUSHNER: ...uh-huh... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...or too undefined.. [cross-talk]

CECILIA KUSHNER: ...uh-huh... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...and so then the last question is talk a little bit about the issue of the local hiring.. [cross-talk]

CECILIA KUSHNER: ...uh-huh... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...both on the construction and non-construction side in terms of how do you envision that and then I know we've had conversations on the pedestrian safety, you do mention it in your presentation.. [cross-talk]

CECILIA KUSHNER: ...uh-huh... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...but does the city plan to invest in some of those pedestrian improvements because there seems to, to be some hesitation towards that so if you can maybe talk a little bit about those two things?

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CECILIA KUSHNER: Sure, so on local

hiring the project will have to abide by two important policy programs, the first one is from HPD, which is the targeted hiring outreach plan and the second one is from EDC, which is hiring NYC that, that is applicable to both construction and permanent job and so it, it, it will force the developer to have a really robust outreach plan to make sure that East Harlem residents have an opportunity to apply to jobs and know that they are actually happening and the HireNYC has very specific percentage and guidelines to make sure that these residents not only know about the jobs, have the opportunity and equal opportunity to, to apply and then when they're hired that they have an opportunity to be promoted and, and kept over a long time for the project which is absolutely our goal and central to the project that, that, that be... that that be fulfilled. On the... on the pedestrian safety there's been a lot of conversation with the Burial Ground Task Force and others on making sure that the memorial is one that is seen that people actually like know that it's there, they can kind of walk to it. so, that, that will be something that we really look to with the design of

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the site and the project itself, the relationship between the memorial and the development. Today our block is fairly isolated from the East Harlem community and has been for decades in great part because it used to be a bus depot and also because of its location but that will not be its future in part because of this project that will be on it but also because we have museum that will come across the street, the... there are plans for an... a waterfall surrounding our site will get switched back into the East Harlem community over time. In order to make the project successful we need to make sure that it is indeed stitched in the community and not completely isolated like across, you know 2<sup>nd</sup> Avenue so we will look to kind of pedestrian safety, design overall when the... when we actually are in the RFP process, once we have a better sense of how the context surrounding us has changed which is happening..

[cross-talk]

COUNCIL MEMBER MARK-VIVERITO: I mean and I, I really hope that the city services look at the... because it is about the MEC but there's also the Proton Center which... (cross-talk)



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CECILIA KUSHNER: That's right... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...is being built... [cross-talk]

CECILIA KUSHNER: ...that's right, exactly... [cross-talk]

COUNCIL MEMBER MARK VIVERITO: ...and will be online probably sooner than we know and... [cross-talk]

CECILIA KUSHNER: ...that's right... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...a lot of activity that is projected... [cross-talk]

CECILIA KUSHNER: Yeah, I mean... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...so as we plan the right planning and... [cross-talk]

CECILIA KUSHNER: ...yeah... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: ...looking forward that has to be, be, be part of it and not something that is kind of overlooked and I know that that's something that we, we really feel needs to be... commitments that need to be made sooner rather than later so... those were primarily my questions. I do... I

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want to just say that I, I do appreciate EDC in this process. At the beginning it was not easy, I want to be honest, there was a lot of... lot of skepticism about what the intentions and the vision that the task force had and it was a lot of hard work, it... all of it volunteer, I mean these are committed volunteers that have expertise background and, and reached out to people and really had a vision about memorializing a space that was sacred really and in light of talking right now the... where we find ourselves it's, it's really a fascinating moment where we find ourselves talking about removing statues and monuments that really talk about a, a horrible aspect of our history and slavery etcetera, this conversation has been happening about how do we erect, right, how do we put something up that actually pays homage and tribute to those that their lives were lost because of slavery, right, and, and the conditions. So, this is a really interesting moment and so I want to just personally thank the task force members because they have been just... you know just incredible, incredible in terms of their level of, of honor and, and, and love and commitment to this project and it's been very inspiring for me

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all this time so thank you for your efforts and, and finally acknowledging that and really embracing it and I think the partnership that has developed has been really a wonderful partnership and, and I appreciate your openness to it so thank you.

CECILIA KUSHNER: Thank you, thank you.

CHAIRPERSON SALAMANCA: Thank you Madam Speaker. Any questions from members of the committee. I have a question but I know someone from the task force is going to speak so I'll, I'll ask and if not, we can defer it. The operating cost of the memorial, do we know what that's going to be and, and also the operating cost for the cultural education center?

