

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND  
CONCESSIONS

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February 26, 2018  
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HELD AT: 250 Broadway - Committee Rm.  
16<sup>th</sup> Fl.

B E F O R E: CHAIM M. DEUTSCH  
Acting Chairperson

COUNCIL MEMBERS: Ben Kallos  
Ruben Diaz, Sr.  
Vanessa L. Gibson  
Andy L. King

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

Charlie Samboy, Assistant Vice President  
Government and Community Relations  
NYC Economic Development Corporation, EDC

Susan Goldfinger, Real Estate Team  
NYC Economic Development Corporation, EDC

Diana Clement, Real Estate Team  
NYC Economic Development Corporation, EDC

Arianna Sacks Rosenberg, Director  
Hudson Companies

Ismene Speliotis, Executive Director  
MHANY Management, Inc.

Jordan Press, Executive Director  
Planning and Development

Maria Torres, President and CEO  
NYC Point Community Development Corporation

[sound check, pause] [gavel]

CHAIRPERSON DEUTSCH: Good afternoon and welcome to the Subcommittee on Planning, Dispositions and Concessions. I'm Council Member Chaim Deutsch, and I'll be chairing today's hearing as Chair Kallos cannot be here today. He's still on paternity leave. We are joined today by Council Members Ruben Diaz and Council Member Rafael Salamanca. Thank you. Today, we'll be holding a public hearing on the Spofford campus to develop these applications and Land Use Chair's-Member Salamanca's district in the Bronx, EDC, DCAS and the developer of the Peninsula-the Peninsula JV LLC seek approval for five related actions:

1. Disposition of city-owned property by ground lease.

2. A zoning map amendment to rezone an R6 District to an M1-2/R7-2, MX-17 Special Mixed Use District.

3. A zoning text amendment to establish the Special Mixed Use District, map the project area as a Mandatory Inclusionary Housing area utilizing Option 1 and enable CPC to issue a Special Permit to waive loading berth requirements for this site.

4. A Lot Scale General Development  
Special Permit to modify loading berth requirements;  
and

5. A lot scale general development  
Special Permit to modify heights and setback  
regulations. These actions would facilitate the  
redevelopment of the form Spofford Juvenile Detention  
Center into a 5-building mixed-use project with  
approximately 740 units of affordable housing and  
light industrial/commercial and community facility  
uses in Hunts Point neighborhood or Community  
District 2 in the Bronx. I will now open the public  
hearing on the five Preconsidered LUs related to the  
Spofford campus redevelopment. I'd like to call up  
Arianna Sacks Rosenberg, Charlie Samboy, Ismene  
Speliotis. [background comments, pause] I'd like to  
ask our counsel to administer the oath.

LEGAL COUNSEL: Please state your name  
into the microphones.

CHARLIE SAMBOY: Charlie Samboy.

ARIANNA SACKS ROSENBERG: Arianna Sacks  
Rosenberg.

ISMENE SPELIOTIS: Ismene Speliotis.

1  
2           LEGAL COUNSEL: Do you affirm to tell the  
3 truth, the whole truth, and nothing but the truth in  
4 your testimony before the subcommittee, and in  
5 response to all Council Member questions?

6           CHARLIE SAMBOY: I do.

7           ISMENE SPELIOTIS: I do.

8           ARIANNA SACKS ROSENBERG: I do.

9           CHAIRPERSON DEUTSCH: Okay. First, I'd  
10 like to call up my colleague Rafael Salamanca.  
11 Before I do that, I just will congratulate my  
12 colleague. He's listed today on City and States of  
13 New York City's Top 100 of Most Powerful People in  
14 tie city of New York. So, give a nice round of  
15 applause. [applause]

16           COUNCIL MEMBER DIAZ: With that, we are  
17 adjourned.

18           COUNCIL MEMBER SALAMANCA: Thank you,  
19 thank you Mr. Chair. I just, you know, wanted to put  
20 in on public record this is a project that I've been  
21 working on in my—in my capacity both as a District  
22 Manager and as a Council Member for I would say four  
23 to five years now. It's a really exciting time in  
24 the Bronx. This used to be a jail for over 50 years  
25 in the—in the South Bronx in the Hunts Point

1  
2 community. This jail was closed in I would say 2011,  
3 and since then, you know, it's-it's just been an eye  
4 sore in the community, and it's refreshing to know  
5 that the city came back and they-they did an RFP and  
6 the individuals that were awarded this RFP were local  
7 not-for-profits in the community. A local not-for-  
8 profits in which the community has confidence in, and  
9 CBOs in which work hand-in-hand with local elected  
10 officials and provide a great service to the local  
11 community. It's-the project is not perfect. I do  
12 have concerns. I do have acts, and I'm going to  
13 continue to push the envelope, but I'm-I'm excited  
14 about this project, and with that, I'll let them make  
15 their presentation. [pause]

16 CHAIRPERSON DEUTSCH: We're joined by  
17 Council Member Andy King and if we could bring the  
18 panel.

19 CHARLIE SAMBOY: Great. Good afternoon,  
20 Council Members. Thank you so much for having us here  
21 today. My name is Charlie Samboy. I am Assistant  
22 Vice President for Government and Community Relations  
23 at the New York City Economic Development  
24 Corporation. We're-in my capacity I oversee all of  
25 EDC's projects in the Bronx and in Upper Manhattan.

1 I'm joined today by my colleagues from NYC EDC's Real  
2 Estate Team Susan Goldfinger and Diana Clement as  
3 well as several representative from the Peninsula,  
4 LLC as well as members from our Planning Team who  
5 can be made available. The redevelopment of the  
6 Spofford Juvenile Detention facility at Hunts Point  
7 section of the Bronx is a deep-deeply meaningful  
8 project for local Hunts Point residents, NYC EDC and  
9 the de Blasio Administration. Opened in 1957, the  
10 detention center once housed approximately 280 youth.  
11 The center was-experienced operational challenges,  
12 and after 50 years the facility closed in 2011  
13 consistent with the city's goal to transition to  
14 community based juvenile detention-juvenile model.  
15 Since 2011, the site has remained vacant, but now NYC  
16 EDC and our partners will help write a new chapter of  
17 the site's history, one that marks a new era for  
18 Hunts Point. In 2014, EDC identified Spofford as a  
19 pivotal site for helping to advance the  
20 administration-the administration's plan to now  
21 create and preserve 300,000 homes. Since early in  
22 2015, EDC collaborated with Bronx Borough President  
23 Diaz, Council Members Salamanca, Bronx Community  
24 Board 2, local community organizations and  
25

