

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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NOVEMBER 17, 2020  
Start: 2:04 P.M.  
Recess: 3:03 P.M.

HELD AT: REMOTE HEARING

B E F O R E: ADRIENNE E. ADAMS, CHAIRPERSON

COUNCIL MEMBERS: INEZ D. BARRON  
PETER A. KOO  
I. DANEEK MILLER  
MARK TREYGER  
COSTA G. CONSTANTINIDES  
ROBERT CORNEGY, JR.

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

ANGELINA MARTINEZ-RUBIO, Subcommittee  
Counsel

FRANK LANG, St. Nick's Alliance

PHILIP HOFMAN, Project Manager St. Nick's  
Alliance and partner with Bedford-  
Stuyvesant Restoration Corporation

SARAH MALLORY, HPD, Executive Director of  
Government Affairs

GORDON BELL, Executive Vice-President  
Bed-Stuy Restoration

LIN ZENG, HPD

THEO CHINO

AKESHA FREEMAN

EDDIE FREEMAN

2 SARGEANT SAKEEM BRADLEY: Okay, I see  
3 YouTube Live. Sargeants, you may start your  
4 recordings.

5 SARGEANT PEDRO LUGO: PC recording done.

6 SARGEANT SAKEEM BRADLEY: Thank you.

7 SARGEANT OWEN KOTOWSKI: Cloud has  
8 started.

9 SARGEANT SAKEEM BRADLEY: Thank you.

10 SARGEANT RAFAEL PEREZ: Backup is  
11 started.

12 SARGEANT SAKEEM BRADLEY: Thank you. You  
13 may begin with the opening.

14 SARGEANT PEDRO LUGO: Good afternoon  
15 everyone, and welcome to today's remote New York City  
16 Council Hearing of the Subcommittee on Landmarks,  
17 Public Siting and Dispositions. At this time, will  
18 all panelists please turn on your video. Once again,  
19 would all panelists please turn on your video. To  
20 minimize disruption, please place electronic devices  
21 to vibrate or to silent. If you wish to submit  
22 testimony, you may do so at  
23 [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). Again, that's  
24 [testimony@council.nyc.gov](mailto:testimony@council.nyc.gov). Thank you for your  
25 cooperation, we are ready to begin.

1  
2                   CHAIRPERSON ADRIENNE ADAMS: (Gavel  
3                   pounding). Good afternoon, I am Council Member  
4                   Adrienne Adams. This Subcommittee on Landmarks,  
5                   Public Sitings and Dispositions. I am joined  
6                   remotely today by Council Member Koo, Miller, Treyger  
7                   and Constantinides. Today, we will be voting on  
8                   LU291, the site selection of a new Department of  
9                   Sanitation Garage. We will also hold a public  
10                  hearing on the DeKalb Commons UDAAP in Brooklyn.  
11                  Before we begin, I recognize the Subcommittee Counsel  
12                  to review today's hearing procedures.

13                  COUNSEL ANGELINA MARTINEZ-RUBIO: Thank  
14                  you Chair Adams, I am Angelina Martinez-Rubio Counsel  
15                  to the Subcommittee. Members from the public who  
16                  wish to testify were asked to register from today's  
17                  hearing. If you wish to testify were asked to  
18                  register for today's hearing. If you wish to testify  
19                  and have not registered, please go to  
20                  [www.council.nyc.gov](http://www.council.nyc.gov) to sign up now. If you are a  
21                  member of the public who wants to watch this hearing,  
22                  please watch the hearing on the New York City Council  
23                  website. All people testifying from the subcommittee  
24                  will be on mute until they are recognized by the  
25                  chair to testify. When the chair recognizes you,

1  
2 your mic will be unmuted. Please confirm that your  
3 mic is unmuted before you begin speaking. Public  
4 testimony will be limited to two minutes per witness.  
5 If you have additional testimony you would like the  
6 subcommittee to consider or if you have written  
7 testimony you would like to submit in lieu of  
8 appearing before the subcommittee, you can email it  
9 to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate  
10 the LU number or project name in the subject line of  
11 the email. During the hearing, Council Members who  
12 would like to ask questions should use the Zoom,  
13 Raise Hand Function. The Raise Hand button should  
14 appear at the bottom of the participant panel. I  
15 will announce Council Members who have questions in  
16 the order that they raise their hands. Chair Adams  
17 will then recognize members to speak. Witnesses are  
18 reminded to remain in the meeting until they are  
19 excused by the Chair. Council Members may have  
20 questions so she will ask you to stay on lastly.  
21 There may be extended pauses if we encounter  
22 technical problems. We ask that you please be  
23 patient as we work through these issues. Chair Adams  
24 will now continue with today's agenda items.

1  
2                   CHAIRPERSON ADRIENNE ADAMS: Thank you  
3 counsel. We will now vote to approve LU691, the Site  
4 Selection for the DSNY Queen Sanitation Garage I  
5 which the subcommittee heard on November 5th. This  
6 application was submitted by the Department of  
7 Sanitation and the Department of Citywide  
8 Administrative Services pursuant to section 197 (c)  
9 of the Charter for the site selection and acquisition  
10 of property for a sanitation garage and salt shed  
11 facility to be located at 31-11 20th Avenue and 19th  
12 Avenue in Queens Community District 1 and the Council  
13 District represented by Council Member  
14 Constantinides. The site selection would replace an  
15 existing DSNY facility located in Council Member Van  
16 Bramer's District. At the November 5th hearing, the  
17 Council Members expressed their desire that the  
18 existing DSNY site be used for affordable housing.  
19 Since that hearing, HPD has issued the following  
20 commitment "HPD is committed to providing 100%  
21 affordable housing at this site and will solicit  
22 affordable housing options to this end with the  
23 proviso though that in order to do this we will need  
24 to work with our partner agencies such as DSNY to  
25 assess the physical attributes of the site to account

1  
2 for any impacts toward future development. I now  
3 recognize Council Member Constantinides to offer  
4 remarks on this project.

