

SUBCOMMITTEE ON ZONING AND FRANCHISES

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND  
FRANCHISES

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May 20, 2025  
Start: 11:34 a.m.  
Recess: 1:57 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Kamillah M. Hanks  
Francisco P. Moya  
Yusef Salaam  
Lynn C. Schulman

A P P E A R A N C E S

Bruce Teitelbaum, RiverLInC Development

Patrick Sullivan, Kramer-Levin

Lynn Do, for developer

George Brown, self

Julius Tajiddin, self

Nadirah El-Amin, self

Sheena Benjamin, self

Larry Nickens, self

Sara Penenberg, SEIU Local 32BJ

Moire Davis, self

Adama Bah, Executive Director of Afrikana

Shams Dabaron, self

Christopher Leon Johnson, self

Patreinnah Acosta-Pelle, self

Melba Wilson, self

Giselle Hearn, self

Tanesha Grant, Executive Director of Parents  
Supporting Parents New York

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

William A. Allen, self

Bishop Taylor, self

Gregory Christopher Baggett, founder of the A.  
Philip Randolph Square Neighborhood Alliance

Orbit Clanton, self

Maurice Murrell, self

Stacey Cohen, self

Julio Encarnacion, self

Lisa Rosa, self

David White, self

June Andrews, self

David Gibbons, self

Elizabeth Espinosa, self

Karen Dahl, self

Leticia Gilmore, self

Vivian Morgan, self

Sarah Saltzberg, self

Diana Blackwell, self

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

Delsenia Glover, on behalf of Marquise Harrison,  
Chair of Community Board 10

Heather Huff, self

SERGEANT-AT-ARMS: Testing one, two, one, two. Today's date is May 20, 2025. Today's hearing is on Subcommittee on Zoning and Franchises, being recorded on 16 by Keith Polite.

SERGEANT-AT-ARMS: Good morning, and welcome to the New York City Council on the Subcommittee on Zoning and Franchises.

Please place your phone on silent or vibrate mode.

Anytime during this hearing, do not approach the dais.

Chair, we are ready to begin.

HOST: Webinar has been started.

SERGEANT-AT-ARMS: Once again, good morning and welcome to the New York City Council on the Subcommittee on Zoning and Franchises.

Please place your phone on silent or vibrate mode.

Anytime during this hearing, please do not approach the dais.

Chair Riley, we are ready to begin.

CHAIRPERSON RILEY: [GAVEL] Good morning, everyone, and welcome to a meeting of the Subcommittee on Zoning and Franchises. I'm Council

Member Kevin Riley, Chair of the Subcommittee. This morning, I'm joined remotely by Council Member Moya, Abreu, and in the Committee Room, we're joined by Council Members Schulman and Salaam.

Today, we are holding a hearing regarding a proposal known as One45 in Council Member Salaam's District. The proposal consists of three land use actions, a zoning map amendment, C 250115 ZMM, and an amendment to the zoning resolution, N 250116 ZRM, and a special permit, C 250117 ZSM. Today's public hearing is for the zoning map amendment and zoning text amendment, but we will discuss the proposal in entirety, including the special permit. We will hold an additional public hearing at a later date regarding the special permit action.

I will now go over the hearing procedures. This meeting is being held in hybrid format. Members of the public who wish to testify may testify in person or through Zoom.

Members of the public who wish to testify remotely may register by visiting the New York City Council's website at [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to sign up. And for those of you here in person, please

see one of the Sergeants-at-Arms, prepare, and submit a speaker's card.

Members of the public may also view a livestream broadcast of this meeting at the Council's website.

When you are called to testify before the Subcommittee, if you're joining us remotely, you will remain muted until recognized by myself to speak. When you are recognized, your microphone will be unmuted.

We will limit public testimony to two minutes per witness. If you have additional testimony that you would like the Subcommittee to consider, or if you have written testimony that you would like to submit instead of appearing in person, please email to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Written testimony may be submitted up to three days after the hearing is closed. Please indicate the LU number and/or the project name in the subject line of your email.

We are requesting that the witnesses joining us remotely remain in the meeting until excused by myself as Council Members may have questions.

1                   Lastly, for everyone attending today's  
2  
3                   meeting, this is a government proceeding and decorum  
4                   must be observed at all times. Members of the public  
5                   are asked not to speak during the meeting unless you  
6                   are testifying.

7                   The witness table is reserved for people  
8                   who are called to testify, and no video recording or  
9                   photography is allowed from the witness table.  
10                  Further, members of the public may not present audio  
11                  or video recording at testimony but may submit  
12                  transcript of such recording to the Sergeant-at-Arms  
13                  for inclusion in the hearing record.

14                  I will now open the public hearing on  
15                  preconsidered LUs for ULURP number C 250115 ZMM and N  
16                  250116 ZRM relating to the One45 rezoning proposal in  
17                  Central Harlem in Community Board 10 at the corner of  
18                  Adam Clayton Powell and West 145th Street.

19                  An earlier rezoning proposal at this  
20                  location was withdrawn by the applicant in 2022 due  
21                  to a lack of support. The applicant has been engaging  
22                  with the community and Council Member Salaam on the  
23                  new proposal that we will hear about today.

24                  The current proposal approved by the City  
25                  Planning Commission is for a residential mixed-use



development that will have approximately 968 apartments, of which approximately 291 will be affordable under MIH Option 2. Other proposed uses in the development includes community facility space, commercial retail, including a rooftop banquet hall.

For anyone wishing to testify regarding this proposal remotely, if you have not already done so, you must register online by visiting the Council's website at [council.nyc.gov/landuse](http://council.nyc.gov/landuse).

If anyone is with us in person, please see one of the Sergeants-at-Arms to submit a speaker's card. If you would prefer to submit written testimony, you can always do so by emailing it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

I would now like to yield the floor to Council Member Salaam for his opening remarks. Oh, Council Member Salaam, do you have opening remarks or do you just have questions?

COUNCIL MEMBER SALAAM: No. No opening remarks at this time.

CHAIRPERSON RILEY: Thank you. I will now call the applicant panel for this proposal, which consists of Bruce Teitelbaum and Patrick Sullivan, and joined online by Lynn Doe (phonetic), Isaiah

1 SUBCOMMITTEE ON ZONING AND FRANCHISES 10  
2 King, Tristan Nadal (phonetic), and Michael Bivas  
3 (phonetic).  
4 Counsel, please administer the  
5 affirmation.  
6 COMMITTEE COUNSEL VIDAL: Could you please  
7 raise your right hand and state the name for your  
8 record?  
9 BRUCE TEITELBAUM: Bruce Teitelbaum.  
10 PATRICK SULLIVAN: Patrick Sullivan.  
11 COMMITTEE COUNSEL VIDAL: Do you swear to  
12 tell the...  
13 CHAIRPERSON RILEY: Hold on, hold on.  
14 COMMITTEE COUNSEL VIDAL: Well, let me  
15 just finish. Do you swear to tell the truth and  
16 nothing but the truth in your testimony today?  
17 BRUCE TEITELBAUM: Yes.  
18 PATRICK SULLIVAN: Yes.  
19 COMMITTEE COUNSEL VIDAL: And in response  
20 to Council Member questions?  
21 BRUCE TEITELBAUM: Yes.  
22 PATRICK SULLIVAN: Yes.  
23 COMMITTEE COUNSEL VIDAL: Thank you. And I  
24 think we're going to go back to Council Member  
25 Salaam. One second.

CHAIRPERSON RILEY: Sergeant, can we get the applicant panel mics? They don't have mics.

COMMITTEE COUNSEL VIDAL: Okay, so while we set up the applicant's table with actual microphones, Council Member Salaam is going to give opening remarks.

COMMITTEE COUNSEL VIDAL: For non-applicant panel, if you could turn off your mics. Thank you.

CHAIRPERSON RILEY: All right. We're going to yield the floor to Council Member Salaam for his opening remarks, and then we're going to proceed with the applicant panel on their presentation.

COUNCIL MEMBER SALAAM: Thank you and good morning. When I decided to run for City Council to represent my Harlem neighbors and I, I did so specifically to uplift my community. My community has for too often, for too long, been ignored, or worse, been vilified, and because of the vilification, they've in fact been denied. I came into office with an eye towards justice, an eye towards collective healing, and in that light, this proposal comes to us at a very pivotal moment. It provides an opportunity to uplift the community by creating quality housing

options, local retail, and a much-needed community space and more. But it also brings into question the question we Harlemites know all too well. The question is, for whom? Three years ago, an application for the One45 project came before the Harlem community and was disapproved largely because the answer to the question, for whom, appeared to be, not for us. I'm pleased that the applicant took the concerns voiced by my constituents much more seriously and are here today with a new plan, one that I believe can play a vital role in the collective healing process here in Harlem, if done right. But the question, for whom, still reverberates through every discussion and in every town hall we've held. While I am genuinely appreciative of the commitment to instituting a community benefits package, which includes the implementation of a transformative technology center, commercial retail space for local entrepreneurs and small businesses, and a workforce development program, the question, for whom, still remains. The average household in my district makes under 60,000 dollars a year. How does this project provide opportunity for those of us that don't make enough to afford market rate rent? We in

Harlem have seen buildings go up around us, but often not for us. If implemented correctly, One45 could be an opportunity to shift that narrative. This project should be something the Harlem community is very proud of and one others say and wish they had. I'm committed to this process and to work with the community and this development team to ensure the answers, for whom, is truly for Harlem. Thank you.

CHAIRPERSON RILEY: Thank you, Council Member Salaam.

We will go back to the panel. So, thank you.

For the viewing public, if you need an accessible version of this presentation, please send an email request to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

And now the applicant team may begin. I'll just ask that you please reinstate your name and organization for the record. You may begin.

BRUCE TEITELBAUM: Thank you. Good morning, and thank you to the Council Subcommittee and Chairman Riley for the opportunity to present today. My name is Bruce Teitelbaum. I'm joined by Patrick Sullivan and my colleagues on Zoom.

We're here to share the certified plan for One45 for Harlem, a thoughtful community-driven proposal that transforms an underutilized block in central Harlem into a mixed-use development, anchored by housing, local retail, public space, tremendous opportunity, and a transit-rich and culturally significant community. What you're going to see today is the result of years and years of engagement with a broad range of stakeholders, existing Harlem residents, elected officials, and a variety of City agencies. Simply put, this plan delivers on the housing priority of the City and the urgent need to build housing in central Harlem.

We have a slide presentation that I've been told the members of the Council will help me go through. The first slide, slide two, is the site context plan. The site spans the entire west side of Lenox Avenue between 144th and 145th Street. It is well located right on the 145th Street subway station 3 line near Harlem cultural institutions and a stone's throw from the new universal Hip-Hop Museum in the Bronx. Lenox Avenue and 145th Street are very wide streets.

Slide three. The property totals about 68,000 square feet. Roughly 15 percent of it at 144th and Lenox is zoned R7-2 with a C1 commercial overlay. The rest is zoned C8-3, which is outdated and doesn't allow housing. It's meant for auto shops and storage facilities. In fact, the only recent development nearby is a large and unsightly self-storage facility.

Slide four. The proposed C4-6 zoning is more appropriate for this area with ample access to subway buses and nearby the Harlem River Drive and Bronx bridges. The C4-6 with MIH will enable more density to support both market rate and affordable housing. Under the C4-6 allowable floor area ratios, FAR, are for residential up to 12 with MIH, community facility 10, and commercial 3.4. In contrast, the current zoning allows no residential development on most of the site and only 40,000 square feet on the R7-2 section with absolutely no affordable housing requirement.

Slide five. Currently, the site has low density, rundown retail buildings, one closed and one operating gas station, and a vacant corner lot. More

importantly, there are no existing residential uses on the site.

Slide six. To redevelop the site, there were four land use actions that are proposed. One, zoning map amendment, change the zoning from C8-3 and R7-2, C1-4 to C4-6; zoning text amendment to add the area to the Mandatory Inclusionary Housing, MIH, program; special permit allowing a rooftop gathering space in the Lenox Avenue Tower; certification to approve two curb cuts on 144th Street, one for loading and one for an underground parking. By removing 10 curb cuts on 145th Street, we are improving traffic flow and pedestrian safety.