1 stakeholder to identify ways to best activate and  
2 create these much needed housing units, and, of  
3 course, we saw input from the local community.  
4 Throughout 2015, we conducted a number of visioning  
5 sessions including a public meeting that was attended  
6 by over 100 residents, and we held a round table with  
7 over a dozen local community leaders, and community  
8 based organizations. It was our top priority to make  
9 sure that the community felt heard, and that their  
10 feedback was--was reflected in the new plan for  
11 development. Today, after 50--after years of  
12 listening and planning EDC is proud to present the  
13 Peninsula, a redevelopment plan for Spofford that  
14 reflects the needs of the greater community, and  
15 propels the site into the 21<sup>st</sup> Century. The  
16 Peninsula was developed by Gilbane Development,  
17 Hudson Companies and Mutual Housing Association of  
18 New York. This mixed-use project will create over  
19 700 affordable homes, more than 100,000 square feet  
20 of industrial, community and commercial facility  
21 space, and over 50,000 square feet of publicly  
22 accessible open space, and an Early Learning facility  
23 managed by the Administration for Children's  
24 Services. The former facility will be completely  
25

1 demolished, officially ending a dark chapter of the  
2 city and community's history with this site. The  
3 Peninsula represents a significant investment in the  
4 Hunts Point community. It will create hundreds of  
5 permanent and construction jobs and provide much  
6 needed community services. Throughout—sorry.  
7 Through Hire NYC we will ensure that local residents  
8 have access to job opportunities here and with a 35%  
9 MWBE contracting goal we are advancing our commitment  
10 to help grow and sustain these businesses. Both of  
11 these programs work together to help build a more  
12 equitable and fair city. Throughout this process EDC  
13 has engaged Community Board 2 and members of the  
14 Hunts Point and Longwood communities. We have  
15 provided updates on applying for the development's  
16 affordable housing lottery, and we are continuing to  
17 seek input on how we can best integrate this project  
18 into the broader neighborhood. Today, we ask the  
19 City Council to support this transformative mixed-use  
20 project. EDC perhaps has never had a better  
21 opportunity to create such a good—such a good project  
22 on such a blighted site. We know that this  
23 investment will better not just Hunts Point, but the  
24 entire Borough of the Bronx. If we can—it is also  
25

1  
2 our desire to—for this to serve as a model of  
3 effective urban planning for decades to come proving  
4 that it is never too late for a place to reinvent  
5 itself. I will now introduce Arianna Sacks  
6 Rosenberg, Director at Hudson Companies who will now  
7 share more details on this groundbreaking project.  
8 Thank you for your attention and myself and my  
9 colleagues will be available should you have any  
10 questions at the end of this panel.

11 CHAIRPERSON DEUTSCH: Thank you.

12 ARIANNA SACKS ROSENBERG: We would like  
13 to thank the committee for allowing us to present  
14 today. We're excited to hear your thoughts. We  
15 would like to thank Acting Chair Deutsch for allowing  
16 us some time with you this past week to talk with us,  
17 and share your thoughts on the project. We would  
18 especially like to thank Chair Salamanca for his  
19 insight and availability throughout this process. We  
20 believe the project is better because of the numerous  
21 conversations we have had with your office and your  
22 staff, and we appreciate your time and your team's  
23 commitment to the project, and we look forward to  
24 continuing to work with you. I am Arianna Sacks  
25 Rosenberg, a Director at the Hudson Companies. I'm

1  
2 joined today with our joint metro partners Ismene  
3 Speliotis, the Executive Director of MHANY  
4 Management, Inc. who is joining me to present to and  
5 Gilbane Development Company who's in the audience  
6 today. Together, the partners have developed over  
7 14,000 units of housing, and 5,000 units of  
8 affordable housing. We also have representatives  
9 today from the Point CDC and Urban Health Plan, two  
10 local community partners that have had the essential  
11 in helping us shape this project into what you see  
12 today. Both of these community partners will be  
13 taking non-residential spaces in the future  
14 development to provide an expansion to their already  
15 existing services in the Hunts Point area. We are  
16 extremely grateful and honored to—honored for our  
17 project and team to be selected by the state, and we  
18 have been diligently collaborating with the  
19 incredible and dedicated staff of EDC, HPD, DCP, PDC,  
20 CB2 and other community and city agencies over the  
21 past year and a half to refine and improve the  
22 development plans we present to you. Most  
23 importantly, I'd like to say that we really truly  
24 love this project, and we're excited to be here to  
25 present it to. We would like to say this project is

1 really by the Bronx, for the Bronx, of the Bronx. On  
2 the screen in front of you, you'll see a site plan of  
3 the existing facility. The facility is circled and  
4 outlined in--in red, which includes the former site of  
5 the spots for the juvenile detention center, a vacant  
6 lot and existing ACS facility. Adjacent to the  
7 property to the north is the Corpus Christi  
8 Monastery, ball fields and the Hunts Point Recreation  
9 Center. In addition, about a block away is the Bank  
10 Built--Building, and an old structure that was  
11 rehabilitated into a great light industrial building.  
12 Additionally, you'll notice that there is residential  
13 spaces to the east and south of the site, and then  
14 what makes the site really interesting, and I think  
15 we've really done a great job of tying the project  
16 into an existing community to the west is the light  
17 industrial, industrial spaces. So this rendering is  
18 a bird's eye perspective seen basically from the  
19 bottom of the site looking up of the proposed  
20 project. This includes all five buildings of the new  
21 development site. You're basically looking at bird's  
22 eye view from the corner of Spofford Avenue and  
23 Tiffany, and you're looking at the five buildings.  
24 The first two buildings here in the foreground. The  
25

1 lower building is what we refer to as Building 1-A.  
2 It's the light industrial building, really the job  
3 generator for the site. It's part of Phase 1, and  
4 Building 1-B a residential building with non-  
5 residential use of the base. Additionally, you'll  
6 see behind it moving from west to east across the  
7 site, Phase 2, which includes Buildings 2-A and 2-B,  
8 and then Phase 3 over here, which is at the corner of  
9 Spofford and Manida Street, which is Building 3.  
10 Just some important highlights about the Land Use and  
11 Zoning actions. We will be changing the parcels or  
12 we are planning to change the parcels from an R6 to  
13 an M1-2/R7-2 Special Mixed Use District. The ULURP  
14 actions include a largescale general development with  
15 modifications to heighten setback, minimum distance  
16 between buildings and modifications of the rear yard  
17 regulations. At the bottom of this slide you will  
18 find the ULURP Application numbers. This is a  
19 detailed slide with a lot of information about the  
20 EIS. In the EIS we had two notes—two impacts of  
21 notes that we'd like to share with you, kind of  
22 highlights here. One was for transportation, another  
23 for construction noise. The main highlights are that  
24 there will be a signal required to be installed on  
25

1  
2 the corner of Spofford and Tiffany. This is basically  
3 the southwest corner of the site that you saw the  
4 bird's perspective taken from, and then during  
5 demolition there will be a 12-foot fence with  
6 insulation surrounding the entire site. This will  
7 further alleviate noise and dust in addition to  
8 scheduled wash-downs and all the other requirements.  
9 [pause] So, a bit about the project. The project  
10 mission is really based around two core concepts.  
11 One is empowering Bronx businesses, and the second is  
12 to provide affordable housing for Bronx residents.  
13 Our goal is to bring homegrown food manufacturing,  
14 technology, media production and commercial retail  
15 uses that spring from growing sectors in the Bronx—in  
16 the South Bronx economy and create high quality  
17 living wage and career oriented jobs. The project is  
18 expected to have \$300 million or plus development—  
19 total development costs invested in the project. We  
20 have a 35% MWBE target. This means about \$105  
21 million minimum is going to MWBE businesses either in  
22 design, demolition or construction contracts.  
23 Working with proven local hiring programs including  
24 Urban Health Plan, Bronx Works—Works and Sustainable  
25 South Bronx we will be training and recruiting people

1  
2 to come to the site. We're actively working with the  
3 CB2 Veterans Committee including meeting with Dandi  
4 McKeller and City and State local organizations, city  
5 and state local organizations to engage veterans in  
6 job opportunities. Dandi has connected us with the  
7 New York State Department of Labor as well.  
8 Additionally, we intend on having local hiring  
9 coordinators in the field to make the pipeline of  
10 jobs and connecting employees to employers seamless.  
11 I'm going to pass it over to Ismene now.

