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14
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BROOKLYN BRIDGE PARK'S COMMITTEE ON
ALTERNATIVES TO HOUSING

PUBLIC HEARING

ST. FRANCIS COLLEGE

180 REMSEN STREET

FOUNDERS HALL

BROOKLYN, NEW YORK

DECEMBER 9, 2010

6:05 P.M.

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I N D E X

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SPEAKER

PAGE

5

SENATOR DANIEL SQUADRON

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6

SUE WOLFE

23

7

SUE NOVICK WASKO

27

8

DOREEN GALLO

30

9

MARY GOODMAN

37

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SAMIRA DEANDRADE

45

11

GREGORY MELLON

47

12

DAVID KRAMER

50

13

KATE COLLIGNON

58

14

ALEX TAYLOR

63

15

ROBERT ELMES

68

16

JOHN ALSHULER

69

17

CRISTINA SOTO

74

18

RAY LEVIN

78

19

SARA DOAR

80

20

GALE BARTHOLOMEW

82

21

KEVIN McCALL

84

22

LINDA DEROSA

87

23

MARRON DOHERTY

91

24

DAVID FLEMMING

95

25

1

2

I N D E X

3

4

SPEAKER

PAGE

5

GARY VANDERPUTTEN

101

6

ANDREW REYNOLDS

107

7

JUDY STANTON

8

(For JANE MCGROARTY)

110

9

SANDRA SANCHEZ

114

10

SARAH BUTLER

117

11

WILLIAM RINGLER

120

12

JULIANA DUBOVSKY

121

13

ROBERT PIRANI

127

14

PAUL THOMPSON

133

15

JOHN WATTS

134

16

ANDREW HOLLWECK

140

17

DICK DADEY

142

18

PATTI HAGAN

148

19

JOAN ZIMMERMAN

153

20

JANE KOJIMA

159

21

CHRIS TEPPER

160

22

MATT HOPKINS

162

23

TOM MONTVEL-COHEN

165

24

KATRIN ADAM

169

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

SPEAKER	PAGE
JOANN NICHOLAS	173
COUNCIL MEMBER STEVE LEVIN	177
DASH HENLEY	182
PATRICK TELFORT	186
THEIRRY NICOLAS	187
LESLIE SCHULTZ	189
CARL HUM	193
JOANNE SIMON	197
URSULA HAHN	200
MICHAEL D.D. WHITE	204
FRANKLIN STONE	211
ANDREW LASTOWECKY	215
NATASHA SCHWARTZ	220

(Continued...)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

		PAGE
SPEAKERS FROM 11/30 AND 12/9		
JUDI FRANCIS		222
ROY SLOANE		223
NANCY WEBSTER		229
GLENN KELLY		234
SANDY BALBOZA		237
BARBARA BROOKHEART		240
DOROTHY SIEGEL		244
BRONSON BINGER		248
LOUIS KLEIMAN		252

* * *

1

2

3

4

5

6

7

8

9

10

11

12

13

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MS. MYER: Welcome to Brooklyn Bridge Park's Committee on Alternatives to Housing Public Hearing. This is the second in two scheduled hearings.

Tonight I want to welcome State Senator Daniel Squadron, and if you'd like to make some remarks now it would be wonderful. Thanks.

SENATOR SQUADRON: Thank you very much, Regina. Sorry, I know -- I suggest no one else do that. I know you have a long agenda, so I'll let you get to it. I just wanted to come by. This is the second one of these listening sessions that the Committee on Alternatives to Housing is doing. I was also able to be at the first, and we had a great turnout tonight, and I know more people are coming, and we had a great turnout at the first one, too.

This is an incredibly important part of the process of getting

1

2

Brooklyn Bridge Park built and making

3

sure that it really is everything

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that it could possibly be and really

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reaches every bit of its potential.

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I think, as many of you know,

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there was a transition in the

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governance to sort of a stricter

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governance under the City with some

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other appointees, and that part of

11

that agreement was a serious

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consideration of alternatives to

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housing as the funding stream. And

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just to be clear about it, that

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consideration of alternatives to

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housing is very serious. This is the

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process. This is an incredibly

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important part of the process. It

19

doesn't end here tonight. And Regina,

20

when others will describe that to

21

you, we've hired -- the Committee on

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Alternatives to Housing has hired a

23

consultant to look at this. The

24

consultant is being paid with funds

25

that we were able to secure for this,

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and the ideas that come up tonight
are really going to form the basis of
the future of this Park and this
Plan.

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13

And this Park is not just a
great, great park in our backyard,
though it is, it's also a great,
great park for our Borough and for
our City. It's going to be a
worldwide draw, and it's a piece of
an overall harbor park, the Central
Park for the center of our City.

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So, what you're doing tonight
by participating, and many of you
participate in a lot of different
contexts and a lot of different ways,
and it's always important, but what
you're doing tonight by participating
in this really is helping to shape
one of the great public works for the
21st century in New York. And that's
a very, very important role, it's a
monumental role, and I thank you for
taking the time to participate in

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2

that, and really help all of us
ensure that Brooklyn Bridge Park, the
Harbor Park, New York City, and our
State can reach the absolute outer
limit of our potential.

7

8

So, it's going to be, I know, a
long and interesting meeting.

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There's going to be a lot of good
ideas. My appointee and a lot of
others are here. I look forward to
it, and I'm really glad you came
tonight. Thank you very much.

14

MS. MYER: Thank you.

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19

I'm Regina Myer, President of
Brooklyn Bridge Park. I'd like to
introduce a few members and
representatives of the Committee on
Alternatives to Housing tonight.

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So, starting with you, Kyle.

21

22

23

MR. KIMBALL: Kyle Kimball --
sorry. Kyle Kimball, sitting in for
Deputy Mayor Steel.

24

25

MR. PINSKY: Hi, I'm Seth
Pinsky. I'm the President of the New

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York City^ ,no Economic Development Corporation.

3

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MR. RASKIN: I'm John Raskin.

5

I'm Senator Squadron's chief of staff

6

and appointee to the Committee.

7

MR. NELSON: I'm Paul Nelson.

8

I'm Assemblywoman Joan Millman's

9

chief of staff, and her appointee to

10

the Board Corporation and to this

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Committee.

12

MR. GOLEM: And I'm Ron Golem

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with Bay Area Economics, or BAE,

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consultants to the Committee to

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Alternatives on Housing.

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MS. MYER: In 2002 the City and

17

the State of New York entered into a

18

Memorandum of Understanding which

19

outlined the conditions for the

20

creation and operation of the Park.

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The MOU required that the Park

22

be financially self-sufficient with

23

annual operation and maintenance

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expenses funded by revenue generated

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from within the Project.

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In addition, the MOU stipulated that development parcels were not allowed to exceed 20 percent of the Project area. The 2005 General Project Plan affirmed this requirement and identified five sites within the Project footprint, occupying less than 10 percent of the Project area that may be developed to provide revenue for the maintenance and operation of the Park.

The GPP also described the height limits and allowable uses for those sites. A map of those sites and a chart describing the allowable uses can be found on the table outside.

In 2010, the City of New York took over control of the Project, and under this agreement we're moving ahead. Over 20 new acres of new parkland was opened this year at Piers 1 and 6.

In March 2010 as well, the City of New York entered into a Memorandum

1

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of Understanding with Assembly Member
Joan Millman and State Senator Daniel
Squadron. This MOU outlined a series
of steps to be undertaken to study
park financing alternatives in
regards to the Pier 6 and John Street
development sites.

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In accordance with this MOU,
which is posted on our Web site and
available tonight as well at the
sign-in table, Brooklyn Bridge Park
has retained a consultant, Bay Area
Economics, to conduct a park
financing alternative study under the
direction of the Corporation's
Committee on Alternatives to Housing.

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21

The MOU stipulates that these
hearings are allowed to -- for public
input regarding alternative sources
of financing.

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Ron Golem of Bay Area Economics
will serve as our hearing chair and
review the format and ground rules
for tonight's hearing.

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We've retained a Stenographer for both hearings so that we will have a complete and accurate record of the proceedings.

The purpose of tonight's session is to collect recommendations and ideas from the public on alternative sources of financing to replace revenue from the Pier 6 and John Street Development Sites. Bay Area Economics and the Committee on Alternatives to Housing will be taking the testimony here tonight, at last week's hearing, and submit it in writing for consideration for the draft report that's expected to be released in mid-February in accordance with the time frames identified in the MOU.

After the draft report is released it will be posted on our Web site, and a public hearing will be scheduled to solicit feedback on the report and its recommendation.

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Bay Area Economics will be accepting written testimony until Monday, December 13 at 5:00 P.M. Spoken and written statements are weighted equally. You may E-mail your testimony to BBPtestimony@BAE1.com. And this information is available as a handout at the desk outside as well.

In closing, I would like to thank St. Francis College for hosting these proceedings, they were incredibly generous, and I'd also like to thank you for attending tonight, and I'll turn the hearing over to Ron.

MR. GOLEM: Thank you, Regina.

Good evening, ladies and gentlemen. As I said, my name is Ron Golem, and I'm a principal of Bay Area Economics, or BAE. We're a private consulting firm with offices in New York, Washington, D.C. and California. I'm also here tonight

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with my colleague Kei Hayashi,

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sitting at the end of the table to my

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right, you may recall from the

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previous meeting if you were here.

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We have been selected by the

7

Brooklyn Bridge Park's Committee on

8

Alternatives to Housing to prepare a

9

study on alternatives to housing for

10

the funding of Brooklyn Bridge Park

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operations. I've been asked by the

12

committee members to serve as the

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independent hearing officer for

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tonight's public hearing, which is

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being held pursuant to the March 8,

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2010 Memorandum of Understanding, or

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MOU.

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My purpose tonight is to run

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the hearing in a fair and impartial

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manner, to make sure that everybody

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who wishes to speak has an adequate

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opportunity to be heard, and in a

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means conducted in a fair and

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respectful manner.

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This hearing will consider

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alternative funding sources to
replace revenue from the Pier 6 and
John Street development sites within
Brooklyn Bridge Park.

Pursuant to the March 8, 2010
MOU, the purpose of the hearing is to
allow public input regarding
alternative funding sources before
issuing a draft report that describes
any alternative sources that are
projected to meet some parameters
that I will discuss in a minute.

In the MOU there are two
threshold parameters for alternative
funding sources that have been
established. These thresholds require
that an alternative will not be
considered unless it's concluded that
first, that the source is not in any
way displacing revenue to which the
City is otherwise entitled, and,
secondly, the timing of and level of
risk associated with the revenue
projected to be generated by such

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alternative source is consistent with the projected timing and level of risk associated with the revenue that is projected to be generated by the John Street and Pier 6 sites.

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Copies of the March 6 -- March 8, 2010 MOU are available at the table outside. This document describes the Park financing alternatives process in more detail. It's also on the Park's Web site. Also on the table outside is a description of the Park's current finance plan as was set forth in the September 23, 2010 Request For Proposals For Consulting Services.

I'd like to emphasize that tonight is not intended to be a question-and-answer session. Instead, it is an opportunity for you as attendees and participants to present to the Committee here your views so that as a consultant and as the Committee as a whole can consider

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them in the Committee's final

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determinations.

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Written comments on the

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alternative sources of funding, which

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is the subject of this hearing, are

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very much requested and appreciated

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and will continue to be received and

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considered by BAE and by the

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Committee after the conclusion of

11

tonight's hearing. As Regina said,

12

the deadline for those comments is

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5:00 P.M. Monday, December 13.

14

Please note that written

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comments, if any, should be sent by

16

E-mail to us, and again I'll read the

17

address, and it's on slips of paper

18

that are outside at the table, that

19

is the address is BBPtestimony@BAE

20

and the numeral 1 dot-com. And again

21

we have that information on the

22

table.

23

Please note that all comments

24

that are presented at this hearing

25

and during the comment period and

1
2 through the E-mail will be reviewed
3 by us in our consideration to
4 alternative funding sources pursuant
5 to the MOU. Draft report will be
6 issued in mid-February, which is
7 approximately 120 days after our work
8 commenced. After the release of the
9 draft report, which will also be on
10 the BBP Web site, there will be a
11 six-day comment period, during which
12 time testimony, response, may be
13 submitted by the public. During this
14 time period there will be at least
15 one public hearing to allow for
16 public input and at least one public
17 meeting of the committee members, and
18 it is possible that hearing and
19 meeting may be combined, the purpose
20 of which is to provide feedback on
21 the draft report.

22 So with that background, I'd
23 now like to begin the public comment
24 portion of the hearing. Just to
25 reiterate the ground rules, the

1

2

procedures we're going to follow are first, to testify tonight individuals do need to sign up at the table outside, and those cards are being forwarded to me. Second of all, as a courtesy, we have allowed public officials to speak as soon as possible after their arrival. I'm not sure if we're expecting more? Okay.

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When a speaker is called I will also announce the subsequent speaker, and that is so that the subsequent speaker can be ready to make their comments as soon as the previous speaker concludes, which allow more people to speak during the meeting time.

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All speakers will be given a maximum of five minutes to speak. After four minutes there will be a one-minute warning that is given to conclude remarks. Speakers who run longer than the allotted five-minute time will be given the opportunity to

1
2 conclude their remarks after all
3 other speakers have commented, if
4 there is remaining time at the end of
5 the meeting.

6 I shall also say that speakers
7 at the December 9 hearing who have
8 not previously testified will be
9 given preference over those who have
10 already spoken at the November 30th
11 hearing. We'll try to do that to the
12 extent possible.

13 Please do keep in mind that
14 either as an addition to, or in lieu
15 of, an oral presentation you are also
16 able to submit written comments of
17 any length at tonight's hearing to
18 the box that's on the table outside,
19 or by E-mail to the address that
20 we've given you. I'm sorry, the box
21 is here, I'm told. It's here at the
22 end of the stage.

23 In order to ensure an accurate
24 transcript and to make sure that
25 we've covered everything that is said

1
2 tonight, a transcript is being
3 prepared by the Stenographer you see
4 at the end of the table. So in order
5 that we do have complete information
6 I'm going to ask that each speaker,
7 when they're called, come to the
8 microphone in the front of the room
9 and give their name and their
10 address. And furthermore, if you're
11 appearing as a representative of an
12 organization or a governmental entity
13 please identify that organization or
14 entity and state its address so that
15 we have that for our information.

16 Finally, I want to remind
17 everyone that the purpose of this
18 hearing is to afford all here tonight
19 an opportunity to make statements and
20 comments about alternative sources of
21 funding in regards to the Pier 6 and
22 John Street Development Sites. Again,
23 I'd like to stress that there are no
24 limitations on your submissions of
25 your statements, comments, or

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materials at tonight's hearing, or at any time prior to the close of the comment period on December 13.

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And I guess one thing I would like to add, too, is that my goal is that we do this in a fair and respectful manner, and so I would ask folks to withhold applause or comments in a respectful manner regardless of what view you have on of the various issues here.

13

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So with that, I'd like to ask our first speaker to approach the front of the room, that is Sue Wolfe. And I will apologize in advance for any names that I butcher in this process.

19

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21

22

Again, Ms. Wolfe, if you could state your name, address, and if you're a representative of an organization.

23

24

The second speaker will be Sue Novick Wasko.

25

MS. WOLFE: My name is Sue

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Wolfe. I live at 448 Atlantic Avenue.

3

I'm representing Atlantic Avenue LGC,

4

which is located at 494 Atlantic

5

Avenue. I'm a past president of the

6

Boerum Hill Association. For the six

7

years that I was president of this

8

association our board advocated for

9

this park.

10

Boerum Hill has very little

11

park space, and this park is very

12

important to our neighborhood. I've

13

also been a board member of the

14

Atlantic Avenue LDC Corporation for

15

many years, and a resident of

16

Atlantic Avenue since 1975.

17

The western end of Atlantic

18

Avenue has already seen positive

19

retail traffic from the beautiful

20

playgrounds there.

21

I support the current financing

22

plan for Brooklyn Bridge Park and

23

urge the Committee on Alternatives to

24

retain this plan going forward to

25

ensure the completion of the Park

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without delay. The BBP financing plan

3

was the subject of serious

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examination and thoughtful

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deliberation following the creation

6

of the Park Master Plan.

7

The current financing plan

8

minimizes the footprint of

9

development in the Park, 8 percent of

10

the total project area. Housing and

11

limited hotel use is most appropriate

12

and compatible land use for a public

13

park. These uses are land-efficient

14

and provide "eyes on the park" as

15

well as ancillary uses, like meeting

16

space, restrooms and restaurants that

17

will serve the Park users.

18

There is no evidence that

19

housing in close proximity to parks

20

serves to privatize public park. This

21

is a false criticism. Many examples

22

all over New York City illustrate

23

this, including Riverside South and

24

Central Park in Manhattan.

25

The current financing plan is

1

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not subject to unpredictable budget

3

cycles and ensures the Brooklyn

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Bridge Park will be well maintained

5

in perpetuity.

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Maintenance costs were

7

evaluated by the NYC Department of

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Parks and Recreation and found to be

9

consistent with operating costs for

10

large waterfront parks.

11

The Park's financial plan is

12

already in action with maintenance

13

funds coming from One Brooklyn Bridge

14

Park, a preexisting building within

15

the project boundaries that was

16

adaptively reused for residential use

17

and completed in 2008.

18

Brooklyn needs a world class

19

park. Let's celebrate it, not

20

denigrate it. Thank you.

21

MR. GOLEM: Great, thank you.

22

At this point I'd like to allow

23

one of our Committee Members to

24

introduce himself.

25

MR. DAVIDSON: Good evening.

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I'm Peter Davidson, Executive

3

Director of the Empire State

4

Development Corp. and a Board Member

5

of Brooklyn Bridge Park.

6

MR. GOLEM: Thanks.

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Our next speaker is Sue Novick

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Wasko, and the following speaker will

9

be Doreen Gallo.

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MS. NOVICK WASKO: Good

11

evening, everybody. I'm Sue Novick

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Wasko. I'm very honored to follow

13

Miss Wolfe. I can't be as articulate

14

as she, I don't think, but everything

15

she said is extremely important and

16

really on point.

17

I just want to say that I'm a

18

longtime Brooklyn -- I'm not too good

19

with this. I'm a longtime Brooklyn

20

Heights resident -- excuse me for not

21

facing you, but you won't hear me if

22

I don't face this. Okay.

23

I'm a longtime Brooklyn Heights

24

resident. I'm very committed to my

25

community. I've been involved in

1

2

various local initiatives, and I just

3

really love this neighborhood and

4

this Borough. Marty Markowitz is

5

right. It's the center of the Earth.

6

I've been a consistent Park

7

supporter from really from close to

8

the beginning -- certainly for the

9

last eleven years -- participating in

10

fundraisers, participating in every

11

new activity that came upon the

12

scene, and enjoying every minute of

13

it. It's just such a wonderful thing

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for the public and for the local

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public as well as the greater public,

16

which includes all the foreigners we

17

see on the Brooklyn Bridge on a daily

18

basis, which is amazing.

19

I just want to say that we've

20

enjoyed opening Piers 1 and 6 and

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look forward to so many new things

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happening with the continued

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construction of the Park.

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I have to say that I would be

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extremely disturbed if there would be

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anything that would delay or halt the continuing of park construction, of the momentum that has occurred in the recent past is just amazing, and anything that would delay it be would awful.

I'm really -- I really want to urge the Committee on Alternatives to Housing to recognize that any financial alternatives to sustaining the Park's maintenance and operations be (1) limited to the 8.2 acres already in the Plan, because we want the most in that park and the least amount of space used for the development to pay for; and (2) the alternative construction must fully fund the revenue plan for the Park.

Considering the ongoing very high cost of operation, including the maintenance of the pilings, the overall nature of the waterfront site, and the safety and security of everybody who uses the Park, the

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costs are very high, and if we don't have the money available on a regular basis with a regular payment, it's just not going to survive, the Park.

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So, just not to be too repetitious, I just want to say that if alternatives can't be found that meet these criteria I urge you to support the Park's current General Project Plan, and again I would defer to Miss Wolfe's more specific detailing thereof.

14

15

Thank you for the opportunity to speak.

16

17

MR. GOLEM: Thank you.

18

The next speaker is Doreen Gallo, followed by Mary Goodman.

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MS. GALLO: On behalf of the DUMBO neighborhood -- oh, I'm Doreen Gallo. I'm representing the DUMBO Neighborhood Alliance. Our address is 45 Washington Street, number 123, Brooklyn, New York 11201.

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On behalf of DNA, I would like

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to thank Daniel Squadron -- Senator Daniel Squadron, Assembly Member Joan Millman, Council Member Steven Levin, for delivering funding for the City.