Slide seven. This is a project overview which gives you a good idea of what we're trying to accomplish here. One45 is a transformative 940,000 square foot mixed use development. It includes 968 residential units with up to 30 percent set aside as permanently affordable across a range of income levels and emphasizes family size units with up to 30 percent for two and three size bedrooms. We've dedicated 23,000 square feet to create a state-of-the-art community center, which will include an 8,200 square foot exterior space. There will be a 200-



person gathering space or venue as well. And the plan includes 30,000 square feet of retail, prioritizing fresh food grocer, local businesses, below grade parking and improvements to the Charles Young Playground, delivering long term benefits to the Harlem community, aligning with the broader efforts to revitalize the area.

Slide eight. As the Chairman initially mentioned, we have been at this before so this compares what we did previously to the certified plan now. Councilman Salaam referenced that as well. This slide compares the '21 certified application with the current certified plan. The updated plan still covers 940,000 gross square feet, but it improves significantly on providing community benefits and housing. We have increased the total residential units from 866 to 968, adding over 100 new homes. The number of permanently affordable units has grown from 261 to 291, while maintaining deep affordability across a range of MIH bands. This plan has no museum, and this plan has no office space. The plan also includes a 23,000 square foot community facility that we call TN45, a tech innovation center and CBO hub that includes an 8,000 square foot outdoor space.

We've expanded the family size housing up to 30 percent of all units being two and three bedrooms, which is double, or almost double, the typical ratio you see in new developments. The project maintains below grade parking, even though we're not required to do so, and the 200-person gathering space remains. We've made significant changes to the façade and to the design of both buildings.

Slide nine is a visual breakdown of how the program elements are distributed throughout the building. Let me put my glasses on so I can see that. I'll look here. When you go to the top of the building, we have in blue the gathering space, the 200-venue gathering space. Beneath there you see in yellow 968 residential units. Beneath that in orange or red, 33,000 square feet of retail and commercial space. Beneath that you have the 23,000 square foot community center, and then, of course, the 40 parking spaces below grade.

We're now at slide 10, I think a significant slide, and I think this is important to put this in context. This project, One45, will deliver over 40 percent of all of the affordable

housing that's been built in CB10 in the past 10 years that have been subsidized by HPD.

Slide 11 is our tech center. This will be the cornerstone of education, workforce development training, and creativity for Harlem residents, especially for youth and younger people. It will be a safe and welcoming place for the entire community that will foster and cultivate excellence and expand and enhance opportunity in emerging fields.

Slide 12. One45 is designed with a strong focus on sustainability and resilience. We are building the first geothermal green energy district in New York and perhaps in America to make central Harlem cleaner, healthier, and improve the well-being of existing residents by drastically reducing toxic carbon emissions and other environmental hazards. We're going to use Energy Star appliances, all electric systems, EV-ready infrastructure, and rooftop solar. To manage water, we have included green roofs, stormwater controls, low-flow fixtures, and we're also supporting commercial composting, providing backup power, and ensuring flood resilience by elevating critical systems. Finally, we're going

to be using low-emission materials to ensure a healthy indoor environment.

In sum, One45 is not just another housing development. It is a significant and a serious community investment. This plan reflects years and years of dialogue with a broad range of community stakeholders, lots of Harlem residents, community leaders, and each one of the elected officials. It replaces an outdated land use with forward-thinking, inclusive vision that brings nearly 1,000 new homes, including 291 permanently affordable units, to a transit-rich site that currently has absolutely no housing. It will create over 1,200 higher-paying permanent temporary jobs and lead to new careers in emerging high-paying industries. This plan delivers real benefits, family-sized units, a youth-focused tech center, a robust community benefits agreement, fresh food access, public space and infrastructure improvements, and best-in-class sustainability. We have listened, we have improved, and we have responded, as Councilman Salaam mentioned, and I appreciate that. Now, we respectfully ask the City Council to support this project, help us bring meaningful, lasting change to Harlem, especially at

this critical time as our City and Central Harlem face an exigent housing crisis. Thank you, Chairman.

CHAIRPERSON RILEY: Thank you, Bruce. I'm just going to ask a few questions, then I'm going to turn the floor over to Council Member Salaam.

Before I begin, we've also been joined by Council Member Hanks.

It's my understanding that your team has proposed an enhanced affordability plan for this site that will provide more affordable housing and has spoken about the plan to the community. This alternative plan would include one market-rate building with MIH apartments and one 100 percent affordable building that would require HPD financing. You did not present that alternative plan today. Why is that, and are you no longer considering a plan that will provide more affordable housing on this site?

BRUCE TEITELBAUM: So, the plan we're presenting today, as you know, is the approved certified plan that was supported unanimously by the City Planning Commission, so that's the plan that we're talking about. However, you correctly said that we have committed from the beginning. When we started

this project again three years ago, and I had this conversation with Councilman Salaam right at the outset, we are committed to doing what we can to build as much affordable housing as possible under the circumstances. To that end, I have signed an MOU with the Manhattan Borough President's Office that commits me, obligates me, to continue my conversations with HPD, state officials, and anyone that can provide additional support that would enable us to build more affordable housing, and that's our commitment.

CHAIRPERSON RILEY: The Community Board raised concerns about the height of the proposed buildings, which are much higher than the tallest buildings nearby. Can you explain why you chose a C4-6 zoning district, and why such high buildings are appropriate in this part of Harlem?

BRUCE TEITELBAUM: Right, so the buildings are somewhat higher than surrounding buildings, but not really out of context. There are buildings within two or three or four blocks from our site that are nearly as tall as we are. But frankly, we're in the middle of a housing crisis, and people, I do think, understand that massing and the height of a building

like this is important so we can include more affordable housing and more housing and more amenities in the building. I think that's what this is a function of. But we're very conscious of the community. We're conscious of context. We think, and we brought in a world-class architect to develop a spectacular vision that I think is contextual. I think it fits neatly and nicely into the community, but I also think it checks the boxes that are important, the priority among that is building more housing.

CHAIRPERSON RILEY: And knowing your presentation, you stated that it includes 968 residential units. Do you have a breakdown on the unit sizes?

BRUCE TEITELBAUM: Yes. I can get you with the specificity of that, but right now, off the top of my head, the two- and three-bedroom or family-sized units, the target there was 30 percent of the total number of units in the building. The remainder will be one-bedroom and studios. I'll get you the exact breakdown at some point if you'd like.

CHAIRPERSON RILEY: And I just want to stay consistent. I'm not really a big fan of studios.

I would prefer one-bedroom apartments. I don't think they're conducive to families that are trying to raise their loved ones so I just want to stay consistent, Bruce.

BRUCE TEITELBAUM: I appreciate it. I just want to note that we did also increase the number of one-bedrooms. We reduced the number of studios, increased the number of one-bedrooms, drastically increased the number of two- and three-bedrooms, and we did that specifically in response to Councilman Salaam's concerns and the things we heard in the community. We have readjusted it, adjusted it upwards, but I hear you.

CHAIRPERSON RILEY: Thank you. Why do you need a special permit to have an event space at the top of the building, and how will this space serve the community? Will this space be accessible year-round, and will there be a fee to use it?

BRUCE TEITELBAUM: So I'm going to defer on the first part of that to my Counsel. I believe that with the changes and the City of Yes... well, I'll let you answer the question so I don't make a mistake.



PATRICK SULLIVAN: Sure. This is Patrick Sullivan from Kramer-Levin. We're land use counsel to the applicant.

The special permit is needed to mask the building as a tower. The height and setback rules that are applicable here don't allow a tower form, a tower massing where you have a commercial space in the tower portion. So, in order to have this space at the top of the building and to have it classified as a commercial space, that would kick us out of being able to use the tower regulations.

CHAIRPERSON RILEY: Thank you, Patrick. And throughout the ULURP process, the community has been concerned about the brownfield cleanup. How are you addressing this concern, and what are you doing to make these buildings more resilient and have a smaller carbon footprint?

BRUCE TEITELBAUM: Yeah, so it's a great question. We're really proud about the sustainability and the resilient element of this building. We are proposing to build the first green energy district in Harlem. It certainly would be the first green energy district in the City of New York, and as I said in my testimony, I believe the country. We are going to be

using the highest elements to ensure that the building is most resilient, most sustainable.

CHAIRPERSON RILEY: Bruce, can you explain what a green energy district is?

BRUCE TEITELBAUM: Sure. So green energy districts are fairly commonplace now in Asia and parts of Europe. They don't exist in this country except commercially. A green energy district is when you have at least, it has to be more than one building, so a series of buildings in a geographically defined area that are powered primarily, if not exclusively, by green energy technology. So in this case, what we want to do, given this footprint is so large and we have such a big project, that that would qualify in and of itself as a district. But I've been in discussions with the NYCHA folks behind me. I've been in discussion with folks, and there's someone here from Esplanade Gardens, about creating a true district across the boundary lines from where we are to have those buildings powered by green energy. Right now, they're powered by oil and by gas. So, in other parts of the world, as I said, in Europe, in Asia, this is commonplace at this point where you have series of

buildings and thousands of people that get their energy needs met by green energy. We can do this in Harlem, we can do this in the city, and we can certainly do it in our building. Our hope is we can expand this district-wide and really create history in Harlem, leading the way to green energy future in the City of New York.

CHAIRPERSON RILEY: Thank you. And just one more question. The commercial businesses that are already there, are all of them coming back or just a percentage of them?

BRUCE TEITELBAUM: So, right now there are just a couple, I think, of existing businesses. We've spoken to several. We've invited them back. We've told them that once we're finished, if they'd like to come back, please do. But I think it's important you mention that point. This is embedded in the Community Benefits Agreement. It's something that the local elected officials were very concerned about. Councilman Salaam and I spoke about this. Currently, or at least when we got involved with this project, there wasn't a single business, not one, where the owner of that business was a resident of Harlem. Every business there, and I think there were 14 or 15

of them, were people who lived outside of Harlem. Our commitment under our benefits agreement is to change that, is to work with local business leaders, civic, religious leaders, and elected officials to ensure that young entrepreneurs in Harlem have an opportunity to actually not just work at a store, which is great, but to actually own a store, build wealth, create wealth, and keep it in the community. So, we have spoken to some of the establishments that are there. Some might want to come back. We're looking to create an upgraded and better retail environment in the community, fresh food, no big box stores, things of that sort.

CHAIRPERSON RILEY: Okay. Thank you. I have no more questions.

I'm going to pass the mic to Council Member Salaam.

COUNCIL MEMBER SALAAM: Thank you. I have a few questions. As Chair Riley noted, regarding the affordability, this presentation before us is very different than the one provided to Community Board 10 at multiple public hearings. In those sessions, an enhanced affordability proposal was presented to increase the number of affordable units from 291 to

591. That plan included a non-for-profit partner, Concern Housing, who would manage a 100 percent affordable building, while the second building would be subject to MIH. Can you please explain this stark change?

BRUCE TEITELBAUM: So, the plan that we proposed, we drafted and worked on a couple of years ago, and it's gone through the process. It was mapped as MIH 2, and that's the plan that's before us today. But, Councilman, as you know, we've had discussions about trying to increase the affordability. So, the notion that we had, and we talked about this, and we've spoken to many people in the community, was to identify and work with a third-party, not-for-profit, affordable developer, and then attempt to then use that building to increase the amount of affordability. That's still our objective. It's something that I've committed to both in the MOU. I've committed to it privately with you. I'm committing to it today. The reality is that, and everyone knows that, without government subsidy, and in this case significant government subsidy, it is impossible to execute in a plan like that. That doesn't mean we've given up on it. It means that we

have to continue working, and my belief is that as soon as we get this project certified, as it's before you today, we can continue those discussions and do what we can to try to enhance the affordability that you and I have talked about for so long.

COUNCIL MEMBER SALAAM: As you can imagine, there's been great frustration and, in fact, puzzlement. As CB10, the Borough President, and myself, and many more, have made it clear that committing to an enhanced affordability plan was vital to approving this project. Now the presentation before us meets the bare minimum requirements of affordability and also proposes that 97 to those 291 required "affordable units" be provided at 120 percent of the AMI. This equates to about 175,000 dollars for a family of three. This is far out of reach for so many of my constituents. How would you justify to them this large development being put right in the middle of their community in light of this reality?

BRUCE TEITELBAUM: So a few things. First of all, as you know, there's no current housing at the site. There has been a paucity, and I'm being kind, of any housing development at all in CB10 over

the past 10 to 12 years. There is currently no requirement to build any affordable housing on the site. Approximately 40,000 square feet of the site can be used to do as-of-right housing. That wouldn't be affordable.