CECILIA KUSHNER: Sure, I'll try it on because I'm not sure the, the task... I think the task force Sharon will be able to speak... [cross-talk]

CHAIRPERSON SALAMANCA: Okay... [cross-talk]

CECILIA KUSHNER: ...freely about like the vision and mission of what the memorial will be. I think part of what Lord Cultural Resources has been doing is first understanding what is this memorial, who is it supposed to serve and then they did also a lot of market analysis if you will of like how it is

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a cultural institution in New York City become successful, has it... how it is to attract people, what type of audience the memorial would try to seek that may be different than other cultural institution in New York City to try to really help the Burial Ground Task Force think through the different aspects of the memorial and be... like to give you a sense of what that looks like. For example, do you want a cultural center that is mainly a museum or that is mainly a community center and there are different like approaches to programming to this cultural center attached to the memorial and so the work that Lord did was mainly to try to advance that. In correlation with, with defining programming they looked at what is a standard operating budget for cultural centers around New York City and so there are very wide ranges depending on how large the cultural center is, what's in it and, and use it like a heavy operation or very light... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: Can I

just... [cross-talk]

CECILIA KUSHNER: Yeah, yeah... [cross-

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COUNCIL MEMBER MARK-VIVERITO: ...just jump in, so, so in, in factoring that obviously the project is going to subsidize the outdoor memorial and the indoor memorial what cost are you attaching to it?

CECILIA KUSHNER: I think... [cross-talk]

MARK-VIVERITO: Let me just get to the heart of it.

CECILIA KUSHNER: Yeah, yeah, I don't... I don't want to give you a number because I don't think we have a number yet, what we know as you just said is that there needs to be a very fine balance between the affordable housing parameters and the... and, and the need for like market rate and the cost of the operation of the memorial and so I think like the language in the RFP and our absolute intent is to make sure that we do not do more market rate units than necessary... [cross-talk]

COUNCIL MEMBER MARK-VIVERITO: Exactly... [cross-talk]

CECILIA KUSHNER: ...to tie back to the operating cost of the memorial. What those two numbers are is still like very much influx depending on the size of the memorial and the program that will

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be in the memorial but that is the, the, the type relationship, the financial relationship that needs to happen on the site needs to very... there needs to be a very tight framework around it so that there's a clear relationship between market rate unit and the site of their subsidizing the operating cost of the memorial.

CHAIRPERSON SALAMANCA: And then finally has an organization being... been identified that will run this memorial and the cultural education center, is it the task force?

CECILIA KUSHNER: So, we look to the task force as like the historic and kind of spiritual and operational body that needs to answer that question if you will. I think like... I think Sharon can discuss what their intentions are, I think we look to them to guide that process as part of the work that Lord Cultural Resources did they, they canvassed the city and the nation if you will about... like with potential organizations that could partner with the Burial Ground Task Force in moving forward but I think we really look to the task force to help decide how they want to move forward and we'll take our cues from them.

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CHAIRPERSON SALAMANCA: Thank you, any more questions for EDC?

COUNCIL MEMBER: Nope.

CHAIRPERSON SALAMANCA: Alright, well thank you very much.

COUNCIL MEMBER MARK-VIVERITO: Thank you very much.

CECILIA KUSHNER: Thank you.

CHAIRPERSON SALAMANCA: So, we have two more speakers, we have Miss Sharon Wilkins and also Eric Bilal.

CHAIRPERSON SALAMANCA: How are you?

SHARON WILKINS: Fine, thank you.

CHAIRPERSON SALAMANCA: Okay, your name, you're... [cross-talk]

SHARON WILKINS: Sharon Wilkins.

CHAIRPERSON SALAMANCA: Okay.

SHARON WILKINS: I'm a Registered... State Registered Public Historian and currently serve as the Deputy Borough Historian from Manhattan and I'm Co-chair of History and a member of the Executive Committee for the Harlem African Burial Ground Task Force.

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CHAIRPERSON SALAMANCA: Okay, awesome.

So, do you have a statement, you have a statement...

[cross-talk]

SHARON WILKINS: Yes, I do... [cross-talk]

CHAIRPERSON SALAMANCA: Alright, awesome.