5           COSTA CONSTANTINIDES: Thank you Council  
6 Member Adams, and thank you for your leadership of  
7 this committee and I appreciate the opportunity. I'll  
8 be very brief in my remarks today but although this  
9 garage is Council Member Van Bramer's District it is  
10 across the street from my District and he and I both  
11 share the desire that this is an environmental  
12 hazard, an environmental justice issue. This site  
13 has been next to the Ravenswood Houses for 50+ years.  
14 It has been long past time to remove this garage from  
15 its current site and site it somewhere more  
16 appropriately with HV District 1. This today does  
17 that. It does several things: One, it moves the  
18 garage into an industrial area where the trucks will  
19 stay and be able to pick up the trash in Community  
20 District 1, plow our streets, stay in our  
21 neighborhood with a sustainable solar voltaic garage  
22 that is going to have sustainability features that  
23 young people from our neighborhood can come and learn  
24 about when we are able to do those types of things  
25 again with field trips. We are going to have a

1  
2 traffic study on 21st Street conducted by DOT to re-  
3 imagine the street for the potential for bus ways and  
4 other opportunities to make our transportation  
5 network more robust in western points. It is going  
6 to ensure, most importantly that the current site  
7 next to public house does not become luxury  
8 development, does not become some other environmental  
9 justice hazard but an RFP led by the community with  
10 community input from the local CLT and the Ravenswood  
11 Tenants Association that will be 100% affordable.  
12 This is a legal we leave behind by this vote today  
13 and I am proud to be working with my colleagues and I  
14 talked about to Council Member Van Bramer and this  
15 Committee, Chair Adams and the rest of my colleagues  
16 to ensure that this garage when it is removed will be  
17 removed in the right way and ensure a **(INAUDIBLE)** so  
18 thank you.

19 CHAIRPERSON ADRIENNE ADAMS: Thank you  
20 very much Council Member. We have also been joined  
21 by Council Members Barron and Cornegy. Counsel,  
22 please call the roll.

23 COUNSEL ANGELINA MARTINEZ-RUBIO:  
24 Subcommittee will now vote to approve LU691. Uhm,  
25 Chair Adams?

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
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CHAIRPERSON ADRIENNE ADAMS: I vote aye.

3

COUNSEL ANGELINA MARTINEZ-RUBIO: Council

4

Member Koo?

5

PETER KOO: Aye.

6

COUNSEL ANGELINA MARTINEZ-RUBIO: Council

7

Member Barron? Can we unmute Council Member Barron?

8

Uhm, I will call on then Council Member Miller?

9

I. DANEEK MILLER: Uhm, good afternoon

10

colleagues, on behalf of my family from the

11

Ravenswood Houses, I proudly vote aye. Thank you.

12

COUNSEL ANGELINA MARTINEZ-RUBIO: And

13

Council Member Treyger?

14

MARK TREYGER: I vote aye.

15

COUNSEL ANGELINA MARTINEZ-RUBIO: And

16

let's go back to Council Member Barron?

17

INEZ BARRON: Thank you, I vote aye.

18

COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm, by

19

a vote of five in the affirmative, no negatives, no

20

abstentions, the item will be recommended for the

21

full Land Use Committee for approval.

22

CHAIRPERSON ADRIENNE ADAMS: Thank you

23

Counselor. We will now move on today's public

24

hearing on the Pre-considered LU relating to

25

application number C200155HAK, the DeKalb Commons

1  
2 Project. Submitted by the Department of Housing  
3 Preservation and Development pursuant to article 16  
4 of the General Municipal Law and 197-C of the New  
5 York City Charter, the application requests the  
6 designation of an urban development action area, the  
7 approval of an urban development action area project  
8 for such area and the approval of the disposition of  
9 city owned property to a developer selected by HPD  
10 for property located at 6333639 DeKalb Avenue 648-654  
11 Dekalb Avenue and 1187 Fulton Street in the District  
12 represented by Council Member Cornegy in Brooklyn.  
13 These requested actions would facilitate the  
14 construction of three residential developments  
15 containing approximately 84 affordable rental units  
16 and 1,470 square feet of Commercial Space which would  
17 be developed under HPDs Extremely Low and Low-Income  
18 Affordability Program also known as E L PDS A or  
19 ELLA. We know offer the opportunity for Council  
20 Member Cornegy to make any remarks if he wishes to do  
21 so.

22 ROBERT CORNEGY: Uhm, thank you Chair  
23 Adams. It is always great to see you. Uhm, this is  
24 a project that uhm, I'm conflicted about and I'm  
25 conflicted about it not because of the affordability,

1  
2 I think it is a tremendous opportunity for us to get  
3 affordability in an ever-changing District where  
4 affordability is a serious concern; however, the  
5 project had been under the purview for two decades of  
6 anything on the Freemann family and up until late  
7 last night we were trying to come up with a way to  
8 honor the family's commitment to the community and  
9 have the city really stand up for our small  
10 businesses. This particular business today, as a  
11 matter of fact celebrates its 41st anniversary of  
12 doing business in the Bedford-Stuyvesant Community,  
13 has been an anchor for everything from presidential  
14 runs to just a meeting place and the fact that the  
15 City has over a period of time, most recently removed  
16 all of the parking spaces around the area and  
17 rendered that business almost unable to do business  
18 and as we try to move forward this shouldn't be  
19 competing ideas. This shouldn't be competing  
20 affordability that crushes small business. It  
21 shouldn't be that they are mutually exclusive. It  
22 shouldn't be that the nonprofit provider of the  
23 development sits you know in the middle of a war  
24 potentially between small business owners and the  
25 City of New York. We came to a conclusion late last

1 night that we would look adamantly to try to find uhm  
2 ancillary parking space and there was a commitment  
3 from the City to do that. Uhm, so I am cautiously  
4 optimistic that we can remedy what this family needs  
5 by providing for them and other businesses in the  
6 immediate area, the aid that they need in a critical  
7 time by not removing parking spaces so that they, you  
8 know people that want to patronize their business are  
9 able to park in a close vicinity. That impact, and  
10 studies will show that during this particular time  
11 and right now in history, we should be doing  
12 everything we can to undergird especially our legacy  
13 business. So, I am cautiously optimistic about this  
14 project. I am asking or demanding that the City  
15 honor it's commitment to try and make the family  
16 whole by the most meager acts that they have, which  
17 is a provision of parking in the immediate vicinity  
18 ancillary to that business that has been a stalworth  
19 in our community for decades, four decades and one  
20 year. So, that's my take on this. These should not  
21 be competing ideas. We should not get one thing and  
22 lose another, so, we should not be competing over  
23 whether or not we will have affordable housing units  
24 for the hardworking families in the community,  
25

1  
2 juxtaposed to supporting businesses and this is one  
3 of those times where it is really painful for me to  
4 watch us make a decision and as a member and as a  
5 body to determine whether or not we are going to  
6 support a project that gives affordable housing in an  
7 ever-changing District. What I call an epicenter  
8 gentrification while you know potentially negatively  
9 impacting on businesses in the community. In this  
10 particular instance, the Freeman family. So thank  
11 you for allowing me time and not having me on a clock  
12 because I know I would have gone way over time but  
13 I've been passionate about this, we've been working  
14 on this for years and just while we seem like we are  
15 going to get some progress on affordability  
16 residentially, you know, we are kneeling a small  
17 business potentially in the groin. We can do better  
18 as a City. We can be more thoughtful. We can look at  
19 everything that is necessary to undergird our  
20 communities. This is a black business. We said we  
21 are going to commit to supporting black businesses  
22 and, in this way, you are making us chose between  
23 affordable housing and supporting a business and you  
24 know that's not the way that we should be doing  
25 business as a City. We are more thoughtful. We have

1 more people in place from a Land Use perspective that  
2 we should be able to come across. We were on the  
3 phone last night with Land Use and we got commitments  
4 from the City to at least try really, really hard so  
5 I am cautiously optimistic about this project.