We're very mindful of the needs of the folks in the community, and the MIH2 option is going to create 291 permanently affordable units for incomes across the AMI band as low as 40 percent to 80 percent and, as you said, to 120 percent. There are, we believe, opportunities and folks in the community who can avail themselves of the affordable part of the units. We believe there are plenty of folks in the community that will do so, and we also believe that the general philosophy that you need to build more apartments, you need to build more units in the community. We think that once you do that, it will invite other development. More units will be built. This will help stabilize and even lower prices of rents across CB10.

COUNCIL MEMBER SALAAM: Thank you. The median household income in my District is really under 53,000 dollars, which is roughly about 40 percent of the area median income. Throughout this

process, constituents have voiced their concerns about affordable housing and fear of being displaced and, in fact, fear of gentrification. How would you suggest that this proposal, especially without the enhanced affordability scenario, address those concerns even when the affordable units are largely out of reach for the average family now living in Harlem?

BRUCE TEITELBAUM: So because the site currently has no residential use, and it hasn't as far as I know for decades, not a single person will be displaced. Some folks talk about secondary displacement, talking about people who live in surrounding buildings and the fear that they'll be displaced. That's not going to happen here because the vast majority, I think it's over 90 percent, of all of the other residential units in the immediate surrounding area are Mitchell-Lama or NYCHA or other heavily subsidized buildings so there is almost no fear that anyone will be displaced, certainly not at the site because no one lives there now, and we don't believe that the issues of secondary displacement are at play here. With respect to gentrification, that's a big topic and we could spend I guess a hearing



about that as well, but here's what I would say.

Councilman, as you know, the location of the development site is in a critically important area of Central Harlem. It's at an intersection, an important commercial and residential corridor in Central Harlem. Currently it is, in my view, unacceptable. It is a development site that is crying out for jobs, for retail, for opportunity, for hope, and for housing. So, I can't speak to the issue of gentrification at this point. Again, bigger topic. But I do know this. After almost eight years of meetings with hundreds of people in the community, I can tell you what they've told me. They've told me they want better job opportunities. They've told me they want better opportunities to shop. They want the site cleaned up. They want safe and welcoming places for young people to come to and, frankly, for older people as well. And they want something that other communities regularly enjoy, and that is private investment in the community that will create hope and opportunity. And I can assure you, and I'm very mindful, and we appreciate the concerns of folks who think, well, maybe if they are at the lowest end of the economic spectrum and would be challenged to find

an apartment at the site, again, I believe that there are plenty of folks in the community who can afford on the affordable side the apartments. And, by the way, 52 percent of the District makes over 100,000 dollars a year, and those folks who want to move into the market rate apartments can. But I think overall we have to look at the big picture here, and the big picture is this project will create enormous economic activity in Central Harlem, create jobs and opportunity, give people something they currently don't have. So, in balance, I think we've struck the right balance. We'll continue to try and do better. But at this point I think this project, as I said, achieves the right balance, and it's something that's desperately needed.

COUNCIL MEMBER SALAAM: As you are aware, if HPD funding were to be used to fund 100 percent of the affordable building, the design would require two separate buildings instead of the two towers on a single basis. As is illustrated in your presentation today, do you have an alternative design plan with these HPD requirements in mind? And if so, can you share them with us?

BRUCE TEITELBAUM: Yeah. As I said, we've had extensive conversations with HPD and other City officials, so in the event that we're able to find a way to increase the affordable apartments and increase the affordable basis of this plan, we have worked with our architects and with the other architects involved in the project and, again, Councilman, we've spent countless hours with them, and we're prepared to move in that direction if need be.

COUNCIL MEMBER SALAAM: Before I move on to other areas of the proposal, I want to strongly reiterate my position that 291 affordable units is definitely too low, and including the MIH affordable targets that far exceed the average household income in Central Harlem is deeply troubling, so today I'm asking you to commit on record to continue to diligently pursue much greater affordability than what you presented here today and to make changes that reflect the reality in my community, specifically in terms of... and this is something that's been appreciated by many of us, and I think we've had conversations about this as well offline, you know, making sure that even like the workforce,

the backbone of our community, the people like, you know, teachers and so forth and so on would actually be able to say, you know what, wow, I want to be able to move into that building and actually be able to move into it so I want to make sure that, you know, on record we are asking, will you make that commitment?

BRUCE TEITELBAUM: Councilman, you know because I've said this privately to you, but I'll say it publicly now and I've said it publicly before. We take all of your concerns and the concerns and observations of the community very seriously. We have tried our very best to meet and address those concerns, but I will publicly commit, as I committed to in the memorandum of understanding that I signed with the Borough President and in my private conversations with you, here publicly, that I will continue to do whatever I can to work with you and community leaders to make this plan the best plan that we can make it for the most number of people in your community.

COUNCIL MEMBER SALAAM: I mean, I appreciate that because I'm not asking you to solve the problems of every single person, 100 percent,

but, you know, definitely as we march in the right direction, you know, I want to make sure that the community knows that we're hearing you, we developers are hearing you, right? You know, I want to echo what I've heard really in more recent times, the words which are we want to make sure that the developers are being very, very generous to our community, especially in light of the fact that we've been so divested of in the past.

BRUCE TEITELBAUM: I appreciate that. But if I could just add, and I agree with you, and we've talked about that, and I agree with you, which is why in addition to the housing plan that we've put forth, we've talked about a lot of benefits that we're specifically targeting for the community, whether that has to do with workforce training, we're going to target people in the community, whether that has to do with a community center that, as you know, it's something you were very, very, very important to you, something that's unprecedented that's going to provide young people in Harlem and anyone in Harlem with access to opportunity that they but for this wouldn't have. We're talking about having the green energy sustainable piece of this, which will make the

community healthier and safer. We're talking about creating jobs and retail that didn't exist before. Everything that we do in this plan, everything, has the folks in Harlem in mind, and that's the reason why we've engaged with them and spent so many years talking to them, and the plan that we have is a reflection of that commitment, Councilman, and I will continue to do whatever I can working with you to make this plan as good as it can be for your constituents and the people in Central Harlem, because you're right, for way, way too long, for years before we ever arrived on this scene, the community has been underserved, neglected, redlined, reverse redlined, discriminated against, and as you know, this is our private investment. We're getting no government subsidy at this point. This is all at-risk dollars, private investment that we're committing to this community because we believe in the community, and we will continue to do what we can to make this the best project that we can for your community.

COUNCIL MEMBER SALAAM: Thank you. I definitely appreciate that commitment.

I want to move to the unit mix and family-size units. The proposal before us has 70 percent of the units as studio or one-bedroom apartments, and I want to echo really what our Chairman has said regarding being against studio and one-bedrooms because, of course, not from the mere fact that I'm a family man, but we really are a community that has family in mind. This is a major concern, as you can imagine, for me and for the Community Board and the families in my community. Why are there so few two- and three-bedroom units being proposed, and is your team willing to add more?

BRUCE TEITELBAUM: We're mindful of those concerns as well, so just for history's sake, the original proposal that we made included about 230 family-size units. We've increased that dramatically by almost 20 percent, and, in fact, the target that we have now would increase that probably to 25 percent. The number of two- and three-family-size units that we propose to put into the building is atypical of what new developments typically would do. So the first point is that, A, we heard you. B, we've increased the number of family-size units since the first program. Three, the number of two- and three-

family-size units in the building now are atypical of what any other development would do across the city. And lastly, we also have to be mindful of what we can rent. Now, I understand that there's a need, and this is a community that it's important to have family-size units, but we also have to then carefully map out what we think is marketable and what we can rent. It's a complicated sort of plan, but we've looked at it. We've increased the number. We're cognizant of the need to build apartments and homes for families. Yes, Councilman, I'll go back, see if we can sharpen our pencil, look at this more carefully. Yes, I will.

COUNCIL MEMBER SALAAM: Thank you. I want to move to the community trust. Following the withdrawal of the One45 application in 2022, the site was left in disrepair and worse, partially turned into a truck depot. This was really disregard and degrading of what the community trust could be. That trust was very, very slim already, you know, between the community and yourself, I want to know if you can answer a question that's been on the minds and hearts of many in our community. Why should the community trust you now?



BRUCE TEITELBAUM: Yeah, so I'll say three things. One, I've already said publicly, I think twice, at the Community Board hearings, once at the City Planning Commission hearing when I was asked specifically about this by one of the Commissioners what my thinking was about the truck depot. I said then, I'll say it now. In retrospect, it was a mistake. It should not have been done. I would not do it again, and I apologize for it. Two, to get to your specific question about trust, over the last two or three years, and there were people I believe here who were going to testify as such, we have used that. We have, by the way, spent a significant amount of money to clean up and to make that site suitable for the use of not-for-profit organizations that have used that site to provide invaluable services to the community. We have not charged anyone a penny. We have spent thousands and thousands of dollars to renovate portions of the site in order to make it usable for these community groups. We have, for a period of time, used one of the sites for a free food giveaway, which we also partly sponsored. So what I would say is you have to look at the totality of the record, look at what we've done over the last few

years with the site, look at the community groups that we work with, look at the amount of support that we've invested in the community, and I would respectfully suggest that that record, when you look at it from that perspective, is a very, very good one. And, again, I am trying to look prospectively, not retrospectively, to see what kind of great things that we can accomplish, and I think we can.

COUNCIL MEMBER SALAAM: Well, thank you. Thank you for that. And I actually have seen some of those, for lack of a better word, investments in the community.

I want to move to the environment. The draft environmental impact statement concluded that this project would result in a significant adverse indirect open space impact to total active and passive open space due to the underserved nature of the study area. How is your team fulfilling the obligation to mitigate this impact?

BRUCE TEITELBAUM: So, Councilman, you know, I learned a long time ago, when I can't answer a question effectively, I try to pass the buck. So I think I have my environmental consultant, who's on Zoom. I believe Lynn Do is on. Lynn, if you're on,

could you please respond to the Councilman's question?

COMMITTEE COUNSEL VIDAL: Just before...

LYNN DO: Yes.

COMMITTEE COUNSEL VIDAL: I'm sorry. Just before you answer. I'm sorry. What's it?

BRUCE TEITELBAUM: Her name is Lynn Do.

COMMITTEE COUNSEL VIDAL: Oh, Lynn Do. Ms. Do, could we have you on camera? Is that possible?

LYNN DO: I should be on camera.

COMMITTEE COUNSEL VIDAL: Okay. Thank you.

LYNN DO: Am I not on camera?

COMMITTEE COUNSEL VIDAL: Thank you. Yes. Could you please raise your right hand?

LYNN DO: Yes.

COMMITTEE COUNSEL VIDAL: And do you swear to tell the truth and nothing but the truth in your testimony today and in response to Council Member questions?

LYNN DO: I do.

COMMITTEE COUNSEL VIDAL: Thank you. You may proceed.

LYNN DO: Okay. Thank you. Good morning, Council Members. Bruce, in response to the question

regarding the environmental impacts, yes, we did disclose the potential for impacts on the open space, and that is because we are introducing new populations to the area, and therefore we, based on the current inventory in the area, we noted that there could be additional demand. In the disclosure of that, we have been working with the Parks Department to identify the potential for where we can make improvements, either through the addition of additional onsite open space or through the improvement of existing inventory, and I believe that that is still an ongoing conversation, although we've had many conversations related to programming as well as to the improvements of ball fields as well as the improvements to programming and lighting in the area. At this point, it is still being discussed, and I would leave it back to Bruce to have those further commitments with the Parks Department as well. But we did disclose that, and we have been looking at options to potentially improve the area resources.

COUNCIL MEMBER SALAAM: So while we have you, there's been great discussion as well about the soil tests, the fact that this is, in fact, a site where a gas station was located, and so part of the

response that I'm really trying to get at is in response to that, the soil, the effects that are happening now in the world as it relates to the world heating up, global things happening, all of that stuff. As we begin to look at this project and move in a direction that allows for this to be built, that question in terms of that study is really relating to that and all of the things involved at that space in particular. Not just the surrounding park areas, but more so building on that site, the ground, the soil, all of that.