SHARON WILKINS: Just to address your question very briefly the task force does plan to set up a charitable organization, an 501C3 organization so, we're going to be working to do that. Some of what EDC has indicated to you I will repeat but it is worth repeating, I won't go into a lot of historical discussion because we could be here all afternoon. Our hope is that at a later date we can bring the story boards to the council and give you the breadth and depth of that discussion. For almost a decade the Harlem African Burial Ground Task Force, a group of professional volunteers with wide ranging expertise have engaged in a multidisciplinary collaborative and strategic process that involves dialogue and partnerships with local residents, community board 11, the 126<sup>th</sup> Street Bus Depot Task Force, New York City Economic Development Corporation, the MTA, New York City DOT, other government entities, archeologists and other experts and most recently



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Lord Cultural Resources, a professional organization dedicated to promoting visionary, culturally based programming worldwide. These important and dedicated efforts centering around information gathering, research and interpretation, scholarship, community engagement and institutional fact finding are focused on rediscovering and sharing facts and information pertinent to over 350 years of United States history and more specifically the history of Harlem and New York City. This rich history largely unknown involves the histories of indigenous people, the areas first inhabitants and architects of a fishing village and probably a trading post and black Americans free and enslaved whose knowledge, skill and craftsmanship were crucial to building the infrastructure, culture and society of this entire nation. Without knowledge about and recognition of the contributions of black American there can be no authentic record of American history. Through aesthetically attractive design, ongoing research and scholarship and visionary programming the Harlem African Burial Ground Task Force desires to remember and honor free and enslaved Africans, New York's colony builders and connect their stories and life experiences to issues

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effecting modern day 21<sup>st</sup> Century life in Harlem, New York and the nation. Furthermore the intent of the memorial and cultural center is to reverse the neglect and desecration of the sacred space known as the Harlem African Burial Ground, honor the lives and contributions of those interred there, bring diverse audiences together in the hope that they may find resources, information and solutions to continued local national and global struggles for economic and social justice, offer educational experiences, research forums, exhibitions, conferences, creative expressions, and other events and activities that will educate, enlighten, inspire, and spiritually uplift all visitors. This is a place for everyone. and also generate increased interest in East Harlem as a rich, historical, social, and economically viable destination for local residents national and international visitors. Recognition for this project has been received in many ways, the designation by CB 11 as the spokes agency for the Harlem African Burial Ground. A Mack award as a partnership for archeology and public engagement listing and participation in the ongoing Dutch mapping project and initiative comprised of historian's genealogists and scholars

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from the Netherlands and other European countries and state and national historic registers designation is pending. Thank you.

CHAIRPERSON SALAMANCA: Thank you, any questions?

COUNCIL MEMBER TREYGER: The former... the former history teacher in me has to say thank you for your outstanding work and service, that was an excellent, excellent presentation and just one quick question about... and this also might pertain to the EDC as well but I'd like for you to answer it because I think that your answer is very important to me. How do we ensure that this is permanent, sustainable because many times these projects have a duration or a period where after 30 years the affordability might expire or have to be renewed and whatnot, how do we ensure that this project will never ever negatively or, or have an expiration date as far as supporting this important memorial, has that been discussed?

SHARON WILKINS: It is being discussed and I think that largely will be the advantage and benefit of having professionals create an organization that has that as its goal also archiving and information that... and history that's currently

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available and continuing to do ongoing research and scholarship, bringing scholars in to help us make sure that we have the benefit of, of all the available information data, doing constant outreach to schools, universities and other public entities, making sure that this education and the knowledge is shared and disseminated and creating, you know a great repository.

COUNCIL MEMBER TREYGER: Right and, and, and also just making sure that let's say that the project has a... the affordability after 20 years... I'm actually unsure what the, the, the duration is, sometimes these projects have an expiration date as far as how many years affordability will these units have; 20, 30 years I'm not sure but making sure that the support for the memorial from the developers, from the people who are building this that that is forever, that's really key... [cross-talk]

SHARON WILKINS: Well that's, that's part of... as, as the Speaker very well said that's part of the ongoing dialogue and, and negotiation.

COUNCIL MEMBER TREYGER: And, and I want to credit the Speaker, she's the Co-chair of the task force and, and for your really outstanding leadership

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and work in preserving in making sure that the legacy and, and the history and education will, will last with us for generations to come so thank, thank you both for your great work.

SHARON WILKINS: Thank you.