7 CHAIRPERSON ADRIENNE ADAMS: Thank you so  
8 much Council Member Cornegy, I share, I share your  
9 optimism and certainly your passion when it comes to  
10 uhm black businesses in our communities. Goodness  
11 knows that we don't need to do anything uhm to their  
12 detriment to thank you very much. Alright, Counsel  
13 please call the applicant panel.

14 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm,  
15 the applicant panel for this item is Sarah Mallory,  
16 Lin Zeng, Philip Hofman, Gordon Bell, and Frank Lang  
17 so can we admit the and unmute them please. Uhm,  
18 Chair can I proceed and administer the affirmation?

19 CHAIRPERSON ADRIENNE ADAMS: Yes, please  
20 administer the affirmation. Thank you, Counsel.

21 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm,  
22 panelists can you please raise your right hands and  
23 state your names?

24 FRANK LANG: Frank Lang.

25 LIN ZENG: Lin Zeng.

1  
2 GORDON BELL: Gordon Bell.

3 PHILIP HOFMAN: Philip Hofman.

4 SARAH MALLORY: Sarah Mallory.

5 COUNSEL ANGELINA MARTINEZ-RUBIO: Do you  
6 affirm to tell the truth, the whole truth and nothing  
7 but the truth in your testimony before the  
8 subcommittee and in answer to all Council Member  
9 questions?

10 FRANK LANG: I do.

11 PHILIP HOFMAN: I do.

12 SARAH MALLORY: I do.

13 CHAIRPERSON ADRIENNE ADAMS: Thank you,  
14 before you begin please state your name and  
15 affiliation for the record prior to your speaking and  
16 you may begin. Thank you.

17 SARAH MALLORY: Thank you. My name is  
18 Sarah Mallory and I am the Executive Director for  
19 Government Affairs at HPD and before I read my  
20 testimony, I just want to give a quick thanks to  
21 Council Member Cornegy for those opening comments.  
22 There is a long history at this site and I want to  
23 say that the development team and the City are  
24 committed to continuing engagement with your office  
25 as we seek to advance this project. Great. Uhm,

1  
2 thank you so much, Pre-considered Land Use item that  
3 we are hearing today consists of the ULURP action  
4 seeking UDAAP area designation, project and  
5 disposition approval for a project known as DeKalb  
6 Commons for three vacant city-owned sites. This item  
7 is related to the application for DeKalb Commons  
8 located at 633-639 DeKalb Avenue block 1774, lot 74,  
9 75, 76 and 77, 648-654 DeKalb Avenue block 1779 lots  
10 22, 24, 26, 1187 Fulton Street block 2000 lot 43 in  
11 Brooklyn Council District #36. The sponsors, St.  
12 Nicks Alliance and Bed-Stuy Restoration were selected  
13 through a competitive process and their proposals to  
14 construct three residential buildings under HPDs  
15 Extremely Low and Low-Income Affordability Program  
16 also called ELLA. Under the ELLA Program, sponsors  
17 purchase City-owned or privately-owned land or vacant  
18 buildings and construct multi-family buildings in  
19 order to create affordable rental housing. These  
20 newly constructed buildings provide rental housing to  
21 low-income families with a range of incomes from 40%  
22 to 80% of the AMI or area median income. Projects  
23 may include tiers of units with rent affordable to  
24 households earning up to 100% of AMI and subject to  
25 project underwriting. Up to 30% of the units may be

1 rented for formerly homeless families and  
2 individuals. The proposed development today will  
3 consist of three newly constructed residential  
4 buildings with approximately 84 affordable unit plus  
5 one unit for the Super and ground for commercial  
6 space at 1187 Fulton Street. The buildings will have  
7 a mix of unit types and income tiers include 0% for  
8 formerly homeless individuals, 40%, 50%, 70% and 80%  
9 of AMI and rents will range from up to \$215 for a  
10 studio at the lowest AMI tier to approximately \$2000  
11 for a three-bedroom unit at the highest AMI tier. The  
12 project consists of three separate buildings two of o  
13 the sites located on DeKalb Avenue are 7-story  
14 elevator buildings with rear outdoor areas and both  
15 buildings seek Passive House Institute US  
16 Requirements making these buildings energy efficient.  
17 The other property on Fulton Street will be developed  
18 is a 4-story walkup and will have three residential  
19 apartments and a ground floor commercial space.  
20 Today, HPD is before the subcommittee speaking in  
21 approval of the DeKalb Commons ELLA project in order  
22 to facilitate construction of this affordable  
23 residential building. Thank you for the time to  
24 testify today.  
25

1  
2 CHAIRPERSON ADRIENNE ADAMS: Thank you.  
3 Is anyone else speaking?

4 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm, is  
5 there somebody who is going through the slides?

6 SARAH MALLORY: Yeah. Uhm, I think that.

7 GORDON BELL: Are you there?

8 SARAH MALLORY: (Cross-talk) through the  
9 slides that would be great.

10 LIN ZENG: Yes, uhm Philip will keep it  
11 off and I think Gordon would also be joining. Uhm,  
12 joining the presentation.

13 FRANK LANG: Philip?

14 PHILIP HOFMAN: Yes, I'm here. I'm  
15 sorry, I just got unmuted now.

16 FRANK LANG: Yes.

17 PHILIP HOFMAN: I think on HPD I am kind  
18 of outlined the first couple of slides so we can uhm  
19 you know move ahead to slide #3 which will uhm give a  
20 little bit more uhm. So, again, hello my name is  
21 Philip Hofman project manager at St. Nick's Alliance  
22 and partner with Bedford-Stuyvesant Restoration  
23 Corporation for the development of the DeKalb Commons  
24 Project. The first site of our project is 633-639  
25 DeKalb Avenue which is located north of DeKalb Avenue

1 between Nostrand and Marcy Avenues. This site is near  
2 public transportation, schools, playgrounds, a  
3 community garden, the Kosciuszko Pool, supermarkets  
4 and other local business. 633-639 DeKalb Avenue is a  
5 7-story elevator building including a mix of studios,  
6 one-bedroom, two-bedroom and three-bedroom units for  
7 a total of 37 units. The building will include a  
8 laundry room and a reader/children's play area and  
9 sitting area. The building will be designed by  
10 architect, Magnusson Architecture and Planning,  
11 Passive House Principals including solar panels,  
12 high-performance building envelope and ventilation  
13 and energy-efficient mechanical systems. There are  
14 severe benefits that this Passive House design could  
15 provide to the tenants including better indoor air  
16 quality, reduced indoor noise pollution and lower  
17 utility bills due to its air-tight design and extreme  
18 insulation. The Passive House design may also have a  
19 role in controlling the spread of viruses due to its  
20 required ventilation and filtration performance  
21 goals. Due to the design, the project has been  
22 approved up to tier-3 incentives through the NYSERDA  
23 multi-family, new construction program and the  
24 project has also submitted for NYSERDA buildings of  
25