LYNN DO: Okay. Well, I'm going to answer it in different parts because they touch on different elements of the environmental review. As part of the disclosure, we did look at what the effects are in the open space. We did look at what is going on with construction. We also looked at what is going on in terms of the site remediation. And as Bruce had mentioned, the site is undergoing the brownfield cleanup program under the State DEC jurisdiction. As part of that, there are particular cleanup levels that the site must achieve. And because we're putting residential on there, it is a high level of remediation so that by the time the remediation under

the brownfield cleanup program is completed, the site will be very clean and it will be suitable for residences. It will be suitable for visitors to the site. All of that soil will be taken off the site, and we'll make sure that the testing for the groundwater and soil is appropriate for DEC requirements.

In terms of some of the other holistic parts of climate change and the things that we need to do as a society here, one of the things, as Bruce had mentioned earlier in his presentation, was a lot of the energy efficiency, water usage, and all of that that is very important in lowering our carbon footprint and lowering the impacts of new uses on the site, so those are commitments that have tangible and direct results in reducing our demand and our resources in the area.

COUNCIL MEMBER SALAAM: Thank you. I have a question about the community center that's being proposed. I'm excited about the technology learning center being proposed and the opportunity that it could provide to our youth in Harlem. Do you have an organization in mind that could operate this center?

BRUCE TEITELBAUM: The technology and innovation hub is something unique. In fact, I remember during the CPC hearing, Commissioner Knuckles commented that it's something he hadn't seen before. It's truly a unique structure. We talked about that. In fact, at our very first meeting, you mentioned to me that you wanted to see something. In fact, you said that's something that you're going to insist upon. We came up with this idea together, as you know, as Councilman, and spoke to lots of folks in the community. Look, the general idea is to have a center that could be used for younger adults, the kids of Harlem, that could be trained in emerging technological fields. We talked about this. AI, prompt engineering, computing, green energy, lots of different purposes with a great public space and a welcoming and safe place for the people in the community. It is going to require some kind of not-for-profit or private partner. We've talked about this. What I'd like to do is to get to work with you, the other stakeholders in the community, and begin to call technology companies and to call think tanks and other groups around this country. We know a lot of who those folks are, to come into Harlem and to then,

you know, put their money where their mouth is, to come work with us. We're building a beautiful, magnificent, state-of-the-art center for the community. I am very, very encouraged, based upon preliminary conversations and my understanding of the way these things work, that we'll be able to find someone suitable and credible, first class, that would provide services that we've been talking about to the community for many years to come. We want to do this the right way. We don't want to run into this and get some fly-by-night, not-for-profit group. We want to get the right group that is committed to Harlem so that this is a long-term commitment to the community.

COUNCIL MEMBER SALAAM: Speaking to that end, what assistance, financial or otherwise, would be required from public entities to make this tech center concept a reality?

BRUCE TEITELBAUM: Yeah. So, what we have committed to do is to... well, let me step back. The concept here is, and I've had these discussions with folks in the community and people in your office, would be that once the site, or that portion of the site is developed and built, and that would require



government assistance on the capital construction side, so from the City of New York, the State of New York, and perhaps, again, private entities or the federal government. We've had certain discussions with people at all those levels who are interested in helping. And our commitment, as owners and developers would be, to then lease the space at a dollar a year, which is a significant loss of income for us.

Commercial space in Harlem and Central Harlem is valuable. So, what we thought was reasonable and fair and made sense was to get contributions and help to do the capital construction side of that portion of the building, and then we would then lease it, in essence, for free so there would be no financial burden or obligation, certainly on the community or local community groups, to keep that sustained.

COUNCIL MEMBER SALAAM: Thank you. I want to move to the banquet hall space. It's important to the community and to me that the rooftop gathering space evokes what's best about Harlem, the people, the culture, and most definitely the food. How will you work with the community and my office to ensure this goal is met?

BRUCE TEITELBAUM: Well, that's probably something nearer and dearer to my heart, Councilman, so I'm committed to going on a tour of all the great food and other venues around the country so we can find something that's suitable to Harlem. Look, we spoke about this. It's a great opportunity to do some kind of gathering space, recreation space, conference space, but as we've talked about and I've spoken to folks in the community, it's got to be something that reflects what Harlem is, what Harlem was, what Harlem could be. I'm very excited about that. It's another opportunity that I'm eager to get to work with you on to find the best in class and to do something that would make the community proud. Again, respecting what the past history was and then looking forward to the great future.

COUNCIL MEMBER SALAAM: Absolutely. I want to move to local hiring. If approved, how are M/WBE organizations and diversity practices being implemented during the construction phase of this development? Will you consider working with an M/WBE development team to construct your proposal?

BRUCE TEITELBAUM: I think there are two parts to the question. Firstly, embedded into the

Community Benefits Agreement is our commitment to a robust M/WBE program that really covers several different aspects. A, we're committed to marketing and, if we can, reserving a portion of the site for local minority and women-owned businesses. That's something that's never been done before and that's something that's, frankly, unique. The second aspect of the plan is to work with local workers who actually live in Harlem. There's someone actually here today from a major union in the city. There are thousands and thousands of union members who live in the District, tradespeople, that we're committed to working with. The third part of your question, I think, is something that's different and unique and which is actually finding a minority-owned firm that we could work with as part of the development team. That's something that we don't currently have, and I'll make a commitment today publicly, which I haven't done so before publicly, that that is something that not only are we going to entertain and consider, but as I've spoken to folks, you know, and your staff and others, we are prepared and willing to engage with a firm that's able to work with us, and then you could point to actually a minority-owned

firm that's actually building and developing the site in addition to the other aspects of our M/WBE program.

COUNCIL MEMBER SALAAM: And what percent of local hiring are you willing to commit to for the construction of this development?

BRUCE TEITELBAUM: Yeah. So, I am looking at the community benefits agreement now that I have it in front of me. We have targets. As you know, it's very difficult to put a fixed number of the amount of people that are going to work on the project, and there are all sorts of reasons for that. But looking through the CBA, what you have in front of me, we're talking about 50 percent of local retailers must be minority locally-owned business. That's a big number. Twenty percent of the commercial retail space at One45 shall be set aside for local residents. That's a big number. And as far as hiring is concerned, I believe we're looking at a number at 10 percent, even perhaps higher than that. So, we have a real commitment not only to find people who live in Harlem, who actually live in Harlem, who are tradespeople who can actually work developing the site, but also budding entrepreneurs who either have

businesses in Harlem or want to open a business, and we reserve space for them as well. And we're also committed to working with a workforce training group that will target folks who live in Harlem. So this goes back to your earlier question, Councilman. You wanted to know, you said this, you wanted to know, and I wrote it down, for whom is this project being built, and I think certainly and surely the apartments and the residential units, that's an important component of the project, but we can't and should not forget the other important aspects of this project, the stores, the jobs, the businesses, who will take part in building One45. These are all commitments that we've made, and I think we've hit some big numbers that will reflect our desire and commitment to ensuring that this project that's being built by people in your community who can then find a way to live and also to make a living and grow, keep wealth in this community as well.

COUNCIL MEMBER SALAAM: Well, I definitely look forward to continuing to work with you and also work with the people, really be the voice of the people in the room to make sure that this project, if pushed forward, actually becomes that beacon of

opportunity, of green energy, not just green energy because we've discussed green energy, but really green energy back into the people, people feeling like they're being invigorated with something that allows them to really have hope for a future that looks so dismal so I thank you for your answers.

BRUCE TEITELBAUM: Councilman, just to conclude, unless you have other questions, that's the point. We're not only looking to try to develop a great project for today. We want to look ahead 5, 10, 15, 20 years. All too often folks come into a community, build a project, it looks great. Ten, 15, 20 years later, not so great. And we know what we're talking about. There are too many developments in Harlem, too many developments around the city where thoughtful consideration isn't given to what happens 5, 10, 15, 20 years down the road. This project is very thoughtful. It's designed very well. It's going to be constructed beautifully and designed with world-class architects so that we have in mind not only the people who live in Harlem today, but young families, growing families that want to stay in Harlem. We want One45 to be a beacon and a place for them to live and to thrive and to stay in Harlem.

COUNCIL MEMBER SALAAM: Well, thank you.  
Thank you again, Chair. Appreciate it.

CHAIRPERSON RILEY: Thank you, Council  
Member Salaam.

There being no more questions for the  
applicant team, the applicant team is now excused.  
Thank you for your testimony.

BRUCE TEITELBAUM: Thank you, Councilman  
Chairman. Thank you, Councilman Salaam.

CHAIRPERSON RILEY: So, we're going to  
transition to in-person testimony. We have about  
roughly 10 people in person to testify, and then  
we're going to transition to online testimony. So  
online, we'll get to you in the next 20 to 25  
minutes.

The first in-person panel, and excuse me  
if I butcher your name, will consist of Sheena  
Benjamin, Julius Tajin, you can correct me up there,  
Julius, thank you, Nadira Elamar, and George Brown.

Sergeant, can we get another microphone  
up there for them, please?

SERGEANT-AT-ARMS: Yeah.

CHAIRPERSON RILEY: Thank you.

Okay, we have Julius up there. We have George. George?

Okay. Nadirah?

GEORGE BROWN: Yes. Can you hear me?

CHAIRPERSON RILEY: Nadira?

NADIRAH EL-AMIN: Yes.

CHAIRPERSON RILEY: One second, George. One second. One second.

Sheena Benjamin? Right there. Okay. All right.

Thank you. All right, so first we'll begin with George Brown.

GEORGE BROWN: Good afternoon. My name is George Brown. I'm a shareholder of Esplanade Gardens. I live in Harlem. I'm born and raised in Harlem, and I love Harlem, okay? I just want to say this. I'm thinking about that building, right? It's made of glass, and I'm looking at it, and the reflection of that building is going to impede my where I live at, which is Esplanade Gardens, right? Then you have the pollution that so many people are there, okay? And then them tall buildings, right, you know, you're knocking out the view. People can't even see because the building is so high. You know, you want to



beautify Harlem, you know, keep it at a level where, you know, you ain't got those tall buildings, all right? Then they told us that yesterday we were supposed to come. This is the 20th, right? They said yesterday was the 20th. A lot of my neighbors wasn't able to come that is more informed than me. But I have a feeling for Harlem. Like I said, I'm born and raised in Harlem. I don't want to keep looking up like it's downtown, midtown, you know, which is residential area, you know? But that's all I want to say. Thank you.

CHAIRPERSON RILEY: Thank you, George.

Next, we'll hear from Julius.

JULIUS TAJIDDIN: Good afternoon

(INAUDIBLE)

CHAIRPERSON RILEY: Julius, can you please press the button? Thank you.

JULIUS TAJIDDIN: Can you hear me? Okay.

CHAIRPERSON RILEY: Yes.

JULIUS TAJIDDIN: Good afternoon, Subcommittee Members. I've sent you much information regarding the environmental concerns related to the One45 project that have been ignored by this developer and sadly, but not surprisingly, dismissed

by the City Planning Commission. There are also other concerns that will be touched on by my CB10 Harlem neighbors. So my testimony today is not to be redundant, but to give you an extraction of such information of where I think this should go. What would a practical analysis and practical outcome be on the development of a 400-foot building, plus in fact two, on liquefaction-prone soil? In the present case, there's a greater than 50 percent risk for liquefaction at and near the project site if an earthquake of any magnitude occurs at or near the project site or when the five or near five magnitude occurs anywhere in the city. It is strongly recommended and essential that this ULURP be put on pause while the developer consults with a qualified structural engineer and geotechnical engineer to determine the appropriate foundation depth for a 400-foot building in an area susceptible to liquefaction, notwithstanding the other concerns raised by the majority of CB10 residents such as height in general, affordability of the units for Harlem residents, jobs for U.S. citizens, etc. They will take into consideration the specific soil conditions, building design, and local regulations and make the proper

modification suggestions to the building design and foundation to ensure the building's safety and stability. This consultation will also determine if the 145th Street Station will be impacted by the development of these two towers in this liquefaction-prone zone. Lastly, it will also be determined (TIMER CHIME) if the developer even has the funds to properly mitigate these RWCDs in this liquefaction-prone area. So I would recommend that City Council remand this proposal back to City Planning for a FUCA and let the FUCA process play out. Let's see where we are after that because, in truth, all of the other things won't matter if the project as is cannot be built.

CHAIRPERSON RILEY: Thank you, Julius.

Next, we'll hear from Nadira. And I'm just going to ask one of you to allow Ms. Sheena to sit there so she can testify right after you.