COUNCIL MEMBER MARK-VIVERITO: I just want to say thank you all, you know... you all know we love you and although I personally don't... can't sit at every meeting but Melinda obviously is there and, and our partnership is never wavering and you guys have been incredible and your volunteers and you don't get paid for this but your commitment to preserving this has, has been really stellar so I've been very inspired by your efforts, thank you.

SHARON WILKINS: Thank you, it's mutual.

CHAIRPERSON SALAMANCA: Thank you Miss Wilkins. so, we have two more speakers, I don't know if they're here, Mr. Eric Balal? Yes, you are.

ERIC BALAL: Good afternoon... [cross-talk]

CHAIRPERSON SALAMANCA: I'm sorry and you're going to read a statement, right for community... [cross-talk]

ERIC BALAL: Yes, that's right... [cross-talk]

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CHAIRPERSON SALAMANCA: Board 11?

ERIC BALAL: That's right, on behalf of Diane Collier.

CHAIRPERSON SALAMANCA: Okay.

ERIC BALAL: My name is Diane Collier and I am the Chair of Community Board 11 Manhattan, I am unable to attend this afternoon, I am submitting this written statement to support the 126<sup>th</sup> Street Bus Depot Project. The 126<sup>th</sup> Street Bus Depot Project has plenty of goals and just as many uncertainties; no developer, no proposed layout, no plans of zoning uses, no financials with RFP issued after ULERP completed.. after the ULERP is completed. CB 11 members had initially voiced concerns of working on a project and giving approval to a in quotations, "cart before the horse application" but as you have heard so eloquently from the Harlem African Burial Ground Task Force the village of Harlem often synonymous with central Harlem began right here in East Harlem. The fact that CB 11 and I as a black woman from East Harlem are very proud of. In addition, we also learned that a community of color and their stories that were disturbed and forgotten over 300 years was confirmed at this sacred land which now CB 11 will

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make a recommendation for new uses in the 21<sup>st</sup> Century. Yes, there were voices to preserve as park land and in a perfect world the entire site should be sacred but we don't live in a perfect world so the task for CB 11 was to work through the unknowns for a solution memorializing the site of forgotten souls while addressing community concerns of today including affordable housing, economic opportunities to close the income gap for our residents. CB 11 stepped up to the challenge acclimated scoping comments, stated our intent, board members joined the task force, numerous presentations and agenda item discussions at every committee until final vote. At a late full board April meeting CB 11 voted yes, 27 in favor, 3 opposed slash abstained with conditions based on our and East Harlem neighborhood plans, core values of 100 percent affordability, local hiring, mixed economic development use, and two essential provisions critical to our decision were ensuring that the project honors, protects, and sustains the sanctity and cultural history of the Harlem African Burial Ground at this site and that CB 11 remains and has an official and meaningful role throughout the RFP process, final design and implementation thereof.

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I ask for your support of this application as recommendation by CB 11. As I said at the CPC public hearing I again would like to thank and recognize Reverend Singletary, Sharon, Jeannie, and Tom for your perseverance to the cause of over ten years, Manhattan Borough President and EDC for a continual engagement with the community and thank you Madam Speaker for your commitment to the task force and providing funds for the archeological study to confirm they were and are here. Submitted Diane Collier, Chair Community Board 11 East Harlem.

CHAIRPERSON SALAMANCA: Alright, thank you, any questions from members of the committee, no. Are there any other more members of the public who wish to testify, alright, seeing none I will now close public hearing LU 733, 734, 735, and 736, thank you. the next item is LU 728, the Polyclinic Apartments Application. This application is for a tax exemption pursuant to Article 11 of the Private Housing Finance Law. This approval will facilitate the rehabilitation and preservation of a fully occupied 151-unit section 8 development targeted to households at 50 percent or below AMI. The development is located in Council Member Johnson's



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1 district in Manhattan. I am now opening up the public  
2 hearing on LU 728, the Polyclinic Apartments Article  
3 11, tax exemption application and if the speakers can  
4 please introduce themselves.  
5

6 JORDAN PRESS: Good afternoon Mr.  
7 Chairman. My name is Jordan Press, I'm Executive  
8 Director for Planning and Development in HPD's  
9 Government Affairs Unit.