The parameters of having to come up with the same budget that includes housing and all the amenities needed is impossible, particularly in the funding stream that has to come from only within the Park.

Public parkland should be created with public non-profit or donated funds. The planning and implementation has been purposefully segmented by the Bloomberg administration, rather than focussing on an overall park development plan, chipping away at the principles the community has advocated for over so many, very many years.

The General Project Plan should be reviewed immediately. This is due to the fact that, for example, where

1
2 historic buildings such as the
3 Purchase and Cold Storage buildings
4 could have had immediate adaptive
5 reuses, creating revenue, they're
6 instead destroyed. At the same time,
7 the great pedestrian entrance under
8 the Manhattan Bridge is cluttered
9 with the Department of Transportation
10 lot, including its cinderblock
11 building jutting out several feet in
12 front of the Manhattan Bridge,
13 blocking the view corridors to the
14 water and overall occupation under
15 the public spaces of the bridge.

16 Why not have park concessions
17 with paying tenants instead, or
18 perhaps actual public open space?
19 Preserving this walkway would
20 reconnect preexisting public
21 transportation and would connect to
22 the neighborhoods of Metro Tech Park
23 all the way to Williamsburg.

24 The Jehovah's Witnesses, the
25 original developer in DUMBO so many

1
2 decades ago, are planning to sell all
3 of their holdings. A combination of
4 using preexisting buildings on the
5 edge of the Park for a hotel
6 conference center and/or residential
7 housing should be seriously
8 considered, particularly since there
9 is so much property to consider and
10 can include a mix of affordable and
11 luxury housing as well as
12 recreational uses.

13 The contract with the River
14 Cafe should reflect real revenue as
15 part of the Park where it has that
16 their rent is less than that of a
17 studio apartment in DUMBO. If this
18 is so, it should be made public and
19 there should be a new contract that
20 stipulates market rent for this site.

21 Senator Squadron's PIRP plan
22 should also be reconsidered. The
23 developers fought against land
24 marking and fought for the up zoning
25 of DUMBO. There should be some

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monetary contribution back to DUMBO that would actually benefit the public spaces of our neighborhood.

Year-round recreation came out of the Park when housing came in. The argument that housing is a minimum footprint for maximum return is not addressing the fact that a lot of the acreage of the Park is on artificial land and piers, as well as all the development is on precious existing waterfront land. But as the Empire Fulton Ferry State Park has a great concentration of historic buildings, George Washington's historic Battle of Brooklyn was in Fulton Ferry, there certainly should be money to be made for such an important piece of history.

Developing the Empire Stores to include space for a museum.

There should be a Stop Work Order on Jane Valentas's Carousel in the Park under the Brooklyn Bridge.

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A more suitable location within the Park should be found. We should look to Prospect Park and Central Park for their place of their carousels.

The Tobacco Warehouse can generate income. Several years ago the Conservancy marketed renting out the public space with their tent inside for 7,000 per event. There can be flexible recreational uses for the Tobacco Warehouse, skating, or theater companies; however, we believe that transforming it into a permanent theater, creating a dark space, which is now contained open space, in order to ultimately benefit a private non-profit and developers is unacceptable.

Tennis, boating, and many concessions businesses can take place in the piers; that there have been complaints from film location managers that BBPC will charge as

1

2

much as --

3

MR. GOLEM: One minute.

4

MS. GALLO: -- okay, one

5

thousand a day to shoot in the Park.

6

DNA does not agree with the fee

7

amount, but filming in the Park is

8

another source of revenue.

9

In conclusion, we must further

10

public benefits of the park, although

11

a few suggestions, preserve the green

12

space of Empire Fulton Ferry State

13

Park and expand it into the adjacent

14

shoreline properties as the John

15

Street lot, which has the most

16

amazing views of the Manhattan and

17

Brooklyn Bridge. Consider the

18

Con Edison property in Vinegar Hill

19

and the imminent closing of that

20

power plant that was referred to in

21

DNA's comprehensive zoning plan.

22

I'm probably up for time,

23

right?

24

MR. GOLEM: Twenty seconds.

25

MS. GALLO: Oh. Conserve the

1

2

shoreline of Manhattan and manage it

3

for maximum health and function and

4

develop real public access to the

5

water in modes that conform to

6

community and environmental needs.

7

That's it.

8

MR. GOLEM: Thank you.

9

Next is Mary Goodman, followed

10

by Samira Deandrade.

11

MS. GOODMAN: Hi, everyone.

12

I'm Mary Goodman. I'm a resident of

13

Brooklyn Heights in excess of 20

14

years, a tenure member of the CB2

15

Parks Committee, eight-year member of

16

Community Board 2 in Brooklyn, and a

17

five-year member as a director of the

18

Willow Time Association.

19

So, the question is how to pay

20

for Brooklyn Bridge Park? Oh, but I

21

am speaking right now as member of

22

the Brooklyn Board of the Brooklyn

23

Bridge Park Defense Found, the most

24

important qualification.

25

How to pay for Brooklyn Bridge

1
2 Park? It's very simple. First cut
3 out the fat and lower the budget.
4 Take the 72 acres, not the
5 overinflated water acreage of 85
6 acres, multiply it by \$150,000 per
7 acre, which is 10 times what the City
8 pays for upkeep of regular parks, and
9 your budget is 10.8 million, more
10 than sufficient to run this park.

11 We almost live within our means
12 in today's economy and so must
13 Brooklyn Bridge Park.

14 Two. Build a for-pay
15 recreational center and charge for
16 use. The Mayor gave the real state
17 industry over 10 billion in tax
18 subsidies over his first 8 years in
19 office. What has that resulted in?
20 Except a lot of subsidies for
21 residential real estate that is now
22 under water. Over 600 buildings in
23 New York lie vacant and unfinished.

24 Why not invest in the people of
25 New York? We need recreational

1

2

facilities, and these facilities can

3

make money for the Park. They do so

4

for Hudson River Park, they do for

5

other parks across the nation.

6

Our children are obese. They

7

suffer from asthma at a rate

8

unequaled in the nation. It's time

9

we invested in our children. Provide

10

the tax incentive to draw a world

11

class reaction center, operate to

12

build facilities that the community

13

advocated for when they came up with

14

the idea of the Park in the first

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place. This will make money.

16

Look no further than the Dodge

17

Y, three blocks down the street from

18

the Park. Within the first month of

19

operation this Y was fully subscribed

20

with a membership of 3,000 families

21

paying over \$1,000 per year. This

22

number has grown to over 7,000

23

families paying more than 1,200 per

24

year. That is 8.4 million per year

25

for a 40-thousand-square-foot

1
2 facility. And the Y offers reduced
3 and free memberships to families
4 unable to pay as well. Their mission
5 is not about money. Their mission is
6 about building strong children and
7 families and communities.

8 Maybe it is time the Park
9 focuses on what is important to
10 Brooklynites, not thinking about
11 world-class park, but what is
12 important to Brooklynites. The money
13 will follow just as it has for the Y.

14 Third, capture all the money
15 from in-park concessions. The five
16 new concessions already inside the
17 Park should at least pay rent. Some
18 do not, according to Regina Myer at
19 the first CAH meeting. Not one
20 concession today is paying money into
21 the Park, not one. The Wine Bar and
22 Popup Park in 2009 paid \$500,000 for
23 one short season. The Shake Shack in
24 Madison Square Park has a revenue
25 sharing program with the park with

1
2 the formula contributed to the
3 park -- take a breath -- is still
4 smaller than it should be because
5 certain special events are exempt
6 from the revenue-sharing model. The
7 River Cafe as been said just recently
8 should contribute into the Park for
9 the two acres of parkland they occupy
10 for parking and a city park. They
11 currently pay \$28,000 per year for
12 renting two acres of public parkland.
13 Not one dime goes into park
14 maintenance. That is a scandal.
15 That's \$2,333 a month. A walkup in
16 Jersey City, I think that would be.

17 No free passes for any business
18 at the Park borders, and that
19 includes parking facilities.

20 The ESDC has already taking
21 parking revenue off the table. The 3
22 Furman Street building, a significant
23 revenue loss for the Park operations
24 budget, because most parks that do
25 contribute to their overhead use of

1

2

parking as a big source of parking
funding. So the balance of the space
planned for the Park must go to park
operations.

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Fourth, capture money from in-
park activities that the Park
attracts. The Brooklyn Bridge is the
backdrop of feature films, television
shoots, advertising shoots, fashion
shoots. All these funds should go
back to support the Park. Again, if
the Park must pay itself, then all
funds it generates must be kept for
the Park. After all, it costs the
City nothing because Brooklyn Bridge
Park has its own armed police force
and a maintenance crew, so the Park
should keep all its revenue. It's
not costing the City money to clean
up after it. Think of the free
advertising it brings to the Park, an
added benefit for tourism to the
Park, bringing even more visitors.

One fashion designer and a

1

2

religious group rented Pier 1 over

3

the past four years for a one-day

4

private event.

5

MR. GOLEM: One minute.

6

MS. GOODMAN: Thank you. It is

7

unknown what they pay for these

8

privileges, except BBP. We could use

9

a crystal ball perhaps. What is

10

known is other big events that occur

11

in Central Park and Bryant Park and

12

in other parks throughout the City

13

pay good money to rent public lands.

14

This park should be no different,

15

only a bigger and better venue.

16

Fifth, capture funds from

17

businesses that profit from the Park.

18

There's a line often around the block

19

at Patsy's Pizza everyday and night,

20

even on a cold night like this. Like

21

Bryant Park, we can create a Park

22

Improvement District of businesses

23

along the Park's corridors who now

24

have patrons because of the Park.

25

Since it's only a gazing look-

1
2 around park, people like Michele
3 Obama spend less than 20 minutes
4 inside it and then go outside to eat
5 in local establishments. Let's move
6 indeed. There's no magic for a park-
7 funding solution. No one size or idea
8 short of taxing proposals that have
9 already been put on the table and
10 rejected by the Mayor. These include
11 Senator Squadron's PIRP plan, the
12 Brooklyn Bridge Park Defense Fund's,
13 Park Improvement Optional Tax modeled
14 on that of Polk County, Florida, or
15 the historic trust real estate
16 transaction theme used in East
17 Hampton or putting --

18 (A bell timer sounded.)

19 MR. GOLEM: Your time is up --

20 MR. GOODMAN -- or the Jehovah's
21 Witnesses project. Thank you for your
22 time, bye.

23 MR. GOLEM: Again, I have to ask
24 you to hold your applause so that
25 everyone has a chance to present

1

2 their comments.

3

4 The next speaker is Samira
5 Deandrade, and followed by Gregory
6 Mellon.

7

8 Go ahead.

9

10 MS. DEANDRADE: Hi. So, I'm here
11 representing the youth of Brooklyn. I
12 am the youth leader at a church in
13 Downtown Brooklyn, and I'm here just
14 to basically express their feelings
15 towards the Park. And for me, they
16 were very excited about the plan and,
17 you know, the projects. And one
18 thing they did say is they're tired
19 of having to go to Prospect Park or
20 having for me to take them to Central
21 Park for them to enjoy, you know,
22 nice trees, or other amenities when
23 they could have one right behind
24 their backyard.

25

26 So, I don't -- I'm not here to
27 talk about numbers, or where we can
28 create revenue, but I am here to just
29 talk about the youth, who are our

1
2 future, and it's sometimes it's
3 positive to think about, you know,
4 what can help them. Because
5 sometimes we're here talking about
6 revenue, sometimes we're talking
7 about what we want. But what happens
8 ten years from now? When we're all
9 older, and our youth have nowhere to
10 go, and they feel they have to move
11 outside the Borough of Brooklyn to
12 have what kids in Manhattan do.

13 I personally live in the Upper
14 West Side, and I was telling a friend
15 of mine I am dying to move to
16 Brooklyn because I feel like it gives
17 other people -- it gives us Manhattan
18 people what Brooklyn -- what
19 Manhattan can't give us, which is a
20 kind of piece of mind.

21 So, I just want you and
22 everyone in the Panel to just sit
23 here and think about what is good for
24 our youths. Not only the youths that
25 live in Downtown Brooklyn but that

1
2 live in Canarsie, or East New York,
3 or wherever that you can, you know,
4 want to take a train and say, you
5 know, "I can step outside of my four
6 walls of East New York and go to
7 Downtown Brooklyn and enjoy, you
8 know, nice scenery."

9 So, that's all I really have to
10 say. I don't have any numbers. I
11 don't have any fancy words to say.
12 But it's just more about let's pause
13 and think about the youths, the
14 future. And just think about what we
15 can give them, to educate them, and
16 to want to stay in Brooklyn and not,
17 you know, want to leave because they
18 feel, like, Brooklyn is not investing
19 in them, in their future, so that's
20 all I have to say.

21 MR. GOLEM: Great. Thank you.

22 Next is Gregory Mellon,
23 followed by David Kramer.

24 MR. MELLON: Hi. My name is
25 Gregory Mellon. I live at 750

1
2 Lefferts Avenue, apartment B2. It's
3 Crown Heights. I -- I own and operate
4 a luxury car service. It's called
5 Doran Luxury, Incorporated
6 (phonetic), and one of the reasons
7 why I'm here is because I'm really
8 speaking on behalf of not only all of
9 the TLC drivers in New York City, but
10 also a lot of the families that I
11 serve.

12 One of the things that I often
13 hear in my vehicle, and this is, of
14 course, while I'm trying to save my
15 life while I'm in traffic, you know,
16 either in traffic between the Midtown
17 Tunnel, Grand Central, you know, the
18 Holland Tunnel, you name it, I'm on a
19 daily basis I'm trying to save my
20 life from passengers that are very
21 angry.

22 I think that I represent -- a
23 lot of the families that I represent
24 are very elite families that I drive
25 for, Wall Street clients, a lot of

1
2 entertainment people, and a lot of
3 what they say is really the same
4 thing while I'm driving. They'll
5 always ask me a question. That
6 question always falls along the line
7 of "where can I go in Brooklyn?"

8 Outside of Prospect Park, which
9 is a beautiful park, and outside of
10 the Brooklyn Museum, which was a
11 great reconstruction there, I think
12 that a lot of my clients and a lot of
13 what my people are looking for is a
14 balance, because Brooklyn brings a
15 balance that Manhattan doesn't give.
16 It gives a level of comfort, a level
17 of appreciation.

18 I would like to see more
19 housing. I and the people that I
20 work for, the people that I serve,
21 would love to see more housing. Most
22 of my clients, if not all, who are
23 above, I would say, the \$600 range --
24 \$600,000 range, would love more
25 housing, would love to come back to

1
2 Brooklyn. A lot of the clients that
3 I drive that are frequent, you know,
4 airport clients that fly in on Sunday
5 night, come to work on Wall Street,
6 or they come to work on 34th Street,
7 they are looking for hotels, and I'd
8 love to see more hotels in the
9 downtown area.

10 I think that Brooklyn can give
11 them something. I think this is a
12 great way we can bring more revenue.
13 And I think that they will be more
14 comfortable in the environment that
15 Brooklyn can provide. That's all.

16 MR. GOLEM: Thank you. Again,
17 I'd ask you to hold your applause,
18 please.

19 Next speaker is David Kramer,
20 and followed by Kate Collignon.

21 MR. KRAMER: Good evening,
22 everybody. Alright. It's time for a
23 joke. I got a cute E-mail today.
24 It's a Peanuts Cartoon, and Lucy is
25 complaining to Charlie. She says:

1
2 "I never get what I want for
3 Christmas." And Charlie says:
4 "Well, what do you want for
5 Christmas?" And Lucy sighs and says:
6 Real Estate." So. I'm glad the
7 Stenographer got that.

8 So in the spirit of avoiding
9 Lucy's fate, David Kramer, 171
10 Clinton Street. I'm here as an
11 individual as well as chair for the
12 Brooklyn Bridge Park Conservancy. So
13 I rarely get to say the following
14 statement ever in life, but here
15 goes. I come here to offer lavish
16 praise for the status quo. We are
17 unquestionably in an age of limited
18 resources at the city and state
19 levels, and if I had to personally
20 recreate a park finance plan that
21 didn't poach from the City's current
22 and future revenues, I would probably
23 arrive at a plan nearly identical to
24 the approved DIS Park Plan, which I
25 had nothing to do with. A few small

1
2 development parcels at the perimeter
3 of the Park providing
4 disproportionate revenue, given their
5 small imprint and impact on the Park,
6 revenue that would sustain the Park
7 for generations.

8 I specify funds that don't
9 poach from the City because that's
10 the language of the MOU. And all the
11 alternatives I've heard to date from
12 PERP's to takeover of the Witness
13 buildings are mostly unrealistic, but
14 they're all undeniably poaching from
15 City revenue. And by the way, as a
16 quick rebuttal to the woman from the
17 Park Defense Fund. You know, I can
18 say, first of all, that, you know, a
19 lot of commercial uses you specified
20 are literally pennies on the dollar,
21 drops in the bucket, towards the
22 revenue we're seeking. You know,
23 specifically you mentioned the YMCA
24 and how if 7,000 people are paying X
25 dollars and \$7 million. I can tell

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2

you from experience if somebody was
considerate enough to build a YMCA at
the Park perimeter it would be

4

5

10,000-square-feet. The YMC could

6

barely afford \$30 a square foot.

7

That would be \$300,000 in rental

8

income for that building, and that

9

building would barely break even.

10

Which is why the people who created

11

EIS financing plan went the direction

12

that they did.

13

By way of introduction, I'm the

14

father of three kids, who has spent

15

countless hours with them in the park

16

over the past 12 years, starting with

17

Fulton Ferry Park and the Main Street

18

playground, then the floating pool,

19

then Piers 1 and 6, and now that I

20

have a puppy, long walks along the

21

entirety of the future Park from

22

Atlantic Avenue to John Street.

23

Not for a second would I

24

support anything that compromises the

25

experience in the Park. And when I

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first started exploring the Park economics 5 years ago, I assumed that the governmental analysis would be riddled with inaccuracies, silly assumptions and bad mouth.

My background is both as a parks organizer whose first job after college was starting People For Parks in Los Angeles, and my day job for the past 20 years, which has been in real estate. And by the way, given my advocacy at the Conservancy, I long ago recuse myself from any role in the housing developments. But instead, what I discovered when I looked at the EIS plan was thorough financial analysis and reasonable assumptions in an effort to underwrite \$15 million of revenue without materially impacting the Park experience. The assumptions of about ground rent in taxes were pretty much what I would have suggested.

The housing at the perimeter

1
2 doesn't bother me one bit. I would
3 have already noticed that from the
4 several the hundred people already
5 living at One Brooklyn Bridge Park.
6 They don't bothered me, and, in
7 fact, to the extent they'll help
8 populate the Park when it's cold and
9 dreary, that's a good thing. I don't
10 feel the good folks at One Brooklyn
11 have any priority interest in the
12 Park, nor do I feel that way about
13 the residents of One Main Street
14 negatively impacting their adjacent
15 playground. If I think about what
16 type of change truly has a material
17 impact on daily life I would say the
18 addition of Trader Joe's is so much
19 more relevant by a factor of 100 than
20 the prospective addition of two
21 apartment buildings at the end of
22 Atlantic Avenue.

23 MR. GOLEM: One minute.

24 MR. KRAMER: I've heard people
25 argue that you can't have housing in

1
2 the Park, but I don't think of it
3 that way. The boundaries of the Park
4 may include the development parcels
5 for legal and financial reasons, but
6 when I walk by One Brooklyn I don't
7 think it's a building in a park. I
8 think it's a building adjacent to a
9 park separated by a street and parked
10 cars and then the Park begins. One
11 Brooklyn is as much in our park as
12 the Gramercy Park buildings are in
13 their park.

14 So let's talk alternatives.
15 You don't have to look very far to
16 come up with an alternative, and I
17 turn to the controlling language of
18 the EIS. The EIS says: "The
19 development program is based on
20 analysis from 2004; however, the
21 actual development will emerge as a
22 result of competitive developer
23 selection process, and, therefore,
24 the development may be smaller if
25 market conditions permit it because

1
2 of the value of the land and other
3 factors may well be different from
4 those assumed in this analysis."

5 So, here's the alternative.
6 Let's start the RFP process, see how
7 the revenue response materialize,
8 leave the Pier 6 development for
9 last --

10 MR. GOLEM: Your time is up.

11 MR. KRAMER: -- and go from
12 there. Thank you.

13 MR. GOLEM: Thank you.

14 I'd like to remind everyone
15 that there is not a need to either
16 comment or debate suggestions made by
17 folks on either side of the issue.
18 This process is intended for everyone
19 to submit their ideas, their
20 alternatives to funding. And the
21 process is that we as the consultants
22 working with the Committee will
23 evaluate these pursuant to parameters
24 and considerations. So again, what
25 we're looking for are comments about

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alternatives.