Go ahead, Nadira.

NADIRAH EL-AMIN: Yes, good afternoon. My name is Nadirah El-Amin. I'm a Harlem resident from day one. And my concern is, many of you have addressed those concerns, 900 units, as you speak, in this particular block, quarter of a block, I feel is

too much. Esplanade Gardens has 1,800 units, but we're in a landmass of maybe four or five blocks. 145th Street is a very large commercial area, and I think that adding 900 units to that area is too much. We also will have the elimination of a gas station. We used to have five in our area. Now we're down to two. And with this project, we'll be down to one. Okay? And I think that as we go forward, we also need to think about the information that came out recently in the city about sinking of these large buildings in different areas downtown. They're saying sinking is happening to some of these areas. Now, I'm not saying that that's going to happen in this particular area, but it's going to be something that, as the gentleman just talked about, the landmass, that we have to consider. Okay? Maybe when they revisit this project, we can downsize it to maybe less units and more family units, as you express. But I think that as we go forward, that's very important, because as we look at the traffic that we're going to be impacted in that area, and it's also a flood zone that I know we as Esplanade has been experienced from Sandy. So, I hope that you will all consider those points. Thank you.

CHAIRPERSON RILEY: Thank you. Sheena?

SHEENA BENJAMIN: Okay. Thank you. Good morning. My name is Sheena Benjamin, and I'm a mother, a Harlem native, and a daughter of the second great migration, a first-generation northerner. I stand here not just as a voice, but as a legacy bearer of those who built Harlem, preserved Harlem, and never left Harlem. I rise today in firm opposition to One45 proposal, not because I'm against progress, but because I am for Harlem. This proposal does not reflect our needs, our income, or our future. Let's be honest. Developers are calling these units affordable, but affordable to whom? In 2025, the area medium income for New York City is 145,000 dollars, about, for a family of three. Harlem medium income is less than 52,000. At 80 percent AMI, rents can reach at least 2,500 dollars a month or more, a price Harlem families simply cannot pay. New York City is in a declared housing emergency. Vacancy for affordable units is below 1 percent. For those earning 30 percent AMI or less, the vacancy rate is less than half a percent. Over 130,000 New Yorkers are in shelters, and the number is climbing. This crisis is not abstract. It is visible on every block

in Harlem, and it is disproportionately affecting the residents, seniors, veterans, single mothers, single fathers, disabled individuals, and youth. Let me say it plainly that this is not a development. This is displacement, respectfully. Displacement means being forced out of your home, school zone, and supporting systems because what you're being built is not meant for you. (TIMER CHIME)

CHAIRPERSON RILEY: Finish out your

(INAUDIBLE)

SHEENA BENJAMIN: Thank you. So I asked the City Council why must Harlem carry another luxury tower while we're still in crisis? Why not build in higher-income areas with higher vacancy? Why here and why now? We know who truly needs the housing, survivors of domestic violence and trafficking, the deaf, the blind, and the neurodivergent adults, trans youth and elders not in safe shelters, fostered youth, aging adults...

CHAIRPERSON RILEY: Sheena, sorry, you can wrap it up.

SHEENA BENJAMIN: Yes, okay. And plainly, I see the change that the developers have made to where we got today. Harlem is not opposed to the

change. We're not opposed to the development. We don't want to be pushed out of what we built. The people who are in Harlem now are the descendants of the people who came here from the South to seek refuge. To have this one area that's seemingly a gated community for people who are not supportive of the people who are around the community is just not right. It's the same redlining that you talked about respectfully, but I do believe in solution-based situations, and I'm here on behalf of my church, and I am more than willing to work with you in any way, shape, form, or fashion to help this go forward if it even advances. At this moment, where it stands now, this does not benefit Harlem in any shape, form, or fashion. Thank you.

CHAIRPERSON RILEY: Thank you so much.  
There being no questions, this panel is excused.

Next, we're going to hear from Larry Nickens, Moire Davis, Sara Penenberg, and Adama Bah.

First, we'll hear from Larry.

LARRY NICKENS: Good afternoon, family. I wanted to say thanks for the invite to the Councilman, of course, who I'm forever grateful for, number one, being a legitimate Harlem citizen, and

now as a Councilman, putting his best foot forward, and just want to let you know, you're always supported by true Harlemites, so I wanted to get that out the way.

I've been a resident of Harlem for 60 years, like a legitimate stakeholder. I lost my brother here in Harlem. My testimony is we call it a development, right? So as leaders, there's always going to be objections. Our job is to make sure that the objections are addressed and that we have development, because it's never going to be 100 percent what we may perceive it to be. Setting all the other details aside, that's important. Then we want to look at what you said is important, the set amount of studios versus one-, two-, three-bedrooms. That's an objection. So Bruce has demonstrated a willingness to make those adjustments. Of course, we're going to hold him to that, but again, it's about development and not being afraid to come out of status quo, because for some reason, some of us as residents, it's really not about objections. It's just about us being afraid of moving forward. Also want to look at something that was said in terms of the jobs, et cetera, etc., etc. The collateral upside



associated with these type of opportunities, we need to look at, because again, that's development. Part of what we come across in terms of public safety, quality of life, it has a lot to do with an inability or the lack of opportunities to earn income. So, what we have to do is, okay, we know that the median (TIMER CHIME) income is X, Y, and Z, but we also want to create an atmosphere where people can start earning more, because if we keep saying it's not affordable, what do we do to create a stimulus where people can start affording versus just using that as an excuse to not develop? So, I just want to say let's be true leaders. Let's put the objections on the table, and if the objections are met, we got to move forward, because what we're seeing now in that One45 is totally unacceptable. So, let's speak for the collective and not for a small group and use the noble motive that the project is driven by gentrification, etc. Let's be genuine. Let's put the objections on the table, and let's move forward collectively. Thank you.

CHAIRPERSON RILEY: Thank you, Larry.

Larry, you can wait right there real quick. Well,

actually, I'm sorry, Larry. You're right. Can we have Ms. Adama? You can sit right there.

Next, we're going to hear from Sara.

Oh, Larry, Larry, you have to be excused before you leave so don't leave yet. Don't leave yet. Thank you.

Go ahead, Sara.

SARA PENENBERG: Thank you, Chair Riley and the Subcommittee. My name is Sara Penenberg, and I'm here representing SEIU Local 32BJ. 32BJ is the largest property service workers union in the country with over 175,000 members across 13 states, 90,000 in New York, and 2,000 that live and reside in Harlem. 32BJ supports responsible developers who invest in communities where they build. I'm happy to report that the developer of this proposed project has made a credible commitment to create prevailing wage jobs for workers who will permanently staff this building. We estimate that this rezoning will allow for a creation of 14 to 15 property service jobs. Those are permanent jobs. Good jobs like these mean prevailing wage, meaningful benefits, and a pathway to the middle class for local community members who tend to fill the position. Moreover, we need more housing in

New York and in every neighborhood of the city to ensure that working families are not displaced by dwindling supply and skyrocketing rents. The proposed development includes residential units, around 968 residential units, 291 of them which would be permanently income restricted for low- and middle-income residents. As the cost of living rises in New York, New Yorkers struggle to stay in their homes. It is more important than ever that we create affordable housing and good jobs which uphold industry standards in the city. For all these reasons, 32BJ strongly supports 145 for Harlem's rezoning. Thank you for your time.

CHAIRPERSON RILEY: Thank you.

Next, we'll hear from Ms. Davis.

MOIRE DAVIS: Hello. My name is Moire Davis, and I'm an advocate and lifelong resident of Harlem and a shareholder at Esplanade Gardens, which is directly across the street from the development site. I was the catalyst in organizing the Esplanade Gardens One45 Committee that opened the lines of communication between shareholders and the developer. Previously we opposed some of the aspects of the original projects. However, I fully support the

proposed plan that's before us today for various reasons, such as the developer has invested more time and energy in community outreach and has taken our suggestions to heart. The museum has been replaced with additional affordable housing, and the current plan will create more than 100 apartments, with approximately 35 more being affordable for those in need of rental assistance. In addition, the developer added more two- and three-bedroom units to accommodate families, which that was mentioned in both of your comments, the Chair, and Yusef's. There will also be a community center and public accessibly open community event space, which is both needed and appreciated by the community, especially for our youth with limited recreational opportunities and options. The revised design of the building is aesthetically pleasing and will complement the surrounding community. Lastly, there will be a community benefits agreement that will have a community advisory board that will serve as a watchman and maintain the lines of communication between the community and developer. The five points I've mentioned have strongly influenced my putting my support behind the One45 project. The property where

the One45 project is to be developed has been derelict and disrepair, and an eyesore for many years, way before the property changed hands. This has only generated filth, susceptibility to crime, and currently serves (TIMER CHIME) no purpose to the community except to house vagrants, garbage, and rats. That must go. Change presents challenges, but as we know, change is inevitable. So please do not allow fear and opposition to hinder productivity and progress. In conclusion, I urge our local Council Member, Yusef Salaam, and his esteemed Colleagues to fully support this proposed One45 project. Don't let the eyesore become a stain on your conscience and your tenure by preventing development. For generations, Harlem has and its longtime residents...

CHAIRPERSON RILEY: You start wrapping up, Ms. Davis.

MOIRE DAVIS: Have been denied the opportunity of generational wealth. This project is an important and huge opportunity for our community and generations to come.

CHAIRPERSON RILEY: Thank you.

Adama.

ADAMA BAH: Good afternoon, everyone. My name is Adama Bah. I'm the Executive Director of Afrikana, a Harlem-based CBO that supports new and longstanding black immigrants, migrants, and anyone in need. We help people access food, legal aid, shelter support, job training, and language classes. We also offer healing groups for women and other programs in Harlem, a place I have lived in and where I have deep roots and connections. I currently serve as a member of Community Board 10, and I sit on the Land Use Committee. The views that I'm expressing do not represent the Board as a whole, but myself as an individual. Afrikana operates outside of the space, located in the proposed development site, which is provided to me free of charge by Bruce Teitelbaum and his group. I worked from that space and provided invaluable services to thousands of local residents and newly arrived immigrants and continue to do so today. This would not be possible without the accommodation Bruce gave us. The developer built out the office space at no cost. The developer covers all the operating costs associated with the office. The developer has provided other invaluable support so Afrikana can continue its mission. Bruce did all of

this without ever asking for or receiving any deal with me. In fact, after a mutual friend introduced us, he simply asked how he could help. I have no written deal with him now, nor any legal agreement about what happens when One45 gets built. Only his word that there will be space for groups like Afrikana that serve the community, and he has always kept his word. What matters to me is what he has done and continues to do to help me and Afrikana serve central Harlem and its residents. Over the past three years or so, I have known and worked with Bruce personally. He kept all his words, his commitments, and treated me and everyone I work with respect. I trust Bruce because he's never given me a reason to do so. I support Bruce because he's honorable and has shown a genuine commitment to help in the community. And I genuinely support Bruce's One45 Project for many reasons, as do many of my friends, neighbors, and community whose voice are often drowned out the loudest ones. So let me add my voice of support as you consider this project. The current site is (TIMER CHIME) in desperate need of repair. What Bruce is planning and offering is to help the community. We

desperately need it, and I appreciate him for coming up with this plan. Thank you.

CHAIRPERSON RILEY: Thank you so much. There being no questions for this panel, this panel is excused. Thank you so much.

The last panel in person we'll hear from consists of Shams DaBaron and Christopher Leon Johnson.

We'll begin first with Shams DaBaron.

CHAIRPERSON RILEY: Good to see everybody today. Distinguished Council Members, I'm Shams DaBaron, known as the homeless hero and now the housing hero. Thirty years ago, I spent many nights curled up on a park bench across from where One45 is proposed. Colonel Young Playground where I slept as a throwaway kid back when I was a teenager. I'd stare at the stars wondering if I'd ever have a home. Today I stand before you as someone who collaborates with the City, the Mayor's Administration on addressing housing and homelessness, centering the voices of those with lived experience. I've fought alongside hundreds of advocates for the City of Yes for Housing Opportunity and now serve as a Commissioner on the Charter Revision Commission. Despite all that we as a



City has done to deal with the issues of housing and homelessness, the reality is that as of present, 85,000 individuals in our shelter system and 31,000 of them are children. Despite gains in addressing homelessness, we see more people entering shelters every day. Harlem is oversaturated with shelters while affordable housing remains scarce. Every time we say no to housing like One45, we're saying yes to more shelters. If we as a City fail to produce housing, the result is going to be more shelters. It's that simple. As a foster kid on 140th between 7th and 8th, I found inspiration walking down Striver's Road, seeing Black professionals who look like me but didn't live like me. Seeing them in the community, I had an image of my potential. I knew that whatever my situation was at the time, there was a better way. Today (TIMER CHIME) we have doctors, lawyers, and business owners who are Black and thriving, but they are leaving Harlem in alarming numbers. Over just one decade, our community lost nearly 11,000 Black residents. They're headed to Jersey, Pennsylvania, Westchester, taking with them the role models our youth desperately need. One45 offers...