1  
2 excellent grant that would assist in further  
3 sustainability measures. Next slide please. 648-  
4 654 DeKalb Avenue is located south of DeKalb Avenue  
5 adjacent to the Kosciuszko Pool and across the street  
6 from Site 1. Uhm, next slide please. The building  
7 is a 7-story elevator building including a mix of  
8 studios, one-bedroom, two-bedroom and three-bedroom  
9 units for a total of 45 units. This building will  
10 include a laundry room and children play area and  
11 sitting area. This building also includes a community  
12 room to be shared by both of the DeKalb buildings.  
13 The design is similar to site 1, design to Passive  
14 House principals. Next slide please. Our third  
15 site, 1185 Fulton Street is located between Spencer  
16 Place and Bedford Avenue and is within walking  
17 distance of Community Board 3 and our partners are  
18 Restoration. This site is near multiple schools,  
19 playgrounds, the Brooklyn Children's Museum,  
20 supermarkets and other local businesses. Next slide  
21 please. 1187 Fulton Street is a 4-story walk-up  
22 including three two-bedroom unit and a retail space  
23 on the ground floor. The building will be designed as  
24 an energy-efficient building including efficient  
25 appliances, lighting and mechanical equipment. Next

1 slide please, in summary DeKalb Commons is a 3-  
2 building project that includes 84 residential unit, a  
3 super's unit and retail space with a mix of studio,  
4 one-bedroom, two-bedroom and three-bedroom units.  
5 More than 50% of these units are designated for  
6 families. Next slide please. The project will serve  
7 low-income households earning 30% to 80% of the area  
8 median income including units designated for formerly  
9 homeless persons. You can see here a chart of  
10 projected incomes and rents. I would now like to  
11 invite our partner, Gordon Bell for Bed-Stuy  
12 Restoration Corporation to speak. Next slide please.

14 GORDON BELL: Thank you Philip, thank you  
15 subcommittee, it's Gordon Bell and I will tell the  
16 truth as I always do. You know it's a fascinating  
17 and important think that Rob, uhm, Councilman Cornegy  
18 and this team and the City were meeting last night  
19 because restoration also had its Galla last night, 52  
20 years of existence serving the residents of New York  
21 City and mostly in Brooklyn. St. Nick's also has  
22 illustrious and long history. We have developed over  
23 2000 units of housing and restoration. St. Nick's  
24 has developed over 2,600 and last year we purchased  
25 with our partners that monster deal of the Brooklyn

1  
2 Mega Bundle, so 2600 units of NYCHA housing and NYCHA  
3 RAD. We are working hard to provide not only re-  
4 building the physical infrastructure but putting in  
5 place the supports that help people live better lives  
6 today and it is my great honor to be Executive Vice-  
7 President of Restoration. I was going to say that we  
8 are committed to this project for a lot of reasons  
9 but as we look at Bed-Stuy today and what it is going  
10 through, we see 48% of the population that was  
11 African-American, that 48% has gone. When you look  
12 at black business as being absolutely destroyed and  
13 decimated. We recognize that the lack of Know How  
14 Capital Connection and this very disruptive period of  
15 COVID Pandemic has rendered a lot of business as  
16 usual not functioning and we have a real concern for  
17 both the people and the physicality of Brooklyn and  
18 we are trying to serve all of it. It is a real false  
19 choice to think that you can either chose this  
20 project or to support the Freeman family and I think  
21 Councilman Rob and Borough President Eric understand  
22 that. They love the affordable housing. They love  
23 that we are Passive House and Frank Lang and his team  
24 and Philip have really pushed hard to be on the real  
25 edge of quality of giving people a fantastic place to

1 live and in this one project, one piece of the  
2 project on Fulton Street we are going to have the  
3 classic residences over retail and that retail needs  
4 to be a vital part of our community again. Right  
5 now, no one is in the foot traffic the way they used  
6 to be and we need to have people willing about being  
7 together as part of a community in healthier times.  
8 The two other pieces on DeKalb Avenue, they define  
9 the neighborhood. Two buildings defining the  
10 neighborhood with common space, outdoor space. We  
11 care so much about this project we got in to  
12 discussions with Community Board 3. We even did a  
13 shadow study to understand the impact of the  
14 Kosciuszko Pool and we understand that we need to be  
15 developing responsibly. So, I want to say restoration  
16 and St. Nick's have pushed for the source of  
17 developments and we have been on the leading edge for  
18 a long while and we stand ready to deliver a top-  
19 quality project with the close partnership of HPD and  
20 make affordable housing happening. If you notice  
21 really carefully, the red structure, \$500 and change  
22 to \$2000. This one of those few projects that is an  
23 affordable housing that really will reach the entire  
24 community, the formerly homeless all the way to folks  
25

1  
2 at 80% AMI. So many of our important projects don't  
3 do that, they focus on the higher end. We are really  
4 pleased to bring this project before you today. We  
5 love the support and the understanding and we support  
6 not only the physicality but the folks, the people  
7 and the businesses of the Brooklyn community and we  
8 are prepared to continue to work toward finding  
9 solutions. Councilman Rob mentioned, we will have a  
10 post-Thanksgiving meeting, another followup to help  
11 identify parking solutions and we are committed to  
12 helping develop if we are allowed to have that  
13 opportunity with those parking solutions and we have  
14 some really great ideas and some good contacts.

15 **(INAUDIBLE)** the opportunity to keep this project at  
16 pace and then to join with Rob and the rest of the  
17 folks in the area to figure out the parking solutions  
18 that are within reach. Thank you for your time.

19 CHAIRPERSON ADRIENNE ADAMS: Thank you.  
20 Is there anyone else uhm, prepared to testify on this  
21 project?

22 FRANK LANG: We are ready to answer  
23 questions.

24 CHAIRPERSON ADRIENNE ADAMS: Okay, I've  
25 got a question before I go to my colleagues. I know

1 that the parking seems to be an issue. Uhm with the  
2 Freeman family. How many parking spaces are we  
3 speaking about? I don't think I heard a number.