12           ISMENE SPELIOTIS: [coughs] Thanks,  
13 Arianna. So, I'm one of the co-developers basically  
14 the Director at MHANY, and I wanted to walk us  
15 through both the uses at Building 1-A, the commercial  
16 light industrial building, and then get into the  
17 housing and the residential units Building 1-B and  
18 the rest of the site. So, this is a very critical-  
19 this is-as Arianna said, we're very excited about  
20 this one particular building because it actually  
21 connects the industrial uses at Hunts Point and Hunts  
22 Point is known for its industrial uses, and then  
23 actually ties it and-and-and-and kind of very  
24 organically moves us into the residential  
25 neighborhood. What we've done in Building 1-A, it's

1 a 2-story building . It—we've designed it in a  
2 manner that looks industrial purposefully, and we're  
3 bringing over 120,000 square feet of both light  
4 industrial, commercial and then open space, which  
5 Arianna will talk with you later—a little bit more in  
6 detail. This particular building is about 50,000  
7 square feet, and as I said, two stories and we are  
8 planning. We have commitments from and are planning  
9 to fill it with businesses that are currently in the  
10 Bronx that are looking to enlarge their space and  
11 enlarge their business footprint. More than half of  
12 the businesses that we are talking and working with  
13 are in MWBE Bronx based entities. We also have been  
14 working very, very hard to develop program and design  
15 space that we know is a critical-of critical  
16 importance both to the Council person, the Community  
17 Board and the community at large, which is kitchen  
18 accelerator spaces. Actually, and let me back up  
19 before we talk about the kitchen accelerator spaces.  
20 So, I can be a little bit more specific. Not only is  
21 Hunts Point known as kind of an industrial place, it  
22 also has a reputation with the Hunts Point Market as  
23 a food, as the place for the food industry with the—  
24 with the Hunts Point Food Market. And so, we  
25

1  
2 actually took that theme not only during our planning  
3 sessions, community residents identify that way also  
4 but there really are businesses there that needed to  
5 grow and find additional space. So, our current  
6 relationships are with two Hunts Point based  
7 companies. One is Bascom Catering that currently  
8 caters and-and has a little café and operates out of  
9 a very small space at the Point, one of our community  
10 partners and is desperate need of expansion space.  
11 And the second is a bakery, bread baking facility  
12 called Il Forno that actually bakes bread and has it  
13 delivered all over the city and has a-an enormous  
14 opportunity for growth, and increasing its market  
15 share both in bread and possibly other types of baked  
16 goods. Our third partner that's already been  
17 identified is two brothers, the Ramirez brothers that  
18 are well known to this community that run a-a brew  
19 hall out of a small space at the Bronx Market on  
20 Arthur Avenue, and they have committed to expanding  
21 and creating brew pub facility within Building 1-A.  
22 Going back to or, you know, continuing with the  
23 spaces that have not yet been programmed, we are  
24 extremely cognizant of the need for some type of  
25 incubator/Accelerator spaces for food businesses, and

1 we know that this is of-of deep interest and concern  
2 to-to the Councilman and the Community Board and  
3 residents. And we have identified within-identified  
4 a couple of ideas including working with the Hostos  
5 Culinary Arts Continuing Education Program and  
6 working together with Bascom Catering to-to consider  
7 this along with other opportunities. So, we-this is  
8 early on, and so we're hoping that through  
9 conversations with the Councilman and the Community  
10 Board these ideas will become much, much more clear  
11 and clearly more developed as we-as we pursue the  
12 actual users of the space. Our projections currently  
13 are for construction jobs are somewhere between 1,000  
14 and 1,200, and then we are considering-we-we believe  
15 that we will be able to generate 300 to about 375  
16 permanent jobs, and that would be both as part of the  
17 residential and management work and the business  
18 manufacturing and commercial in all three. That's a  
19 result of the development at the end of all three  
20 phases. The second key aspect of this project is  
21 that four of the five buildings are residential. As  
22 Arianna said, there are going to be community  
23 facility and commercial uses on the ground floor and-  
24 and the second floor in-in-in some parts of the  
25

1 building, but those will be in—some of that will—will  
2 be in buildings in the second phase and she will talk  
3 more to that. The housing as both Charlie from EDC  
4 mentioned and Arianna mentioned the total site is  
5 projected to generate 740 affordable apartments.  
6 What we mean by affordable, you can see on this—on  
7 this—on this chart. We are proposing seven income  
8 categories, which are—six of which are from 30% of  
9 Area Median Income up to 90% of Area Median Income  
10 and so you'll see that in each building there were  
11 actually be studios, 1-bedrooms, 2-bedrooms, 3-  
12 bedrooms and in a future building there will be 4-  
13 bedroom apartments, and they will range from 30% to  
14 90% of Area Median Income with a 10% set-aside for  
15 formerly homeless families as per the current HPD  
16 term sheets. I think we've been working really,  
17 really closely with the Community Board and the  
18 Councilman on the housing. Housing is a need not only  
19 throughout New York City but in this neighborhood as  
20 well. This is one of the poorest communities boards  
21 in the entire city, and our goal here was to  
22 actually build a—build buildings where the current  
23 residents of Community Board 2 in Hunts Point would  
24 actually be eligible for people who are overcrowded  
25

1  
2 and currently rent burdened who have an opportunity  
3 to actually apply and live in these buildings. So,  
4 we have in-in-in advance and in an effort to realize  
5 this commitment of ours, and to really actualize the  
6 city's commitment to a 50% community preference. We  
7 have started working with the community board and  
8 with the Councilman on seminars to really make sure  
9 that the community residents know about the Peninsula  
10 project, and know how to apply for the housing  
11 whether it's this project or ones that come available  
12 before that. And in this particular project, as I  
13 think folks know, 50% of the apartments will go to  
14 residents of Community Board 2 prior to any units  
15 going to other-other-other applicants in the-in the  
16 housing lottery. And I'm sorry Ralph Acevedo from  
17 Community Board 2 couldn't be with us today, but he  
18 asked me to send his regards, and-and the Community  
19 Boards' regards with regard to this project. I think  
20 the last thing I'll say before we go back to the rest  
21 of the development is that we-that we want you all to  
22 know that we are building housing affordable to very  
23 low, low and moderate income people, but the building  
24 will be absolutely beautiful, and it will come with a  
25 wide array of amenities. There will be dishwashers

1 in every apartment. There will be hardwood floors.  
2  
3 There will be a community space. There will--meeting  
4 space. There will be a gym. There will be a central  
5 washer and dryer laundry room that opens up into the  
6 open space. There will be a children's play room  
7 that will also be available and near to the laundry  
8 facility. There will be bike storage room access,  
9 refuse and trash and recycling chutes on every floor  
10 to really make our recycling and garbage maintenance  
11 as easy as possible for our residents. And there is  
12 a huge number of sustainable aspects to this project  
13 that will not only benefit the owner and the  
14 environment, but will actually be passed down and  
15 through the residents of the building and parking,  
16 and a clearly a key element. So, there actually is  
17 parking in this project not in Phase 1, but by the  
18 end of the project there will be 260 apartment--  
19 parking spaces available for the project and the  
20 community.