CHAIRPERSON RILEY: You can start wrapping up.

SHAMS DABARON: Nearly 1,000 new homes, about 300 affordable and deeply affordable in a community that has always been a sanctuary for people of varying incomes. Council Members, I've lived homelessness and housing insecurity, but I've dedicated my life to finding solutions. That park bench where I once slept is still there today, but with your vote it can become the view from someone's window instead of their bed. Vote yes for a Harlem where no child's dreams are deferred by homelessness. Vote yes on One45 so people in Harlem can rise and thrive. Thank you.

CHAIRPERSON RILEY: Thank you.

Christopher.

CHRISTOPHER LEON JOHNSON: Yeah. Hello, Chairs Yusef Salaam and Chair Kevin Riley. My name is Christopher Leon Johnson. On the record, I used to be a shop steward with 32BJ on MTE Eastside Access Projects. I'll be on the record with that. I am showing support to this land use application, and I heard this guy, what he said, Mr. Teitelbaum, what he said about this application. We need the housing. I'm

not against affordable housing. At the same time, like your recommendation, Mr. Salaam, we need to increase the amount of affordable housing in this application. So, I hope that Mr. Teitelbaum can agree with that and increase it at least by 20 percent instead of the 20 percent. While at the same time, I am calling on Mr. Teitelbaum to work with the City Council and the City Planning Commission and the Mayor's Office to ban the National Action Network and every board member, including Al Sharpton, from usage of the community space. I'm calling on that because I have a big feeling that this guy, Albert Sharpton, and the National Action Network will hijack that community center and make it amongst themselves, and we all know what's going to happen. I understand that Sharpton is not part of this application, but Sharpton in the City of New York is a big bully in politics, and he gets his way because he owns the Democrats in the City Council. He's an agent of the Democratic Party. So, I have a big feeling that Sharpton will hijack that community center and make it about himself. So, I know that a lot of these non-profits are scared of Al Sharpton, but I'm calling on Mr. Teitelbaum, I know you have a lot of money and a

lot of sway in the city, that you ban Al Sharpton and put it in a contract that Al Sharpton and every person of the National Action Network that's on that board is barred from using that community space. That community space should be going to the people of these non-profits like Adama Bah's non-profit and all the real community-based organizations that really does work for the community, that doesn't spout anti-Semitism, that doesn't spout racism, and devices like Al Sharpton and the National Action Network. So, at the end of the day, like I said, I approve this project, but at the same time, the City Council, the Speaker, Menin, or Adrienne Adams, whoever, they need to come (TIMER CHIME) in together and make sure that Al Sharpton and the National Action Network are barred from using this community space for life. Thank you.

CHAIRPERSON RILEY: Thank you. There be no questions, this panel is excused.

If there's no more in-person testimony, if there's anyone in here that didn't get a chance to testify, please see one of the Sergeants-at-Arms and submit a speaker's card.

Okay. With that being said, we're going to transition to online testimony. The first panel that we're going to call up consists of Patreinnah Acosta-Pelle, Jarrell Peeker (phonetic), Melba Wilson, Giselle Hearn, Tanesha Grant, and William A. Allen.

The first person I'm going to call is Patreinnah Acosta-Pelle.

SERGEANT-AT-ARMS: Time starts now.

PATREINNAH ACOSTA-PELLE: Hello. Can you hear me?

CHAIRPERSON RILEY: Yes, we can.

PATREINNAH ACOSTA-PELLE: Hi. Can you see me? Okay.

CHAIRPERSON RILEY: Yes.

PATREINNAH ACOSTA-PELLE: Good afternoon, good day, Subcommittees. My name is Patreinnah Acosta-Pelle, and I am a shareholder at Esplanade Gardens. So, I'm going to just touch on some things because I've been opposing this project since 2021. So, the first one is if One45 is approved, it will violate the Fair Housing Act and anti-discrimination laws, Section 2 of the Voting Rights Act. Two, City Council should be aware of the history regarding bait

and switch with developers. Your own Councilman and Chair, Salamanca, Jr., has pointed this out in a few Land Use Committee meetings, talking about how when projects are approved, they are now bait and switch when the developer sells, meaning many times a presentation of monolithic projects does not get developed by the presenting developer, but by his assignee who has no obligation to the promises, community benefits agreements made by the original developer. Such assignees are often with no connection to the community, state, country, other than being allowed to enter into contracts. Benefit agreements mean nothing.

Number two, I just want you guys to visualize two 400-foot buildings on 145th Street and Lenox Avenue. That's just insane. It's already a highly dense populated area with high carbon footprint, which will create over 3,000 more people. This will literally take the oxygen out of the community. It will create more carbon emissions and rise in health concerns of the community.

Number four, I also concur with the reports and the other information presented by Mr. Julius Tajiddin regarding the dangers of liquefaction

and the potential catastrophic events that can happen as a result of this property being built, especially when we are in such a (TIMER CHIME) high-risk area. It's already a flood zone...

SERGEANT-AT-ARMS: Time expired. Thank you.

PATREINNAH ACOSTA-PELLE: Hurricane zone, and so forth and so on. So, therefore, I would just like to say Bruce just needs to build as-of-right. He mentioned that earlier. He has 40,000 square foot.

CHAIRPERSON RILEY: Thank you, Ms. Acosta-Pelle.

PATREINNAH ACOSTA-PELLE: It would not (INAUDIBLE) anything against the community.

CHAIRPERSON RILEY: Thank you.

Next, we'll hear from Jarrell Peekers.

SERGEANT-AT-ARMS: Time starts now.

CHAIRPERSON RILEY: Jarrell Peekers.

JARRELL PEEKER: I'm not testifying. I'm sorry. I clicked the wrong thing. I'm just here as an attendee.

CHAIRPERSON RILEY: Thank you so much.

Next, we'll hear from Melba Wilson.

SERGEANT-AT-ARMS: Time starts now.

MELBA WILSON: Hi. My name is Melba Wilson, and I'm here to offer my voice and support for the One45 Project. I'm a lifelong resident of Harlem, cornbread and buttered right here in the community. I own and operate Melba's Restaurant, a restaurant and community gathering space that I built from scratch 20 years ago. I've lived and worked here during the bad times and the good times and everything in between. So, being born in Harlem Hospital, I've seen it all. I know Harlem as well as anyone, and I have a good sense of the street and what my neighbors are saying. Harlem is a wonderful place to live, work, and raise a family, but it's also a place that needs more housing, more private investment, more economic development, improved public infrastructure, and better access to all the other keys to success that other communities enjoy. We need to stimulate the local economy to create better and higher paying jobs for our kids and everyone in need. We need to foster a culture of entrepreneurship and business ownership so that we can create and keep wealth in our community. We need to welcome private investment and those who are willing to risk their capital in Harlem. We must



build more housing for everyone in Harlem so that we keep people from leaving, which is what's happened over the last 10 to 15 years. I have so many friends graduate from college, start their businesses, and they're not living in Harlem. So, for me, that's a huge problem because we have to create economic empowerment in our community. How can we do all of this? There isn't a simple solution or an easy answer, but let's talk about 145th Street Project and why I think it's an important piece of the puzzle. There are many people and organizations that make withdrawals from our community. I support the One45 Project because they're looking to make deposits in Harlem. Almost 1,000 new, well-designed, and appointed homes isn't (TIMER CHIME) chopped liver. It's a big number which will meet the needs of people who need income...

SERGEANT-AT-ARMS: Time expired. Thank you.

MELBA WILSON: Assistance, all the way to young professionals who are leaving Harlem. It's a world-class project designed by a well-known firm that has designed some of the nicest buildings in New York City and capitals around the world.

CHAIRPERSON RILEY: Thank you.

MELBA WILSON: Harlem doesn't have anything else like it, and we really should.

CHAIRPERSON RILEY: Thank you.

MELBA WILSON: It's also going to pump millions of dollars into the local economy, create jobs, and offer new career paths. For me, this is important. As someone who lives here, who is the mother of a 25-year-old black male child living here, this is important, and I totally support it. However, I do want to say that I do agree...

CHAIRPERSON RILEY: Thank you, Melba. We're going to be moving on. Thank you so much.

MELBA WILSON: Okay, thank you.

CHAIRPERSON RILEY: Next, we're going to hear from Giselle Hearn.

SERGEANT-AT-ARMS: Time starts now.

GISELLE HEARN: Hello, everyone. My name is Giselle Hearn, and I really would like to turn my camera on if I knew how. My name is Giselle Hearn, and I have lived on One45 all my adult life, and I am 63 years old, and I saw the changes that this project has done. I saw the decline of 145 going on. So, you know, I just wanted to ask one question. Bruce

Teitelbaum brought in Concern Housing as affordability, 100 percent affordable housing, and I don't understand why we're not talking about that. Why aren't we talking about something that's going to help the community that has a median income of 40,000 dollars live in a beautiful, beautiful building that will be maintained? We have encouraged everyone to come out and look at the Concern Housing that has been developed in the Bronx and other places, and everyone who has seen it has agreed. I also have written testimonies and petitions against this One45 luxury housing that should not be built...

CHAIRPERSON RILEY: Giselle, we can't hear you. Giselle? Giselle Hearn?

Okay, I believe we lost Giselle.

So, we're going to move on to Tanesha Grant. Tanesha, if you can hear me, please unmute, and you may begin.

TANESHA GRANT: Thank you. Can you hear me?

CHAIRPERSON RILEY: Yes, we can hear you, Ms. Grant.

TANESHA GRANT: Okay. Give me a second. Okay, there we go.

So, I want to first say that my name is Tanesha Grant, and I am the Executive Director of Parents Supporting Parents New York. Around four years ago, when we found out about the One45 project as a community organization, we alerted then Councilwoman Kristen Richardson Jordan, and we have been on the front lines ever since. We have been there to see the truck stop. We have been there to see the vindictiveness. So, I want to say that the community supports development that addresses the need for affordable housing. The Enhanced Affordable Plan that was presented does this. We have had a big part of our Harlem community leave Harlem because of affordability. This would help keep Harlem community members in the community. We hope, you know, that Parents Supporting Parents is all about uplifting our community and would not sign off on a developer that would hurt our community. This is about making sure that there is a significant amount of deeply affordable and supportive housing built on this One45 project, and we are deeply committed to that goal. We plan to continue to advocate for the complete transparency on this matter. We believe that there should be town halls and much more information

provided to the community beforehand so that the Committee and community can have time to make informed decisions on these matters that affect our whole community. As a person who fights for real affordable, deeply affordable, and supportive housing, I must say, I have never seen it done as well as Concern Housing does it. PFPNY is in full support of Concern Housing with Ralph Fontenot as Executive Director, building a tower of affordable and supportive housing within the One45 project.

SERGEANT-AT-ARMS: Thank you.

TANESHA GRANT: We would love to arrange a tour with community members to come...

SERGEANT-AT-ARMS: Time expired. Thank you.

TANESHA GRANT: See the type of housing that Concern Housing builds. And I will submit written testimony. Thank you.

CHAIRPERSON RILEY: Thank you, Ms. Grant.

We're going to go back to Giselle Hearn. Ms. Hearn, you have 40 seconds left. Do you want to finish your testimony?

GISELLE HEARN: Yes, I do. I just wanted to say that we have written testimony for Concern for

the 100 percent affordability. We're asking Council Member Salaam to push for the 100 percent affordability, not the two luxury buildings that we fought against so hard in 2020. Your community is counting on you, Council Member, to make the right decision for affordable housing on 145th Street. Please, please help us.

CHAIRPERSON RILEY: Thank you, Ms. Hearn.

Next, we're going to hear from William A. Allen.

SERGEANT-AT-ARMS: Time starts now.