With that, the next speaker is Kate Collignon and followed by Alex Taylor.

MS. COLLIGNON: Thank you for the opportunity to speak. I'm Kate Collignon. I'm a member at large of the Community Advisory Committee. I'm a 15-year resident of Prospect Heights and frequent visitor to Pier 6, Pier 1 and Main Street -- the former Main Street Park with my son, who is greatly enjoying the new recreation facilities there.

I'm also proud to have worked with the City's Economic Development Corporation from 2000 through 2007, working very closely on the original agreement to -- for the City and the State to engage in creation of Brooklyn Bridge Park and for the Brooklyn Bridge Park Plan being created.

Arguments have been made about

1
2 whether there's an alternative to
3 housing for the Park. And the
4 assumption there is that housing is
5 in some way going to be detrimental
6 to park activities. I want to argue
7 that housing is actually a tremendous
8 asset to the park. Not only does it
9 provide "eyes on the street" in terms
10 of increasing a sense of safety, it
11 has the potential to create even
12 greater levels of activity and use
13 within the Park. And if you think
14 about the great parks within the
15 City -- Central Park, Bryant Park was
16 already mentioned and Prospect
17 Park -- these are surrounded by
18 residential uses and part of their
19 fundamental character.

20 I think the fact that the
21 assumption that residential is going
22 to be bad is starting off in the
23 wrong place. Even before you get to
24 that, though, I and many different
25 agencies, consultants and community

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members who have examined this for over a decade have yet to see an alternative revenue-generator that can sustain an amenity of the scale that we're talking about here.

First, on a market basis, clearly there's no market for commercial development at the location or nearby the Park. There is a market for hotel development, but if you're going to do anything of this scale that would be necessary to generate revenue you're talking about a theme park effectively. That's not really what we're looking for here. Other uses that there may be a market for such as retail and big box are not compatible with the Park. The footprints for those are going to take up so much space as to really minimize the amount of park space left over, and the amount of traffic they're likely to generate is not going to be compatible with park

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uses.

I've heard a lot of very creative ideas about other revenue-generators that could be identified within the Park boundaries, and certainly to the extent that concessions can generate revenue to support the Park, I strongly support that and applaud that.

I don't think that's ever going to reach the level necessary to make this Park self-sustaining, which was what the expectation was from Day One. And if you look at any parks across the country you're not going to find that from concessions in those cases either.

Other opportunities that have been talked about have included indoor recreation space, and, in fact, there have been suggestions that housing has taken the place of indoor recreation space. In fact, there has even been historically

1
2 locations preserved for indoor
3 recreation space on Pier 5. There's
4 just not sufficient revenue to
5 support that. And the expectation is
6 that that's not only not going to be
7 revenue-generator, it's probably not
8 going to be self-sustaining, which has
9 generally been the case for the vast
10 majority of indoor recreation spaces.
11 If a not-for-profit facility like the
12 Y breaks even people are very, very
13 happy about that.

14 In closing, we have an
15 incredible opportunity to create an
16 incomparable resource for local
17 residents, Brooklyn residents, or
18 residents citywide. The existing
19 financing plan ensures that this
20 Park, unlike Hudson Park, unlike so
21 many other parks across the City,
22 will not have to face very real, very
23 fundamental operating funding
24 shortfalls in the near future. I
25 think the need for this funding

1
2 security is likely to become all the
3 more stark in upcoming years as the
4 impact of the recession becomes
5 apparent on the public rolls and
6 their ability to finance public
7 services. Thank you.

8 MR. GOLEM: Thank you.

9 The next speaker is Alex
10 Taylor, followed by Robert Elmes.

11 MS. TAYLOR: Hi, Alex Taylor, 33
12 Willow Street, Brooklyn Heights, New
13 York. My name is Alex Taylor and I
14 live with my two children and husband
15 in Brooklyn Heights.

16 We've anticipated this park for
17 18 years and have lived in Brooklyn
18 and pleased with parks that have
19 opened. We can now get down to the
20 water and view the harbors are
21 magnificent.

22 We are very disturbed by the
23 recreational facilities long promised
24 but have not materialized in the
25 park. We're pleased that Senator

1
2 Squadron, an advocate for a
3 year-round recreational facility that
4 we can play soccer in cold months, or
5 an ice rink, or for a floating pool.
6 These recreational features will make
7 this Park useable for my family
8 because right now, really, there's
9 not much to do down there except look
10 at the terrific views like the view
11 from the Promenade.

12 We're concerned that the Park
13 is scheduled to have 5 more luxury
14 condo towers built on what should be
15 land dedicated to the Park.

16 I think the Park should pay for
17 itself with things appropriate for a
18 public park. Like all other parks,
19 if you collected rent from food
20 concessions inside the Park,
21 collected money from events that
22 occur in the Park, from parking fees
23 and retail that is planned for Empire
24 Stores be a long way for paying for
25 the Park without more housing.

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My family would also be glad to pay to swim there, to ice-skate, for indoor gym sports. We would pay to have children's parties events there, park recreation facilities, too. And trust me, I paid a lot of money for parties in Brooklyn Heights. At Plymouth Church, Christ Church, Kids Club, Gym -- on and on. On and on. On Atlantic. It's good money here.

There's no -- there's such a need for year-round recreation in Brooklyn right now. My kids play soccer and in the winter the soccer is in private schools. If you have kids in different age groups you have to go from school to school in order to have your friends, your kids, play. I know that there's soccer fields planned for the Park. Last spring, because of work at Prospect Park playgrounds, they had 36 kids playing six different soccer games at any one time on a piece of land that

1
2 was the size of a baseball field,
3 including their parents, other kids
4 on the team, grandparents, all
5 watching. I think it was a fire
6 hazard for all of us to be cramped in
7 that space. And there were 5 sets of
8 games on any one day.

9 Prospect Park is redoing --
10 sorry, to get back -- Prospect Park
11 is redoing their ice rink this year
12 and there's no place to go. One
13 mother told me that was their
14 Saturday morning activity in the
15 winter. They're not sure what
16 they're going to do. Even when it is
17 open, if you don't get there first
18 thing, it's so overcrowded you can't
19 even skate.

20 Again, we live in small
21 apartments. Our houses are little.
22 There are no backyards. With two
23 young boys we're always looking for a
24 place for them to run around and get,
25 get out. The winter months gets

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harder to get them their exercise

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they need. Football living room is

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not so much fun. A year-round sports

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facility would do wonders and be good

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money for the Park.

7

But housing inside the Park is

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a slippery slope that has divided our

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community and has gotten us away from

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what we all seek, a wonderful park

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that Brooklyn Heights can use

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throughout the year. I hope you find

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better ways for a long way to park

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and private housing.

15

A friend of mine once said when

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playing one of those games where you

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have to shift one square to make room

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for another square, "Right now we

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have some open squares. Let's not

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fill them with buildings but use them

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for things we can really all enjoy."

22

Thank you.

23

MR. GOLEM: Thank you. Again I'd

24

like to ask folks to hold their

25

applause.

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The next speaker is Robert

3

Elmes or El-Mes.

4

MR. ELMES: Elmes.

5

MR. GOLEM: Thanks.

6

Followed by John Alshuler.

7

MR. ELMES: My name is Robert

8

Elmes, I'm the director of Galapagos

9

Art Space. Also, we do DUMBO Kite

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Flying Society for Kids on the first

11

Saturday of every month in Brooklyn

12

Bridge Park.

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We have thought a lot about the

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John Street location, and we think

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that in its little nook in the east

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end of the Park that it provides

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important "eyes on the park," creates

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use and comfort, it sort of surrounds

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the Park similar to what we feel

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occurs for the Kite Flying Society

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and just for the Brooklyn Bridge Park

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in general. It extends the nighttime

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comfort to the John Street area,

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which I think is sort of lacking up

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and around that nook, and creates

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bathroom and social amenities that we think is a good idea.

Self-funding creates independence for a self-funded performance space. If this is a park that wants to think independently, this is a good way to start. And we support the current financing plan. Thank you.

MR. GOLEM: Thank you.

The next speaker is John Alshuler, followed by Christina Soto.

MR. ALSHULER: I'm John Alshuler. I'm the chairman of HR&A Advisors. We are a consultancy firm. We've done park financing plans for a very wide range of cities: Boston, Washington, D.C., Seattle, St. Louis, and about 15 others.

The very legitimate and complicated problem you're addressing tonight is one of major national significance. Building a park is only half the financial problem. The

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present value of operating parks is

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roughly equal to the cost of

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construction, so the job of making a

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wonderful, great Brooklyn Bridge Park

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is only half done with the capital

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budget as provided.

8

I also deal with this issue in

9

my personal and voluntary life. I

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chair the Board of the Friends of

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High Line, and I take the personal

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responsibility for raising \$5 million

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a year in order to maintain that

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public space.

15

I'm strongly supportive of the

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existing plan. I'm strongly

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supportive for the following reasons:

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1) The cost structure is entirely

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exorbitant. We've reviewed the cost,

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as I say, in at least 15 comparable

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locations. When you're building pier

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structures over water, when you're

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dealing with a park of regional

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significance, this park and its

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maintenance plan is fair, it's

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reasonable, it's cost effective, you should be proud of it.

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Secondly, as my colleague and friend Kate Collignon mentioned, housing in the Park is a tremendous asset for the Park. It will increase the hours in which it's used. It will make the Park safer, it will make the Park livelier.

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Great parks are a function of the space of the park and the frame of what's around the park. This park is isolated from the rest of Brooklyn by a major interstate freeway and a substantial grade change. The introduction of life and energy into the spaces on the other side of the BQE are profoundly in the best interests in the children and the citizens of Brooklyn and will contribute mightily to making this a great park.

Finally, this is the appropriate revenue source. It's not

1
2 very complicated to figure out what
3 the all alternatives are. It's clear
4 that a concession strategy within the
5 Park is wholly unrealistic. There's
6 not a park of any size and scale in
7 the United States that can finance
8 this obligation off small-scale
9 concessions. That's an illusion.

10 You could tap the General Fund
11 to the City. Were you to do that you
12 would take money away from other
13 parks. You would take money away from
14 schools or police or fire. I don't
15 believe that's a viable option.

16 You could adopt a tax increment
17 financing scheme. That's simply
18 attacking the General Fund by some
19 other means. All a tax increment
20 is, is taking additional tax revenue
21 that we need for our Police
22 Departments, our Parks Department,
23 our children, our healthcare system.
24 So, while all a tax increment is, a
25 backdoor way of taking money away

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from other important public uses.

You could adopt a BID, and you could transfer the obligation on to other abutting property owners.

This is a highly appropriate scheme when you have very large-scale commercial densities such as you have around Bryant Park, or you have around Union Square. I believe it would be highly inappropriate to the kind of character of development which abuts Brooklyn Bridge Park. It also is highly inappropriate to place the obligation for financing a park of regional significance upon a neighborhood that already carries too many burdens for transportation and infrastructure for our city.

So, the final choice you would have would be to raise the money privately. As somebody, who as I say, does this in far too many hours of my day and night, this is a major obligation. I believe it is very

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difficult to try and raise that

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source of money out of one --

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MR. GOLEM: One minute.

5

MR. ALSHULER: -- community.

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To get the \$5 million a year we need

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for Friends of the High Line out of

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the Manhattan community, in our

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business community, is an enormous

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challenge. So, I believe the solution

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that you have in place today will

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help create and sustain a great

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Brooklyn Bridge Park. It's fair, it's

14

equitable. All the other

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alternatives are either unrealistic

16

or profoundly unfair economically.

17

Thank you very much for your

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time.

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MR. GOLEM: Thank you.

20

The next speaker is Cristina

21

Soto, followed by Ray Levin.

22

MS. SOTO: Hi, I'm Cristina

23

Soto, 360 Furman Street, mother of

24

two PS8 kids who enjoy staying fit at

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Pier 6.

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2 I look forward to the
3 Committee's findings on their
4 investigation into alternative
5 sources of funding for the Park. I
6 hope that they will favor options
7 that (a) don't take up more than the
8 currently proposed 8 acres of
9 development; (b) ensure that the Park
10 will be fully funded and
11 self-sustaining; (c) do not delay the
12 creation of the Park in any way.

13 In lieu of such an alternative,
14 I support the current project plan.
15 Back to point A, taking up more than
16 the currently proposed 8 acres of
17 development, a Chelsea Piers-type
18 model would be a very large
19 footprint, if it was to be to the
20 scale that it would need to be to
21 generate enough funding. It also
22 would employ a "pay to play" model,
23 which is not what I consider a public
24 use of land, and leaves out a large
25 portion of the population. And when

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you compare it to, say, for example,
the footprint of the buildings at
Pier 6, which could hardly yield one
ball field, it doesn't seem like the
more available option.

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Point B, ensure that the Park
will be fully funded and
self-sustaining, this is something
that is very, very important to me.
Having grown up in New York City
during a time when I could not step
foot in under penalty of death by my
parents into Union Square Park,
Tompkins Square Park, Washington
Square Park, Central Park most times
of the day, Prospect Park, Bryant
Park, I mean, you couldn't go in
them. So, I think we need to make a
park that not only gets created but
is properly funded into the future
forever. Otherwise, it can be a
disaster.

24

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To that point, housing in the
Park could actually serve the added

1
2 purpose of "eyes on the park". The
3 more people that have a vested
4 interest in the Park, I think, the
5 better. I also think that this is
6 the far more likely byproduct of
7 housing in the Park than the dreaded
8 privatization and everybody keeping
9 people out of their part of the Park.
10 I've heard it compared -- I mean,
11 that would be like saying, you know,
12 Central Park is for people that live
13 on Fifth Avenue, and I've heard it
14 compared to Gramercy Park, but
15 Gramercy Park is actually a private
16 park. This would not be, and I don't
17 think it would ever become that, with
18 housing.

19 Point C was do not delay the
20 creation of the Park. If the Board
21 doesn't come to an agreement on the
22 plan soon we will lose funding for
23 part of the Park for Piers 2 and 3
24 and the Con Edison lot, and, in my
25 opinion, that would just be a

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tragedy.

So, if the Committee does come up with a solution, maybe having other buildings pay PILOTS will work. If that satisfies the criteria, then that would be great. But in conclusion, I'm for a great world class park for Brooklyn, for New York City, fully funded, self-sustaining and sooner rather than later.

MR. GOLEM: Okay. Thank you.

Next is Ray Levin followed by Sara Doar.

MR. LEVIN: Good evening. My name Raymond Levin. I live at One Main Street. I've lived there for the last almost 12 years. I've seen the parking lot at the foot of Main Street become a city park. And now it's part of the Brooklyn Bridge Park. It's a terrific park. I've seen the shipping piers also be converted into parkland, and I hope to see the completion of the piers

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and the inclusion of the Con Edison

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lot and Jay Street entrance also

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become part of the Park.

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I've been following the debate

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on maintenance funding. I personally

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believe the City should maintain its

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parks and not place the burden on

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sources outside the City budget, but

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that's not to be. I also believe that

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acquiring more land in order to --

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such as the Watch Tower property, or

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other land to develop and provide

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income, is not in the cards.

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To create tax increment

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financing, which has never been done

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in New York City, without opening the

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floodgates throughout the City is not

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a politically palatable way to

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proceed. So, acquiring land, raising

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taxes, will not see the light of day.

22

The use of a small portion of

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already publicly-owned land, which is

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the remnants of piers and warehouses

25

and other industrial non-park uses to

1
2 generate income to maintain this
3 magnificent park is doable,
4 practical, reasonable. Those who say
5 this will privatize the Park have not
6 walked on the Promenade, gone to
7 Battery Park City, seen City Planning
8 Commission's requirements that public
9 waterfront open space be provided in
10 all private developments.

11 All this being said, I endorse
12 the General Project Plan and urge you
13 to adopt it. Thank you.

14 MR. GOLEM: Great, thank you.

15 Next is Sara Doar, followed by
16 Gale Bartholomew.

17 MS. DOAR: Hi, I'm Sara Doar.
18 I live at 143 Willow Street,
19 Brooklyn, New York.

20 I am a mother of four kids.
21 They all play lots of soccer and
22 baseball, so I'm a really avid user
23 of New York City parks.

24 I came tonight because I am
25 concerned that some of the

1
2 alternative park funding plans
3 recently discussed have significant
4 shortcomings and may delay
5 construction: 1. Restaurants and
6 other concessions may produce some
7 revenue, but I hate to see what the
8 Park would look like if you needed to
9 earn \$16 million annually. Are we
10 thinking Coney Island, Chelsea Piers
11 or South Street Seaport?

12 The Jehovah property presents
13 interesting options, but there are
14 too many unknowns at this point.
15 Please consider only proposals that
16 do not affect more than the 8 acres
17 currently slated for building. Fully
18 fund the Park's operation and
19 maintenance in a way that is not tied
20 to City budget cycles. And most
21 important, allow park construction to
22 continue according to schedule.

23 Remember that the Housing in
24 the Park Plan was subject to intense
25 review by several parties. The

1
2 cluster approach has been widely used
3 in other settings, and, in this case,
4 places housing on relatively marginal
5 land. I'm down there a lot, and the
6 footprint of the buildings in
7 question isn't really big enough to
8 accommodate a full-size baseball or
9 soccer field.

10 You must also remember the
11 qualitative benefits of housing in
12 the Park. It provides a community of
13 people who will work to keep this
14 world class facility safe, clean and
15 functioning for all of New York City
16 to enjoy. Thank you.

17 MR. GOLEM: Thank you.

18 Next is Gale Bartholomew,
19 followed by Kevin McCall.

20 MS. BARTHOLOMEW: Good evening.
21 My name is Gale Bartholomew. I
22 reside at 170 East 51st Street. I
23 work at Build Brooklyn Organization,
24 which is not-for-profit organization,
25 and from work I just heard about this

1
2 meeting today. But I must say I know
3 about Brooklyn Bridge Project. And I
4 have a five-year-old daughter, and
5 when I discovered the Park was being
6 built three years ago we enjoy going
7 there, because there was hardly
8 anywhere for us to go. We would have
9 to travel into Manhattan all the
10 time. And in my community it's
11 totally -- where I live it's totally
12 different, so I really enjoy that
13 Park. And I am looking forward with
14 my five-year-old daughter, and I also
15 take many kids from our community
16 there to play. So, I really do hope
17 we provide more recreation for the
18 children of Brooklyn, the future, so
19 they will have somewhere to go,
20 because I go to support the Brooklyn
21 Museums a lot, I travel into Central
22 Park, Chelsea Piers, also Stuyvesant
23 Town, everywhere with my daughter.
24 And sometimes I do not have the time
25 to travel that far. So, I really

1
2 hope that you guys consider more
3 recreation along with housing for the
4 Brooklyn Project, and that's what I
5 came here today to say.

6 Thank you.

7 MR. GOLEM: Thank you.

8 Next is Kevin McCall followed
9 by Linda Derosa.

10 MR. McCALL: Good evening,
11 everyone. My name is Kevin McCall
12 I'm representing the people of East
13 New York-Brownsville. I'm here today
14 in support of this project because
15 people on the other side, man, we
16 don't have things like you all have
17 to look at, to visit, to come to, to
18 see the -- you know, Brooklyn Bridge
19 Park is like something that is a
20 world that we never, really never
21 had. And, you know, yes, we got the
22 Prospect Park. Yes, we got other
23 parks in Brooklyn. But when this is
24 completely built with the housing and
25 all the things that is being put

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together now, it's going to be
fantastic.

And we need people that is
going -- we need people like Regina
and everybody else to really to
support this and put this on the
forefront of their agenda because,
you know, the economy is going up and
down, and, you know, with the housing
that's being created, that's creating
jobs, and, you know, we need a lot of
jobs. You know, the unemployment
rate went up. A lot of people has
been laid off. So with this housing,
part of the Park, it will be a great
atmosphere for the people of Brooklyn
because Brooklyn is just a borough in
itself. No disrespect to other
boroughs. I'm with Marty Markowitz.
I'm the cheerleader for Brooklyn,
because we really need something for
us to go to because there's nothing
else. We shouldn't have to pay, you
know, we're going to have to pay more

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2 next year. We shouldn't have to pay
3 \$5 just to go to the city. Why don't
4 we just stay here and pay \$2.50 to
5 stay right here in Brooklyn and
6 support the Brooklyn Park and we go
7 to the park. And these kids, they
8 ride their skateboards. Now they can
9 go in the Park and ride the
10 skateboards and see, you know, the
11 different attributes of New York City
12 and what New York City has to offer.
13 Because we just need that, and I'm
14 just here to support those efforts
15 and to really be a champion and speak
16 for those young people, those
17 seniors, and also the youth that
18 really cannot speak for themselves.

