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CITY OF ALBANY
INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
RE: Capital District Apartments LLC

21 Lodge Street
Albany, New York
November 9, 2016
12:00 p.m. - 12:28 p.m.

ORIGINAL



MFReportingNY.com

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M-F
Reporting, Inc.

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NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by City of Albany Industrial Development Agency (the "Agency") on the 9th day of November, 2016 at 12:00 o'clock p.m., local time, at 21 Lodge Street in City of Albany, Albany County, New York in connection with the following matters:

Capital District Apartments LLC, a New York limited liability company (the "Company"), has presented an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 1.96 acre parcel of land (tax map number 65.17-2-13) currently with an address of 2 Thurlow Terrace in the City of Albany, Albany County, New York (the "Land"), together with an approximately 85,000 square foot building located thereon (the "Facility"), (2) the renovation and rehabilitation of the Facility, including but not limited to, parking resurfacing and landscaping improvements, and (3) the acquisition and installation thereon and therein of various machinery and equipment (collectively, the "Equipment") (the Land, the Facility and the Equipment being hereinafter collectively referred to as the "Project Facility"), all of the foregoing to constitute a Section 8, senior and handicapped housing facility to be owned by the Company and leased to residential tenants and any other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Albany County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the “SEQR Act”) regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location, nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Sarah Reginelli, Chief Executive Officer, City of Albany Industrial Development Agency, 21 Lodge Street, Albany, New York 12207; Telephone: 518-434-2532.

Dated: October 26, 2016.

CITY OF ALBANY INDUSTRIAL DEVELOPMENT
AGENCY

BY: s/Sarah Reginelli, Chief Executive Officer

City of Albany Industrial Development Agency/Capital Resource Corporation
PUBLIC HEARING – Capital District, LLC

Date: November 9, 2016

SIGN-IN

Name	Affiliation/Organization	Are you going to speak? Y/N
1. CHRIS BOMBARDIER	OSTROFF ASSOCIATES	Y
2. KATHIGH BORDEN	OSTROFF ASSOCIATES	N
3. INDIRA HOGAN	RESIDENT, 2 THURLOW TER	N [Changed to resident end]
4. JOAN MATHÉNS	RESIDENT, 2 THURLOW TERRACE	Y
5. J. Figueroa	Resident, 2 Thurlow Ter Figueroa	Y
6. Jerry Murphy	Resident 2 Thurlow Ter	N
7. A. Fries	Times Union	N
8. Leann Golby	Council Member	Y
9. Jennifer Lange	ACSD BOE Member	N
10.		

1 APPEARANCES:

2

IDA BOARD PRESENT:

3

4 TRACY METZGER - Chair
5 C. ANTHONY OWENS - Secretary
6 HON. DARIUS SHAHINFAR - Treasurer
7 DOMINICK CALSOLARO - Member
8 LEE ECK - Member

9

IDA STAFF PRESENT:

10

SARAH REGINELLI - Chief Executive Officer

11

BRADLEY CHEVALIER - Vice President,
12 Capitalize Albany Corporation

13

ANDREW CORCIONE - Economic Developer,
14 Capitalize Albany Corporation

15

MARK OPALKA - Chief Financial Officer

16

CHANTEL BURNASH - Executive Assistant,
17 Capitalize Albany Corporation

18

MICHAEL BOHNE - Communications & Marketing,
19 Capitalize Albany Corporation

20

ASHLEY MOHL - Senior Economic Developer II

21

A. JOSEPH SCOTT, III, ESQ. -
22 Special Agency Counsel

23

ALSO PRESENT:

24

Chris Bombardier - Ostroff Associates, Inc.
25 Francine Kellman - Preservation Development
26 Partners

27

Brian Raddock - Preservation Development Partners

28

1 MS. REGINELLI: Good afternoon,
2 everyone. We will definitely have additional
3 Board members trickling in, because we do know a
4 few will be a little bit late. Seeing we do have
5 a number of the members of the public speaking
6 today, we are going to open up right on time.

7 I am Sarah Reginelli. I am CEO of the
8 City of Albany Industrial Development Agency in
9 connection with the project which is the subject
10 of this public hearing. Today we are holding
11 this public hearing to allow citizens to make a
12 statement for the record relating to the
13 involvement of the Agency with a project for the
14 benefit of Capital District Apartments L.L.C., a
15 New York State limited liability corporation.