WILLIAM A. ALLEN: Okay. Good afternoon, everybody. My name is William Allen. Let me thank the Council Members and certainly all the public that's participating and the staff that's present. I'm a lifelong resident of Harlem, where I currently reside. I'm also a member of Community Board 10 and a duly elected Democratic District Leader. In both of those capacities, I'm not speaking today. I'm speaking clearly as an individual, and I just want to thank you for this opportunity to offer my perspective about an enormously important project in Harlem that I strongly support. I'm deeply involved in community affairs, civic life, political process,

and business activities in Harlem. I know my community and its residents very well. Therefore, I can safely say that I am in perfect position to offer my insights about the One45 project. I'm here today speaking for myself, as I indicated, but I'm confident that my perspective is shared by the majority of folks in Harlem who understand what One45 is all about. It is no secret that there's an enormous housing crisis in New York City, but essentially in Central Harlem, which is making it increasingly challenging to live here. So let me focus on my neighborhood. Young people just starting out can't afford to afford a decent apartment, even if they can find one. Other folks on a fixed income are being squeezed out. Couples who are building a family are choosing to leave Harlem because they have better choices out for them. And for many of us, it's out of the State of New York. Just about everyone I know is paying too much of their disposable income or rent for apartments that are run down or otherwise don't meet their needs. Everyone agrees that there is a problem, but there is a disagreement about the solution. Welcome to One45. Here we have a world-class architect that designed a magnificent building

that will create about 1,000 new homes for people at all parts of the income spectrum. A project that includes a fabulous tech innovation center, space for local (TIMER CHIME) community groups, publicly accessible..

SERGEANT-AT-ARMS: Time expired. Thank you.

WILLIAM A. ALLEN: Terrific amenities to boot. It comes with a robust community agreement that will shower and promote the community.

CHAIRPERSON RILEY: Thank you, William. Thank you.

WILLIAM A. ALLEN: Other things I wanted to say other folks have said already.

CHAIRPERSON RILEY: Thank you so much, and you can always submit written testimony. We appreciate you testifying today.

WILLIAM A. ALLEN: I will be submitting. Thank you, Councilman.

CHAIRPERSON RILEY: There being no questions for this applicant panel, this panel is excused.



We're going to transition back into in-person testimony, and we're going to call Bishop Taylor to come to the podium.

After Bishop Taylor, we're going to transition back to online, and that panel will consist of Gregory Christopher Baggett, Andrew Rekers (phonetic), Orbit Clanton, Maurice Murrell, Lisa Downing (phonetic), and Ronnie Gilzen (phonetic).

Okay? We're going to begin with Bishop Taylor in person.

BISHOP TAYLOR: Good afternoon, Council Member Yusef Salaam, Council Member Kevin Riley, and to the Committee on today. I'm here testifying in favor of the One45 Project, and without mincing any words, this has been on deck for a while. It is a part of Urban Upbound's comprehensive neighborhood redevelopment plan that we are trying to establish in Central Harlem, which will be anchored by business development, workforce development, tax preparation, and one-on-one financial counseling. We believe the Queensbridge campus, which is a flagship and a model for programming across the city, can be replicated in Central Harlem. The developers at 145th have already committed a strong commitment to financing and

uplifting this vision, and we are in full support of this neighborhood project. Thank you so much for your time on today.

CHAIRPERSON RILEY: Thank you, Bishop Taylor. There being no questions, you're excused. Thank you so much.

BISHOP TAYLOR: Thank you.

CHAIRPERSON RILEY: We're going to transition to online testimony. I'm going to step away and give the mic to Council Member Salaam to carry out the rest of his meeting as Acting Chair, thank you, Counsel, as Acting Chair, as I step out for another meeting. Council Member Salaam. You could come over here, Council Member Salaam, so you could see the...

ACTING CHAIRPERSON SALAAM: So the next online person is Gregory Christopher Baggett. Gregory, you can unmute and begin your testimony.

GREGORY CHRISTOPHER BAGGETT: Thank you very much, Councilman Salaam and the Members of the Subcommittee for this opportunity to speak. I am Gregory Christopher Baggett, the founder of the A. Philip Randolph Square Neighborhood Alliance, a community planning organization that works at the

intersection of housing, land use, and the public realm, and I'm testifying today to support this project. The recent unfavorable vote on the One45 development project by Harlem's Community Board reveals more about institutional dynamics than actual community sentiment. This vote does not represent a genuine community consensus, but instead continues a troubling pattern of using underdevelopment as a resistance tool against necessary neighborhood evolution. Too often, Community Board members often act as though they constitute a direct democracy when they're actually appointed managerial bodies meant to organize community expectations. The tenants of Fred Samuels Housing, those who would directly endure direct disruption from this project, largely support the project and shouldn't those bearing the immediate impact have special weight. Additionally, the rezoning application initiates crucial negotiations to secure amenities addressing neighborhood needs like expanded green space, enhanced infrastructure, technology access, and sustainable economic development. A persistent misconception pervades Harlem development that is the myth of luxury housing. There is no multifamily luxury housing in

central Harlem at this time. Current market rate housing effectively serves middle income residents. There are community advocates (TIMER CHIME) propose restructuring one time.

SERGEANT-AT-ARMS: Time expired. Thank you.

ACTING CHAIRPERSON SALAAM: You can wrap up, but your time is gone.

We'll now call Orbit Clanton.

SERGEANT-AT-ARMS: Time starts now.

ORBIT CLANTON: Yes. I have a question for the developers. I live in Harlem. I support the project with one caveat. Over and over again, at all the public meetings, it has been mentioned that one of the objections that people have is that the two towers are too tall. Would the developers consider reducing the height of the towers, and if not, would they please share why they won't. Thank you.

ACTING CHAIRPERSON SALAAM: This is an opportunity to take comments from the public, but the developer has already done their presentation and they will not respond at this particular time, but we can take comments from the public, so your question will be noted.

ORBIT CLANTON: Thank you.

ACTING CHAIRPERSON SALAAM: Thank you.

Next person is Maurice Murrell.

SERGEANT-AT-ARMS: Time starts now.

MAURICE MURRELL: Good morning. Can you hear me?

ACTING CHAIRPERSON SALAAM: Yes.

MAURICE MURRELL: Okay. Dear Council Members, specifically Mr. Yusef Salaam. I know you personally, but how you doing? My name is Maurice Murrell, and I come before you today as a concerned citizen as well as a young man that's living in Harlem. I work. I contributed to this community my whole life. And despite my roots here, I found myself in position that so many people face. I can't afford to live here in a community that raised me. For years, I watched the rent rise while my wages remained the same. I have seen long-term residents, family, elders, and essential workers pushed out of the very community that we built. It's painful and unjust is a painful and unjust reality, and it's one that must be addressed with urgency and compassion. I'm here today to strongly advocate for enhanced housing programs in our community and any housing

initiatives that can truly center the needs of the longstanding residents that actually live here. We became a marginalized community. We need affordable, stable and dignity housing and not just promises, but actions. Being a longtime resident here and being a person here, I come as a true citizen. I'm not a representative, a congressman, or none of that, but I'm a citizen here. And my whole life, I can't even afford to live in the community that actually raised me so that's my concern, and I appreciate your time. Thank you.

ACTING CHAIRPERSON SALAAM: Thank you.

Next is Lisa Downing.

SERGEANT-AT-ARMS: Time starts now.

ACTING CHAIRPERSON SALAAM: Lisa Downing.

If you're available, you can unmute.

So now we're going to move on to the next panel. If Lisa Downing comes online, we will definitely call her back.

Next person is Anthony Nixon. Just press star six to unmute. Anthony Nixon.

SERGEANT-AT-ARMS: Time starts now.

ACTING CHAIRPERSON SALAAM: Anthony Nixon, if you can hear me, you can press star six to unmute.

We're going to move to Stacey Cohen. If you are available, you can press star six to unmute.

STACEY COHEN: Hello. Good afternoon.

ACTING CHAIRPERSON SALAAM: Good afternoon.

STACEY COHEN: My name is Stacey Cohen, and I've been a Harlem resident for well over 60 years, raising five children who are all self-sufficient, productive adults. I support the enhanced affordable plan proposed by Concern Housing and West Harlem Group Assistance because Harlem needs real affordable housing that is 100 percent affordable. We need housing for low-income families and hardworking people to include teachers, senior care workers, delivery drivers, and more who are instrumental in the heart of Harlem. People who work and live in Harlem should not be forced to move due to housing being unaffordable. This project can help those in need of affordable housing, employment opportunities, and concrete services that can enhance the quality of life in the neighborhood of West 145th Street. I am asking this Committee to make certain that any approvals include this level of meaningful affordability as Harlem has always been my home and a

home of my neighbors, and we would like to keep it that way. I thank you for your time.

ACTING CHAIRPERSON SALAAM: Thank you.

I'll now call Mabel Ortiz (phonetic). If you can press star six to unmute. Mabel Ortiz, if you can hear me, you can press star six to unmute.

I'm going to move to Julio Encarnacion. Julio, if you can hear me, press star six to unmute.

JULIO ENCARNACION: Hi, good afternoon, Council Members. My name is Julio Encarnacion, and I have resided in Harlem for nearly three decades. I'm here today to express my strong support for the Enhanced Affordability Plan proposed by Concern Housing and West Harlem Group Assistance because Harlem urgently needs affordable housing options, and this will help those in greater need in the inclusion for this 100 percent affordable building, since it's really critical for us now here. Thank you.

ACTING CHAIRPERSON SALAAM: Thank you.

Next, we'd like to hear from Lisa Rosa. Please press star six to unmute.

LISA ROSA: Hi. Good afternoon, all. Can you hear me?

ACTING CHAIRPERSON SALAAM: Yes.



LISA ROSA: Hi. Good afternoon. Hi, my name is Lisa Rosa. I was born and raised in Harlem and have lived here for over 30 years. I'm here today to voice my strong support for Enhanced Affordability Plan proposed by Concern Housing and West Harlem Group Assistance. These buildings will provide affordable apartments for very low-income residents, as well as homes for working individuals and families who are currently priced out of the neighborhood they serve. Harlem deserves housing that reflects the needs of its residents today and protects its future. People who live and work here should not be forced out or feel that the only option they have is to leave. I encourage you to ensure any approvals for this development include a firm commitment to real affordability, not just in name, but in lasting impact. Harlem is our home. Help us keep it that way. Thank you for this opportunity.

ACTING CHAIRPERSON SALAAM: Thank you.

We'd like to now hear from June Andrews. June Andrews, if you can hear me, please press star six to unmute. June Andrews, if you can hear me, press star six to unmute.

We'll now move to David Gibbons. David, if you can hear me, please press star six to unmute. David Gibbons, if you can hear me, press star six to unmute.

We'll now hear from David White. David White, if you can hear me, press star six to unmute.

DAVID WHITE: Good afternoon.

ACTING CHAIRPERSON SALAAM: Good afternoon.

DAVID WHITE: My name is David White. I am a professional currently working in Harlem. I am in support of this application. Harlem is in need of growth for development and housing. Without private investment in Harlem, Harlem would not grow. The people of Harlem, as we are aware, is in need of real affordable housing. I am requesting that at least one of the buildings as mentioned before, that it should be 100 percent affordable. I urge this Subcommittee to ensure that the approval of this development includes a firm commitment to real affordability. Harlem deserves housing that reflects the needs of its residents today and protects it in the future. Thank you for allowing me to speak.

ACTING CHAIRPERSON SALAAM: Thank you.

We're going to go back to hear from people who were unable to unmute at the time to see if they are available, starting with Lisa Downing. Lisa Downing, if you can hear me, please unmute. Lisa Downing, if you can hear me, press star six to unmute.

We'll now hear back to see if we can hear from Anthony Nixon. Anthony Nixon, if you can hear me, please press star six to unmute.

We'll now hear from Mabel Ortiz. If you can hear me, please press star six to unmute.

June Andrews, if you can hear me, please, please press star six to unmute.

And David Gibbons.

JUNE ANDREWS: Hello. Can you hear me?

ACTING CHAIRPERSON SALAAM: Yes.

JUNE ANDREWS: Hello. Can you hear me?

ACTING CHAIRPERSON SALAAM: Yes.