21                   ARIANNA SACKS ROSENBERG: So, on the  
22 screen you can see the site plan. Just walking you  
23 through the site moving from west to east, and just  
24 kind of to explain the site a bit more, that site  
25 actually has really steep elevation change. So,

1 you're moving from Tiffany Street to Manida and it's  
2 about a 40-foot change in elevation between the  
3 ground floor of the build—the buildings in Phase 1,  
4 buildings 1-A and 1-B and Building 3, which is Phase  
5 3 of the project. What I would like to highlight  
6 here is the—is the—the extension of Boretto Street,  
7 basically a private driveway that will enter the site  
8 and open onto Building 2-A so that the building has  
9 FDNY fire access. Additionally, we have a lot of  
10 public open space, which I'll be talking about. So  
11 this—this slide breaks up the project into the  
12 different phases. So, the first phase of the project  
13 again is Buildings 1-A and 1-B, 1-A being the major  
14 job generator, and Building 1-B having about 183  
15 units of affordable housing with ground floor and  
16 second floor community facility and retail uses.  
17 Phase 2 includes Buildings 2-A and 2-B. Building 2-B  
18 will have one of the two underground parking lots in  
19 it. Building 2-A will have the community facility  
20 space where the existing ACS facility will be  
21 provided a new ACS facility and actually an expanded  
22 ACS facility. It will be about 15,000 square feet  
23 interior and 5,000 square feet private space  
24 exterior. And Phase 3 includes Building 3 and some  
25

1 adjacent open space and then an offsite open space,  
2 which I'll speak about further. It also includes the  
3 remaining underground parking lot. So, a bit about  
4 the open space plan. There's a little over 54,000  
5 square feet of open space required as part of the  
6 development, which is memorialized in the Restrictive  
7 Declaration for the property. It was critical to CPC  
8 that a certain amount of public open space be  
9 delivered in each phase of the development.  
10 Therefore, the development team has committed to  
11 providing open space in each phase of the  
12 development. Each of the color figures is associated  
13 with an open space that would be delivered as part of  
14 the publicly accessible open space, and associated  
15 with the TCO of that building. The open spaces are  
16 associated with the building's tax lot boundaries.  
17 Each building will be on its own tax lot, and have a  
18 closing for each—each building. [coughs] The  
19 agreement is for the—the ground leases we should say  
20 is the agreement is that the closing will be for a  
21 ground lease on each of the properties and that it  
22 will be a 49-year ground lease per building with and—  
23 with the city extendable to 99 year—99 years based on  
24 our performance milestone as agreed to with EDC.  
25

1  
2 Additionally, as part of the project, the development  
3 team is delivering a little over 14,000 square feet  
4 of graded grass fence area to the Department of Parks  
5 and Recreation for them to do as they choose as part  
6 of Phase 3 of the development. As you can see, this  
7 is the green area adjacent to Building 3—Building 3's  
8 open space, and this will be delivered as part of  
9 Phase 3 of the project. This property when complete  
10 will be given back to Parks jurisdiction.

11 [background comments, pause] So, this is a security—  
12 security site plan. We're just showing here kind of  
13 a minimum number of cameras that would be on the  
14 exterior. There will, of course, be cameras on the  
15 interior of the buildings as well. Video recordings  
16 will be saved for a minimum of 30 days, and will be  
17 available to the 41<sup>st</sup> Precinct. The Development Team  
18 has already met with the 41<sup>st</sup> Precinct to discuss the  
19 future plans for the project and access to video  
20 recordings. There will be places for fence posts in  
21 the future if we wish to incorporate them and find  
22 them necessary. So, I really love these drawings.  
23 They're—they're axes of the site moving up—moving up  
24 the property, and what's—what's really important and  
25 we want to stress is that the site is really

1 interesting because you really move and change an  
2 elevation, and so we and the Design Team have really  
3 been working to make that site work to our advantage  
4 and how can we incorporate that into the different  
5 space planning of aspects of the site? So, here this  
6 is the ground floor of Phase 1. You can see the  
7 light industrial—the ground floor of the light  
8 industrial building as well as the community facility  
9 and retail uses on—the ground floor of the  
10 Building 1-B as part of Phase 1. What's interesting  
11 about that is that you'll also see the—the basement  
12 floor of the parking of Building 2-B as part of Phase  
13 2. Moving up you'll see the—the large plaza in the  
14 center and the second floor of 1-A and 1-B as well as  
15 the first floors of the second phase, and then the  
16 parking of the third phase. So, we're really trying  
17 to work with the grade again, and use that to our  
18 advantage. Finally, you'll see the—the first floor  
19 of Phase 3, which includes Urban Health Plan and a  
20 grocery store at the corner of Manida and Spofford.  
21 So, some renderings for you to look at. This is a  
22 view from Tiffany Street and Spofford Avenue. So  
23 it's basically the overview rendering that we showed  
24 you previously coming down to grade level and looking  
25

1 up at the site, and you can really start to see the  
2 grade level change along Spofford here. In the  
3 foreground you'll see the Building 1-A the light  
4 industrial building as well as Building 1-B. So,  
5 these two buildings together comprise Phase 1 of the  
6 project. This view is taken from Tiffany Street.  
7 It's looking at the public access way or Central  
8 Corridor that—that connects the East/West Corridor  
9 that connects Manida Street to Tiffany Street. So,  
10 you're looking—you're standing basically on the  
11 western edge of Tiffany street looking—looking up,  
12 looking east and so you'll see Building 1-B to the  
13 left and Building 1-A to the right with Building 2-B  
14 in the background. This is a view of the Central  
15 Plaza looking southeast. The large building here is  
16 Building 2-B and this building on the right is  
17 Building 1-A. So, we have a lot of active, passive  
18 public open space for people to enjoy. We plan on  
19 programming that space working with the local  
20 community groups as well as the development team has  
21 experience in programming spaces like this. So,  
22 we're really excited to bring a space like this to  
23 the community. This image is on Spofford Avenue.  
24 It's looking across the street towards Building 1-A  
25