19 I'm here today to support the
20 Park fully. A hundred percent. And
21 I'm here also today to tell whoever
22 that is against it you have to think
23 about the brighter side, not just
24 today, but also 5 years from now when
25 you have children? You have your --

1
2 the children's children. You have to
3 think about the future, because
4 tomorrow is not promising no one.
5 Thank you.

6 MR. GOLEM: Great. Thank you.

7 Next is Linda Derosa, and
8 following will be Marron Doherty.

9 MS. DEROSA: Yes. Hi. I'm
10 Linda Derosa and I'm the Vice
11 President of the Willow Town
12 Association. Our address is 26
13 Willow Place. And I am also a member
14 of the Brooklyn Bridge Park Defense
15 Fund Board. And as Willow Town
16 president Ben Banks (phonetic) said
17 in his statement last week at these
18 hearings, Willow Town Board Piers 5
19 and 6 in Brooklyn Bridge Park is
20 greatly impacted by whatever happens
21 at these piers and really the entire
22 Park. And so we're going to watch
23 with great interest what develops,
24 and especially Pier 5, which is
25 scheduled to open in 2012.

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In 2005 Willow Town Association adopted a 7-point platform program entitled "Fighting For Public Treasures on the Brooklyn Water Front." The points of that plan were a park in keeping with the 13 original guiding principles that were adapted in 1992: Creation of an affordable waterfront park that can become a real public treasure; no new residential housing in the Park; income-producing uses other than housing; greater access to the park via public transportation and foot traffic availability through additional roadways, and an affordable maintenance budget. Oh, one more, respect for the surrounding neighborhoods and the residents of the neighborhoods.

This Park is well along in becoming the public treasure that we called for, and the way that Pier 1 and 6 have been panning out is great

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witness to what can be happening in the Park in the future.

Also, last March Willow Town Association President, along with representatives of other neighborhood groups, met with a century-old independent advocacy group in New York called New Yorkers for Parks. Interestingly, that organization did a study in 2008 on the very subject of this hearing. The result is a report called "Supporting Our Parks: A Guide to Alternative Revenue Strategies."

And so we recommend to this Board and Bay Area Economics that they take a look at this study, which is really almost the same focus of what you're here today to review. It calls for a self-sustaining mandate and the difficulty that would be created in such a park especially in poor economic times.

And here are a few suggestions

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2 that that study came up with.
3 Leveraging concessions to support
4 maintenance and operations of the
5 Park. Create conservancies and our
6 friend groups to create private
7 support. Generate income-free --
8 generate income from for-fee
9 attendance uses such as for
10 filmmakers and other such film shoots
11 and sort of, you know, photo shoots
12 for magazines and such. Seek a tenant
13 for the Empire Stores in the Park
14 that will lift the history of what
15 the Empire Stores is all about. And
16 as mentioned before, this part of the
17 Empire Stores was where George
18 Washington once crossed the East
19 River. Establish a Park Improvement
20 District, a PED [sic], sort of like a
21 Business Improvement District.

22 So there are ways to pay for
23 the Park without privatization, or
24 put housing in the Park, which
25 essentially in some instances would

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privatize it by having people live there.

The community has offered many, options over the years, and at last week's meeting and at tonight's meeting. And if this is a real process then we have to listen to all of these options. And if these options don't come to be then we want to really urge Senator Squadron and Councilwoman Millman to end the pain and simply veto the housing that's now focused on being developed for the Park, and hopefully we can get back to a real park with no housing. Thank you.

MR. GOLEM: Thank you.

Next is Marron Doherty, followed by David Flemming.

MR. DOHERTY: Thank you. Good evening, everybody. Is it cold in here? My fingers are starting to turn blue.

My name is Marron Doherty. I

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live at 236 Baltic Street, and I'm a
lifelong resident of New York and a
15-year resident of Brooklyn.

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I recently joined the Junior
Committee of the Brooklyn Bridge Park
Conservancy, and I'm here to fully
support the current development plan.

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I'm hearing a lot of talk about
concessions and soaking the people,
who -- the businesses that make up
that neighborhood and make DUMBO so
vibrant, and, in essence, imposing
upon them an unfair cost for a park
that's not going to be used only by
Brooklynites but by people from every
borough and potentially every country
in the world.

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Now, I don't think it's viable
to have an institution like Chelsea
Piers, or South Street Seaport, the
latter of which is actually going
bankrupt as we speak. And not only
would those institutions not be self-
sustaining, they might actually cost

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the Park money in the long run.

The footprint that we're talking about is, objectively speaking, very small. It's 8 percent of the total land that would be devoted to the Park. And it's in a location that isn't going to obstruct the usage of the Park.

I'm in favor, of course, of recreation for children. I'm in favor of adding more recreation to the park. But in terms of the financial density necessary to support this Park, what we really need is the kind of high-end housing that the current development project calls for.

You know, a lot of people have come up here and have said that, you know, such-and-such makes money, makes "good money," you know. What is "good money"? It's going to cost \$16 million a year to maintain this Park once it's fully built out. I

1
2 don't think that that money can be
3 raised from concessions. The New
4 York Parks Department doesn't think
5 that that money can be raised from
6 concessions. So, even though my
7 resume may not be as impressive as
8 some of the other folks who stepped
9 up here to talk tonight, I strongly
10 believe, and I'm actually, I'm
11 speaking for people who have a lot
12 more knowledge of this than I have,
13 I'm just reading their words, I
14 strongly believe the current
15 development proposal should be
16 followed, and that any other
17 proposal, if adopted, ought to take
18 into consideration the size of the
19 Park, the size of the footprint
20 that's currently planned to be
21 utilized for the in-park financing.

22 And the fact that we don't want
23 this to turn into a kind of -- I
24 think someone said "pay for play"
25 earlier, where we're charging people

1
2 for movies and ice skating and, you
3 know, with the current plan these are
4 all recreations that could eventually
5 be added to the Park at no cost to
6 the public. And I don't think that
7 privatizes the Park. I think that
8 makes it more accessible and more
9 enjoyable to the public. Thank you.

10 MR. GOLEM: Thank you. Next
11 speaker is David Flemming, followed
12 by Gary Vanderputten.

13 MR. FLEMMING: Good evening.
14 My name David Flemming. I live on
15 264 Court Street, and I rise in
16 emotional, personal and nontechnical
17 support of the apartment financing
18 plan we have had, and we currently
19 have, on the table.

20 It did occur to me just a
21 second ago I was trying to wonder, a
22 thought crossed my mind: What makes
23 the people who live on the foot of
24 Joralemon Street, live in the Park.
25 Any less or more than the people who

1

2

would live in the towers on the

3

corner of -- at the foot of Atlantic

4

Avenue? It occurred to me just this

5

very second.

6

I grew up down by Columbia

7

Place during some of the Brooklyn

8

glory days, when all the kids were

9

outside and everywhere, which I'm

10

sure many or at least some of you --

11

here can appreciate. At the bottom of

12

the street was always the black hole.

13

The black hole, the barely working

14

and then closed and totally

15

inaccessible waterfront piers. We

16

couldn't, and didn't, even think

17

about the waterfront, let alone the

18

waterside, except on the Promenade.

19

It didn't exist. It didn't -- and

20

even as we were just a hundred yards

21

from it.

22

I spent just under 40 years of

23

my 52 years in the two neighborhoods

24

of the Heights of the Cobble

25

Hill-Carol Gardens area, 16 years in

1

2

Cobble Hill, and the last 11 years

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we've lived on the border in Carol

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Gardens on Court Street. I've not

5

traveled far, clearly.

6

Open green space was always

7

what western Brooklyn was dearly

8

missing, so this new park is a

9

literal dream come true. And so I

10

think it be would for all of us here

11

and throughout the extended

12

communities all throughout Brooklyn.

13

Thus, when I first stepped onto the

14

new Pier 1 space last spring I

15

literally had tears in my eyes. I

16

still well up almost every time.

17

It's a wonderful start, but it's not

18

enough, not yet.

19

As a Cobble Hill resident and

20

as a lifetime New York City Brooklyn

21

blood native, I want that kind of

22

inspired space and beauty all the way

23

down to the foot of Atlantic Avenue,

24

period. Then this Park will be a

25

worldwide reckoned-with park with

1
2 which to be proud and awed. One that
3 can take our breath away every time
4 we visit. It will also, as designed,
5 be one that we could all use heavily,
6 ball fields galore right under the
7 skyline, running and riding past
8 access to the actual water, literally
9 on the water; places to wander up and
10 down, trees to sit under, places to
11 cuddle, stroll, scramble, and take
12 your whole families and your dates.
13 It will be our Central Park,
14 Riverside Park, Prospect Park, on
15 waterfront skyline steroids right
16 under and beside our Brooklyn Bridge.
17 That's the park I want.

18 The one I see in design and has
19 now been promised, the one that has
20 already been started and committed
21 to, that's our park. And this park
22 stands a chance to live among the
23 great ones of them all. A city jewel
24 and treasure, a chance to literally
25 alter the dynamic and character not

1
2 only of western Brooklyn but all of
3 New York City. A chance to stand
4 with San Fran's Golden State Park,
5 Vancouver's Stanley Park, even our
6 nation's Grand Canyon. Seriously,
7 that's how dramatic our skyline
8 harbor and waterfront is. And that is
9 this Park's potential and future, I
10 truly believe, as designed.

11 Now, as far as I'm concerned,
12 beyond the two towers package and its
13 8.2-acre minimal footprint, the plans
14 already have plenty enough buildings
15 of commercial facilities scattered
16 throughout. No more. Please. The
17 last thing this park should be is
18 another South Street Seaport or
19 Chelsea Piers. Nor even, forgive me,
20 western, Manhattan Westsider, Hudson
21 River Park. That would be a blown
22 and missed opportunity for us all,
23 and a tragedy as far as I'm
24 concerned. And if all it takes to
25 get the kind of green, open, rolling,

1
2 sloping beauty promised and agreed to
3 in the design that I've been seeing,
4 and not one foot less, that kind of
5 urban yet natural breathtaking
6 splendor, that kind of unique
7 opportunity and setting, if all it
8 takes now to get this built, finished
9 and financially exist are essentially
10 those two pencil thin apartment
11 buildings where they are currently
12 slated to be, then glory be, let's
13 keep it moving. Given everything that
14 I've seen, that's a pill easily worth
15 swallowing.

16 MR. GOLEM: One minute.

17 MR. FLEMMING: We should not
18 settle for one drop less of open
19 green and landscape and parkland
20 that's already been designed,
21 presented and promised to us. If by
22 some sort of accounting and political
23 miracle we can achieve every bit of
24 that same park no less via some deal
25 with the Jehovah buildings, or some

1
2 other tax deal that would not harm or
3 take away from the interests of the
4 City or Borough, well, then, we
5 should be all leaders. But it had
6 better be ready and on the table now.
7 The City better be amenable and ready
8 to agree now. And it must add up,
9 because this Park, as envisioned,
10 started and now promised to us all,
11 has got to be built and delivered as
12 fast as humanly possible before our
13 slivers of hope and financing
14 promised, and to come, actually dry
15 up or get yanked away from us by the
16 whims of economy or misfortune. We
17 all know what's financially going on
18 around us --

19 MR. GOLEM: Your time is up.

20 MR. FLEMMING: Thank you very
21 much.

22 MR. GOLEM: Thank you. Next is
23 Gary Vanderputten followed by Andrew
24 Reynolds.

25 MR. VANDERPUTTEN: Hi. I'm

1
2 Gary Vanderputten, 28 Old Fulton
3 Street. I am currently on the
4 Brooklyn Park Conservancy, also go
5 back to the original coalition. I've
6 been on the Parks Community Council
7 and all its iterations since it
8 existed. I'm a past president of
9 Fulton Ferry Landing.

10 I'm speaking on behalf of
11 myself, though. And first of all, I
12 want to thank you for the Park.
13 Every day I look at it. I get up in
14 the morning, I look at it, and there
15 it is. It's just fabulous, so thanks
16 for that so far.

17 I would welcome any plan you
18 guys can come up with that can meet
19 the current financial requirements
20 and hopefully reduce even the size of
21 some of these buildings that you may
22 have to build. However, if no such
23 alternatives are found then I would
24 support the current plan.

25 I do want to make two points,

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though. One is about housing and the other is about capital maintenance.

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During my 10 years of active involvement with the Park prior to 2005 I mean, there was really no mention of housing. It was never talked about. In 2003 your predecessor Jim Moogan (phonetic) came to Fulton Ferry Landing, gave a presentation about what was probably going to happen on Pier 1. Now, we've always been told that we would get a hotel-like structure, so he presented what was then in 2003 the concept for Pier 1, which was this big hotel.

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During the Q&A someone from the audience -- there may have been maybe 20 people there, which was a good meeting for Fulton Ferry Landing -- said, "Why do we have to have a hotel? Why can't we have residential?" Now, this really stopped all discussion. Everybody was really stunned. And so they

1
2 started talking about it. And the
3 points they were making were "well,
4 it extends our residential community
5 to the footprint, the doorstep of the
6 Park. It would put 'eyes on the
7 park'"; an expression we've heard all
8 night. There would be people there in
9 the winter, and most important, which
10 is an important thing for Fulton
11 Ferry Landing, is the vehicular
12 traffic is really what we're most
13 afraid of in the Park, is that all
14 these commercial traffic that would
15 support a hotel is really a big
16 problem. Less vehicular traffic for
17 residents.

18 They further said that there
19 would be more pro-housing than any
20 other commercial, you know, like,
21 especially a Chelsea Piers. That
22 would just kill our neighborhood with
23 thousands of cars.

24 It was interesting. They did a
25 vote and it was unanimous among the

1
2 people there. Now, I don't know how
3 Fulton Ferry feels today. They're
4 here, they can tell you themselves.
5 It was very interesting for me. So I
6 never -- it never occurred to me that
7 this would be a real viable
8 alternative. So, in 2005 there was.
9 It was not quite a surprise.

10 Also, I worked for years around
11 Battery Park in various buildings
12 there. I was at that park almost
13 every day. You know, surrounded by,
14 it's a fabulous park. I go to Long
15 Island City. I have friends there.
16 They say it's fabulous. They live in
17 one of those buildings. There's
18 park -- no one seems to have this
19 problem with housing, I mean, so if
20 it comes down to apartment housing or
21 no park, I vote for the Park with
22 housing.

23 The other point, this is an
24 echo from someone who was from Hudson
25 River Park, it's about capital

1
2 maintenance. But myself, I lived near
3 Central Park for years in the '60s
4 and '70s. I don't know if anybody
5 was up there at that point in time,
6 but it was a really amazing place to
7 be, with be-ins, and you really just
8 watched it deteriorate in a 10-year
9 period, just really awful. The Sheep
10 Meadow was like, was hard scape. Same
11 thing at the Great Lawn in Prospect
12 Park. I mean, they were all at
13 the mercy of these declining --

14 MR. GOLEM: One minute.

15 MR. VANDERPUTTEN: -- declining
16 budgets.

17 The point was that people still
18 went to these parks. As crappy as
19 they got, people went to the parks.
20 This is not so with a waterfront
21 park. With a waterfront park, when
22 they get crappy they get dangerous,
23 they fall in the water. East River
24 Park. And then you have to wait for
25 some sort of what's the -- earmark to

1
2 come along and bail it out. I
3 really -- I've looked at the Marine
4 Maintenance Plan you guys have come
5 up here. I believe that's the only
6 way to go. I've heard talk "why
7 don't you take that out of the plan?"
8 You can't. You have to have a
9 maintenance plan. So I'm done.

10 MR. GOLEM: Thank you. Next is
11 Andrew Reynolds followed by Jane
12 McGroarty.

13 MR. REYNOLDS: My name is
14 Andrew Reynolds. I've lived at 37
15 Joralemon Street for the last 25
16 years. I'm on the Willow Town
17 Association Board, currently its
18 treasurer.

19 I just don't understand how
20 these PILOTS payments move taxes
21 work. They're totally mysterious to
22 me. If you want something which
23 doesn't deprive the City of revenue
24 it's already entitled to, it
25 certainly can't be chosen. What

1
2 you're doing is it's no new revenue
3 stream; rather, a tax rate of lower
4 the normal real estate taxes it's
5 charged, and the proceeds are
6 directed solely towards park
7 maintenance. But where does the money
8 come from to pay for all the City
9 services which would be required for
10 the new housing, the policemen, the
11 firemen, the sanitation, the road
12 maintenance, schools, water and sewer
13 services? Why, it comes from the
14 general revenues generated by the
15 General Revenue Fund. So either the
16 existing such services are diluted to
17 cover the needs of the new luxury
18 condos and everyone suffers from a
19 reduction of city services, or
20 additional funds from the general
21 revenues are required to pay for
22 additional services. That is,
23 additional taxes paid for by those
24 who did not buy these multimillion-
25 dollar condos. The only possible

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beneficiary to this scheme are those who can afford luxury housing. I think we've already had more than enough tax benefits for the very wealthy.

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Since the City Parks Department designed and built the northern end of the DUMBO Park in DUMBO, finished it in 2006 for \$7 million, there was an incredible rise in real estate taxes in the DUMBO community. The DUMBO taxes alone should be sufficient justification for this park has more than paid for itself. It doesn't need to pay one more thin dime to this system. Let it enjoy the revenue stream it has already created. And if we are to have private housing inside our parks, this is a huge public policy decision. New York State forbids housing in state parks.

Where is the public debate? It has been by proxy to our votes. We

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have successfully gotten rid of the

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politicians who advocated for this

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policy, but with the current Mayor at

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the helm maybe this isn't enough.

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Maybe we need a referendum on the

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next ballot to prevent this from

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happening, or to allow it for other

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parks. But right now, today, we have

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the opportunity to simply say "no" to

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housing. Find another way to pay for

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this Park. But do not alienate the

13

parklands forever with private

14

housing. Thank you.

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MR. GOLEM: Thank you.

16

Next is Jane McGroarty followed

17

by Sandra Sanchez.

18

MS. STANTON: (Phonetic) I'm

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Judy Stanton speaking for Jane

20

McGroarty of the Brooklyn Heights

21

Association on whose behalf I am

22

testifying.

23

The Brooklyn Heights

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Association strongly supports the

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General Project Plan for the Brooklyn

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Bridge Park and the fiscally sound and reliable revenue-generating mechanisms it relies upon to ensure the Park's financial self-sustainability.

We commend the Committee on Alternatives to Housing on its efforts to explore other options for generating the revenue needed to fund the Park's maintenance and operations, and we look forward to reviewing its findings.

As the Committee carries out its mission we urge you to consider only those funding alternatives that meet the following criteria. The development footprint required must not exceed the approximately 8 acres of parkland presently reserved for revenue in the general --

MR. GOLEM: I'm sorry.

AUDIENCE MEMBER: Microphone.

MS. STANTON: Thank you.

The development footprint

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required must not exceed the proposed
8 acres of parkland.

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(Unidentified voices from the
audience.)

5

6

MS. STANTON: Is that okay? I've
got a loud voice. I really shouldn't
need a mike.

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MR. GOLEM: Is the microphone
on? I know these mikes are turned on
pretty high.

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MS. STANTON: The development
footprint required must not exceed
the approximately 8 acres of the
parkland presently reserved for
revenue generation in the General
Project Plan. The revenue stream
produced must guarantee that the Park
operations and capital maintenance
are fully funded and allow the Park
to be self-sustaining.

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The revenue stream generated
must be guaranteed and should be
insulated as much as possible against
the vicissitudes of a complex

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2 economy. The funding alternative
3 proposal must not cause any delay in
4 the building of the Park. The
5 proposals should be compatible with
6 surrounding park and neighborhood
7 uses and must maintain the protected
8 view corridor for the Brooklyn
9 Heights Promenade. Concentrate
10 development on the upland side of the
11 Park and at the Park's three
12 entrances to help create vital active
13 urban junctions.

14 On a separate note, for those
15 of us who regularly experience the
16 Park, it is clear the residence of
17 One Brooklyn Bridge Park Condominium
18 have not coopted the Park and claimed
19 it as their private backyard.
20 Rather, our good neighbor's presence
21 has enriched and enlivened the Park.
22 We do not fear the presence of
23 additional neighbors living adjacent
24 to this magnificent park. They will
25 merely join the tens of thousands of

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us who every day are in awe by the
wonders of this magical place.