16 The proposed project is located at 2
17 Thurlow Terrace and consists of the renovations
18 to an 85,000-square-foot structure, containing
19 136 units of Section 8 affordable housing for the
20 elderly and disabled.

21 Copies of the notice of this public
22 hearing are available on the table.

23 Now, unless there is any objection, I am

1 going to suggest waiving the full reading of the
2 notice of this public hearing and instead request
3 that the full text of the notice be inserted into
4 the record.

5 I will also note that general
6 information regarding the Agency's general
7 authority and public purpose are contained in a
8 separate statement and that will also be entered
9 into the record.

10 Before we start the public hearing
11 portion, I'd like to first introduce the project
12 applicant and ask them to make a brief
13 presentation with respect to the proposed
14 project. And I think Chris is back there?

15 MR. BOMBARDIER: Thank you. I'm Chris
16 Bombardier with Ostroff Associates. I saw some
17 of you at the community room last week.

18 As Sarah said, we have a building on 2
19 Thurlow Terrace. It's part of a portfolio that
20 Preservation Development Partners is purchasing
21 in the Capital Region area. There's four
22 properties total, about 500-plus units,
23 affordable Section 8 housing that they are

1 buying. The company itself only does Section 8
2 housing. They purchase, preserve, rehab and
3 hold. They've rented over 6,000 units, a
4 majority of them in the metro New York area, some
5 in the Hudson Valley.

6 With respect to this one in particular,
7 we are putting about \$21 million into the
8 building. That includes acquisitions and
9 upgrades. We are using a mix of financing. The
10 PILOT agreement and the PILOT deal that we are
11 asking for before you is critical to the project
12 going forward. The project would not be able to
13 go forward absent the PILOT assistance.

14 We have a first mortgage with Freddie
15 Mac, which will require us to maintain that
16 building as affordable housing for the entire
17 term of the mortgage, which would be 35 years.
18 So we are making a commitment that will be
19 Section 8 affordable housing for the elderly and
20 handicapped for the period of our loan.

21 We intend to, immediately upon closing,
22 and that's hopefully by early December, mid
23 December, start renovation of the building, and

1 that will include top-down renovations from
2 everyone's individual units. That will include
3 kitchens, bathrooms, flooring, paint, appliances,
4 you name it, inside the unit. It's going to be
5 top-down renovation, about \$40,000 per unit
6 invested.

7 As far as the building goes, we are
8 going to be doing common areas, exterior,
9 security cameras, HV/AC systems, heating
10 ventilation and pretty much everything else
11 that's the nuts and bolts of the building.

12 We anticipate construction to take about
13 18 months. We do that with the residents in
14 place. They have it down to a science now.
15 They've done it at most of -- or all of the
16 purchases that they've made. So they will start
17 at the top floor and with a certain trade, that
18 usually is kitchen or bath. It will be done,
19 each individual project will be done in about a
20 day's period. There is no need for the residents
21 to go anywhere.

22 We are very good and they are very good
23 at using contractors and the folks they've used

1 in all the other projects of mitigating dust,
2 anything that would result from the construction
3 that they are doing and making sure the residents
4 are comfortable and really as least disruptive as
5 possible.

6 About 75 construction jobs in year one.
7 I like to start -- as I mentioned, it will start
8 at the top floor and work their way down. So
9 once the construction crews, say for example the
10 bathrooms start first, they get to the middle
11 part of the building, the next trade will start
12 at the top, so they are continually going down
13 from the building and doing it in a way that
14 residents see the least bit of construction.

15 We are asking for, aside from the PILOT,
16 mortgage recording tax exemption and sales tax
17 exemption.

18 So I'll answer any questions you folks
19 have, if you'd like me to, if I didn't touch on
20 anything.

21 MS. REGINELLI: What we can do is go
22 through our public hearing and then for the
23 Finance Committee meeting we can open it up for

1 questions as well there. But we'd like to be
2 able to get right into the public comment. Thank
3 you, Chris.