JUNE ANDREWS: Hi. This is June Andrews. And I've worked in the Harlem community for over 32 years in affordable housing and, as such, there is not enough affordable housing in the Harlem community, and more housing is needed. Due to the pandemic, many jobs were lost and people are still

looking for jobs that have been displaced, evicted and lost their homes. The developer has offered in addition to affordable housing amenities for our community, such as community space and tech centers, which is much needed for our youth. As you know, the city is still facing food disparity, so the fresh food access is another important aspect to the community. The proposal includes a fully affordable building that provides housing for a range of incomes from very low-income individuals to working New Yorkers who have been priced out of the community they serve. This is the type of development our city desperately needs, one that blends equity, community stability, and provide 1,200 jobs and over 900 units of housing. I strongly urge 100 percent support and ask the Council to support the One45 for Harlem project. Thank you.

ACTING CHAIRPERSON SALAAM: Thank you.

We'll now call David Gibbons. David Gibbons, if you can hear me, please press star six to unmute. David Gibbons, if you can hear me, please press star six to unmute.

DAVID GIBBONS: Yes, Mr. Chairman, thank you for the opportunity. Lifelong resident of Harlem

born in Harlem Hospital, and certainly support the one One45 project. As you know, Harlem has gone through its ups and downs and difficulties, but the One45 project, we support and fully enhance affordability project that is desperately needed. We asked the Council to consider it, to support it, and to help our community through the One45 project. Thank you, Mr. Chairman. Have a good afternoon.

ACTING CHAIRPERSON SALAAM: Thank you. And for folks who were unable to unmute or prefer to submit written testimony, you can always do so by emailing it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

COMMITTEE COUNSEL VIDAL: We will resume in just a minute. We are trying to sort out who the next online panel is.

ACTING CHAIRPERSON SALAAM: We'll now call on Elizabeth Espinosa. You can unmute and begin your testimony.

ELIZABETH ESPINOSA: Good afternoon, Council Members. My name is Elizabeth Espinosa, and I lived in Harlem for over 35 years. I strongly support the Enhanced Affordability Plan. The plan will provide opportunities for the growing population in our community, and it will also provide housing for

low-income families and the young professionals that were born here in Harlem, and they don't want to move out our beautiful community will cannot afford due to the highest rent. Thank you.

ACTING CHAIRPERSON SALAAM: Thank you.

We'll now call on Karen Dahl. You can unmute and begin your testimony.

KAREN DAHL: Hi. My name is Karen Dahl. I'm the proud owner of several small businesses in Harlem, including two coffee shops and a bar. Over the past 11 years, my businesses have become neighborhood staples, and so I feel very intertwined with this community. As a small business owner, and in the wake of the pandemic, I know how challenging it is to succeed. And, you know, I've been incredibly fortunate to receive the support of this wonderful community, and I've made it a priority to hire locally whenever possible. One of the reasons I support the certified plan for One45 is its commitment to partnering with local community-based organizations and creating jobs. These opportunities will not only benefit those seeking employment, but will also strengthen existing Harlem businesses that

are invested in uplifting the community. I fully support this project. Thank you so much.

ACTING CHAIRPERSON SALAAM: Thank you.

COMMITTEE COUNSEL VIDAL: We're taking just a quick other pause to figure out the next online panel.

ACTING CHAIRPERSON SALAAM: We'll now hear from Leticia Gilmore. Leticia, you may unmute and begin your testimony.

LETICIA GILMORE: Yes. Good afternoon. I was just calling to say that the residents of Drew Hamilton and the TA Association are excited for the project. We are happy to see something happening with the space. We are happy to hear the environmental advantages, the job advantages, and the changes that were addressed to with our concerns so we are overall still on top and okay with this project happening in Harlem.

ACTING CHAIRPERSON SALAAM: Thank you.

Next, we will call a user who has not provided a name. They are listed as iPhone. iPhone, if you are available, please press star six to unmute.

We'll now hear from Maggie Nicoli. Maggie Nicoli, if you can hear me, please press star six to unmute.

We'll now hear from Harlem. Harlem, if you can hear me, please press star six to unmute.

We have someone listed as Galaxy S20 FE 5G. If you can hear me, please press star six to unmute.

VIVIAN MORGAN: Hello. Can you hear me?

ACTING CHAIRPERSON SALAAM: Yes.

VIVIAN MORGAN: Hi. My name is Vivian Morgan. New York City has grown tremendously when it comes to population and, because of that, we have less opportunity to find homes and apartments. When we do find the homes and apartments, the rents are so high, most people in our community, especially in Harlem, can't afford them. My daughter and I are professionals working in Harlem. Despite working full time, my daughter still can't afford to live in Harlem. That is why I support the Enhanced Affordability Plan in Harlem. It creates housing for people like her, middle-income workers, while also helping those in greater need. The inclusion of 100 percent affordable building is critical. It means



opportunity, stability, and the ability to stay in the city we serve. Thank you very much.

ACTING CHAIRPERSON SALAAM: Thank you.

We'll now hear from Harlem Admin. Harlem Admin, if you can hear me, press star six to unmute.

SARAH SALTZBERG: Hi. I'm not sure why my name is coming up like that. My name is Sarah Saltzberg. I'm speaking to voice my support for One45. I've been a Harlem resident for over 10 years. I live on 139th and Edgecombe. I have two kids, nine and seven. I moved when my youngest one was six months old. I own a small business on 116 in Harlem. I've owned that business since 2011. I'm supporting One45 for a bunch of reasons. As a Harlem resident, I'm excited about improvements to the retail landscape. We just need more quality-of-life services in the area. As a parent, I'm happy to see a project that's being built responsibly with environmental health in mind for our community. My youngest child has asthma. I know that the air quality in Harlem has historically not been great. I think it's very important that a project of this size is being built responsibly. As others have stated, we're also in a real housing crisis where I think the last thing I

read was 1.4 percent vacancy rate, which is the lowest rate since 1968. This project brings permanently affordable housing to the area that so desperately needs it. The current state of 145th Street is really a wasteland. There's nothing there. I see this as an incredible opportunity to create something wonderful that enhances the community in a really significant way. I'm voicing my full support of this project, and I welcome it to my neighborhood.

ACTING CHAIRPERSON SALAAM: Thank you.

We'll now call on Mangy, M-A-N-G-Y, on Zoom.

SERGEANT-AT-ARMS: Starts now.

ACTING CHAIRPERSON SALAAM: We'll now go to Harlem. Harlem on Zoom.

SERGEANT-AT-ARMS: Time starts now.

DIANA BLACKWELL: Good afternoon, Council Member Salaam. My name is Diana Blackwell. I am a longtime resident of Harlem, and I currently live on the block behind the One45 project site at the Frederick E. Samuel Apartments, NYCHA, that's the RAD complex, where I'm President of the Resident Association, so I am very familiar with the project and what it means for me and my neighbors. I also serve on the Manhattan Solid Waste Advisory Board,

where I Co-Chair the NYCHA Recycling Committee, and I am a board member of the National Low Income Housing Coalition, as well as having served as President of the Police Service Area 6 Community Council, that's the Housing Bureau Police, for over 10 years, over 18 NYCHA developments. My community and civic activism gives me a unique perspective about the challenges we face in Harlem. So while I speak for myself, I am very familiar with the pulse of the neighborhood and I believe that my perspective is in reflection of what a lot of neighbors think also. Harlem, and in particular my neighborhood, is a wonderful community, but it needs help. We need to help build more new housing. We need help to preserve and fix up the current housing stock. We need help to create better paying jobs and train our young people for good careers. We need help to attract private capital and investors who are willing to invest their money in Harlem. We need help to improve our public infrastructure. We need to help make Harlem a better place for young families to raise their families, for older folks to enjoy the fruits of their labor, and for everyone in this community to live a better life. My question is, how do we do all that? Well, to

start, for this final round, we should consider the future impact on the community, individually and collectively, in the times that we have entered into. I believe that this offer can be restored and we can rebuild our neighborhood, which would benefit us all. For too long, we have relied on the government for help...

SERGEANT-AT-ARMS: Thank you. Time's expired.

CHAIRPERSON RILEY: Thank you so much for your testimony.

Okay, we have someone signed on that's under the name iPhone. If that's you, can you please unmute and present your testimony.

And we have someone else that is signed on as Host LT Act. Can you please unmute and present your testimony as well? Whoever goes first.

DELSENIA GLOVER: Uh, sorry about that.

ACTING CHAIRPERSON SALAAM: There you go. Yes, that's you. Can you just state your name for the record, please?

DELSENIA GLOVER: This is Delsenia Glover, and I am here on behalf of Marquise Harrison, our Chair of Community Board 10. Should I just go?

CHAIRPERSON RILEY: Yes, please. Thank you.

DELSENIA GLOVER: Sure. So, CB10 has already submitted a resolution, but we would like to just give a little bit more background about that. A genuine reading of CB10's resolution reveals that the Board vote was not an outright no, but a call for stronger commitments to the community. Our role is not to rubber stamp development proposals, but to advocate for responsible, equitable growth that uplifts Harlem's residents. CB10's approach to the One45 proposal was a model of community engagement and leadership. Our team went beyond the standard public hearing process, holding two hybrid meetings and an additional virtual-only meeting. We ensured that all voices, whether skeptical or supportive, were heard. The prevailing sentiment in these discussions were largely one of skepticism and opposition, although some community members did express support. CB10 outlined specific, reasonable conditions that would have made this project more equitable and beneficial to Harlem. These included 15,000 square feet of dedicated community space for youth services, flood resiliency measures, and a

commitment to equitable affordable housing, ensuring all permanently affordable units are equally distributed across both towers, the one tower and the one that's pending. We also strongly emphasized the need for more permanently affordable units and lower area median income levels to ensure true affordability for Harlem residents. CB10 also insisted on a legally binding community benefits agreement to hold developers accountable, including commitments to fund community initiatives, allocate a percentage of banquet hall revenue toward local programs, and establish clear goals for youth membership programs. Harlem deserves...

SERGEANT-AT-ARMS: Time expired. Thank you.

CHAIRPERSON RILEY: Thank you so much.

Okay, if there are any members of the public who wish to testify regarding this rezoning proposal remotely, please press the raise hand button now, or if you're in person, I don't think no one here is in person. All right, so if anyone's online, please use the raise hand function now if you still want to testify on this rezoning proposal. We're going to stand at ease for 30 seconds.

If you are on an iPhone, you could press star nine for the raise hand function. We do have somebody just signed up. Just give me one second while we get that person's name.

Okay, I'm going to ask Heather Huff to please unmute, and you may begin with your presentation.

Heather Huff. Okay, we lost Heather.

Okay, so if you are unable to testify, you could still submit online testimony to the Subcommittee that we will still consider for this rezoning proposal. You could submit it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

There being no other members of the public who wish to testify on the pre-considered LUs relating to the One... okay. I think Heather is back. Okay, Heather, are you there?

HEATHER HUFF: I am. Sorry about that. Can you hear me now?

CHAIRPERSON RILEY: Yes, we can hear you. Go ahead.

HEATHER HUFF: Wonderful. Sorry about that. So, my name is Heather Huff. I'm writing to express my strong support for the certified plan of

One45 Development in Harlem, and so glad to be speaking with everyone today. As a Harlem resident, along with my husband and my young son, and someone who works in the neighborhood for about nearly 10 years now, I care deeply for the future of our community. I believe the certified plan for One45 will bring much-needed investment to Harlem, particularly through the Economic Investment Initiative, which will empower and support local women and minority-owned businesses and really help existing residents build and retain the wealth in the community. Additionally, I'm excited about the restoration and overall revitalization of 145th Street, transforming it hopefully into a brighter and safer and more welcoming corridor where Harlem residents can live and work and shop. And I just wanted to say that I fully support the certified plan of One45 and welcome this project to our neighborhood, which I believe reflects the needs and desires of our community. Thank you so much for letting me speak. I appreciate it.

CHAIRPERSON RILEY: Thank you so much, Heather. There being no questions for you, you're excused.



And there being no other members of the public who wish to testify on the pre-considered LUs relating to the One45 rezoning proposal for ULURP numbers C 250115 ZMM and N 250116 ZRM, the public hearing is now closed and the items are laid over.

That concludes today's business. I would like to thank the members of the public, my Colleagues, Subcommittee Counsel, Land Use and other Council Staff, and the Sergeant-at-Arms for participating in today's meeting.

This meeting is hereby adjourned. Thank you. [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 July 9, 2025