10 JOE LYNCH: And hi, I'm Joe Lynch, I'm  
11 Council for the Borough.

12 JORDAN PRESS: Land use number 728  
13 consists of an exemption area containing a ten-story  
14 multiple dwelling known as Polyclinic Apartments  
15 located at 341 to 363 West 50<sup>th</sup> Street in Manhattan  
16 Council District 3. Polyclinic Apartments is a  
17 section 8, low income HUD multifamily development  
18 currently owned by an Article 5 housing redevelopment  
19 company that was approved for disposition on April  
20 26<sup>th</sup>, 1979 by the board of estimate. The building is  
21 fully occupied and contains 151 units of rental  
22 housing with a mixture of unit types including  
23 studios, one, two, and three-bedroom apartments as  
24 well as a superintendent's unit. The household  
25 incomes that initial occupancy cannot exceed 50

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1 percent of AMI and tenants pay no more than 30  
2 percent of their income towards rent. This sponsor  
3 has been actively engaging in repairs and is removing  
4 the sole housing code violation. The current owner  
5 will convey the property to a new owner who is  
6 committed to continued long-term affordability for  
7 the occupants of the property therefore the sponsor  
8 is seeking to voluntarily dissolve their status as an  
9 Article 5 redevelopment housing company and convert  
10 to an Article 11 HDFC requiring the sponsor to enter  
11 into a regulatory agreement restricting the use of  
12 development to low income rental housing. They will  
13 also enter into a new half contract for 20 years and  
14 a subsequent 20-year contract that will be  
15 implemented so that tenant protections will be in  
16 place throughout the entire regulatory time frame. In  
17 order to help preserve affordability of the low-  
18 income units, HPD is before the planning subcommittee  
19 seeking approval for the housing company to dissolve  
20 their status as an Article 5, terminate their current  
21 tax exemption and enter into a new partial Article 11  
22 tax exemption for a period of 35 years that will  
23 coincide with the term of the regulatory agreement.  
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Councilman... Council Member Johnson has been briefed and has indicated his support.

CHAIRPERSON SALAMANCA: Thank you, do you have a statement?

JOE LYNCH: Not at this time.

CHAIRPERSON SALAMANCA: Alright, do we have any questions from members of the committee? Well alright, I am now opening up... are there any members of the public who wish to testify? So, we have Mr. Lee, Lee, I'm sorry, John Lee and Scott Alter. Alright, are there any other members of the public who wish to testify? Alright, seeing none I will now close public hearings LU 728. The third item is LU 737 and the 1618 Fulton Street Application, HPD seeks designation in its position and project approval of an urban development action area for the proposed redevelopment of city owned property at 1618 Fulton Street in Council Member Cornegy's district in Brooklyn. As part of the project three city owned lots will be merged with five privately owned lots to assemble a 15,177-square foot development site. The planned development will be eleven stories tall and include 103 residential units, 100 percent of which will be affordable under HPD's N2 term sheets ranging

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from 60 percent AMI to 130 percent AMI. In addition, there will be 13,236 square feet of ground floor commercial space. I'm now opening up the public hearing on LU 737, the 1618 Fulton Street Application if the speakers can please introduce themselves.

JORDAN PRESS: Good afternoon. Once again, my name is Jordan Press, I'm Executive Director for Development and Planning at HPD's Government Affairs Unit. I'm joined by Juan Barahona from SMJ Development. Land Use Number 737 consists of a ULERP Application for the Urban Development Action Area Designation Project Approval and Disposition of City Owned Parcels in connection with the project known as 1618 Fulton Street located at 1616, 1618, and 1624 Fulton Street and 20 Troy Avenue in Brooklyn Council District number 36. Land Use Number 737 is made up of the vacant city owned lots within the Fulton Park urban renewal area. The city owned lots were previously approved for disposition as part of the second amended Fulton Park urban renewal plan on November 6<sup>th</sup>, 2003 as new construction. However, the sites were never developed as planned and the sites remain city owned. Currently HPD proposes to convey the sites to a sponsor that will help develop the