4  
5 GORDON BELL: The history is that this  
6 restaurant owned by the Freeman family that has  
7 multiple enterprises. They have a restaurant, a  
8 catering hall and a lounge. They serve as a hub for  
9 many hours of the evening and the day period as well  
10 as weekends and special events. They have rented for  
11 about 20 years, 631, the parcel in DeKalb. Now, all  
12 of this happened well before St. Nick's and  
13 Restoration got involved. We were involved in what,  
14 Frank, 2018 or so? 2017, 18? Answering the question  
15 from HPD would you like to propose affordable  
16 housing. Before that, years before that there was a  
17 disagreement with the Freeman family about the  
18 disposition of the property. So, we joined this long  
19 after this has been settled in court. Despite that,  
20 the team cares about trying to be of service in this  
21 regard with parking but 631 is as parcel that  
22 probably had, since it is a full parcel it probable  
23 had north of 40 parking units on it and that would be  
24 a lot of parking and that parking has been utilized  
25 by the restaurant to make a living for many years.

1  
2 FRANK LANG: Madam Chair, I think uhm the  
3 Freeman family did not articulate their issue was  
4 parking until just now. They, they had a lot of  
5 other, they had a general issue with the disposition  
6 and their losing of a lawsuit and they were not  
7 articulate about exactly what they were looking for,  
8 otherwise, because Mr. Bell actually met with the  
9 Freemans quite a few times and they never articulated  
10 that so we are trying to work and figure out. I am  
11 not sure; I was not at the meeting yesterday. I'm  
12 not sure if they defined exactly how many cars but  
13 since the meeting was only yesterday, we are trying  
14 to work together to figure that out and we respect  
15 that and uhm that's the approach that we are going to  
16 try and take but uhm we are, unfortunately it came up  
17 in technical detail just before this hearing so.

18 CHAIRPERSON ADRIENNE ADAMS: Okay,  
19 Council Member Cornegy I'm going to let you in and  
20 then I've got a couple of other questions.

21 ROBERT CORNEGY: So, I just want to speak  
22 to the fact that the, the family in coming to a  
23 conclusion yesterday while it was proposed yesterday  
24 about the parking, that actually was a uhm a result  
25 of so much negotiation and then getting to a place

1 where you know what, forget everything else that was  
2 on the table, how about if we propose this? So,  
3 there have been so many iterations of trying to work  
4 something out, so what they represented yesterday and  
5 why that was posed yesterday uhm it was a commitment  
6 from the Freeman family to want to be a part of this  
7 development and move forward as opposed to being you  
8 know any obstructionist or anything and I'm not  
9 saying that they would have done that but this  
10 represented them saying Hey here is what, here's our  
11 last ditch effort to try and work together, can you  
12 just please protect the parking so that my business  
13 doesn't continue to suffer. There have been several  
14 other proposals prior to that, this one just was  
15 really just cut to the heart of them being able to  
16 continue to do business and their business not been  
17 impeded which is really a kind of crazy negotiation  
18 to have to do to get down to the fact that just  
19 please help me protect and save the sanctity of my  
20 business and my ability to do business but this was  
21 after, just for the record, this was after so many  
22 different ideas and proposals. This was them just  
23 saying, alright, finally if you will just help me  
24 save my business, basically.  
25

1  
2                   GORDON BELL: You should mention the bike  
3 lane, Rob, because that's a special, powerful.

4                   ROBERT CORNEGY: Right, right, so the  
5 reality was that part of the spaces were taken due to  
6 us being progressive in the community and providing a  
7 safe ability to travel by bike which I do. Everybody  
8 knows that, it is no big secret. So, so, so here we  
9 go again having to sit juxtaposed from parking to, to  
10 safe bike lanes to supporting small business to, and  
11 I believe and Gordon and I had conversations into the  
12 night about the fact that we can do all of these  
13 things simultaneously, we can provide, we are the  
14 City of New York for Christ sakes if we can't come up  
15 with a way to satisfy all of these needs and not make  
16 them competing I don't know who can. So, providing  
17 safe passage and having safe bike lanes which myself  
18 and my family use, that is a great idea. It moved  
19 our City; it reduces our carbon footprint. It  
20 allows us to be progressive as a community but do we  
21 have to knee, like we kneed the Freeman's directly in  
22 the groin in doing that because those parking spaces  
23 were removed, right? So, and I don't think the  
24 Freeman's would say, hey we don't want safe, uhm, you  
25 know uhm, uhm, people to be safe in transversing

1  
2 around the district. So, that's more competing, more  
3 things that we made competing interests when they  
4 should be, it should be inclusive in a real plan to  
5 move forward as a community. So, we should have  
6 parking for our commercial businesses. And it's not  
7 just them, there are other commercial businesses  
8 ancillary to that, to that corridor who would also  
9 benefit. Just for the record, I forgot, Gordon, I'm  
10 sorry to bring this up now but we put the Select bus  
11 in on Nordstrom Avenue.

12 GORDON BELL: Yes, yes.

13 ROBERT CORNEGY: Took away more parking  
14 spaces. So, and the ability, like I can't believe  
15 that we can't sit together and go okay, Select Busses  
16 that takes away parking spaces and the ability for  
17 them to do business along Nordstrom Avenue to have  
18 trucks wait to unload and load with the, it is just,  
19 it's just crazy and I think we as a City look crazy.  
20 So, this is, this is an opportunity for us to pivot  
21 and shift which is what we are saying that we are  
22 going to do and provide all of those needs for the  
23 small businesses, for our people who want to stay  
24 here and have affordable rent, for people who want to

25

1 use our streets to bike safety. I think Gordon and I  
2 agree that we can do all of that.

3  
4 SARAH MALLORY: This is Sarah Mallory.

5 ROBERT CORNEGY: If we, if we spend our  
6 political capital and I'm willing to spend mine, so.

7 SARAH MALLORY: And this is Sarah Mallory  
8 from HPD I just want to say thank you for joining  
9 that call last night with our colleagues at City  
10 Hall. Obviously, HPD is focused on the housing  
11 component but this as you have said to extend spaces  
12 and we are happy to continue those conversations and  
13 look forward to doing so.

14 CHAIRPERSON ADRIENNE ADAMS: Okay, that,  
15 that clarifies a little bit because I know that the  
16 community board disapproved the project by a small  
17 scale. I was just, I was trying to understand all the  
18 nuances with this because to me this as far as the  
19 project itself, you know as Council Member Cornegy  
20 said, this is a dream. You know it's what everybody  
21 wants. You know truthfully, everybody wants something  
22 like this. So now I understand the nuances. I  
23 understand uhm, you know the legacy now with uhm the  
24 Freeman family and, and especially the parking which  
25 is a thorn in the side I think of everybody in every

1  
2 borough right about now. Uhm, I've got a question  
3 for, for HPD though. Uhm, the projects developed  
4 under the ELLA term which facilities development at a  
5 range from 30 to 80 AMI, what are the likely tiers in  
6 the final projects? I don't think we saw that in the  
7 presentation.

8 SARAH MALLORY: Yep, so at this time and  
9 Lin feel free to jump in here, we currently have  
10 roughly tiers between 30% and 80% AMI and are coming  
11 back with the details on the number of units that are  
12 between those.