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We thank you for your
commitment to hastening the building
of our magnificent Brooklyn Bridge
Park.

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MR. GOLEM: Great. Thank you.

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Next is Sandra Sanchez followed
by Sarah Butler.

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MS. SANCHEZ: Good evening. My
name is Sandra Sanchez, and I am a
lifelong member of the Brooklyn
community and represent the Seventh
Day Adventist community as well as an
urban planning major at NYU. I've
studied extensively the beauty of the
City as an urban sprawl and mostly we
focused onto Manhattan. And I always
thought to myself, as someone raised
in Brooklyn, What about Brooklyn?

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The Brooklyn Bridge Park and
its continued development is a magnet
that is vital and essential to the
harmonious urbanization in the age

1
2 where obesity is as -- is our common
3 cold. The importance of community
4 and community public space cannot be
5 measured nor neglected. Parks
6 provide a space to enjoy a leisure
7 walk and a bike ride.

8 Furthermore, it is a willing
9 testament of the beauty of Brooklyn,
10 not the beauty of Manhattan, but the
11 beauty of Brooklyn.

12 As communities continue to
13 flourish, harmony among the spacial,
14 social and environmental aspects of
15 the City, and between their
16 inhabitants become a paramount of
17 importance. Harmony hinges on two
18 key pillars, which are equity and
19 sustainability. This is exactly what
20 the Brooklyn Bridge has done and can
21 continue to do in the future.
22 Housing has the ability to advance
23 the prosperity of its inhabitants
24 while achieving equitable social
25 outcomes and fostering sustainable

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use of resources.

It is for this reason I support the current self-sustaining financial plan that will help guarantee the completion of the Park in an efficient and effective manner.

The Brooklyn Bridge Park is located in a dynamic waterfront area, and for this reason it perpetuates the illusion that maintenance is more expensive. But in reality, the Brooklyn Bridge Park is consistent with the operating costs of most waterfront parks.

The preeminent way to help fund the expenses of the Park would be to have a practical and perpetual source of funding. Housing is an asset and would be the most logical way to provide land-efficient use.

Studies have shown that housing in close proximity to parks will not compromise the prosperity of the neighborhood and community in which

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it is located. In fact, parks along

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with housing serve as a point of

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social integration. Parks

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essentially are the people who

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inhabit and frequent them.

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I urge the community to move

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forward with the sustainable

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financial plan for the Brooklyn

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Bridge Park. It is a perfect balance

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of spatial and territorial

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development particularly through the

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investments in the urban and

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interurban infrastructure and

15

services. Thank you.

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MR. GOLEM: Thank you. Next is

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Sarah Butler followed by Jerry

18

Foister (phonetic).

19

MS. BUTLER: Hello. I'm Sarah

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Butler. I'm a resident of 78

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Congress Street in Columbia, which is

22

just south of the Pier 6, Brooklyn

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Bridge Park. I want to thank you for

24

this opportunity to address Brooklyn

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Park's financial plan and possible

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alternatives.

I do support the current financial plan for Brooklyn Bridge Park and the committee on alternatives to retain this plan going forward to ensure the completion of the Park, including Piers 2, 3 and the Con Ed lot in DUMBO without delay.

The current financing plan, which allows 8 acres of development to support 70 acres of public park is self-staining and, therefore, not subject to unpredictable budget cycles. This plan fully provides a steady source of income to park maintenance and ensures that Brooklyn Bridge Park will be well maintained in the foreseeable future.

As a resident of the Columbia Water Street District just south of the Pier 6, I find the opposition's assumption that housing would serve to privatize the Park to be

1
2 unfounded. The generous expansions of
3 Piers 1 through 6 is now serving an
4 entirely new set of Brooklyn and New
5 York City as a whole as it reaches
6 across six piers. I personally use
7 the Park daily as a runner and by no
8 means see further development as
9 damaging to the Park's original focus
10 as a community park as well as a
11 public gathering place.

12 The Brooklyn Bridge Park
13 Development Corporation General
14 Project Plan as released in 2005 was
15 the subject of serious examination
16 and thoughtful deliberation following
17 the creation of the Park Master Plan.
18 In addition, the current plan only
19 uses 10 percent of the Park
20 footprint, not the 20 percent
21 initially contemplated. Devoting 8
22 acres of the Park's footprint to
23 development, including housing, and
24 unlimited hotel use to support over
25 70 acres of the Park simply makes

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sense. Thank you.

MR. GOLEM: Thank you. Next is Jerry Foister followed by William Ringler.

Do we have -- Jerry Foister's not here.

William Ringler? And if I could ask just so everyone knows, we're probably a little bit less than half the speakers I have cards for here, so as I call folks, if you're the second one up if you could come to the front and be ready to go, it will help us get to all the speakers sooner and have their chance to offer their perspectives.

MR. RINGLER: My name is William Ringler. I live in Willow Town.

The question is do the current condo owners at 360 Furman Street know you're planning to build two towers next to them? Where are you going to reimburse them? Where are

1

2

you going to get the money to

3

reimburse them of the

4

losses (inaudible)? Thank you.

5

MR. GOLEM: Great. Thank you.

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Next is Juliana Dubovsky followed by

7

Robert Pirani.

8

MS. DUBOVSKY: Hi. Again,

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Juliana Dubovsky speaking on behalf

10

of New Yorkers for Parks, 355

11

Lexington Avenue.

12

New Yorkers for Parks is a

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citywide independent organization

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dedicated to ensuring that all New

15

Yorkers enjoy a world class park

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system. New Yorkers For Parks

17

achieves its purpose through an

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integrated framework of advocacy,

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research and a coalition of parks,

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open space through advocacy and

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civics organizations.

22

We would like to thank the

23

Brooklyn Bridge Park Subcommittee on

24

Alternatives to Housing, with the

25

assistance of Bay Area Economics

1
2 consulting, for their efforts to
3 solicit public input on alternative
4 funding opportunities for the Park.
5 We also commend the many local
6 community members and advocacy groups
7 who continue to contribute to the
8 public discussion on the future of
9 the Park.

10 Long-term budget planning for
11 the maintenance and operations of
12 city parks is hampered by chronic
13 funding volatility, much of which is
14 attributable to fluctuating economic
15 cycles.

16 While New York City has
17 undertaken an enormous citywide park-
18 building campaign, current
19 maintenance funding for the Parks
20 Department, when adjusted for
21 inflation, is less than it was in
22 1986. This budget reality is not
23 unique to New York City, and it has
24 led a growing number of communities
25 across the country to look toward

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revenue-generating alternatives that can supplement fluctuating government funds.

The 2002 Memorandum of Understanding between the City and State of New York requires the Park to be self-sustaining. It is now the tasks of the Park's governing body to develop a strategy that would provide adequate long-term funding that will address the rising costs of maintenance and operations faced in today's parks.

NY4P has been advocating for New York City's parks for over a hundred years, and time after time our experience has shown us that a community will only realize benefits from parks if the parks themselves are in good condition. In other words, despite physical challenges parks must be kept in good condition if they are to bestow any benefits on the surrounding community.

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In addition, the rising costs, overall, the character of Brooklyn Bridge Park, presents additional challenges to maintenance. First, its unique location, with unmatched use of Manhattan and the Brooklyn Bridge, and its sophisticated design courtesy of Michael Van Valkenburgh Associates, who tracked a high rate of the visitor-ship. This will put greater demands on the physical structures of the Park and the characteristics of the Park that adds to maintenance challenges and costs of its proximity to the water and reliance on multiple pier structures.

Waterfront parks are far more costly than inland parks due to their infrastructure, and the faster pace of deterioration due to salty air.

In April of this year, New Yorkers For Parks Published "Supporting Our Parks: A Guide to Alternative in Revenue Strategies,"

1
2 which I'll leave on the desk for you,
3 guys. This report presents a wide
4 range of strategies that have been
5 used to generate revenue for city,
6 state, and federal parks across the
7 country. A mix of commercial,
8 residential and cultural revenue
9 programs to generate funding for
10 parks. Their report also explores a
11 variety of tax structures that can
12 help finance parks. Unfortunately,
13 there is no silver bullet solution.
14 And each park in its
15 generating-revenue model is as unique
16 as the community it is located in.

17 In many cases, if not most, the
18 finance solutions were a product of
19 community negotiations and
20 compromises, and the final
21 revenue-generating model was a unique
22 balance that met the needs of the
23 Park, the community, and the
24 marketplace.

25 One example of a

1
2 self-supporting park is the Presidio,
3 San Francisco. In 1994 this former
4 military installation was to be sold
5 to developers at market rate, but the
6 outcry in the Bay Area was so great
7 the government relented and a
8 compromise was struck. The Presidio
9 Trust was created in 1996 with the
10 mandate to be self-sufficient by
11 2012. They achieved that in 2005 to
12 accomplish this trust sold
13 (inaudible) former military houses at
14 market rate, leased hundreds of
15 thousands of square feet of
16 commercial space, allowed (inaudible)
17 film to construct a new corporate
18 campus, and is currently reviewing a
19 plan to build a new art museum which
20 would pay market rate ground leases.
21 Even with all this market activity,
22 however, it must still supplement its
23 leasing revenues for the long-term
24 fundraising and endowment campaign
25 that will raise fifty to a hundred

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million additional dollars.

New Yorkers for Parks urges the Committee to continue its efforts to identify a flexible funding strategy that will provide dependable revenue for this world class park, minimize any non-park uses of the Park --

MR. GOLEM: One minute.

MS. DUBOVSKY -- be respectful of the character of the surrounding community. Thank you.

MR. GOLEM: Thank you.

Next is Robert Pirani followed by Paul Thompson.

MR. PIRANI: Good evening. My name is Rob Pirani. I'm the Vice President For Environmental Programs at Regional Plan Association. RPA is a non-profit research planning and advocacy organization that operates in the New York Metropolitan area.

Thanks so much for this opportunity to address the Panel and share our thoughts on the financing

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plan for Brooklyn Bridge Park. We share with the Panel, the many people in the room, a great desire to see this Park move forward and believe it will be a terrific addition to the number of waterfront parks now being constructed all over New York City.

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The financing plan, of course, the need for such plan, really there's no doubt. The stewardship of the City's waterfront parks that are being created is very expensive, and I think everyone recognizes that the large amounts of hard scape and furnishing the heavy usage, the linear nature of waterfront parks, most of all, of course, their location in the coastal zone with piers and platforms and other maritime infrastructure makes them very, very expensive.

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Several years ago we surveyed the costs of operating waterfront parks, both large and small, in New

1
2 York City^ ,no and found an average
3 of about \$135,000 an acre was the
4 cost. The proposed budget for
5 Brooklyn Bridge Park is somewhat
6 higher, but I think it's accurate in
7 the sense that it reflects the fact
8 that Brooklyn Bridge Park has many,
9 many more pilings and piers to take
10 care of than, let's say, Battery Park
11 or many of the other waterfront parks
12 in the City, so it's certainly a
13 reasonable cost.

14 I would note that we join New
15 Yorkers for Parks in believing that
16 the funding currently allocated to
17 maintain and program New York City's
18 parkland is inadequate in terms of
19 the General Operating Fund, and for
20 that reason the Memorandum of
21 Understanding that was created in
22 2002 mandated that Brooklyn Bridge
23 Park be self-sustaining. It's
24 unfortunate, but until we as a people
25 and our elected representatives

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change that allocation of the General
Operating Fund this is the world we
live in.

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Given this reality, we do
support the current financing plan
and believe that the use of
residential and limited hotel uses as
a primary source of income is both
appropriate and really the only
option that's available to the Park
in many ways. It poses many
advantages. Many other speakers have
noted the fact that it will be adding
more "eyes to the park"; the fact
that the residential uses can create
a base population that helps sustain
other services that we all enjoy in
the Park, whether it's ferry uses, or
restaurants and cafes; and also
they're very land-efficient, they're
very viable in terms of the amount of
funding that would be generated.

The only other use that we
would note would be big box retail

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that can possibly generate the same amount of money, and we think that would be inappropriate for the Park.

We believe that concerns over privatization of the Park can be addressed both by design and programming. The plan does a good job of separating the housing from the Park through streets and other public spaces. We also support the use of restaurants, cafes, other local retail on the first floor of the proposed development to add to the public quality of those streets and again minimize the idea of these being private enclaves.

We would also suggest that the operation funding being discussed for the Park include the use for to create substantial public programming that can be used to track people not just for the immediate neighborhood but from all over Brooklyn, and ensure that in fact the Park does

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belong to all the people in Brooklyn
and the City as a whole.

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MR. GOLEM: One minute.

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MR. PIRANI: -- that looked at
the value created by the Park in a
two-block area of Greenwich Village.
We found that 20 percent of the value
of that real estate was attributable

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2 to the Park. And the fact that that
3 park was beautiful and well
4 maintained, as we know this Park will
5 be, generated over \$200 million
6 according to local property owners.
7 And we feel it might be appropriate
8 to think about how other property
9 owners enjoying the Park might
10 through a Business Improvement
11 District or Park Improvement District
12 help contribute, not replace, the
13 plan currently that exists but
14 perhaps to defray some of its costs.
15 Thank you.

16 MR. GOLEM: Thank you. Next is
17 Paul Thompson followed by John Watts.

18 MR. THOMPSON: Good evening.
19 My name is Paul Thompson. I'm the
20 Principal of the Urban Assembly
21 School of Music and Art. We are a
22 public high school servicing about
23 400 students. We are located at 49
24 Flatbush Extension.

25 All of our students pretty much

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are from Brooklyn. About 80 percent receive free or reduced lunch. Being that we are literally uphill from the Park, it has become a real extension of our classroom. So we encourage, really, any development of the Park so that we can continue to use it in the state that it has been in and what it will grow to be.

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I would say that I am certainly no expert in these funding plans, but I am unfortunately becoming an expert in managing budgets that are subject to unprecedented budget cycles. So I would just encourage you to please seek a grounded and reasonable funding solution so that we can continue to enjoy the Park and use it as inspiration for our students.

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Thank you.

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MR. GOLEM: Great. Thank you.

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The next speaker is John Watts followed by David Glick.

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MR. WATTS: I'd rather not turn

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my back to you --

MR. GOLEM: Excuse me. If you turn your microphone around so that we all can hear you.

MR. WATTS: This thing makes a lot of noise when you mess with it.

Anyway, my name is John Watts. I live on Pierrepont Place, which is one house next to the playground up near the Promenade, and I've worked on this park project since late -- since the '70s, about 30 years. And I think it's just wonderful, and I think I agree with just about everything that's been said.

I think we have a good plan. We've had fantastic leadership in Regina, and I see some of the folks who, like Gary and Sue, Ben Crane and others, that have worked on it for years and years.

I just want to make a comment about housing. I'm quite much in the camp of those who say having people

1
2 in the Park is really important. Not
3 only for the positives, but if you
4 look at the parks around the world --
5 I'm kind of a park nut and I've been
6 in parks from Istanbul to Seattle --
7 if there's a highway, of active
8 highway alongside of a waterfront
9 park, you can see it right here in
10 the East River Park, you can see it
11 up on the East River further, you can
12 see it around part of the park that
13 is the approach to La Guardia from
14 JFK, with a big highway, even a very
15 nice park with water on the other
16 side, is very likely used. I saw
17 that every day with the worst ferry
18 traffic from my house to where I
19 could take it everyday to my office.
20 So, I think it prevents any kind of
21 vacant park.

22 We did start out, the 13
23 principles someone mentioned, were
24 written by John Bengat (phonetic) and
25 by me, but it was what everybody had

1
2 in mind at that time. And we then
3 thought that the City would bear the
4 replacement cost of the pilings. We
5 then found that the real deal in the
6 political realm was that the capital
7 costs, capital maintenance, as well
8 as the ongoing park maintenance was
9 necessary. And if you look at your,
10 just a point I'd like to make, if you
11 look at that little picture that's on
12 the back of your sheet, you can see
13 that what we were then working with
14 was the buildings in Pier 1 and 2 and
15 Empire Stores, which were there. We
16 didn't know that One Brooklyn Bridge
17 Park would be -- dedicated its
18 revenues, its tax revenues would be
19 dedicated to the Park, which was a
20 great thing. But at that time we
21 thought those buildings would carry
22 because it was going to be people
23 there in the hotel, and in the
24 Stores, and we thought that they
25 would carry the maintenance. When we

1
2 began to really understand how
3 expensive it was to replace those
4 pilings, we realized that something
5 was needed. As it turned out, it's
6 quite clear, as everybody said, that
7 even One Brooklyn Bridge Park, which
8 is really lucky to get it because
9 it's just frankly a fig leaf [sic]
10 for taking city money that would
11 otherwise have gone to the City, it's
12 a payment in lieu of taxes, taxes
13 would have gone to the City. But that
14 still wasn't enough, so it was
15 needed, more housing, and it is a
16 fact that many years ago we -- the
17 early plans considered having
18 brownstones all along the --
19 underneath the Promenade to block the
20 noise and also to generate more
21 revenue, but they couldn't be very
22 high because of the height
23 restriction. So, a lot of people who
24 have really gotten angry about
25 housing in the Park I think are wrong

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because it's my feeling, as many

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people have said, the housing

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bounding the Park makes it a lot

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better.

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But the last, the last point

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I'd like to make is that this plan

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and this Committee and the way it's

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worked out, if it turns out that the

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market supports the size of the

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budget we need, we can cut down the

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height of the towers. But if you

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look also again just to get a feel of

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the economics, you don't have to be a

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fancy consultant, look at the --

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MR. GOLEM: One minute.

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MR. WATTS: -- two tall towers

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now, how tiny that footprint is, and

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yet they have the same financial

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production as One Brooklyn Bridge

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Park, which is huge. And so if we

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try to have the low-rise to make up

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for them it would just pave over the

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Park, so I'm very happy to see it

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being built.

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I was a youngster when we started on it. My grand kids, believe it or not, my grand kids play there, and I must congratulate everybody working on it. I'm very happy to see it go and I think we ought -- the design of this magnificent plan that this designer has given us and just as it is. Thanks.

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MR. GOLEM: Thank you. I'm told David Glick has left, so the next speaker is Andrew Hollweck, and after Andrew Hollweck would be Dick Dadey.

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MR. HOLLWECK: Good evening. My name is Andrew Hollweck. I'm here on behalf of the New York Building Congress.

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The City and State have committed hundreds of millions of dollars to create a new public amenity that is truly a jewel of the Park system out of underutilized industrial space that separates from Brooklyn from its waterfront.

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At a moment of extreme fiscal austerity, the Bloomberg administration, Brooklyn Bridge Park, and numerous private donors continue to pour money to fund the construction and programming of this once-in-a-generation project. It is, therefore, incumbent upon government and the public to find realistic ways to protect this investment.

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Brooklyn Bridge Park again in close partnership with the City and State, have scrutinized realistic revenue-generating options that would provide the funds necessary to maintain 85 acres of new parkland, protecting a considerable infrastructure and supports it.

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The City has generously agreed to divert, in addition to those capital funds, to divert new property taxes on new development sites to keep the upkeep of this park. The Building Congress has been monitoring

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2 infrastructure investment closely
3 this year, and we pay particular
4 attention to the model of
5 public-private partnerships at which
6 Brooklyn Bridge Park is but one
7 example. We believe the residential
8 development model proposed by the
9 Park is the most sensible solution to
10 the question of how to adequately and
11 reliably fund the upkeep of Brooklyn
12 Bridge Park.

13 We urge the team reviewing
14 funding options to provide objective
15 recommendations. Do not jeopardize
16 the long-term viability of this
17 project without verifiable revenue
18 figures demonstrating the viable
19 alternative. There should be no
20 change to the Park's proposed
21 maintenance program. Thank you.

22 MR. GOLEM: Thank you.

23 Next is Dick Dadey followed by
24 Patti Hagan.

25 MR. DADEY: Good evening. My

1
2 name is Dick Dadey. I'm a member of
3 the Board of the Brooklyn Bridge Park
4 Conservancy, having served on that
5 Board for 12 years now, and a
6 long-time resident of Brooklyn
7 Heights, having lived here for 20
8 years. I also professionally serve
9 as the Executive Director of Citizens
10 Union, a citywide good government
11 group that serves as a watchdog in
12 the City and State government. And I
13 do have to say I commend all of us,
14 the Development Corporation, the
15 Conservancy, and many of the
16 neighborhood groups and individuals
17 which have stepped forward over the
18 last 25, 30 years, people like Ben
19 Crane, John Watts, to really provide
20 the leadership necessary to create
21 this magnificent urban park that's
22 going to be the envy of not just New
23 York, or New York State, or of the
24 country, but of the world.