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2 properties under the M-squared Program, which was  
3 created to provide for the new construction of  
4 multifamily buildings with a range of affordability.  
5 The sponsor for 1618 Fulton Street plans to combine  
6 the public sites with adjacent privately-owned sites  
7 at block 1699 mods 33, 34, 36, 38, and 137 to create  
8 an assemblage in order to construct one 11 story  
9 building the total of 102 rental dwelling units plus  
10 one unit for a superintendent and approximately  
11 13,100 square feet of commercial or community  
12 facility space. There will be a mixture of unit types  
13 including studio, one and two-bedroom apartments. All  
14 units will be affordable under an HPD regulatory  
15 agreement. Additionally, 20 percent of the units will  
16 be permanently affordable under the voluntary  
17 inclusionary housing program. Estimated rent ranges  
18 from 57 percent of AMI to 130 percent of AMI with  
19 targeted household incomes between 60 and 130 percent  
20 of AMI. The building will incorporate green features  
21 that will... that will meet enterprise green community  
22 criteria, residential amenities for this project  
23 including exercise room and children's playroom,  
24 laundry rooms on all residential floors and a rooftop  
25 patio for use by all building tenants. No tenant use

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has been determined at this time for the community facility commercial space although I know the developer has had conversations with the Council Member on this matter and can speak to it. thank you very much.

CHAIRPERSON SALAMANCA: Alright, thank you.

JUAN BARAHONA: And good afternoon Council Members. My name is Juan Barahona From SMJ, I'm here to honestly at this point really answer any questions you might have on the project, I think Jordan, you know really summarized the entirety of the project you know much better than I could at this point, you know but overall I... you know I, I'd like to kind of just emphasize that this has been about a year and a half long effort to, to make a site really out of, you know out of... out of nothing, acquiring three city owned... I'm sorry, acquiring five privately owned sites and assembling them with three city owned sites to make a much better project overall. So, that's... you know that's, that's the... that's it in a nutshell for me but I'd like to, you know really open it up to questions if you have any.

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CHAIRPERSON SALAMANCA: Any questions

from members of the committee? I have a few questions... [cross-talk]

JUAN BARAHONA: Okay... [cross-talk]

CHAIRPERSON SALAMANCA: This is city owned land and I'm seeing that there's a large percentage of your units that are at 130 percent AMI...

JUAN BARAHONA: Correct... [cross-talk]

CHAIRPERSON SALAMANCA: What's the average median income in that... in that district?

JUAN BARAHONA: In, in district 35, you know the AMI... I couldn't speak to the... to, to the district... the AMI in the district per se... [cross-talk]

JORDAN PRESS: [off-mic dialogue]

JUAN BARAHONA: Yes, but these rents are, you know generally below market, the... and just to clarify one piece of it, it's, it's three city owned lots and five privately owned lots, it's, it's three city owned lots combined with five privately owned lots and the reason you have the program that you have with basically half of the project at 130 percent AMI is to account for the acquisition prices for the privately, private... you know privately

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acquired parcels that was really the only.. kind of  
the only mechanism that would work to acquire the  
parcels and combine them with the city owned parcels..

JORDAN PRESS: And.. [cross-talk]

JUAN BARAHONA: Overall, we took out  
about 50, 50 splits in terms of.. [cross-talk]

CHAIRPERSON SALAMANCA: Alright and  
there's going to be a, a 50 percent community  
preference for this project, correct?

JUAN BARAHONA: That's correct.

CHAIRPERSON SALAMANCA: I see here in the  
letter that you submitted with your plans that you're  
going to focus on minority women owned businesses?

JUAN BARAHONA: Correct.

CHAIRPERSON SALAMANCA: Alright, how can  
you reassure the council.. one of the main concerns  
that I'm hearing at least in the South Bronx and  
I'll.. and I'll hand this off to, to Council.. my  
colleague here is that the administration or the city  
saying hey we're giving X amount of dollars to  
minority women owned businesses but in reality,  
they're not going to.. the majority of these dollars  
or projects or contracts are not going to minority  
women.



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JUAN BARAHONA: To minority women...

[cross-talk]

CHAIRPERSON SALAMANCA: Yes... [cross-talk]

JUAN BARAHONA: Okay...

CHAIRPERSON SALAMANCA: You know women of color... [cross-talk]

JUAN BARAHONA: Uh-huh... [cross-talk]

CHAIRPERSON SALAMANCA: How can you assure me that this, this project will not just focus on minorities but minority women owned businesses, women of color?