4 I'll now open this public hearing at
5 12:06 p.m. By way of operating rules, if you
6 wish to make a public comment, please sign in on
7 the appropriate sign-in sheet. I've got it here
8 and I think most of you have already. I will
9 then call on the individuals listed in order that
10 they appear on this sheet. Please wait to be
11 recognized and then stand and state your name,
12 address and affiliation for the stenographer.
13 Please keep your comments to five minutes so that
14 all persons may have a chance to comment for the
15 record.

16 A record of this public hearing will be
17 prepared and reviewed by the members of the
18 Agency in connection with consideration of the
19 proposed project. A copy of the record of this
20 public hearing will be presented to the Mayor of
21 the City of Albany and inserted into our record.

22 Again, the purpose of this public
23 hearing is not to field questions, but to solicit

1 public comment. I will now refer to the sign-in
2 sheet to identify those who wish to comment on
3 either the nature and location of the project
4 facility or the proposed financial assistance
5 being contemplated.

6 The first member of the public that I
7 have on my list wishing to speak is Joan
8 Matthews.

9 MS. MATTHEWS: I live in a very nice
10 apartment at 2 Thurlow Terrace and it doesn't
11 need to be fixed in any way and I'm sure I'm not
12 the only person in the building who would say the
13 same thing. The changes and the renovations that
14 are suggested are outrageous to me. This is a
15 nice building. You sort of get the impression
16 that it isn't a nice building, but it is, it's
17 very nice. So my first objection is these
18 renovations are not necessary.

19 And my second comment is it's wasteful,
20 very wasteful. Good appliances and cabinets are
21 going to be thrown out and it's anti-ecological.
22 Waste is not ecological. And if it does go
23 ahead, dust is a tremendous problem. You can't

1 say that there's not going to be dust when
2 there's destruction. And there's going to be
3 noise, plenty of noise. And there are going to
4 be strangers in the building that we don't know.
5 So these are my main objections. It's not
6 necessary.

7 MS. REGINELLI: Thank you, Joan.

8 The next member of the public is G.
9 Figueroa. Sorry if I'm saying that wrong.

10 MS. FIGUEROA: Good morning. Thank you
11 for the opportunity to address the committee. I
12 have two or three issues that I think are
13 important. Number one, the type of security
14 system that we have and how extensive it is. I
15 think that the security system should start at
16 the main gate, because once a car or persons have
17 walked -- if you don't know the project location,
18 it's by Washington Park, accessible from the main
19 street. So you don't know who's walking on that
20 street necessarily. Once that car is in our
21 parking lot, they are in our property. So
22 there's no checks and balances there. If we had
23 some kind of card system where you let yourself

1 in using a card, then you'll need a code. That,
2 I think, will be much more effective.

3 The laundry room is another problem. We
4 have a lot of home aides and personal assistants.
5 They come in and work in the building. According
6 to New York State law, they are supposed to wear
7 ID when they are on the property. They do not.
8 So we have all these people running around that
9 nobody knows who they are. Nobody knows if they
10 belong there. We have no idea. Number one,
11 enforcement of that regulation.

12 Number two, making the entrance to the
13 laundry room a secure area. The other problem we
14 had is once you're in the building and you get to
15 the elevator, you can go to any floor once you're
16 buzzed in. Because you hear a buzzer, doesn't
17 mean the person who buzzed you knows you. So now
18 we have somebody who has access to nine floors,
19 138 units. That's not security. So you have a
20 camera, great, congratulations.

21 The other problem we have is we are
22 abutting a building that from the street you can
23 jump on our little three-inch fence and you're on

1 the property. So what kind of security is that?
2 That's not security. In that area you have
3 transition, but you also have a population that
4 is in transition. So that leaves elderly people
5 vulnerable to people that we don't even know if
6 you belong there.

7 So there's a compliance issue with New
8 York State law for having ID on. I think they
9 should register. We should know who you are. We
10 should know who your client is and we should know
11 when you are supposed to be there. Because what
12 happens is, people from the public come in and
13 use our laundry room. Oh, yeah, it's very
14 convenient for them. Not so convenient for the
15 tenant, okay. That's a big problem there.