25 Already, when we've gone down

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and enjoyed the first full summer of
3 this Park, we have seen and heard the
4 languages of so many different people
5 from so many different countries
6 enjoying this. But also, we've had
7 the joy of seeing the diversity of
8 the Park users.

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I was down there one day on a
Saturday afternoon -- or Sunday
afternoon, wanting to go over to
Governors Island and seeing the, you
know, the Hasidic families playing
with other families, and of all
different colors, of all different
ages, of all different races. It
really made me feel very proud of the
role that we've all played in
creating this magnificent democratic
space of where all New Yorkers and
people from all over the country come
together to enjoy a vista and a view
and an assembly of people unlike
anything else that takes place.

If you go to Hudson River Park,

1
2 it's a very long park and there's not
3 really much gathering going on, and
4 the piers are much narrower, and
5 people seem to come in and leave.
6 Here, Brooklyn Bridge Park, they come
7 in and stay and use it.

8 I want to point out that in
9 looking at other parks throughout the
10 country, one of the most successful
11 park systems is the Chicago Park
12 District. And why is that? Because
13 they have a guaranteed funding. The
14 Chicago Park District is not subject
15 to the vagaries and the ebbs and
16 flows of city budgets. There's a
17 guaranteed funding flow. And that's
18 why they are able to build the park
19 and maintain and operate the park
20 system as they do. And as we all
21 know, it's a great park system
22 because they know they can count on
23 the money that is guaranteed to them.
24 And it's not subject to city fiscal
25 challenges.

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2 We look at New York City's own
3 fiscal and budget challenges of the
4 1980s and 1990s and the devastation
5 that was reaped upon our city parks
6 as a result of decisions by our
7 public officials and elected
8 officials -- tough decisions that
9 they had to make -- to cut back
10 funding for city parks, and look how
11 long it took us to get back to a
12 point where we could once again enjoy
13 our city parks like many of us are
14 doing now. But that came at an
15 enormous cost. The debt that we've
16 had to incur in order to rebuild
17 those parks we're paying for today.

18 The City budget has grown
19 nearly 80 percent over the last 10
20 years. Much of that is debt service
21 for the infrastructure and capital
22 improvements that we've made to the
23 City, not only to our parks, but to
24 the other infrastructure project;
25 roads, bridges schools. Also the

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labor costs, and the pension costs,
and the Medicaid costs, and the labor
costs, and the education costs, and
the medical costs.

We have got tremendous
obligations in this City and State.
And we know what is happening. Budget
cuts are going to come. In the next
year or two they're going to be more
severe than we've seen in the last
couple years and more than we've seen
in the last 30 years.

We cannot subject Brooklyn
Bridge Park to the ebbs and flows of
City and State budget decisions. We
need to be responsible New Yorkers
and follow through with the
commitments that we made a couple
years ago to fully fund this park
along the lines outlined in the
General Project Plan.

MR. GOLEM: One minute.

MR. DADEY: So, I think that
what we need to do is be responsible

1
2 and continue to support the General
3 Project Plan as outlined and continue
4 the guaranteed funding plan for the
5 purpose the Park. You've heard all
6 the reasons why we should do it. I
7 will lend my voice to the many of
8 them that have been spoken tonight.

9 I just wanted to say that we
10 are building a 21st century park. We
11 should not fall back on 20th century
12 funding models of relying upon City
13 taxpayer dollars to fund it. We've
14 got a guaranteed funding stream,
15 that's something unique, that's rare
16 and special, that will ensure the
17 long-term use and vitality of this
18 Park, and we should not walk away
19 from that obligation. Thank you.

20 MR. GOLEM: Thank you. Next is
21 Patti Hagan followed by Joan
22 Zimmerman.

23 MS. HAGAN: Good evening,
24 Committee on Alternatives to Housing
25 in Brooklyn Bridge Park. I am Patti

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Hagan. I live at 117 St. Marks

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Avenue in Prospect Heights. I'm with

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the Prospect Heights Action

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Coalition.

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I have to say it's really

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fitting that we should be gathered

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here again to mark the sixth

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anniversary of the December 2004

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Brooklyn Bridge Park Coup de 'park

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when Mayor Bloomberg and governor

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Pataki kicked aside the Brooklyn

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Bridge Park community-developed Park

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Plan, costing 3 to \$5 million a year

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to maintain, which was made over 20

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years in more than 70 public

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meetings, and placed -- and

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replaced it -- and placed the Park

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Plan in the authoritarian hands of

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the Empire State Development

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Corporation. Whereupon, the Empire

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immediately hired a world class,

23

extremely pricey, landscape

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architect, Michael Van Valkenburgh,

25

from Boston. And the budget for this

1
2 world class park went to 16.1
3 million. That is sort of typical
4 Empire State Development Corporation
5 cost creep. And that is when the
6 artificially jacking up of the cost
7 to build and maintain this Park began
8 six years ago.

9 As a life-long gardener and a
10 long-time garden writer for the Wall
11 Street Journal, where you might
12 remember I wrote the article that
13 caused Governor Cuomo to kill
14 Jennifer Bartlett's horticulturally
15 insane South Gardens Project for
16 Battery Park City, I was shocked
17 earlier this year while attending a
18 metro horti-group meeting at the
19 Arsenal in Manhattan, a lecture on
20 Brooklyn Bridge Park by Michael Van
21 Valkenburgh associate, Matthew
22 Urbanski, he said, "A lot of what we
23 try to do is create a complexity,
24 intricacy in the landscape."

25 Everyone's spending so much

1
2 money on it, it better be complex. A
3 waterfront park, make it as complex
4 as possible: Beaches, tidal pools,
5 salt marshes, water gardens, exposed
6 piles; fields, meadows, wave
7 attenuator.

8 We want linear gardens of
9 intricacy in the Park. All the
10 landscaped types incorporated into
11 the Park are far more than would be
12 there naturally. We have managed a
13 succession of lawn, meadow, shrub
14 bands, a very contrived meadow, water
15 gardens that are very complex. The
16 idea being more complexity is better.
17 Little lawns with different
18 microclimates, a perched wetland
19 perched on a pier.

20 Anyway, this is where Battery
21 Park -- Battery -- Brooklyn Bridge
22 Park budget could really cut the
23 budget in half.

24 While I have no doubt that a
25 Van Valkenized Brooklyn Bridge Park

1
2 landscape would be a wonder to behold
3 in its world class botanical
4 complexity, world class cost to build
5 and maintain as a public park, not a
6 privatized apartment garden for
7 plutocrats, the genius low side
8 dictates all that's needed is
9 something simple that does not
10 distract from this simply splendid
11 Brooklyn Bridge Park site.

12 People don't come to this park
13 to examine a perched --

14 MR. GOLEM: One minute.

15 MS. HAGAN -- wetland, a
16 contrived meadow, a very complex wet
17 garden. They don't come for Michael
18 Van Valkenburgh's botanical and
19 topographical complexity. The place
20 is enough as it is. It's absolutely
21 wonderful.

22 The obvious alternative to
23 housing in the Park is simple: No
24 housing in the Park and no
25 sophisticated Michael Van Valkenburgh

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landscape design. Go back to the
grassroots affordable 3 to \$5 million
community Brooklyn Bridge Park Plan
developed pre the December 2004 Coup
d' park.

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This City and this State cannot
afford and do not need this souped-up
Van Valkenized luxury condo-ized
\$16.1 million park. I suggest we get
back to Brooklyn Bridge Park basics,
say, something we could afford,
something within our means, place to
recreate in and enjoy.

15

(A bell timer rang.)

16

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MS. HAGAN: I think that I
shall --

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MR. GOLEM: I'm --

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Ms. HAGAN: -- housing in the
Park, lovely as a tree.

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MR. GOLEM: Thank you. The next
speaker is Joan Zimmerman followed by
Jane Kojima.

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25

MS. ZIMMERMAN: I'll try not to
wake you up again.

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MR. GOLEM: It's cold enough.

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We're awake.

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MS. ZIMMERMAN: Here we go.

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Joan Zimmerman. First, want to thank

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you all of --

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MR. GOLEM: Angle it down

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towards you to --

9

(Instructions to Ms. Zimmerman

10

from an audience member.)

11

MS. ZIMMERMAN: I was being

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given instructions by the gentleman

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on the right.

14

Thank you.

15

AUDIENCE MEMBER: You're

16

welcome.

17

MS. ZIMMERMAN: Thank you all.

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At least I didn't set it off.

19

Joan Zimmerman, Fulton Ferry

20

Landing Association, 28 Old Fulton

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Street. I will first ask your

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forbearance. I do not have a written

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statement, so I will speak -- be

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speaking off-the-cuff, and I will try

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not to be too redundant nor

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inarticulate.

Fulton Ferry Landing

Association, as you may have heard from my predecessor and young associate back there with the white hair, has been involved in the conception of Brooklyn Bridge Park literally since the beginning, along with John Watts, who has since left, and we are all living adjacent to the Park. We have to say that in spite of our qualms about some aspects of it, we have been incredibly happy, and it has really added immeasurably to peoples lives in the Park -- you know, in the area, but also added to the enormous number of outsiders who come to our gateway.

We want to thank you for considering alternatives. We think that it is an important function. We would ask two things if you are going -- or three things if you are going to ask or to consider

1
2 alternatives. The first is, quite
3 frankly, we are somewhat surprised
4 that in considering alternatives for
5 housing the housing element at Pier 1
6 is not within that -- within
7 consideration.

8 We would ask that if you are
9 going to look at housing you should
10 look at three developments, the two
11 sites on the north and the south, and
12 also the site on Pier 1. At least a
13 hundred -- the hotel is a hotel-condo
14 development. We have asked that the
15 condo side of it be considered just
16 as the other developments be
17 considered.

18 We would also ask that if you
19 are going to find viable alternatives
20 to housing, like others, we would
21 strongly urge you to ensure that it
22 not exceed the 8 acres currently
23 dedicated to development, housing
24 development.

25 In addition, should you find

1
2 viable alternatives, we would ask to
3 reduce, at least a portion of the
4 development, the housing development,
5 we would ask that that portion be
6 attributed equally to the three
7 development sites. You can apportion
8 it on a percentage basis or whatever
9 else.

10 We do encourage that you
11 consider the Jehovah Witnesses
12 buildings. Whether or not they will
13 be a viable alternative we cannot
14 tell you. If they turn out to
15 mitigate some of the cost that would
16 be a positive, in our opinion.

17 I would also have to say that
18 I'm going to put forth one possible
19 mitigating cost that has -- or one
20 possible mitigating source that has
21 not been mentioned heretofore, and
22 that is naming rights. We have
23 enormous numbers of large
24 corporations in Brooklyn, or who have
25 come to Brooklyn, and I myself, for

1
2 instance, have absolutely no
3 objection to Fairway Fields. I don't
4 mind Home Depot Hoops, and given the
5 amount that the real state developers
6 are going to make, and have made,
7 from the Park as it develops, I have
8 no qualms about Boy Mel Green
9 Basketball, Ratner's Rink --

10 (Hissing from the audience.)

11 MR. GOLEM: Hold the comments,
12 please.

13 MS. ZIMMERNAN: If the Mets and
14 every other -- in fact, we can simply
15 look across the river to see Verizon
16 Fields to recognize that this is not
17 out of the question, at least as an
18 alternative.

19 MR. GOLEM: One minute.

20 MS. ZIMMERMAN: I thank you for
21 your time, for your patience, and we
22 will submit real written comments at
23 a later stage.

24 MR. GOLEM: Thank you. Next is
25 Jane Kojima followed by Chris Tepper.

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MS. KOJIMA: Good evening. My name is Jane Kojima. I'm a resident of Brooklyn Heights, 80 Cranberry Street. I'm Director of Communications and Marketing for the DUMBO Improvement District, a Business Improvement District organized to support the business community, property owners and residents of DUMBO, Brooklyn.

As a resident, I love spending my time in Brooklyn Bridge Park and was thrilled with the opening of Piers 1 and 6 this year. I look forward to the continued progress of construction and support the existing General Project Plan.

In my role in the DUMBO BID, I work closely with the neighborhood retail and cultural community to support their businesses and organizations throughout marketing and promotion for programming, all to drive foot traffic to DUMBO.

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As a neighborhood, DUMBO still has a very small residential population, a population too small to adequately support the retail community.

Housing in Brooklyn Bridge Park would add to our population, making the neighborhood a more vibrant place. Residents of these buildings would not only be "eyes on the park," as other people have said, but also on our streets for public safety, a benefit to the community, and all of its visitors.

Thank you for the opportunity to express myself.

MR. GOLEM: Thank you. Next is Chris Tepper followed by Matt Hopkins.

MR. TEPPER: Hi, my name is Christopher Tepper. I live in Park Slope at 496 13th Street. I'm a supporter of the current financing plan. I think the scope of the

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Committee is to explore alternatives,
and I think to the current financing
plan, and I think we've heard all the
very few alternatives that work.

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The only alternatives I've
heard tonight are the current
financing plan, big box retail,
concessions, using money from the
General Fund, which I don't think is
acceptable, and especially during the
fiscal condition the City is in now,
and then we just heard naming rights.

I think when Bay Area Economics
puts pencil to paper and looks at
trying to fund the Park with
concessions they'll find that it does
not work and it's too small and
volatile of a revenue stream to
support long-term capital
maintenance. I think that the current
financing plan again is the only one
that we've heard tonight that can
actually provide a stable financing
source for the Park, and that also

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2 does so in a really efficient and
3 good urban design that respects good
4 urban design. Thank you. That's
5 all.

6 MR. GOLEM: Great. Thank you.
7 Next is Matt Hopkins followed by Tom
8 Montvel-Cohen.

9 MR. HOPKINS: Hi, good evening.
10 I'm not saying anything that probably
11 hasn't already been said tonight. My
12 name is Matt Hopkins. I'm here to
13 speak in support of the current
14 financing plan for Brooklyn Brooklyn
15 Bridge Park, and I urge the Committee
16 on Alternatives to move forward to
17 ensure the Park is completed without
18 delay.

19 I'm a lifelong Brooklynite,
20 born and raised in Park Slope, and
21 went to school a few blocks away from
22 here, so I spent a good portion of my
23 life both enjoying and being
24 disappointed in aspects in Prospect
25 and Cadman Plaza Park. Because of

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this, I'm acutely aware of the need for great public paces like Brooklyn Bridge Park, which enhance the lives of Brooklyn residents and provide opportunities for recreation, exercise and relaxation.

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In terms of the financing plan, which is the issue of the evening, as a development professional with the experience in both the public and private sectors, I'm well aware that the plan has undergone intense scrutiny in the course of the project's environmental review phase and in the creation of the Park Master Plan.

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The current plan is aimed at minimizing the development footprint within the Park while simultaneously recognizing that waterfront parks are expensive to maintain and cannot be operated without some alternative source of capital.

The proposed housing and

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2 limited hotel uses on-site are
3 compatible with the Park and create
4 complementary spaces. While others
5 argue that the plan is a push to
6 overly privatize the Park really has
7 no basis in this example based upon
8 the minimal size of the development
9 footprint as well as the fact that
10 the plan is already in some respect
11 successfully in action with the
12 maintenance and upkeep of funds that
13 are contributed from One Brooklyn
14 Bridge Park, which is within the
15 Park's boundaries.

16 My final point is simply the
17 current financial plan is not subject
18 to unforeseen government budget
19 shortfalls and ensure the Park will
20 be adequately maintained and continue
21 to offer the fantastic amenities that
22 make it a real gem of the Brooklyn
23 waterfront.

24 Finally, Brooklyn Bridge Park's
25 financing plan is one of the

1
2 countless examples of great public
3 projects that have leveraged some
4 private investment, to create jobs,
5 attract tourists and enhance the
6 overall environment for New York City
7 residents. This is the type of plan
8 that Brooklyn should stand behind.

9 MR. GOLEM: Thank you.

10 Next is Tom Montvel-Cohen
11 followed by Clint Padgett (phonetic).

12 MR. MONTVEL-COHEN: Hi, my name
13 is Tom Montvel-Cohen. I reside at
14 130 Maple Street in Brooklyn, and I
15 am presently the chairman of the
16 DUMBO Business Improvement District.
17 However, I have been involved in some
18 aspect of the development of Brooklyn
19 Bridge Park since 1986, when I was
20 senior advisor to the Deputy Mayor
21 for Finance and Economic Development
22 during the Koch administration. One
23 of my first jobs there was to respond
24 to the Port Authority's original
25 Battery Park City-like concept for

1
2 Piers 1 through 5. Really, that
3 scheme was one of the things that
4 catalyzed and encouraged the
5 development of the Brooklyn Bridge
6 Park plan, and really going back to
7 the Brooklyn Heights Association's
8 commissioning the study of the future
9 of the Brooklyn piers, which was done
10 by Buckhurst Fish in the '80s, this
11 was the first document that basically
12 said (a) the City's budget can't
13 absorb at least the capital and
14 maintenance costs and (b) that the
15 only way to provide a reasonable
16 stable and reliable on-site revenue
17 stream was through housing.

18 This was in the mid '80s. Here
19 we are 25 years later, we're still
20 agonizing over this. People have
21 very strong feelings about it. This
22 is very understandable, but the fact
23 of the matter is that there are no
24 reasonable large-scale, on-site
25 revenues available to support the

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maintenance and operation. It's just
a fact.

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So, I view, even though I don't
particularly support the idea of a
PIRP or a TIF, I do see the notion of
a PIRP or TIF as acceptance of
reality, and I think facing reality
is a good thing in life. You know? I
mean, when the TIF and the PIRP mean
yes, there isn't money available
on-site, we have to find another
place to get it.

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Now, as a citizen, I'm very
leery of invading the City's general
revenue, especially at a time like
this, and I think the MOU sort of
captures that concern, and basically
it's really not for -- you guys have
to decide whether that's a good idea
at the City level whether that
slippery slope of carving off pieces
of the property tax revenue is an
appropriate thing to support, you
know, projects around the City. It's

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2 a very, very difficult type of
3 position to make, and there's a
4 certain arbitrariness to it, and I
5 think that is what causes certainly
6 the people at OMB, at EDC and at City
7 Hall a great deal of concern about
8 how does one come up with a
9 reasonable justification for doing
10 these things and in what
11 circumstances you could do that.

12 So, to me, because of the
13 difficulty of that, and because the
14 Park plan uses so little of the
15 footprint, so little of the footprint
16 of the 85 acres, that it just seems
17 to be a very, very reasonable and
18 worthwhile compromise to be able to
19 control your own financial destiny on
20 a very, very small portion of the
21 land at the very edges of the park.
22 Thank you.

23 MR. GOLEM: Thank you. Next is
24 Clint Padgett followed by Katrin
25 Adams.

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(No response from the
audience.)

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MR. GOLEM: Mr. Padgett is not
here.

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Katrin Adams.

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MS. ADAM: I'm here. It's
Adam.

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MR. GOLEM: Adam. I'm sorry.

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MS. ADAM: It's alright.

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I'm Katrin Adam and a board
member of the Fulton Ferry Landing
Association. It's almost 40 years
that I've been involved in the
rebirth of this now residential
historic neighborhood. I moved to
Fulton Ferry in 1972. I and others in
our neighborhood have been involved
in the creation of a park in the
underutilized pier land from the
beginning, and we are delighted that
some of it has been finally realized
for all of us to enjoy.

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The planning has been long and
has gone through many mutations,

1
2 adjusted -- adjusting to the
3 realities of the various then-present
4 situations. Unfortunately, economic
5 development in the Park for the
6 funding of maintaining and operating
7 costs for the Brooklyn Bridge Park
8 has grown exponentially with each
9 step of the Park planning. And the
10 proposed development of Pier 1 and to
11 Pier 2 is now overwhelmingly
12 expansive. This can be easily -- I
13 mean, seeing now that it's luckily
14 getting very green on this huge
15 development site. And it -- but it
16 also -- this -- it diminished not
17 only the leftover parkland, this huge
18 site, which has been growing,
19 growing -- has been growing over the
20 years, but it also hinders the
21 entrance to what we hope to become a
22 world class park.

23 We have been very pleased that
24 money was found for the CAH study,
25 but we -- I want to reiterate what

1
2 Joan had said. We don't understand
3 why Pier 1 and Pier 2 was not
4 included and for alternative funding.

5 We urge that they -- that it is
6 indeed included in the study, and we
7 have expressed that many, several
8 times before.

9 Should the development in the
10 Park have been necessary, we request
11 the development be equally
12 distributed over all proposed
13 development sites, also something
14 which Joan had mentioned.