JUAN BARAHONA: Understood, I... you know I think as, as you probably know within the past couple years, you know there's been a movement initially at HPD to not only diversify the sponsors that are building the affordable housing but also, you know the contractors that are, you know participating in it, you know I guess I'm probably the... one of the examples of that, you know so I got to this point by virtue of, you know getting my business certified at SBS to be one of the few probably Latino sponsors that you'll... you know you'll see unfortunately for... you know for affordable housing and so I think... you know to answer your question and I, I guess the, the

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best way that I know possible is really to drill down on finding the best qualified and... you know M, MWBE sponsors, I think has to come out of desire internally from... you know making that... making that best effort, you know I could sit up here... like... and most sponsors will just sit up here and yes you to death but I... you know I will commit to, to seeking out minority and minority women, you know enterprises to participate in this project to kind of diversify the pool, I'm not kind of satisfied with it just ending at me so to speak, you know and I've made that commitment to the Council Member as well to really hone in on what... who are the people that can benefit the most from these massive city sponsor, public, private partnerships, right where there's a lot of dollars and a lot of economic... a lot of economic activity happening but it's not all flowing to places, you know that are create... that, that... to communities that need to really be creating more wealth, you know so that's... I mean that's... you know I don't really have specifics honestly at this point, I can tell you that for example the... although the, the firm isn't a woman of... a... you know woman of color owned, the architect of record is, is a... is a WBE and

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then that was conscious effort on my part to seek out, you know on the professional side as well as the contracting side, more minorities and women professionals to participate in, in, in this... in this... in this business, you know so that's... you know I, I hear what you're saying and all I can tell you is that I, I, I'm committing to it, you know via the letter and, and other... and other, other mechanisms with HPD, you know but that's kind of... that's how I'd answer... [cross-talk]

CHAIRPERSON SALAMANCA: Alright... [cross-talk]

JUAN BARAHONA: ...your question.

CHAIRPERSON SALAMANCA: Thank you. I'm going to hand it off but Jordan, you know I... all future projects just know that this is going to be another one of my questions and standards is how are these developers going to bring in contractors of minority women and, and, and that's, that's, that's something that I'm hearing a lot as I'm meeting with residents in a community and I'm meeting with minority women owned businesses that are saying hey I'm not getting my fair share in these contracts.

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With that I'm going to hand it off to Council Member  
Corney.

COUNCIL MEMBER CORNEGY: Thank you Chair  
Salamanca. I'm, I'm very excited about this, this  
particular project, right because it's in my district  
and, and we're, we're... I feel like I'm the Epicenter  
and when we can provide affordable housing in a  
district like mine it's, it's awesome but the second  
phase of it was to commit from your company SMJ to do  
affordable commercial spaces which I think is a very  
unique opportunity where in the ULERP process we can  
get developers to commit to not only affordable  
housing but affordable commercial spaces because  
right now, you know in the city on the backend it's,  
it's almost impossible to find a lease that suits a  
mom and pop anywhere in the city of New York. So, the  
willingness to do this upfront I think is setting a  
precedent that I'd like to see replicated  
continually. So, the idea that you are willing to  
take a sizable footprint on the commercial side and  
break it down is a model that I think we can use to  
protect the sanctity of mom and pop small businesses  
that provide essential services. So, in my district  
I'm losing my shoemaker, the cleaners, things that

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have been essential to the quality of life for residents in the community who have to now go two or three districts over potentially to get those essential services. So, I, I, I have to, you know thank you for this commitment and your willingness to work not only with my office but with the community board because it's really a joint effort to get where we want to ultimately be with this, right, so the, the initial commitment was, was, was fine but the fact that you drilled down a little bit deeper to say what the stakeholders and partners would be to see this through to fruition, which is the community board and the bid, you know and the merchants associations in the area to make sure that you can provide... that you can find good qualified small mom and pops and MWBE's in our local community. So, your commitment to local sourcing for small businesses is essential to the vibrancy of, of communities particularly Bedford-Stuyvesant and Crown Heights. So, again I just... I just think that it's a replicable model, I think if we do this correctly with your initial commitment and the breakdown and the partnerships we'll have good sustainable small businesses that, you know continue to... [cross-talk]

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JUAN BARAHONA: That's right... [cross-talk]

COUNCIL MEMBER TREYGER: ...stay in our communities while we have affordable housing because I, I think... you know I'm not a... I'm not a city planner but I think having one without the other is a recipe for disaster. So, even where we have like an East New York and Brownsville good quality affordable housing but they don't have the services to match so to be able to think through this at this particular juncture gives us a balance that I think I can live with in my community and communities like Council Member Salamanca who has... who characteristically have not had the services match and have not had a, a keen eye out for small minority owned businesses, I, I just think this is the right way to go and I'd like to thank you for that commitment from your company.