13 CHAIRPERSON ADRIENNE ADAMS: Okay, so we  
14 don't, that would have been my next question, we  
15 don't know the mix as far as unit sizes?

16 SARAH MALLORY: Yeah, Lin can you correct  
17 me on that one please?

18 LIN ZENG: Yeah, I mean I think generally  
19 for an ELLA term sheets we try to have four tiers and  
20 that is still probably needs to be worked out with  
21 the Development Team. So, right now we don't have  
22 the exact tiers but the Development Team definitely  
23 has you know the type of affordability that they want  
24 to hit with this project, especially with the lower  
25 AMIs but the exact tiers we do not have right now.

1  
2 FRANK LANG: We will, I believe we are  
3 going to end up having about 15% of the units for the  
4 formerly homeless as per the City Council's directive  
5 and then we will have distribution in the 40%, 50%,  
6 uhm probably a few at 60 and then just below 80% AMI.  
7 There will be units of all sizes uhm in each tier,  
8 uhm but I couldn't tell you right now. It is  
9 probably going to be, we are hoping. Well, to be  
10 candid because of the financial underwriting the lack  
11 of support by, by Washington DC we are still working  
12 on the final details of, of what amount of unit sizes  
13 in each group and that's to be worked out with the  
14 City as we go forward.

15 CHAIRPERSON ADRIENNE ADAMS: Do we know  
16 who the uhm administering agent for affordable  
17 housing who that is going to be?

18 FRANK LANG: That would be St. Nick's  
19 Alliance. We are not for profit. We do **(INAUDIBLE)**  
20 administrative agent for numerous mixed-income for-  
21 profit owners and we would continue. The building  
22 will be owned by a collaboration of joint venture of  
23 Bed-Stuy Restoration and St. Nick's but St. Nick's  
24 Alliance would be the administrative agent and do the  
25

1  
2 income verification with participation of Bed-Stuy  
3 Restoration.

4 GORDON BELL: For the record, we have  
5 worked successfully together before and this is a  
6 continuation of a partnership with **(INAUDIBLE)** and  
7 St. Nick's for all of us parties and with Rob's  
8 approval for that matter, so we are not a new  
9 collaboration.

10 CHAIRPERSON ADRIENNE ADAMS: Okay, great  
11 and we the affordable housing be permanent, what's  
12 the length of the regulatory agreement? Anyone? No.

13 LIN ZENG: Yes, I believe uhm for most of  
14 our ELLA deals, start of uhm 30 years and at the end  
15 of 30 years and you know an opportunity to extend  
16 that affordability for another 30 years.

17 GORDON BELL: And for the record,  
18 Restoration is always seeking permanent affordability  
19 so it is our intention, stated and has been our  
20 history that we, we up the affordability and sign a  
21 new regulatory agreement.

22 LIN ZENG: Thank you.

23 CHAIRPERSON ADRIENNE ADAMS: Great, thank  
24 you, I'm going to stop there for a minute and see if  
25

1 my colleagues have any questions at this point and I  
2 may come back around.

3  
4 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm,  
5 Madam Chair, Council Member Barron has her hand up,  
6 she has a question.

7 CHAIRPERSON ADRIENNE ADAMS: Okay,  
8 Council Member Barron.

9 INEZ BARRON: Uhm, thank you Madam Chair.  
10 I want to thank the panel for coming and presenting  
11 data about this project and I heard Mr. Bell say that  
12 in Bed-Stuy there has been a lack, there has been a  
13 loss of I think he said 48% of the black population  
14 and I think that is directly attributable to the fact  
15 that often HPD offers projects that they call  
16 affordable which go as high as 130%, 120% of the AMI  
17 which I think is disingenuous and misleading. So, I  
18 am pleased to see that this project is going to be  
19 capped at 80% of the AMI which is still above the  
20 neighborhood median income but at least it is capped  
21 at 80% and I commend the developers for that. Madam  
22 Chair asked the question that I was going to ask, I  
23 want to see the percentages at each of the AMIs that  
24 you are targeting for the residents that are going to  
25 be living in this building. I want to know exactly

1  
2 what you are targeting at each of the AMIs that you  
3 are projecting because certainly if we have it top  
4 heavy at 80% of the AMI, we are falling into that  
5 same trap again and losing those whose incomes do not  
6 allow them to qualify because they are not as high as  
7 what would be offered. And the other question that I  
8 had also was asked by the chair in terms of the terms  
9 of affordability but in terms of the project itself  
10 what is the cost of this project?

11 GORDON BELL: Philip do you know the,  
12 uhm, is it?

13 PHILIP HOFMAN: Yep it's uhm, I'm looking  
14 at it right now. It's like right now, like you know  
15 our preliminary numbers, is about, it's about \$50  
16 million dollar, TDC.

17 INEZ BARRON: Say it again, I didn't hear  
18 you.

19 PHILIP HOFMAN: It's about \$50 million  
20 dollar, TDC.

21 INEZ BARRON: Okay.

22 LIN ZENG: TDC is total development cost.

23 PHILIP HOFMAN: Yes, sorry about that.

24 GORDON BELL: Or our cost on developers,  
25 yes.

1  
2           INEZ BARRON: Right, well, I look forward  
3 to some resolution regarding the parking with the  
4 Freeman family and I also look forward to the precise  
5 percentages that each of the tiers that are targeted.  
6 Thank you, Madam Chair.

7           CHAIRPERSON ADRIENNE ADAMS: Thank you  
8 Council Member.

9           CHAIRPERSON ADRIENNE ADAMS: Counsel are  
10 there any other questions before I go back in, I've  
11 got one more but I want to make sure that my  
12 colleagues get their questions answered?

13           COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm, no  
14 hands up at this time, Madam Chair.

15           CHAIRPERSON ADRIENNE ADAMS: Okay, thank  
16 you.

17           GORDON BELL: May I readdress the  
18 question of committing to tiers?

19           CHAIRPERSON ADRIENNE ADAMS: Absolutely.

20           GORDON BELL: So, the deal team had  
21 proposed uhm a definitive list of homeless and we  
22 started off at 9-10% and they've gone to 15% which is  
23 a low tier Council Member Barron and we are happy to  
24 do that and that rent translates into something the  
25 communities understand. Communities don't want to

1  
2 hear about 30%, 50%, 70%, communities want to hear  
3 about \$575 is rent or \$1000 is rent because  
4 traditionally in Bed-Stuy the affordable units are in  
5 the \$800 to \$1500 range. We need to honor that and we  
6 have to be really striving to do that. The unclarity  
7 comes in trying to conform to the government  
8 stipulations not from the deal team. So, if we had a  
9 complete layout, we could make it all work if we knew  
10 how we were being subsidized and sponsored. We  
11 started off having a preliminary and we have been  
12 awaiting final decision from the government agencies.  
13 It is not our hesitancies to commit to the lower  
14 levels. We've increased our commitment to the lower  
15 levels. We like that and we think it is important.  
16 Second note, in Bed-Stuy you have everyone from the  
17 Bed-Stuy Brownstoners, folks who have owned their own  
18 properties for many years, all the way to folks who  
19 live in housing projects. So, we want to stand with  
20 Council Member Cornegy in understanding that we need  
21 to provide all kinds of affordable housing, that the  
22 low end is often forgotten in this situation, partly  
23 because the cost of construction is relatively high  
24 and it is easier to make the underwriting work by  
25 charging the higher rents, so we want to continue

1  
2 with the lower end and the medium end and the high  
3 end of affordability to serve the community and they  
4 don't think of it as a percentage of AMI. People  
5 don't walk around saying that I make X percent of  
6 AMI, they said I can afford about \$1200 bucks for my  
7 family to live, can I find that in Bed-Stuy?