15 As to the Park
16 operational financing -- operation
17 financing plan, we hope and request
18 that all other possibilities for
19 funding be considered, including the
20 Witness building, and to diminish all
21 of the development sites. And again
22 I want to say, as others have said
23 here before, I think the areas in the
24 Park which are the most successful,
25 in a way, living very close to the

1
2 site, are -- is the Big Meadow.
3 Indeed, this is where everyone comes
4 together and stays together and plays
5 together. And it is -- if we could
6 have more of that it be would
7 wonderful. And I hope that we don't
8 miss an opportunity for a really
9 fantastic park in an extraordinary
10 place. And once these big housing
11 developments are in the Park there is
12 no turning back.

13 MR. GOLEM: Great. Thank you.

14 I didn't call the next speaker.
15 I am told that Councilman Speaker
16 Steve Levin will be here imminently.
17 But meanwhile, he is not here. If
18 Mark Agar (phonetic) is here, and the
19 speaker after Mark Agar will be Joann
20 Nicholas.

21 Mr. Agar?

22 (No reply from the audience.)

23 MR. GOLEM: No.

24 Alright. Joanne Nicholas? And
25 following her will be Dash Henley.

1
2 MS. NICHOLAS: Hi. Thank you
3 for giving me this opportunity. My
4 name is Joann Nicholas. I'm a member
5 of the Cobble Hill Association, and
6 in 1988 I was the only Cobble Hill
7 member of the Brooklyn Heights
8 Association Recreation Subcommittee,
9 which was one of the early inklings
10 that we could have a park there
11 rather than housing. And we did a
12 survey of all the educational
13 institutions from LIU, P.S. 8, all
14 the private school, public school,
15 all the way to P.S. 29, where I live
16 in Cobble Hill, and they all said
17 they didn't have enough recreation.
18 And so we worked together, Roy Sloane
19 who is sitting here, and I, we were
20 doing outreach and public affairs,
21 and Roy came up with the idea of
22 Brooklyn Bridge Park because as
23 someone else mentioned, it was just
24 Piers 1 through 5. But he thought:
25 How are you going to get people

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2 excited about it? So, it became
3 Brooklyn Bridge Park, or that was our
4 idea. And one of the things we did
5 in 1989 was we had a boat ride for
6 elected officials because nobody had
7 been down on the site. And the
8 children and in my son's kindergarten
9 class all wore their little soccer
10 uniforms and baseball uniforms and
11 they held up a little plant saying
12 "We Want a Park." Not one child
13 brought Lego's that said "We Want a
14 Hotel or Housing Here."

15 Kids need recreation. We look
16 to the area across the East River,
17 where there are parks there, where
18 people are playing ball there night
19 and day. There are teams there from
20 Con Edison, Show League if they can't
21 get a place in Central Park, Zog
22 Sports since 9/11 has become huge.

23 Why can't we have recreation
24 like that in Brooklyn Bridge Park?
25 And the reason we can't have it is

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2 because a tremendous amount of money
3 has been spent to design the Park,
4 and the 2004 change of the whole
5 idea, the concept we had for the
6 Park, because it became a real estate
7 giveaway by the State before any of
8 them could imagine that the bubble
9 was going to burst.

10 Well, when you're talking about
11 how you can't depend on anything but
12 real estate to fund the Park,
13 Brooklyn has the highest number of
14 stopped construction sites in the
15 City because you've been overbuilding
16 and overselling it, and there's just
17 not enough people who want to live
18 here, especially with almost 9
19 percent unemployment. And so housing
20 is not necessarily the panacea. But
21 nobody would look at anything beyond
22 that until this teeny little sap that
23 they've thrown to us, "Okay, we'll
24 hire a consultant." And I appreciate
25 you looking into it, but I'm sure

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that, you know, HR&A, who was hired

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to say that the public wants this

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was, you know, much larger funding.

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And no one has asked through an RFP:

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What would the private sector do?

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Don't ask me. I do public affairs for

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a hospital. Ask someone who wants to

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put their money where their mouth is.

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And when I spoke to someone at the

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New York City EDC, and I notice the

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gentleman has left, but this was

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before he was in charge, I said:

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"Look at what's going on in Red

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Hook. Look at Fairway. It's so

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successful.

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"Oh, it's only been open for

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three weeks and that's why people are

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going there, it's a novelty."

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Look at Ikea, look at Fairway.

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I'm not saying I want the stores

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there --

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MR. GOLEM: One minute --

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MS. NICHOLAS: Okay. But I'm

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telling you that there are

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2 things that -- who would have thought
3 of the Galapagos Space? You need to
4 give the public sector a chance to
5 look at something besides housing,
6 and you need to reduce the costs of
7 the Park so that we don't have such
8 high expenses. We want Ikea cabinets
9 for the Park. We have don't need
10 luxury. We just want recreation.
11 Thank you.

12 MR. GOLEM: Thank you.

13 At this time I would like to
14 invite Counsel Member Steve Levin.

15 Le-vin, I'm sorry.

16 COUNCIL MEMBER LEVIN: Thank
17 you very much. I testified at the
18 last hearing, but I kind of avoided
19 making any specific suggestions and
20 then, you know, thought afterwards
21 that I might come back and just throw
22 my two cents in a couple of
23 suggestions and make sure I'm on the
24 record of support.

25 So, a few ideas that I would be

1
2 supportive and endorse in terms of
3 non-housing-related funding streams,
4 I believe that we do need to take a
5 serious look at capturing taxes
6 generated from the potential sale of
7 the Jehovah Witnesses' properties, as
8 Mannheim and others have mentioned.

9 I realize that the City is
10 going to be tempted to bring any tax
11 revenue from transfer to a
12 non-tax-exempt entity to the General
13 Fund of the City, and that may be
14 okay for a good portion of it, but
15 there should be a majority, at least,
16 set aside for park maintenance.

17 I realize that this sale, which
18 I've heard many indications, is a
19 strong and likely possibility, maybe
20 a few years off, but any housing
21 potential or any potential housing
22 development is most likely a few
23 years off as well.

24 We are still in a
25 recession-like climate when it comes

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to luxury housing development in New York City and in Brooklyn, so again I think that the responsible thing to do is to look at these alternatives.

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I would like to see this Committee truly explore a revenue-generating athletic center which pays an assessment to the Park. There are several benefits to this idea. First, obviously, is that it has a great potential to generate revenue. Secondly, it adds active uses to the Park, which I believe the Park could use more of. Thirdly, it will attract more people to the Park for a greater diversity of uses, and that is a good thing.

I believe that Senator Squadron's PIRP plan is something we should be looking into again. I think that we missed an opportunity in the last DUMBO rezoning to get that in, so we'll have to look at another way, or another form of

1
2 implementing it, obviously, but I've
3 never heard a thorough and compelling
4 reason why we're not fully exploring
5 the idea. It's not taking money that
6 is currently going to the General
7 Fund. What we're talking about is
8 capping that amount that -- and
9 directing that increase and any
10 assessment back to the source of the
11 increase, which is the Park, and I
12 think that's something that is
13 appropriate to do if this Park is
14 going to increase the values of
15 nearby property.

16 Explore additional concessions
17 and reexamine concessions in the park
18 now. The original 13 guiding
19 principles served (inaudible)
20 "Specialized commercial uses, for
21 example, executive conference center,
22 a destination resort, restaurants,
23 maritime center, shall be encouraged;
24 residential and office uses shall be
25 discouraged." That was part of the

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original 13 guiding principles going
back 16 years ago. I believe there's
still time to adhere to this and
that's what we should be looking to
do.

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I believe that it's important
to look at alternatives not just
because I'm a fan -- I'm not a fan of
housing in the Park, and I'm not a
fan of housing in the Park. I
believe it's important because the
way that -- the way that the luxury
real estate market has been behaving
will show you that luxury housing
demand isn't all there right now, and
nobody really knows when it's coming
back, and that that's the market
forces at work.

We have a very different
economy than what was predicted to be
at this time in 2004, when many,
when many of these ideas were
conceived, and I think that it's time
that those things be reevaluated.

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Thank you very much.

MR. GOLEM: Thank you. Next is Dash Henley followed by Richard Lloyd.

MR. HENLEY: Good evening. I'm speaking tonight on behalf of Roland Lewis from Metropolitan Waterfront Alliance, our president.

MWA is a coalition of over 400 organizations working together to --

AUDIENCE MEMBER: Speak up, please.

MR. HENLEY: MWA is an organization of over 400 organizations working together to transform New York and New Jersey Harbor and its waterways into a world class resource for work, play, transit and education.

We're pleased that in March of 2010 the City of New York took over control of Brooklyn Bridge Park, and Pier 1 was reclaimed for public use. The effect it will have on New York

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is immeasurable.

Brooklyn Bridge Park already offers great amenities for visitors, including the 85 acres of waterfront park, huge recreational (inaudible) at Pier 1, gentle, sloped hills and currently a rare opportunity to directly access the water, something we strongly support.

With that in mind, we enthusiastically support the current financing plan for Brooklyn Bridge Park and urge the Committee on Alternatives to Housing to retain this plan going forward to ensure delay-free construction of the Park.

Waterfront parks, by nature, are expensive to maintain. We must budget for maritime infrastructure and capital reserve to adequately sustain the Park. The annual maintenance for the Park's full build-out is expected to be \$16 million, including thousands of

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pilings on Piers 2, 3, 5 and 6.
Neglect of these pier structures
alone would lead to rapid
deterioration.

Housing and limited hotel use
is the most appropriate (inaudible)
solution.

The current financing plan
calls for the Park operator to
control development sites and limits
the development of footprint to 8
percent of the total project area.
This plan is already in action with
maintenance funds, as we said before,
coming from One Brooklyn Bridge Park,
preexisting building within the
project's boundaries.

In addition to revenue, these
developments bring meeting space,
restaurants, restrooms and collective
"eyes on the park" as was also said
before. Construction of Brooklyn
Bridge Park will be an enormous
achievement, and assuming that other

1
2 harbor parks go forward, the project
3 as a whole will radically alter the
4 character of the City not only by
5 making the waterfront more accessible
6 to all citizens, but also by
7 reorienting it toward the life of the
8 harbor.

9 We urge the Committee to
10 support the current financing plan so
11 that the Park's construction can
12 continue without delay. Thank you.

13 MR. GOLEM: Thank you.

14 Next is Richard Lloyd followed
15 by Robin Shaymus (phonetic)?

16 Is Mr. Lloyd here?

17 (No reply from the audience.)

18 MR. GOLEM: Not.

19 Robin Shaymus?

20 (No reply from the audience.)

21 MR. GOLEM: I think we're
22 starting to lose folks here a little
23 bit.

24 Is Patrick Telfort here? And
25 after Patrick Telfort is Theirry

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Nicolas.

MR. TELFORT: Good evening. My name is Patrick Telfort, and I live at 2 Tiffany Place in Red Hook, and I've been in the area for over 10 years.

I currently work for the New York City Department of Environmental Protection as a Senior Stationary Engineer, and from that perspective I wanted to offer that the pilings that they've put in the Brooklyn Bridge Park right now as we speak has taken a beating, and it costs money to run this. And currently, a concession stand in the winter nobody would really attend, nobody would come and generate funds. It wouldn't be able to generate funds to keep with the pilings and things of that nature.

I support the public housing that the committee has proposed because there's no other viable solution for that. And until that's

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been presented, then that's why I'll
3 have no choice but to go with it, and
4 thank you.

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MR. GOLEM: Thank you.

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Next is Theierry Nicolas and
following is Chris Owens.

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MR. NICOLAS: Good evening. My
name is Theierry Nicolas. I work in
Brooklyn Heights for about 5 years as
a real estate agent.

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I support the plan and I also
support the housing, the housing
portion of it because I recently I
had a lot of interest in --

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THE COURT REPORTER: He'll have
to speak up.

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MR. GOLEM: Sorry, speak up a
little bit. The Stenographer can't
hear you. It seems likes the mike's
been turned down. So if you're
afraid the mike's going to be louder,
they're a little quieter now, so
you're going to have to speak over it
a little more in the mike.

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MR. NICOLAS: I work in Brooklyn Heights for 5 years as a real estate agent. And recently I have taken a lot of interest in energy, in the energy business. And soon I'll be a Certified Legal Associate. As a Legal Associate, what we do is educate, you know, new construction, building housing, you know, to make their, you know, really more energy efficient. So I think (inaudible) considered in building these new projects to make sure it's energy efficient, create new jobs who -- for people who are interested in going into these fields. You know. And that's it.

19

MR. GOLEM: Great. Thank you.

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Chris Owens.

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AUDIENCE MEMBER: He's gone.

22

MR. GOLEM: He's gone? Okay.

23

Leslie Schultz? Leslie, okay.

24

Following Leslie will be Carl

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Hum.

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MS. SCHULTZ: How's that?

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MR. GOLEM: Honestly, these are not booby trapped.

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MS. SCHULTZ: Actually, I've never testified like this in my life before.

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My name is Leslie Schultz. I live at 246 Henry Street in Brooklyn Heights, and I moved here in 1999 after 12 years in Lefferts Gardens, which is near Flatbush and near Prospect Park.

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I've been considering the debates over the Brooklyn Bridge Park ever since we moved here, and I think I was actually a swing voter on a number of issues over the years. But with parts of the Park now built, I have actually come to a point of view on a lot of things, including the question of whether housing in the Park is appropriate and what its impact will be.

I'm grateful for the

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opportunity to express that point of

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view now. The hard -- and I come

4

from the emotional side of things, I

5

guess. The hardest thing about moving

6

here in 1999 was coming to a

7

neighborhood that had no park.

8

Prospect Park, which was close to our

9

old house, was an amazing refuge from

10

the intensity of life and wandering

11

around that park, being surrounded by

12

greenery and relaxing alongside

13

fellow park users of unmatched

14

diversity, was a great pleasure of

15

our lives.

16

My younger daughter was six

17

when we moved, and I told her that

18

some people predicted a new park

19

would open near our house by the time

20

she finished high school, and,

21

amazingly, the night before her SAT's

22

in spring 2010 she and I were able to

23

leave our Henry Street house, take a

24

walk down to Pier 1, and lay on the

25

grass looking out on water and the

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bridges, and quietly talk, taking off
the edge off junior year testing.

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Our adoptive neighborhood now had a
refuge, too.

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I've been to Brooklyn Bridge
Parks dozens of times since, at all
times of day, and every time it has
taken my breath away. A public
amenity of this monumental scale is
an incredible thing, and I'm amazed
and awed that it has been created out
of whole cloth. I am also really
grateful, and it's wonderful to see
my neighborhood enlivened by the
hundreds, if not thousands of people,
who come to enjoy Pier 6 playground,
or take the ferry to Governors
Island, another great space, or bike
from Pier 6 to Pier 1, or lie in the
grass at Pier 1.

22

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25

There was a massive public
investment to build this public park,
and it will take a lot to keep it in
good repair, keep it safe, and keep

1
2 it clean. Building 750 addition
3 units of luxury housing as a source
4 of revenue to pay these ongoing costs
5 seems like a very reasonable plan and
6 one that will in no way change the
7 very evident truth that the Park
8 belongs to the public. It seems like
9 the structures are being placed at
10 the edges of the Park, which strikes
11 me as a good thing.

12 When my daughters were little
13 we used to head over the Brooklyn
14 Bridge regularly to see the wondrous
15 playgrounds at Battery Park City. It
16 never crossed our minds that we were
17 not at home in those playgrounds, or
18 while running along the waterfront.
19 Indeed, we used to bump into our
20 Brooklyn neighbors all the time when
21 we were over there. Those
22 playgrounds and that waterfront
23 belong to us as New Yorkers just as
24 Brooklyn Bridge Park will, even if
25 wealthy people live in buildings

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carefully placed on the edges of the Park. Thank you.

MR. GOLEM: Thank you. Next is Carl Hum followed by Nat Rubin.

MR. HUM: Good evening. My name is Carl Hum, and I am President-CEO of the Brooklyn Chamber of Commerce, a 92-year-old membership organization dedicated to serving our membership and promoting a healthy business environment in Brooklyn.

The Chamber has a long history with the development of Brooklyn Bridge Park, being one of the first advocates to build a park along our once robust working waterfront.

The Chamber recognizes the commercial and economic development opportunities offered in the build-out of Brooklyn's first major park in a lifetime. We were further encouraged by the steady development of the Park over the past few years. And on a personal note, as a

1
2 life-long Brooklynite, 25 years ago,
3 when I was riding in to high school
4 over the Manhattan Bridge, I would
5 often see the land between the
6 bridges and just wonder about how you
7 get down there and what it would be
8 to be among the waterfront. And
9 congratulations to Regina, to Seth,
10 and everyone else on this Panel in
11 regards to opening up that space and
12 at least satisfying the curiosity of
13 this Brooklyn boy and many others.

14 So back to the script. I'm here
15 tonight to voice the Chamber's
16 support for the current financing
17 plan for Brooklyn Bridge Park and
18 urge the Committee on Alternatives to
19 Housing to retain this plan going
20 forward to ensure the completion of
21 the Park without any further delay.

22 The financing plan was the
23 subject of a series of examinations,
24 thoughtful deliberation, following
25 the creation of the Park Master Plan,

1
2 and moreover, the current financing
3 plan was studied in the course of the
4 project's environmental review as a
5 (inaudible) to the project plan,
6 General Project Plan to reopen the
7 financing plan, after such careful
8 deliberation and thought, will only
9 cause unnecessarily delay, undue
10 burdens to a complex building
11 process.

12 One of the key features of the
13 Park is its self-sustaining nature
14 from its ecological build-out to
15 financing. And the current financing
16 plan allows for maximum revenue while
17 preserving the maximum amount of
18 acreage to be devoted to public use.

19 Under the current plan, only 8
20 percent of the total project area
21 will be used for development in
22 revenue-generating purposes. This
23 plan is a long way towards fulfilling
24 an important provision in the
25 original MOU between the State and

1
2 the City in creating the Park that
3 provision demands that no less than
4 80 percent of the project area be
5 reserved as open space and dedicated
6 as parkland. One would be hard
7 pressed to create an alternative
8 financing plan with a physical
9 footprint less than 8 percent of the
10 total project area and can generate
11 \$16 million annually. Furthermore,
12 the proposed housing and hotel use
13 are most compatible uses among
14 parkland and will help build a
15 burgeoning neighborhood and bring
16 business opportunity to the Borough's
17 overall economic growth. It also
18 provides a built-in population to
19 ensure the continued use and security
20 of the Park. Again, the Chamber
21 wholeheartedly supports the current
22 financing plan and respectfully
23 requests that it is implemented so
24 the world class park that Brooklyn
25 Bridge Park is to be, be completed

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without delay. Thank you.

MR. GOLEM: Thank you. Next speaker is Nat Rubin.

(No reply from the audience.)

MR. GOLEM: Nat is not here.

Next speaker is Joanne Simon. And following Joanne will be Josh Scaller (phonetic).

AUDIENCE MEMBER: He left.

MR. GOLEM: I'm told Josh has left, so following Joanne will be Ursula Hahn.

MS. SIMON: Well, thank you. I'm not going to take up too much time. I think I'm just going to say a few things.

Like a lot of people who were involved in this process, when the Park Development Corporation came out with a new plan, that sort of holiday un-gift, that I think a lot of people felt very much that the rug had been pulled out from under them. And that set up a whole series of

1
2 consequences, and this has been a
3 very emotional issue, as you know,
4 for a lot of people. And people have,
5 I think, addressed this from a
6 perspective of various levels of
7 trying to make lemonade out of the
8 lemons that they feel they were
9 handed. So, I think if there are
10 three observations that I listened to
11 people tonight, I listened to people
12 at the last hearing, there are a
13 couple of things that I think this
14 body needs to consider going forward.

15 One is people. Because of what
16 happened six years ago, people don't
17 have much faith in the powers that be
18 in terms of planning this park. And
19 so I would urge you to do whatever
20 you do with great transparency and
21 accountability to the public, because
22 people really feel like they don't
23 trust the analysis that's been made,
24 and they don't trust, therefore, the
25 results. And whether the analysis is

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the best in the world or not, people don't have faith in it.

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Secondarily, I think that like many people, and I think that very few people probably really actively want housing in the Park, I don't want housing in the Park, but I think that we need to find some alternatives that are going to make up the difference. And right now just cost-cutting isn't going to make up the difference. And I don't think we've adequately explored either the PIRP plan or the Jehovah Witness plan either. I think that if you do that, and you do that with transparency and accountability, people will be better able to accept whatever that result is. And I think we may be able to find sufficient alternatives to make a real difference in the way this Park is going.