1 on the left. In the background is Building 1-B, and  
2 on the right hand side over here you'll see the  
3 ground floor community facility space that the Point  
4 would be in in Building 2-B and in the background  
5 Building 2-A. This image looks down Spofford Avenue.  
6 It actually doesn't really do the views justice here.  
7 You can actually from this vantage point even on the  
8 second floor of a lot of these buildings you have  
9 amazing views of Manhattan and the skyline, but here  
10 you can see looking down this street at the corner of  
11 Spofford and Manida there--this is where the grocery  
12 store will be planned. Adjacent to that is the space  
13 for Urban Health Plan, and this is Building--Building  
14 3. You can also see contextually the buildings that  
15 exist at the site currently across the street, the  
16 residential buildings. And finally, this--this  
17 rendering is a view from Manida Street. What we  
18 wanted to show here is just how the buildings  
19 themselves are incorporated and really work with  
20 existing contacts. So, you'll see the existing  
21 buildings that are at the property now on the--on the  
22 left hand side, and then you'll see the ball field  
23 across with the Hunts Point Recreation Center, and  
24 then Buildings 3, 2-A and 2-B in the background, and  
25

1 I think that's the end of our presentation. Thank  
2 you.  
3

4 CHAIRPERSON DEUTSCH: Thank you. So,  
5 yeah, first of all, we're joined by Council Member  
6 Vanessa Gibson. Thank you for joining us, and I  
7 have—I have a few questions. So, what is the—what is  
8 the utilization rate and capacity of—at the local  
9 schools in Hunts Point, and secondly, what about the  
10 charter school capacity? If you can speak to it.

11 CHARLIE SAMBOY: So, we can have a member  
12 of our, you know, Planning and Real Estate team  
13 adding to that in the next panel, but I can--  
14 [background comments] But what we can say from the  
15 outset is the—it was not found to be a significant  
16 adverse impact for schools. Additionally, the SEQOR  
17 methodology does not account for charter schools when  
18 it—when it looks at seats you utilize within a—a  
19 particular district, and what we know is that in  
20 Hunts Point there's a number of charter schools that—  
21 that take up a significant number, several hundred  
22 seats in that district. We can have a member of our  
23 team in the next panel answer that question more  
24 acutely, but at this moment we don't have a  
25 significant adverse impact on school seats.

1  
2 CHAIRPERSON DEUTSCH: Okay, thank you. I  
3 understand that 10% of the developments you set aside  
4 for people who were formerly homeless. What is—what  
5 about the veterans, homeless veterans? [pause]  
6 Alright, we need to swear you in?

7 LEGAL COUNSEL: Please state your name.

8 JORDAN PRESS: Jordan Press. I'm  
9 Executive Director for Planning and Development at  
10 HPD.

11 LEGAL COUNSEL: Do you swear or affirm  
12 that the testimony you're about to give will be the  
13 truth, the whole truth, and nothing but the truth,  
14 and you'll answer the Council Member's questions  
15 truthfully?

16 JORDAN PRESS: I do. So, HPD's ELLA  
17 Program, which this building is being developed under  
18 as well as our Mix and Match Program require a 10%  
19 set-aside for formerly homeless individuals or  
20 families. We don't have any such set-aside for  
21 veterans in our program. We're currently doing a  
22 disparity study, which would be required to make sure  
23 that we don't run afoul of any fair housing laws to-  
24 to explore whether set-asides for—for veterans only  
25 could be—could be accommodated. There—there is a

3 prevalence of veterans in the homeless system  
4 unfortunately. We--when we--when we poll individuals  
5 from the homeless system they don't specially ask  
6 them if they're veterans or not into--into these  
7 units. I think that's about the information that I  
8 had for you on that.

9 CHAIRPERSON DEUTSCH: So, what's--so  
10 what's the difference if you target homeless or  
11 veterans when it comes to fair housing?

12 JORDAN PRESS: Right. So, the--the reason  
13 that a disparity study is needed is to make sure that  
14 if we were to do a set-aside, that we are not having  
15 any kind of disparate impact on one--for instance one  
16 race or another. So, for example, just an example if  
17 let's say veterans were 90% Caucasian in the city and  
18 we were to then do a set-aside for veterans we would  
19 be setting aside a percentage that were--that--that was  
20 higher than what the, you know, general racial makeup  
21 of the city is and there would be an impact. We want  
22 to make sure that we're not having any kind of impact  
23 like that. So, we need to--we to study them and look  
24 into it.

25 CHAIRPERSON DEUTSCH: Okay, I--I think we  
need to look into the--to long and to the big picture

1  
2 and also in the long run that when it comes to  
3 developments across the city, especially when it  
4 comes to affordable housing that we need to take into  
5 consideration that our veterans are the reason why  
6 we're here today, and if not for our veterans this  
7 project would probably not be—we wouldn't be sitting  
8 here talking about this project. So, we need to  
9 take—really take into consideration and look and  
10 check with counsel to see how we could integrate the  
11 veterans with homeless because the homeless we also  
12 don't know if they will all be in the same group.  
13 You know, undocumented, homeless, yeah. Could be all  
14 from the same—same country. Who knows.

15 JORDAN PRESS: We—we do have set-aside  
16 programs where the funding stream is specifically for  
17 homeless veterans. It's called the VASH Program.  
18 It's a—a HUD and Veterans Administration joint  
19 program for VA supportive housing, and under that,  
20 the federal funding stream is specifically for  
21 homeless veterans with service needs. This is not—  
22 this is not—not funded with VASH.

23 CHAIRPERSON DEUTSCH: Yeah, I—I  
24 understand that. So, I—again, I just want to  
25 reiterate the same that there is a streamline of

1  
2 funding for veterans in supportive housing, but there  
3 are three homeless shelters, veteran homeless centers  
4 across the city and I would love to see them go into  
5 regular living spaces not-not shelters, and they  
6 should all-they all deserve to come out of shelters  
7 and go into regular housing. So, we need to look  
8 into the next projects moving forward to make sure  
9 that we have set-asides for our veterans. Alright,  
10 I'd like to -I think Council Member Rafael Salamanca  
11 has a question.

12 COUNCIL MEMBER SALAMANCA: Thank you, Mr.  
13 Chair. Mr. Press, how are you, sir? Just I want to-  
14 something that I did not speak about in-in my opening  
15 statements was about the housing forums that I'm  
16 working with MHANY Management, and how excited I am  
17 for that. It's something that I would love to share  
18 with my colleagues. It's the fact that we're putting  
19 together what's called Housing Forums, and one of the  
20 main concerns when you have this amount of  
21 development coming into your district, so concerns of  
22 the community that they do not have access to these  
23 units, and the reason they feel that way I s a lot of  
24 times they don't know how to properly on the Housing  
25 Connects, or when they do apply there's-there's

3 barriers that are affecting them from actually  
4 getting access to these units. So, in conjunction  
5 with MHANY Management it's really partnering with  
6 members of this project, and my office we've put  
7 together what's called Housing Forums where residents  
8 of the community come in, they get to apply online on  
9 Housing Connects. They get some type of financial  
10 literacy. They leave with a copy of their credit  
11 report and they also leave with a list of the housing  
12 units that are coming up along that immediate  
13 community with the date the applications will start,  
14 they will start taking applications. Just to give  
15 residents in that community a head start, and  
16 preparing them so that they can qualify for these  
17 units. Now, in terms of the full incubator, I know  
18 you spoke on it briefly. This--this was one of my  
19 asks that this is going to be a reality where there's  
20 going to be a--a--a kitchen for star-up businesses to  
21 come in, start-up, you know, business owners in terms  
22 of restaurants to come in and test their products.