JUAN BARAHONA: You're welcome Council Member. Alright, I just want to just kind of follow up on, on that piece of it, you know... you know in the R7 de-zoning here that requires the retail presents opportunity... challenges but also opportunities I think and I think, you know if we start early on with your office and, and, and the board and the bid I

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2 think we could, you know it, it just requires a  
3 little more effort to get to where you... where we want  
4 to be and I think to create really more because I  
5 think at the end of the day it's... you know the  
6 housing creates the stable living environment but  
7 the... but the, the retail opportunities will create  
8 the, the wealth back into the community that will...  
9 you know... you know have a, a multiplier effect I  
10 think ultimately...

11 COUNCIL MEMBER TREYGER: But, I mean also  
12 the idea that you were willing to be in on this  
13 retail diversity piece because with, with this  
14 project we have a chance to not only just put mom and  
15 pops but putting central services in which is really  
16 about retail diversity... [cross-talk]

17 JUAN BARAHONA: Uh-huh... [cross-talk]

18 COUNCIL MEMBER TREYGER: ...so when we look  
19 at some of the successful communities in Brooklyn at  
20 least like of 5<sup>th</sup> Avenue it seemed so well planned  
21 out that you could spend... because for me the ability  
22 to spend your entire afternoon on a particular  
23 thoroughfare kind of generates the revenue necessary  
24 for those businesses to, to exist... [cross-talk]

25 JUAN BARAHONA: Yeah... [cross-talk]

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COUNCIL MEMBER TREYGER: ...and we don't

necessarily have that retail diversity in, in, in parts of central Brooklyn primarily in Bedford-Stuyvesant and Crown Heights so, so it's a bunch of one offs as we sit here so either you're going to get your hair done or, or, or... you know or going to the liquor store or something but to have a, a consistent flow of retail diversity is quintessential for a... the vibrancy of a community and to find all of the components of that community ever present through its... through its businesses so it's... this, this process is, is, is not an easy process and I... and I... and I understand that first to get where we need to be but your early on commitment plus the commitment from the other stakeholders that were mentioned I think can get us where we need to be and be a replicable model again for communities like mine across the city.

JUAN BARAHONA: Absolutely.

CHAIRPERSON SALAMANCA: Alright, any other questions? No. Alright, well thank you very much gentleman, we also have a Mark Gordon, okay you don't have a statement. Alright, are there any more members of the public who wish to testify? Alright,



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seeing none I will now close the public hearing on LU 737. We will now vote on LU 728 and 737, which have the support of the Council Members, LU 733, 734, 735, 736, 738, and 742 will be laid over, council please call the, the roll on a vote to approve.

COMMITTEE CLERK HOLCOMB: Chair

Salamanca?

CHAIRPERSON SALAMANCA: Aye.

COMMITTEE CLERK HOLCOMB: Council Member

Cohen?

COUNCIL MEMBER COHEN: I'd like

permission to explain my vote.

CHAIRPERSON SALAMANCA: Yes, yes.

COUNCIL MEMBER COHEN: Why thank you. I

know Council Member Johnson's not here but I got to tell you, Polyclinic I think it's a terrible name, can't we do something about that? I don't know if people want to live in Polyclinic Apartments but if Council Member Johnson says it's okay I guess it's okay with me and I'm going to vote aye.

COMMITTEE CLERK HOLCOMB: Council Member

Treyger?

COUNCIL MEMBER TREYGER: [off-mic] Aye.

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COMMITTEE CLERK HOLCOMB: By a vote of three, three in the affirmative, zero negatives and no abstentions the land use items are approved and referred to the full land use committee.

CHAIRPERSON SALAMANCA: Alright and so we're going to leave the roll open for 15 minutes, alright, thank you.

COMMITTEE CLERK HOLCOMB: Okay. Council Member Rodriguez?

COUNCIL MEMBER RODRIGUEZ: Aye.

COMMITTEE CLERK HOLCOMB: By a... [cross-talk]

COUNCIL MEMBER RODRIGUEZ: And thank you Council Member Salamanca.

COMMITTEE CLERK HOLCOMB: By a vote of four in the affirmative, zero negative and zero abstentions the land use items are approved and referred to the full land use committee.

CHAIRPERSON SALAMANCA: Thank you all, this hearing is now closed.

[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

August 24, 2017