16 The other issue we have is that it is
17 about proportion. If you say this is senior
18 housing, then the majority of tenants should be
19 seniors, because that's what your sign says at
20 the front door. However, you have a mixed
21 population. You have a population sometimes that
22 suffers from mental illness. After staff leaves,
23 the tenant is left to deal with whatever shows

1 up. So if you want to prance around on the
2 outside and pull all the flowers out and act like
3 you're on LSD, who's there to stop you? Nobody.
4 So we have to look at who's coming in, who's
5 there and, going forward, proportion, because you
6 cannot expect people 62, 82, 92 to handle and
7 work around people with severe mental
8 disabilities. I don't even understand why they
9 are considered. And that's not being
10 discriminatory towards someone with a -- why are
11 you allowed not to be in supervised living if
12 apparently you're not able to do so? Doesn't
13 make any sense to me. But we are the people that
14 have to deal with it. Some people feel if you
15 say anything about it you're discriminating
16 against people with disabilities. It's not
17 reasonable for me to have to wrestle with the
18 mental state of someone who's out of their mind
19 for today. If you have a psychotic break, that's
20 not my job to handle it, but you're required to
21 because you either tiptoe around it or you're in
22 awe of what you're seeing. That doesn't make
23 sense to me.

1 At our age we should have a peaceful,
2 safe, clean environment. We didn't sign up for
3 all the rest that goes on. You have people that
4 have come out of jail. In our lease agreement it
5 says if you violate your parole you can be
6 removed from the building. Well, gee, I don't
7 know who's on parole. I don't know for what they
8 are on parole, but we are all living there
9 together. Doesn't make sense to me. I am not
10 saying everybody should be evicted for no cause,
11 but I think, I do think that proportion. Seniors
12 is what you say the building is about. That
13 should be the predominant population, not this
14 mix that nobody understands and we're left to
15 fend for ourselves. Doesn't make any sense to
16 me.

17 The other problem we have in our
18 building is that the local police department has
19 this attitude that everyone there is crazy
20 because they are called so frequently to
21 intervene, and for mental health issues and odd
22 situations. Their response is, to me, presents a
23 problem, because anytime you come to a building

1 where you think that the majority of people are
2 in a mental institution, and we are not, and
3 start dealing with us as if we were, discounting,
4 that makes no sense. That makes it dangerous.
5 It's a lack of due process. My address should
6 not dictate the type of police response that I
7 get or how they handle it. And that's an issue
8 there. It's an issue I have experienced.

9 A tenant came, went crazy, went into the
10 parking lot, bashed up three cars. Nobody paid
11 me for my repairs. They are not responsible.
12 But you have that tenant there. So if you bring
13 them in and then you tell me everything that
14 happens is on me, I should have insurance.
15 Hello. We are not living in Section 8 because we
16 have disposable money to spend on remedying
17 situations that we don't need to control. It
18 makes no sense. It's very frustrating when you
19 see that.

20 And so while it's nice to put in new
21 bathrooms and all of that, I think we should
22 dispense with telling people that there's no dust
23 associated with construction. We need to be up

1 front. There is dust associated with
2 construction. Whoever heard of bashing a wall
3 with no dust? And the fact that you can put up
4 plastic, look, be honest, people. There is going
5 to be a lot of noise. There is going to be a lot
6 of dust, okay, and there will be a lot of people
7 in and out.

8 The first thing we should know is the
9 stages of the project. What is the project
10 timeline? No one gave us the scope of the
11 project. What are the quality standards that are
12 being attached to this project? Because if we
13 are going to put in all this money and you are
14 doing it for seniors, we are intelligent enough
15 to read quality standards and know whether or not
16 they were met. We can also read project
17 timelines. That's not very complicated. That
18 should be posted. Everybody should know.

19 And the people get a sense that there is
20 secrecy. This public hearing was not posted in
21 the building where the public hearing is about.
22 How does that happen? So you had a public
23 hearing and the public, who is going to be

1 impacted, wasn't notified. That to me is a
2 problem starting either here, City Hall, somebody
3 dropped the ball here. Doesn't make sense. You
4 can assure yourself of less participation, but
5 lying is going to be the biggest problem there.