23 CHARLIE SAMBOY: We can go into it in a  
24 bit, but we are--we are continuing to investigate  
25 that. The Development Team has hired a number of  
consultants that have worked on successful projects

1 in other areas particularly in the Pfizer Building  
2 Brooklyn, but we are looking at several models across  
3 the city to see which would be the most appropriate,  
4 and they can explain that when I'm not here. (sic)

5  
6 ISMENE SPELIOTIS: Yes, as—as Charlie  
7 said so we actually have taken that to heart,  
8 Councilman and reached out to our consultant Karen  
9 Carpen Partner, and they actually have expertise with  
10 incubator spaces start, you know, a specialty in  
11 consulting for the growth of small food businesses.  
12 And so we actually are—have started to work with  
13 them, and they're doing two major things. They do  
14 many things, but two major things, but one is working  
15 with the folks I did—that have been identified so far  
16 Bascom and Il Forno and the Brewery to help these  
17 folks prepare a business plan funding and understand  
18 what their layout requirements are so we can actually  
19 make them successful since they kind of came on  
20 first. There was actually additional space in the  
21 building, and I think right now we have approximately  
22 three other spaces that we are working to program  
23 whether it's through Hostos or for this Incubator  
24 Accelerator space that you are mentioning. So, we  
25 would very much like to sit down and—and—and make

1  
2 sure that we are kind of in sync with where we're  
3 going and with what your desire is.

4 COUNCIL MEMBER SALAMANCA: Alright,  
5 awesome. I just want to make sure that before we  
6 vote on that that's part of the commitment.

7 CHARLIE SAMBOY: No, what I would say I  
8 think it's—it would be—it would be important for us  
9 to continue that dialogue, and I think maybe deeper—  
10 dig a little bit deeper into what you envision when  
11 you—when you say incubator or—because I think we want  
12 to get it right. We want to make sure that we're not  
13 making assumptions on what you're requesting.

14 COUNCIL MEMBER SALAMANCA: Alright, La  
15 Peninsula Head Start.

16 CHARLIE SAMBOY: Yes.

17 COUNCIL MEMBER SALAMANCA: It's—it's—I  
18 know that they have a building there. As part of  
19 this project you are going to create a new facility,  
20 a new building for them. The Peninsula is dear to  
21 the hearts of the Hunts Point community and to mine.  
22 You know, I went to a Peninsula Head Start not in  
23 this particular location, but when I was a child in  
24 the South Bronx. They've been in the community for  
25 over 50 years at this specific location. My concern

3 is that they—I want—I would like to see them build  
4 out their own space as part of this project, but I  
5 know that their contract will be up for renewal some  
6 time in 2020.

7 CHARLIE SAMBOY: Uh-hm.

8 COUNCIL MEMBER SALAMANCA: This is a once  
9 in a lifetime opportunity. You—you never really get  
10 to build your own space. I want to make sure that  
11 they get that opportunity. How we're going to make  
12 that a reality with this project.

13 CHARLIE SAMBOY: So, one of the  
14 commitments that the—well, actually, one of the  
15 responsibilities that the Development Team has to the  
16 city is to provide the space of approximately I think  
17 15,000 square feet, which is significantly larger  
18 than the existing facility today, and what we are—  
19 what they are committed to doing is—is providing that  
20 space for the community in advance of disrupting any  
21 activity on the existing location for ACS Head Start.  
22 So, at no time will there be any interruption of  
23 services. With respect to the specific provider  
24 having input into the—the space when it looks like  
25 and its filled out (sic), that's a conversation that  
we continue to have with ACS, with your office and

1  
2 with DOE. What we know is that they will still be  
3 operating while that space is being fit out. So, we  
4 hope to have more clarity on who the provider will be  
5 when that—when we get that phase of the project, but  
6 what we know today is that La Peninsula will continue  
7 to be the provider through the opening of—of Phase 2.

8 COUNCIL MEMBER SALAMANCA: So, Charley,  
9 we have meetings—we had meetings months ago, and I  
10 got the same answer, and they told me that they were  
11 going to follow up, and that's not a clear answer.

12 CHARLIE SAMBOY: Uh-hm.

13 COUNCIL MEMBER SALAMANCA: I want to see  
14 the Peninsula retrofit their own space.

15 CHARLIE SAMBOY: Okay.

16 COUNCIL MEMBER SALAMANCA: That—that's  
17 one of my main asks. It's important to me, and it's  
18 important to the Hunts Point Community.

19 CHARLIE SAMBOY: We'll certainly have an  
20 answer before the end of this process.

21 COUNCIL MEMBER SALAMANCA: The hiring of  
22 unionized—of unionized workers for demolition and  
23 construction is that something will be feasible as  
24 part of this project?  
25

2           ISMENE SPELIOTIS: So, yes. In fact,  
3 the—so the projects will be built in phases, and that  
4 includes actually the asbestos and demolition  
5 removal. It's kind of almost pre-phase, and we went  
6 out and we bid it to Bronx based union and non-union  
7 contractors, and ultimately have selected a women  
8 owned business that is a union shop, and so we're  
9 going to review them to not only knowing that they're  
10 a union shop that they'll be doing, you know,  
11 according to their union rules, but also then looking  
12 in terms of what they'll be able to hire as part of—  
13 of the demo phase, which is not a huge number of  
14 people, but again, whatever they're doing that it  
15 will be a progression with them. So, that's where we  
16 are right now, and our commitment is to do the same  
17 on—on—on the construction site, which has really  
18 tried to balance a—a union, non-union and Bronx-based  
19 Women Owned Business and Minority owned business  
20 balance of contractors.

21           COUNCIL MEMBER SALAMANCA: Alright. What  
22 about the hiring of unionized workers for building  
23 maintenance jobs?

24           ISMENE SPELIOTIS: Yes, so, as you know,  
25 MHANY is a—is an owner and manager, and all of our

1  
2 supers are actually union, and in this particular  
3 case in the Bronx, our supers are 32BJ, and in this  
4 case also, we've made a commitment and actually  
5 signed up pre-agreement that the--that the maintenance  
6 workers here will be 32BJ.

7 COUNCIL MEMBER SALAMANCA: Right. How  
8 many maintenance worker jobs do you anticipate will  
9 be created out of this project once completed?

10 ISMENE SPELIOTIS: As that--and so it's  
11 four resident supers. There will be one resident  
12 superintendent on each building, and then there'll be  
13 an additional, I don't know, somewhere between 6 and  
14 10 additional porters and handymen on the site and  
15 they'll be responsible for helping clean, grounds  
16 workers and internal and grounds workers as well as  
17 handymen, which will be supporting the supers on  
18 repairs.