8 CHAIRPERSON ADRIENNE ADAMS: Thank you Mr.  
9 Bell.

10 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm,  
11 Chair Adams, Council Member Barron has her hand up.

12 CHAIRPERSON ADRIENNE ADAMS: Yes, go  
13 ahead Council Member.

14 INEZ BARRON: Thank you. I thank you for  
15 that and I appreciate that. Yes, it is true that  
16 those in the community perhaps don't even know what  
17 AMI stands for but those of us who are setting the  
18 policy know that the feds set those standards without  
19 regard to looking at neighborhood median incomes so  
20 we've got to be the adversaries, no advocates is the  
21 word that I want for those in the community who won't  
22 even be able to qualify because they are not at the  
23 requested AMI even though they may be struggling to  
24 get the money to make the rentals. So, certainly we  
25 appreciate that and also we want to acknowledge that

1  
2 yes we want to have a spectrum but we don't want to  
3 disenfranchise or disqualify those who are at the  
4 lower levels who are in the greater numbers if you  
5 look at the AMIs at each of those percentages in that  
6 community who are greater numbers than those who  
7 let's say are at the upper levels with the  
8 Brownstoners. Look at the percentages for each of  
9 the AMIs in the District and certainly that can be a  
10 guide a target for how we do the distribution within  
11 a range above and below but certainly looking at the  
12 neighborhood median income which I believe is about  
13 \$40,000 in Bed-Stuy.

14 GORDON BELL: That's right.

15 INEZ BARRON: Thank you.

16 CHAIRPERSON ADRIENNE ADAMS: Thank you  
17 Council Member Barron. I wanted to just ask uhm my  
18 final question had to do with Passive House Green  
19 Building Standards. I am curious to find out about  
20 that. I understand that the two larger buildings are  
21 being developed under Passive House Green Building  
22 Standards. Whenever I hear Green Building Standards  
23 something goes up, the antenna goes up. So, let's  
24 hear a little bit more about that. Tell us what

25

1  
2 Passive House is and why we don't see more of this  
3 going on in HPD development.

4 GORDON BELL: Sure, Philip can you  
5 reflect the comments of our architect and our work?

6 PHILIP HOFMAN: Yeah and I, you know I  
7 can kind of speak, you know just in terms of like how  
8 we presented it in terms of. So, the Passive House  
9 Component while this our pretty much for St. Nick's  
10 and Restoration, our first Passive House. It is  
11 really uhm an ultra-insulated building. You know,  
12 ultra **(INAUDIBLE)** that allows for greater comfort in  
13 the building. It allows for the tenant to be able to  
14 utilize reduced uhm utilities, uhm heating so that  
15 uhm it brings down cost and at the same time is a  
16 **(INAUDIBLE)** in terms of saving in terms of the CO  
17 outtake, so, the other component is the mechanical  
18 systems are much more efficient so that it, you know  
19 on a traditional system, this system is going to  
20 output you know half of what these older systems do,  
21 so, it is saving on the building money. It is saving  
22 the tenant money and it is saving the owner money and  
23 at the same time saving uhm you know meeting the  
24 green goals of New York and you know the United  
25 States in terms of its CO output.

1  
2 SARAH MALLORY: And thank you. My  
3 apologies for the delay. I was trying to unmute  
4 myself in order to speak uhm but HPD also does  
5 environmental reviews in conformance with Federal,  
6 State and City regulations and works with development  
7 teams to encourage uhm either Passive House or other  
8 types of Green Building standings to promote energy  
9 efficiency in all of our buildings.

10 CHAIRPERSON ADRIENNE ADAMS: That is  
11 great. Uhm I really want us to look forward and look  
12 at doing more of this. This is going to, uhm, like I  
13 said Council Member Cornegy this gets better and  
14 better. Uhm, so we are going to have to do whatever  
15 we can to get that parking situation squared away  
16 because we want more of this uhm. Are there any more  
17 questions from my colleagues at this point?

18 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm, I  
19 don't see any other questions from Council Members.

20 CHAIRPERSON ADRIENNE ADAMS: Okay, I  
21 think we had the question from the gallery, are we  
22 excusing the panel?

23 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm, is  
24 anybody else from the applicant team, uhm, can you  
25 raise your hand if you have something else you would

1  
2 like to say? I don't see any other hands up from the  
3 applicants' team.

4 CHAIRPERSON ADRIENNE ADAMS: Okay there  
5 being no further questions for the panel, the panel  
6 is excused.

7 SARAH MALLORY: Thank you so much.

8 CHAIRPERSON ADRIENNE ADAMS: Uhm Counsel  
9 are there any members of the public who wish to  
10 testify on this item?

11 COUNSEL ANGELINA MARTINEZ-RUBIO: Yes, we  
12 have uhm, I see two members of the public who signed  
13 up to testify, uhm Theo Chino and Akesha Freeman if  
14 we can promote them and unmute them, we will start  
15 with Theo Chino.

16 THEO CHINO: Hello Chair Adams, uhm this  
17 is Theo Chino and I have.

18 CHAIRPERSON ADRIENNE ADAMS: Mr. Chino,  
19 Mr. Chino hold on please, we haven't started a clock  
20 yet.

21 THEO CHINO: I will be under two minutes  
22 with a clock or without.

23 CHAIRPERSON ADRIENNE ADAMS: We need to  
24 do that. So, please don't begin until the Sargeant  
25 at Arms has announced that your time has started.

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THEO CHINO: Very well.

CHAIRPERSON ADRIENNE ADAMS: Thank you for  
being here.

THEO CHINO: I would prefer not to be  
here but I will be here.

CHAIRPERSON ADRIENNE ADAMS: Sargeant at  
arms, have you announced the time?

SARGEANT SAKEEM BRADLEY: Just give him  
one second.

SARGEANT ISRAEL MARTINEZ: Time begins  
now.

CHAIRPERSON ADRIENNE ADAMS: You may begin  
Mr. Chino.