6 People don't like change and the older
7 people get, as we all know, they get very settled
8 in what they want and don't want. So you may
9 have a timeframe and a project timeframe that's
10 not realistic because of the resistance and
11 issues that you're going to run into. You have
12 people who are bedbound. You have people who are
13 on oxygen. That needs to be accounted for in the
14 project timeline.

15 MS. REGINELLI: We are a little over
16 five minutes, so if you got more to say,
17 please --

18 MS. FUGARO: Thank you.

19 MS. REGINELLI: All right. Great.

20 The next, it looks like Jerry Murphy and
21 undecided as to wether --

22 MR. MURPHY: Yes.

23 MS. REGINELLI: Great.

1 MR. MURPHY: Bear with me folks. My
2 name is Jerry Murphy. I live at 2 Thurlow
3 Terrace, Apartment 4-0. I am dealing with the
4 vestige of a very serious case of laryngitis.
5 I'll make this brief.

6 In difference to what my fellow
7 residents have expressed, yes, there have been
8 problems, some of them serious, especially the
9 problem that we had with emergency generators in
10 2014. That problem seems to have been rectified,
11 but we have been assured that it is going to be
12 further addressed by the new perspective owners.

13 I just want to make note. I came to the
14 building in 2005 and the heating system that we
15 had then was atrocious and we had problems all
16 the time and the hot water system was a small, I
17 believe 20-gallon -- 10-gallon tank under our
18 kitchen cabinets. They are still there. So in
19 terms of repairs that have to be done, we've been
20 told that's very important that all the cabinetry
21 be taken out so that they can get rid of those
22 old tanks that were never fully drained of water
23 so that they are potentially a health problem.

1 So I speak -- I know I speak on behalf
2 of many of the residents in our building. We are
3 welcoming the new perspective owners and what
4 they plan to do. We have been assured by them
5 the different things that they are going to do
6 and we're hoping that they are going to add a few
7 more to it.

8 The parking thing is a problem, but I
9 don't know what the perspective owners could do
10 in that regard. Having a gated system does pose
11 a lot of problems in that you have to have some
12 kind of mechanism to stop the cars and some kind
13 of pass key or a card. It already -- the problem
14 already exists with our fob keys, that they are
15 given out freely by the residents to friends,
16 family members and even people that are not
17 related to them. And I just ran into a fellow
18 the other day who had one of the fobs for, albeit
19 for his mom, but still, just trying to be
20 responsible for safety in our building, I gently
21 confronted him and asked, because I recognized
22 him as not being one of the residents. Being
23 there ten years, I pretty much know everybody

1 who's there.

2 Regarding the problem with dust, and I
3 would just encourage the perspective owners, I
4 know, I have done a little bit of construction in
5 the past, so I know there are vacuum systems
6 available for those people to make the job easier
7 and to absorb and take in all that dust.

8 So I just want to encourage the City and
9 the IDA to improve this. I see nothing but
10 positive things coming from it and we do need the
11 repairs for the better enjoyment of our property.
12 Okay. Thank you very much, appreciate it.

13 MS. REGINELLI: The next speaker on the
14 list is Council Member Leah Golby.

15 MS. GOLBY: Hi. So I'm Council Member
16 Golby. I represent the Thurlow Terrace building
17 and also the 400 Hudson building, which was
18 recently renovated through IDA financing. At
19 that, you know, I should preface by saying that
20 was done in the same fashion as this was done,
21 with the residents living in place. It wasn't
22 always easy, but when it was done, it is so much
23 improved and the residents are much happier.

1 This project sounds to me like it is a
2 win-win project. My understanding, I could be
3 wrong, but my understanding is that the PILOT
4 payment to the City is actually going to be a bit
5 more than what we're currently receiving. So
6 this helps our tax base, while still providing
7 affordable housing for our vulnerable citizens in
8 our neighborhood. So to me, that alone is a
9 win-win.

10 I have met with a group, groups of
11 residents twice. Probably about four weeks ago
12 for the first time. You know, I let some people
13 know about the prospective purchase, because the
14 residents had been, you know, inspectors had been
15 coming in to check things out and the residents
16 really didn't know what was going on, because the
17 building manager didn't really know what was
18 going on. There were kind of rumors going around
19 that the building was probably going to be sold,
20 but, you know, as residents who are vulnerable,
21 who are low income, they certainly had concerns
22 about what was going to happen to their building.
23 Was it going to go co-op, you know, condo?