19 COUNCIL MEMBER SALAMANCA: So, ten--ten  
20 workers in total for--

21 ISMENE SPELIOTIS: 10 to 15. It will be  
22 10--it will probably be 10 to 15, okay because of the  
23 four plus.

24 COUNCIL MEMBER SALAMANCA: Yeah, okay. I  
25 had an interesting conversation with labor last week

1 specifically on this project. Is there a way that  
2 there can be training? I would like to see these  
3 jobs go to local residents, residents that live in  
4 our community board. Is there a way that there can  
5 be a training provided for local residents so that  
6 they can have access to these jobs and, you know,  
7 when these jobs are—are available they'll be the  
8 first ones to have access to them, and will be able  
9 to enter into labor?  
10

11                   ISMENE SPELIOTIS: That's a great  
12 question, and actually we—I just lost a super on a  
13 building right across the street, and so we actually  
14 reached out to Bronx Exchange, and we're actually  
15 working with Bronx Exchange right now to see who they  
16 have, but I think we could actually, Councilman, I  
17 think we could actually do something very similar to  
18 what we're doing on the housing, and also because  
19 we're going to doing the outreach on the jobs both  
20 for, you know, during construction, and use that as  
21 an opportunity to identify folks either-- Remember,  
22 the construction jobs are often temporary and so the  
23 idea of selecting some folks who might make it  
24 through the process, through the temporary  
25 construction jobs and then be eligible because

1  
2 they've gotten some basic training and what to stay  
3 with the project. Moving into training and long-term  
4 employment with the—with the LLC is-is-is-is our  
5 idea, our thought, and I think fits with yours, but I  
6 think in addition to that in order to be successful  
7 there's lots of people who want the jobs, but don't  
8 have the right training. So, working both through  
9 that construct—that construction mechanism and  
10 through 32BJ to—to train—to train folks for—for—for-  
11 for these jobs. We will—we will absolutely be happy  
12 to work on that.

13 COUNCIL MEMBER SALAMANCA: Alright, I had  
14 a conversation with the local community board about  
15 their community benefits request or community  
16 benefits agreement. They mentioned that they would  
17 like to see some type of investment in the Hunts  
18 Point Recreation Center and also some type of  
19 investment in the—the preservation of the Hunts Point  
20 Slave Burial Ground at Drake Park. I don't have  
21 specific requests. Maybe this is something that we  
22 can talk off line unless something comes up, but—but  
23 again this something that I would like to see as part  
24 of this package that's part of the commitment letter.

1  
2           ISMENE SPELIOTIS: We would be more than  
3 happy to talk about with you, Councilman. We're—as  
4 you—as you saw in the presentation we're—and this has  
5 been a tough negotiation. In terms of what we're  
6 giving back to the parks, to Department of Parks in  
7 terms of that 14,000 square feet. So, that's one  
8 thing that are doing. We've actually been by the  
9 Hunts Point Burial Ground, and we—we, you know, and  
10 we know that PS 48, you know, works wit them. So,  
11 understanding what is needed there or—or what works  
12 there is something we would be more than happy to  
13 discuss with you, and—and so we can make that happen.

14           COUNCIL MEMBER SALAMANCA: Alright.

15           CHARLIE SAMBOY: This is—I've been  
16 piggybacking off of that work. We're happy to have  
17 conversations to seeing which ways we can integrate  
18 the Rec Center into what's happening at this site as  
19 well as to what ways we can—we can discuss  
20 integration with the burial site. Specific to the  
21 recommendation that came out of the community board,  
22 I think there were some financial requests that came  
23 out of that recommendation, and I thin that's  
24 something we have to look at very closely given all  
25

1  
2 the other constraints on the—on deciding the  
3 finances.

4 COUNCIL MEMBER SALAMANCA: Tiffany  
5 Street. From Spofford to Lafayette, we have issues  
6 now. Number one, sidewalks are in bad repair. I  
7 know that half of that block on Tiffany Street  
8 belongs to the monastery that's there. Lighting is  
9 extremely bad. We're having issues with prostitution  
10 as we speak, illegal truck parking as we speak, and  
11 so, you know, there's major concerns in that—that  
12 particular block now and when this project is  
13 completed. First, I would like to that entire  
14 sidewalk be redone, and there—there needs to be—and  
15 we can have this conversation offline, but again,  
16 before we vote—it's voted on, I want it part on a  
17 commitment letter that there is going to be adequate  
18 lighting during the construction phase, and that  
19 there's going to be adequate lighting added to the  
20 entire block of Tiffany Street from Spofford to  
21 Lafayette even on the monastery side, and I need help  
22 in terms of enforcement from EDC and HPD, and the  
23 local not-for-profits on addressing the illegal truck  
24 parking that's happening there now.

1  
2 CHARLIE SAMBOY: These are all great  
3 recommendations. I think—in particular I think this  
4 highlights the need for us to move quickly on this  
5 site because, you know, given that it's been vacant,  
6 there's a lot of vagrancy happening, and we know that  
7 once this project is completed and once construction  
8 begins there's going to be a lot of activity,  
9 residents, workers a lot of eyes on the street. We  
10 know that specific to the site from the monastery  
11 south there's going to new activity going on. We  
12 will certainly be happy to work with you and our  
13 partners at DOT to address some of the concerns on  
14 the north side of Tiffany from the monastery to  
15 Lafayette.

16 COUNCIL MEMBER SALAMANCA: Alright, and  
17 then as part of this project I know that 100% of  
18 these units will remain—are affordable. For how long  
19 will they remain affordable?

20 CHARLIE SAMBOY: So, I think per MIH, a  
21 percentage of them will be permanently affordable.  
22 With the respect to the balance of that, I'll let one  
23 of my colleagues answer.

24 ISMENE SPELIOTIS: Yes. I mean I think  
25 we haven't finished the—we haven't negotiated the

1  
2 Regulatory Agreement yet, Councilman, but as-as  
3 Charlie said so a minimum of 25% of the units as per  
4 MIH will be permanently affordable. I think that you  
5 have Hudson and Gilbane and Manning have, you know,  
6 as part of the development team. So, you're, you  
7 know, going to be-- Part of my job is to, you know,  
8 carry that--that flag in terms of affordability. The  
9 buildings are rent stabilized. We expect to be in  
10 and extended use agreement with HPD and HDC in terms  
11 of a regulatory period. So, I don't know, I--I think  
12 the minimum would be 40 years, but I think we--you  
13 know, I think we really have to look at it. We have  
14 to look at the financing. We're not quite there yet,  
15 but I would--I guess at the risk of over-speaking, I  
16 mean as long as, you know, we plan to--to keep these  
17 units affordable for as long as absolute--I mean as  
18 possible

19 COUNCIL MEMBER SALAMANCA: [interposing]  
20 Yes, so again, the--my--my concern is permanent  
21 affordability. I think 25% is a little too low, and  
22 I would like to negotiate that with you, and in terms  
23 of the 40-year time period, I'm looking at more as 60  
24 years. Again, this is me pushing the envelope.