THEO CHINO: Thank you Ms. Adams, uhm  
Chair Adams. Okay, I am calling because I am asking  
you to vote no until there is an HPD investigation in  
every corruption that is happening. This is the kind  
of project that end up where I live at 640 Riverside  
Drive. I thought about it and what I just heard from  
the Chairman of the Housing, Mr. Cornegy appall me,  
when the familiarity of Oh Rob, or geez we need to, I  
spend all night working on the parking. This is  
exactly the corruption that I am talking about. When  
did a business become more important than the people

1 living in New York City? When did the parking spot  
2 become more important than the project? So, the  
3 project and all those nonprofits, like the one that  
4 is doing this project need to be investigated from  
5 bottom to top by the DOI and HPD. I have asked you; I  
6 sent a letter to Councilman Barron from Afro-  
7 socialist Resolution asking for that investigation.  
8 It is a front to all the people from the Black  
9 Panther and all the socialists that have fought for  
10 this City and it is a front that nobody is doing  
11 anything. So now it is over, I am tired, I am done,  
12 so Chairwoman Adams, with all the due respect  
13 politics is over. I **(INAUDIBLE)** to find 70,000 people  
14 to replace all of you at City Council because I keep  
15 talking, I keep talking, I keep talking and  
16 testifying and nothing is done. So, I am done  
17 talking, I will come over, I ask you to vote no, you  
18 still vote yes. I ask you to do an investigation, you  
19 don't do it. I ask to look at how the lottery  
20 system is done, you don't do it and Chairman Adams I  
21 would like you to unblock me on Twitter because I am  
22 sending now a complaint, a legal complaint for you to  
23 unblock me at the Federal Court. So, thank you very  
24

1 much for your time but I am done dealing with the  
2 corruption of the City Council. You are doing.

3  
4 SARGEANT ISRAEL MARTINEZ: Time is  
5 expired.

6 COUNSEL ANGELINA MARTINEZ-RUBIO: Chair  
7 Adams, the next speaker is Akesha Freeman.

8 SARGEANT ISRAEL MARTINEZ: Time begins  
9 now.

10 CHAIRPERSON ADRIENNE ADAMS: Ms. Freeman,  
11 welcome, you may begin.

12 AKESHA FREEMAN: Good afternoon everyone,  
13 thank you so much. Uhm, thank you Robert Cornegy on  
14 behalf of my family. I am here with my father, thank  
15 you Ms. Adams. Uhm, we are just trying to work out a  
16 deal as Robert stated before uhm, yes we did come to  
17 the table with certain things that we wanted that was  
18 supposed to be fair to my father, being a proprietor  
19 and of this business and a pillar in the community  
20 and he has something to say in regards to that, so we  
21 are basically trying to meet them halfway with this  
22 project. Yes, we are. Uhm, we are definitely in  
23 agreement of what the housing struggles are in New  
24 York but we are also in agreement with our business  
25 struggles. So, as Robert said it shouldn't be one

1  
2 over the other that has to compete but there should  
3 be a meet in the middle and here is my father. He  
4 just wants to say a few words.

5           DAVID FREEMAN: Okay, I would like to  
6 have two minutes myself. My name is David Freeman.  
7 I've been here in Bedford-Stuyvesant for 73 years. I  
8 ran this business here for 41 years as of today. I  
9 have an agreement with HPD, I had all the variance  
10 changed, I did everything that HPD asked me to do.  
11 They asked me to put up a fence to secure the  
12 property. They asked me to clean the property off  
13 because there was like 100 parking cars there when I  
14 got it. I put up a 10-foot wall all the way around  
15 the building and I put in a 4-footing so actually  
16 there is 14-feet of wall. I paid for that myself. I  
17 have everything, the agreement with HPD as soon as  
18 643 is ULURP they were going to turn that property  
19 over and put it in my name. They have not done it  
20 yet and the ULURP and I had the variance changed in  
21 1997, so that and it was approved for parking so they  
22 said, we just started, we've been working on this  
23 since 1995, so 1997, we had directed the street, we  
24 had everything fixed. We've been waiting.

1  
2 CHAIRPERSON ADRIENNE ADAMS: You can  
3 continue Mr. Freeman.

4 EDDIE FREEMAN: Okay, so we have been  
5 waiting for them to ULURP that one piece of property  
6 so I can turn it in to parking for Sugar Hill  
7 Restaurant and it has been over 23 years, each  
8 administration comes in with something different. I  
9 have in writing what HPD has promised and everything.  
10 I talked to the, I have everything in writing. So, I  
11 just want to HPD accountable to what they had  
12 promised me and all the money that I have spent on  
13 this property, all the insurance that I have put, and  
14 I work with the Federal Government. My ex-wife  
15 worked 48 years with the Federal Government so we are  
16 not just, just somebody that is just looking for  
17 property. This has been a business that I have  
18 supported. This is where Hillary Clinton got her  
19 start. This is where the guy in 1988, he ran for  
20 President, Jesse Jackson got it start, this is where  
21 Marty Markers got his start. I am a community person  
22 and I put all my money into this property and there  
23 have been nights that I couldn't sleep that this has  
24 messed with my health, so I am asking you all to hold  
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2 HPD accountable for what they have in writing for  
3 Sugar Hill. Thank you.

4 COUNSEL ANGELINA MARTINEZ-RUBIO: Thank  
5 you so much.

6 CHAIRPERSON ADRIENNE ADAMS: Thank you  
7 both for being here today, we really appreciate your  
8 testimony. Thank you. Counsel were there any  
9 questions from my colleagues for these witnesses at  
10 all?

11 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm,  
12 there are no Council Member questions at this time.

13 CHAIRPERSON ADRIENNE ADAMS: Okay, are  
14 there any other members of the public wishing to  
15 testify on this item at this time?

16 COUNSEL ANGELINA MARTINEZ-RUBIO: Uhm, if  
17 there are any other members of the public who wish to  
18 testify on this item of DeKalb Commons project please  
19 press the Raise Hand Button now. The meeting will  
20 stand at ease while we check for members of the  
21 public. Chair Adams, I see no other members of the  
22 public who wish to testify on this item.

23 CHAIRPERSON ADRIENNE ADAMS: Okay, thank  
24 you, with there being no other members of the public  
25 who wish to testify today. Today's public hearing is

1  
2 now closed and this item is laid over. The vote on  
3 LU691 is now closed as well as that vote is concluded  
4 and that does conclude today's business. I remind  
5 you that if you have written testimony on today's  
6 item, you may submit it to  
7 [landusetestimony@council.NYC.gov](mailto:landusetestimony@council.NYC.gov). Please indicate  
8 the LU number or the project name in the subject  
9 heading. I would like to thank the applicants,  
10 members of the public, my colleagues, subcommittee  
11 Counsel of course, land use staff and the sargeants  
12 at arms for participating in today's hearing. This  
13 meeting is hereby adjourned. (gavel pounding)

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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 December 2, 2020