1 So when I went there and read them the
2 key pieces of the application, including -- first
3 I read the, you know, the summary of the project.
4 There was applause. They broke out in applause,
5 and then I also let them know that it was
6 required, the type of financing that the
7 perspective owners were getting would require the
8 building to stay Section 8 housing, and there
9 was, that was also a big relief for the
10 residents.

11 So I think overall it is being very well
12 received by the residents. We met with them
13 again last week, where it was announced --
14 actually, some folks from the staff here
15 announced when this IDA meeting was going to be.
16 I, unfortunately, you know, I did receive the
17 e-mail and I, you know, apologize to the
18 residents for not getting out -- getting the
19 e-mail out to them last Friday when I received
20 it, but it was announced last Wednesday at a
21 meeting of the residents.

22 At that meeting also, the perspective
23 buyers came and answered questions, which they

1 really didn't need to do. You know, so they were
2 at the building, they answered -- you know, they
3 came up from New York, Mr. Raddock and Ms.
4 Kellman, and they answered the questions and I
5 think they helped to put not everybody's mind at
6 ease, I know, but many of the residents -- most
7 of the residents' minds at ease.

8 They also were open to some of the
9 concerns that the residents brought up that they
10 didn't know about, in terms of, you know, saying
11 this is what we need to hear, so that they may be
12 able to change the scope of their project.

13 So, you know, I think that covers the
14 basics. There certainly are people who are
15 concerned about dust. I mean, you've heard that
16 loud and clear.

17 The speaker, the one speaker here who
18 did say that, you know, she doesn't think it's
19 needed, she's not the only person that I've heard
20 it from that, you know, that is weary of
21 construction going on in the building, but the
22 vast majority of the people in that building
23 think that this is needed and necessary and they

1 are relieved. So thank you.

2 MS. REGINELLI: Thank you. And, Indira,
3 I have you on the list, but not as a speaker.
4 Would you like to speak?

5 MS. HOGAN: The only thing I would like
6 to add is that there's a concern with the common
7 area, especially at the doorway coming into the
8 building for access by those who are handicapped.
9 There needs to be some sort of a leveling out or
10 something in that area.

11 And I would just agree with most of
12 what's been said for those who are for the
13 changes that are proposed to happen to our
14 building. I think it would be a great
15 improvement.

16 My concern is someone brought up at the
17 first meeting or second meeting pathogens in the
18 air that will be released and those kinds of
19 things, and something that I thought about later
20 on also is the security. We need to know who
21 these people are. Whether they have badges or
22 whatever, we need some identification system,
23 because it is -- I feel very vulnerable when I

1 see strangers and I think I know who they may be,
2 but I really don't know. Whether they are in
3 construction attire or not, it's still, we need
4 to have some sort of system where the tenants are
5 aware of who is in the building and what they are
6 there for and that's, basically, all I have to
7 say.

8 MS. REGINELLI: Thanks so much. Is
9 there anyone else present today who was not on
10 the list who was not called, but would like to
11 speak related to the project?

12 All right, seeing none, as Council
13 Member Golby had indicated, we did meet with a
14 group of 50 or so residents at the building on
15 this matter to talk through much of what was
16 talked through today and we will have a Finance
17 Committee following up with this project as it
18 appears on the agenda and we'll get into some of
19 those questions of the applicant, as well.

20 To date, even since that meeting, the
21 notice of this public hearing indicated that
22 written comments could also be addressed to the
23 Agency. We made the tenants aware of that at the

1 meeting, as well. Today no written comments were
2 received by the Agency prior to this hearing and
3 seeing none today, we will formally close the
4 public hearing with no further comments at
5 12:28 p.m. Thank you very much.

6 * * *

7 (Whereupon the public hearing concluded
8 at 12:28 p.m.)

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C E R T I F I C A T I O N

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5 I, Deborah M. McByrne, a Shorthand Reporter
6 and Notary Public of the State of New York, do hereby
7 certify that the above and foregoing is a true and
8 correct transcript of the proceedings as mentioned in
9 the heading hereof, to the best of my knowledge and
10 belief.

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20 Deborah M. McByrne
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