1  
2                   ISMENE SPELIOTIS:           That's great. We  
3 will absolutely circle back with you.

4                   COUNCIL MEMBER SALAMANCA:  Alright, and  
5 then finally, surveillance cameras will be added to  
6 this—to this project.  Is there a way that we can add  
7 exterior surveillance cameras during construction?  
8 Again, this is a very isolated area.  There's been  
9 issues, vandalism, prostitution.  Quality of life is  
10 a major concern of ours in this community.

11                  CHARLIE SAMBOY:  Yes.  So, we—we would be  
12 happy to explore that.  I think right now they are  
13 providing fencing that is above and beyond what's  
14 required, and I think we all share in an interest to  
15 make sure that the site is secure from demolition  
16 through construction and—and obviously once residents  
17 are living in it.  So, we'd be happy to explore that.

18                  COUNCIL MEMBER SALAMANCA:  Thank you, and  
19 again, I just want to reiterate how rewarding it is  
20 to know that there's local not-for-profits who really  
21 care about this—care about this piece of land that  
22 are part owners of this project.  Thank you, Mr.  
23 Chair.

24                  CHAIRPERSON DEUTSCH:  Great questions,  
25 which is now consisting of legal. (sic)  So, any

1  
2 other questions? No. Alright, I guess this panel is  
3 dismissed.

4 CHARLIE SAMBOY: Thank you very much,  
5 Council Members.

6 CHAIRPERSON DEUTSCH: Let's go for lunch.  
7 We're late for lunch, almost dinner.

8 ISMENE SPELIOTIS: Councilman, do you-  
9 would you like Phil Habib our consultant to come back  
10 and answer the school question for you in a little  
11 bit more detail?

12 CHAIRPERSON DEUTSCH: Oh, yes, yes.  
13 Great.

14 ISMENE SPELIOTIS: Great.

15 CHAIRPERSON DEUTSCH: Yeah, thank you.  
16 We have another panel. I'd like to call up Maria  
17 Torres. Come on down. [background comments, pause]  
18 I'd like to ask counsel to administer the oath.

19 LEGAL COUNSEL: We don't usually do it for  
20 them.

21 CHAIRPERSON DEUTSCH: Oh, we don't do it.  
22 Okay, [background comments, pause] Alright, go  
23 ahead.

24 MARIA TORRES: [off mic] Good afternoon.  
25 I some written comments, but first I'd just-is this

1 on. No? [on mic] Okay, there you go. Sorry. I have  
2 some written comments, but first I just had some off-  
3 the-cuff things I would like to say. First, I want  
4 to thank Council Member Salamanca for his diligence  
5 in his questions. They're great. It shows a Council  
6 person and—and someone who knows his community, and  
7 the needs and the wants. So, even though he's  
8 grilling our group, I appreciate it as-as who I am.  
9 So, I thank you for that, and then I would like—just  
10 like to say I'm—I'm here before you as a  
11 representative of the Point CDC, which is one of the  
12 non-profits that is a community partner for this  
13 project, but I also—I also wear a few other hats in  
14 that community, and I've been a resident of Hunts  
15 Point Manida Street for 23 years. I've raised two  
16 sons in that community. I'm very familiar with area  
17 and all the residents and all the goings on at Hunts  
18 Point and the changes that we've seen in the past and  
19 our—our future coming forward. [coughs] So, it just  
20 makes me that much more excited to be a part of this—  
21 of this group and this project. So, good afternoon,  
22 and I speak to you today on behalf of the Point  
23 Community Development Corporation to voice my support  
24 for the Peninsula Mixed-Use Development Project. The  
25

1  
2 point is Hunts—it's a Hunts Point based non-profit  
3 that was founded in 1994. Our principal areas of  
4 focus are youth development, arts and culture and  
5 community revitalization. Our work throughout the  
6 years has included advocating for Environmental  
7 Justice issues such as open space and public access  
8 to our waterfront; creating an after school program  
9 for grade—for children grades 1 through 7; theater  
10 and dance performances; and annual fish parade that  
11 showcases local artists as the communities' new  
12 waterfront parks. The Point is proud to be a  
13 community partner in the Peninsula with the Hudson  
14 Companies, Gilbane Development Company, and MHANY  
15 Management, Inc. The Peninsula is a unique project  
16 on many levels. The non-traditional approach that  
17 has—that this team has taken towards redeveloping  
18 this site takes into account the multiple needs of  
19 the Hunts Point community. Hunts Point is a  
20 community deeply in need of both affordable housing  
21 and living wage jobs. By creating approximately 740  
22 units of 100% affordable housing and enabling long-  
23 time local food manufacturers to expand the new spaces  
24 at the Peninsula, ensures that the benefits of this  
25 development will be largely concentrated within

1  
2 Community Board 2. At time when many people in the  
3 Bronx are concerned about gentrification and  
4 displacement of long-standing residents and  
5 institutions, this development leverages local assets  
6 and looks to local community partners to address the  
7 needs and concerns of the area. As one of those  
8 community partners, we have found the developers to  
9 be proactive and thoughtful in addressing community  
10 imperatives. Numerous public meetings have been  
11 convened to help update the community—the  
12 neighborhood on project milestones as well as  
13 workshops on HPD's Affordable Housing Portal to  
14 ensure that community members are aware of  
15 requirements and are registered well in advance. As  
16 a partner, the Point has been working to inform  
17 residents about the development, and the steps they  
18 take—they can take to improve their chances of  
19 qualifying for the HPD lottery. The Point fully  
20 supports the Peninsula project, and its developers  
21 and looks forward to forging a model for the mixed-  
22 use development that will be replicated in years to  
23 come. I also want to stress the—the businesses that  
24 are coming to this—to this site are all basically  
25 Bronx-based businesses, which is something that I—I

1  
2 believe a lot of the other proposals were not able to  
3 do, and so that is very exciting. Il Forno is already  
4 in Hunts Point, Bascom Catering is already in Hunts  
5 Point. The Ramirez Brothers have a—have a  
6 longstanding history in Hunts Point, and—and we look  
7 forward to expanding upon that as well as they  
8 already hire local. So, that's something would also  
9 be expanded upon with their—with their own expansion.  
10 So, that is something that's exciting, and I think  
11 should be replicated in many other projects. Thank  
12 you.

13 CHAIRPERSON DEUTSCH: Thank you. Any  
14 questions? No. Seeing none, and no other members of  
15 the public-- [background comments] Yeah, you could  
16 leave. Any members of the public who would like to  
17 testify? No. Seeing none, I will now close the  
18 public hearing on Presconsidered LU Spofford Campus  
19 the development. All the items on today's calendar  
20 are being laid over. I would like to thank the  
21 Council and Land Use staff for preparing today's  
22 hearing and the members of the public and my  
23 colleagues for attending. This meeting is now  
24 adjourned. Whoops, I missed. [gavel]

SUBCOMMITTEE ON PLANNING DISPOSITIONS AND  
CONCESSIONS

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C E R T I F I C A T E

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



Date March 10, 2018