24

25

The economy has changed the nature of the housing market. It's

1
2 changed the nature of the real estate
3 market dramatically. Some of the
4 assumptions that underlie the plan
5 that had come out in 2004 are no
6 longer assumptions that I think we
7 can make, and so I really encourage
8 everybody to do this by leaving no
9 stone unturned; and also by making
10 sure that you really effectively
11 communicate this with the public.
12 Thank you.

13 MR. GOLEM: Thank you.

14 Next is Ursula Hahn, and
15 following her is Michael D.D. White.

16 MS. HAHN: My name is Ursula
17 Hahn. I live at 175 Adams Street. I
18 was present at a meeting of Community
19 Board 2 almost 25 years ago at which
20 the Port Authority of New York and
21 New Jersey presented its plan to sell
22 Piers 1 to 5 for residential
23 development. Under the leadership of
24 Tony Mannheim, Tom Fawkes and Maria
25 Fafuzzi the public was quickly

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mobilized to demand a pardon. And I
3 have supported a waterfront park ever
4 since.

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In the Brooklyn Bridge Park
Coalition and its successor, the
Conservancy, the first Community
Advisory Committee, as well as the
current committee, and in the
Brooklyn Bridge Park Community
Committee, yet another group which
fought unsuccessfully to keep the
Tobacco Warehouse out of the hands of
one or more developers.

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During all these years and
during these efforts I've
representative Concorde Village
Owners, a cooperative with a
population of approximately 1,600
residents in Downtown Brooklyn. It
has been public knowledge since the
Memorandum of Understanding was
issued by the governor and the Mayor,
that neither New York State nor New
York City will provide funds for park

1
2 maintenance and operations. We
3 learned years ago that pier
4 maintenance will absorb an
5 extraordinary part of the annual
6 budgets. The consultants showed
7 convincingly that the only steady
8 source of the millions of dollars
9 needed would be some residential and/
10 or commercial development, and that
11 the waterfront's desirability and
12 thus real estate values would help
13 minimize the footprint of such
14 development parcels. Obviously,
15 neither construction nor maintenance
16 costs have shrunk ever since. But if
17 legal intervention by development
18 opponents had not delayed park
19 construction, the public may by now
20 enjoy more park than exists, although
21 I'm very grateful to have that, thank
22 you.

23 To date, no realistic
24 alternative funding sources have been
25 put on the table which would satisfy

1
2 the maintenance and operational
3 requirements of this park. Even if 5
4 low-rise, four Michelin star
5 restaurants and 50 food carts were to
6 operate in Brooklyn Bridge Park the
7 income would not suffice to maintain
8 it. I for one am probably the
9 majority who are here tonight know
10 nothing about how to raise funds on
11 the scale necessary to ensure the
12 needed income. Therefore, I hope that
13 the Committee's expert consultants
14 will recommend realistic schemes that
15 require the least possible amount of
16 parkland while maximizing income.

17 Last but not least, I urge
18 those who assert that park
19 maintenance doesn't cost millions to
20 visit the Main Street Park in DUMBO
21 next year if they didn't do so this
22 past summer. If they have eyes to
23 see, I hope they will acknowledge the
24 difference in the maintenance of a
25 park serviced by a cash strapped NYC

1

2

department and offer park service by
the Brooklyn Bridge Park Corporation.

3

4

Thank you.

5

MR. GOLEM: Thank you.

6

The next speaker is Michael

7

D.D. White followed by Penny

8

Christofrow (phonetic).

9

MR. WHITE: Michael White,

10

Noticing New York.

11

The idea that a city park

12

should finance itself is howlingly

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inane. I think this has been

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sufficiently addressed at this point

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and thoroughly debunked. I'll give

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you my prior testimony from April

17

together with this testimony.

18

Any park worth its salt is

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worthwhile because it provides

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exogenous, or external, benefits to

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the surrounding community; that the

22

City administration should still be

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attempting to frame its discussion in

24

terms of a discredited argument

25

indicates just how uncomfortable it

1
2 is with discussing in truly pertinent
3 terms what needs to be discussed:
4 How much park should there be? How
5 much development should there be?
6 Which land, if any, should be set
7 aside for development? Should land
8 that could be some of the quietest
9 park space, if it were so used, be
10 developed instead?

11 These are valid questions for
12 civic governance discussions. They
13 are not the province of developmental
14 spreadsheets or arcane calculations
15 with a technocrat's slide rule. If
16 the City and ESDC and its
17 subsidiaries are not willing to have
18 the civic governance discussions
19 honestly and out in the open then the
20 motivations of our government
21 officials must be suspect.

22 Saying that everything must be
23 resolved by reference to obscure
24 development equations make us suspect
25 what many of us believe is fairly

1
2 obvious, that the continuing effort
3 to frame the discussions in terms of
4 a discredited theory is cover for a
5 city administration bias in favor of
6 finding excuses to justify
7 development.

8 Did the administration find
9 members of the real state community
10 to come forward and speak in favor of
11 development of these acres that could
12 be parkland? That only goes to prove
13 the theory that what is hosted here
14 is a bias towards development. Under
15 the circumstances, if statements of
16 support for development from the
17 development community are not viewed
18 as indicia of such bias, they should
19 be set apart and quarantined so as
20 not to contaminate the rest of the
21 hearing's record.

22 With the City administration
23 displaying such bias, how are we to
24 believe that it will properly
25 evaluate and entertain alternative

1
2 proposals that would not result in
3 the development it wants? For
4 instance, the key proposition to this
5 park, like any other in the City,
6 should be paid for by the surrounding
7 city that the Park benefits. I remind
8 you again of Nicolai Arosso's
9 (phonetic) assessment that the
10 positive effect of the Park will have
11 on New York is immeasurable. Equating
12 it with Frederick Law Olmstead and
13 Calvert Vaux (inaudible) for Central
14 Park.

15 The Park can be expected to
16 have substantial external benefits
17 far beyond its borders, which means
18 the idea that it should pay itself
19 within its borders is way off base.
20 Payment should obviously come from
21 beyond its borders.

22 I live in Brooklyn Heights. I
23 think I can therefor say with some
24 reasonable weight that adjacent
25 Brooklyn Heights is one of the

1
2 neighborhoods that should pay more
3 taxes because it has benefited from
4 this Park's creation. If the City's
5 administration's bias is to preclude
6 the very normal, very sensible
7 approach of going outside its Borders
8 to pay for the Park, why should we
9 believe that the administration will
10 look seriously at other suggestions
11 such as cutting out the fat and
12 lowering the Park's costs? Skeptics
13 wondering about these costs, whether
14 these costs were artificially
15 inflated. Remember the fleet of 31
16 tioga --

17 MR. GOLEM: One minute, please.

18 MR. WHITE -- dune buggies.

19 Let's set aside the notion the
20 Park should pay for itself. It
21 doesn't even make sense on its face
22 because acres that are developed are
23 simply development. They aren't
24 park, whatever you refer to them as.
25 Let's have the discussions we ought

1
2 to be having: Where do we want park?
3 Where do we want development? And if
4 we decide there are acres where we
5 want development let's have a
6 discussion about how much development
7 we want there. Hinging everything
8 together on the relationship doesn't
9 make sense to these calculations
10 because there is a non-relationship.

11 The calculations with respect
12 to each, how much the Park costs or
13 how much it should -- can be made
14 from development continually shift
15 independently. We abandon the
16 necessary -- before we abandon the
17 necessary civic governance
18 discussions and leave everything to
19 the preposterous proposition that a
20 technocrat's slide rule can magically
21 determine how much development --

22 (A bell timer rang.)

23 MR. GOLEM: Your time is up.

24 MR. WHITE: -- let's remember
25 the technocrat's slide rule is

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2

working for a mayor, who particularly
with respect --

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MR. GOLEM: Wrap up your
comments, please --

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7

MR. WITE -- and the Governors
Island has been given extreme
unchecked power. Is it a good thing
or a bad thing when the Mayor is
now making speeches --

10

11

MR. GOLEM: In all fairness,
please conclude.

12

13

MR. WHITE: -- presidential
campaign.

14

15

MR. GOLEM: Thank you.

16

17

Next speaker is Penny
Christofrow followed by Anna Towly
Legend (phonetic).

18

19

AUDIENCE MEMBER: Penny's no
longer here.

20

21

MR. GOLEM: Penny's not here.

22

Is Anna Towly here?

23

(No reply from the audience.)

24

25

MR. GOLEM: Anna Towly is not
here.

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2

The next speaker is Christie

3

Barker?

4

(No reply from the audience.)

5

MR. GOLEM: And after Christie

6

Barker is Luke Fikthorn (phonetic).

7

(No reply from the audience.)

8

MR. GOLEM: I'm sorry, neither

9

one of them here.

10

I'll keep going through cards.

11

Is Franklin Stone here? And

12

following Franklin will be Andrew

13

Lastowecky.

14

MS. STONE: Does this sound

15

right? The first time I testified

16

about Brooklyn Bridge Park I did not

17

need reading glasses. My name is

18

Franklin Stone. I've lived in Cobble

19

Hill for more than 25 years. I've

20

served two terms as president of the

21

Cobble Hill Association and nearly 15

22

years on its executive board. I

23

served as Cobble Hill's

24

representative on the Brooklyn Bridge

25

Park Coalition Board, which really

1

2

dates me, and I served as

3

Assemblywoman Joan Millman's

4

representative on the Brooklyn Bridge

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Park LDC, which developed the Master

6

Plan that generated state and city

7

financial support for the Park.

8

As we saw this past summer at

9

Piers 1 and 6, the decades of work to

10

secure a park on the waterfront has

11

begun to pay off. Brooklyn Bridge

12

Park is already an extraordinary open

13

space and recreational resource. The

14

residents of Cobble Hill are

15

thrilled. They are using the Park,

16

all parts of it, in great numbers.

17

There is no question that many, if

18

not most residents of Cobble Hill,

19

want work on the park to continue

20

without delay so that there will be

21

additional facilities, particularly

22

for recreation, as soon as possible.

23

As you've heard here tonight,

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many residents believe that housing

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is a small price to pay for an

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adjacent world class park.

During the past 15 years I have steadily opposed housing and have urged other means to support the Park's maintenance. Both the sale of the Watch Tower buildings and Senator Squadron's Park Increment Recapture Proposal seem like excellent opportunities, as does the introduction of year-round indoor recreation to the Park. The latter seems especially important on several levels. From my own observations and from listening to the voices of my Brooklyn friends and neighbors, I know that this Borough, and particularly this section of our Borough, is desperately short of recreational opportunities. Our existing facilities for skating hockey, basketball, indoor soccer, bowling, tennis and track are either nonexistent or severely overburdened. The upland of Pier 6 is an ideal

1
2 location for indoor recreation. And
3 in our master planning process a
4 decade ago we were assured by our
5 urban planners that if some of the
6 Park's capital money was spent on
7 infrastructure, recreational
8 operations could contribute
9 significant revenue to the Park while
10 also meeting the needs of the
11 community. Quite simply, it would be
12 wrong for Brooklyn residents to have
13 to put up with an additional
14 waterfront housing and not get a park
15 that includes year-round recreation.

16 I urge the members of this
17 committee to fully investigate these
18 alternative sources of revenue.
19 Individually and collectively they
20 could serve to mitigate or reduce the
21 impact of housing if some housing is
22 found to be necessary.

23 I and my neighbors look forward
24 to the results of a thorough,
25 credible investigation of the options

1
2 for park funding. We agree that it is
3 important to devote as little
4 parkland as possible to revenue
5 generation, and to make sure there is
6 sufficient revenue to sustain the
7 Park. We hope that these goals can
8 be met without housing especially in
9 the amounts currently contemplated.
10 But most of all, we want our park to
11 be completed without undue delay. We
12 are already looking forward to next
13 summer. Thank you.

14 MR. GOLEM: Thank you. Next
15 speaker is Andrew Lastowecky. I'm
16 sorry if I mispronounced your name.

17 MR. LASTOWECKY: That's quite
18 alright.

19 Good evening. My name is
20 Andrew Lastowecky. I'm a member of
21 Community Board 2 and also the
22 current chair of the Park's
23 Committee. Our Community Board 2, nor
24 the Park's Committee, took any kind
25 of a vote to come before you and

1
2 present some kind of alternative
3 plans because that is not the role
4 that we played. On the contrary, we
5 would like to eventually listen to
6 some of the proposals you might have;
7 however, many of us individually,
8 collectively, working with the Park,
9 some of us, not so much as the 20 or
10 30 years that other people have
11 contributed to their -- to this
12 cause, we have all been very deeply
13 concerned with the goings and with
14 the progress of the Park.

15 We strongly support the Park in
16 the direction that it is now going.
17 We would wish that the Park could be
18 completed as quickly as possible for
19 our youth and for the benefit of the
20 residents of all of Brooklyn, not
21 just the surrounding immediate
22 neighborhood, as well as the citizens
23 of the entire city and all the
24 tourists that come to visit this
25 beautiful Borough.

1
2 We would welcome a plan that
3 would not take away an inch of
4 parkland from the Park if possible.
5 If any viable objective proposal can
6 be put forward to eliminate
7 commercial development entirely, or
8 reduce it by any number of stories or
9 units of housing in the Park to
10 support the maintenance, so be it.
11 We welcome it so long as it does not
12 take away the percentage of the Park
13 as has been conceived by the current
14 planners, which we have been hearing
15 is no longer the 20 percent, or the
16 10, it is now like 8 percent and
17 going down to what I've heard
18 recently being almost 4 percent.

19 But at the same time, if this
20 is not to be, then let the powers
21 that be proceed in developing the
22 Park with the plans proposed so far
23 and proceed in constructing the Park
24 as soon as possibly economically
25 feasible and with consideration given

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to positive community input to the RFP's that will be needed to seek out the appropriate developers if at all possible.

In the end, the finished product must be fully -- must fully support the Park and in no way detract from the experience but better enhance the Park experience for all visitors of Brooklyn. And just on a little further note, I wanted to just add something else.

Every comment that has been proposed to you I'm sure you're going to objectively go into it; eye it up and down, forwards, backwards, left to right. The objectiveness and the transparency is tantamount, as you've heard from previous speakers. However, I would also like to caution or present to some, and this is from a personal note, from a lot of speakers speaking here that this is a park not just for the surrounding

1
2 community of Brooklyn Heights, Boerum
3 Hill or Carol Gardens. This has to
4 be a park for the entire park --
5 Brooklyn, it's a regional park, and I
6 want to emphasize that because the
7 rest of Brooklyn is looking at this
8 and wondering what the heck is going
9 on that it's taking so long. Our
10 youth is missing a park.

11 The other point is why don't we
12 for once stop saying "development in
13 the Park" and take a look and say
14 "it's on the periphery of the Park"
15 just as all the high-rises are around
16 Central Park and around Prospect
17 Park, wherever. Although we don't
18 have high-rises at Prospect Park.
19 It's a necessity that's there.

20 The other thing is that if you
21 walk into that park at the uplands of
22 Pier 6, if you don't have something
23 there to block out that sound from
24 the BQE you're fooling yourself. And
25 that little footprint is not all that

1
2 much. That towers, how big it is and
3 you could actually -- I heard you,
4 one minute -- you could reduce it in
5 your final alternatives, maybe that
6 would be the solution, but it would
7 also be a solution for the noise
8 problem that's in the Park. I thank
9 you.

10 MR. GOLEM: Thank you.

11 Next speaker is Natasha
12 Schwartz and following Natasha is
13 James E. Caldwell.

14 MS. SCHWARTZ: I am pro
15 housing, and as it is the best bang
16 for the buck, it meets the projected
17 financial needs. It includes a
18 capital maintenance component, and it
19 has the least vehicular impact on
20 Fulton Ferry Landing, which I think
21 is really important.

22 And if anyone has been to
23 Battery Park City they will find that
24 the hysteria about privatizing the
25 Park is really a lot of nonsense. The

1
2 contingent against housing would
3 rather give up more parkland than
4 end up with a smaller park and have
5 housing, and I'm absolutely against
6 giving up any more parkland than the
7 maximum 10 percent agreed to for
8 housing. And what I find really
9 ironic is the largest footprint on
10 the Park is the hotel-condo on Pier
11 1. Why was there no uproar about
12 that?

13 MR. GOLEM: Thank you.

14 James Caldwell?

15 (No reply from the audience.)

16 MR. GOLEM: Mr. Caldwell is not
17 here.

18 That concludes the list of
19 folks who did not speak at the
20 previous meeting. As we said at the
21 beginning, once the people who have
22 not spoken before had a chance we
23 would call those who had spoken at
24 the previous meeting.

25 I will now call as individuals,

1
2 at the same time in the light of the
3 hour, I would make a request that
4 those who speak if you could know
5 that we do have your testimony from
6 before in the record, so we have all
7 the suggestions and comments from
8 before, and so I would encourage you
9 to the extent your other comments, if
10 you can try to either add new ideas
11 or not repeat the comments offered
12 before. And again, as a courtesy, I
13 want to hear if we could sort of try
14 to make the comments closer to a
15 minute or two rather than a full 5
16 minutes. I think that would be
17 helpful.

18 So, the first person I would
19 like to call is Judi Francis.

20 MS. FRANCIS: I've spoken
21 before, so I'm not going to speak
22 again.

23 MR. GOLEM: Okay.

24 MS. FRANCIS: My testimony is
25 there. I'll just say this is about a

1
2 park. You've heard a lot of basic
3 canards tonight about big box stores
4 and "oh, the Park won't get built.
5 We don't build housing." And that
6 might be true because we put so much
7 of our dollars into ground for
8 housing and all the plans for it. I
9 would just like to say that we're
10 trying to get a park here, and for
11 someone who has lived here for 30
12 years and been active in this in
13 almost all of those years, I think
14 we're getting close, but there's
15 still miles to go.

16 MR. GOLEM: Thank you.

17 MS. FRANCIS: Thank you for
18 listening.

19 The next speaker is Roy Sloane.
20 And following Mr. Sloane will be
21 Nancy Webster.

22 MR. SLOANE: Thank you very
23 much. I'm going to -- I wanted to
24 continue my talk about my proposals
25 for a more active Pier 6 and to

1

2

explain why it was important. I have

3

written it out in detail, and I will

4

be happy to submit it.

5

MR. GOLEM: Thank you.

6

MR. SLOANE: My main concern as

7

somebody who has fought from the very

8

beginning, and as people have

9

mentioned, I actually coined the term

10

Brooklyn Bridge Park, so I guess I've

11

been involved longer than anybody. I

12

can call Tony until a couple hours

13

later. So, I've been fighting for

14

something that is important to my

15

community to try to make a livable

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city. I believe that the thing we

17

want is what the Mayor wants. It is

18

to make reasons for people who live

19

here to make reasons for people to

20

want to go to the Park.

21

On that ferry tour that

22

somebody referred to, there were only

23

two people. We visited every single

24

waterfront park in New York City in

25

late, either late winter or early

1
2 spring, however you want to look at
3 it, there were two people in those
4 parks. There was one roller blader
5 going up. There was, like, park. We
6 want a park that is truly part of our
7 lives. The people that we want to be
8 the "eyes on the park" are our
9 children and our residents. We want
10 the Park to have the benefit that
11 Michael White talked about, to
12 benefit our community.

13 We have commercial streets,
14 Atlantic Avenue most particularly,
15 Columbia Street, that need to be
16 activated by the park. That is truly
17 money that is -- that will be lost if
18 we allow a park that is empty. I
19 took San Pierre, the Mayor's
20 representative, down there on October
21 20th, and we counted 5 people in the
22 world class playground. I took him
23 up to the Henry Street parks and
24 there were 35 people in those parks.
25 We need the Park to be usable and 12

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months a year to activate it

3

economically.

4

I also just want to briefly

5

address the notion of privatization.

6

The notion that somehow building

7

housing in the Park and creating a

8

roadway mitigates privatization is

9

one of the more illogical and absurd

10

things I ever heard in my life. If

11

you take green space and build houses

12

on it and put a road in front of it

13

that parkland is lost forever. That

14

is not land that any child will play

15

on. There will be no ball games.

16

There will be no concerts. We will

17

never get to use that land. It will

18

be devoted to private housing. More,

19

you know, more activity is what is

20

required for all of the people of

21

Brooklyn.

22

We've heard urban planners talk

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about a comfortable quarter mile

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walking distance. The entrance of the

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Park is a quarter of a mile from the

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nearest residence in South Brooklyn,
in Community Board 6, Boerum Hill,
rest of Brooklyn.

Experts have told us that 80
percent of the all of the people in
Brooklyn will enter through Atlantic
Avenue. We know that all of the
residents of Community Board 6 in
Boerum Hill will enter through
Atlantic Avenue. We talk about the
small amount of space that's given
up, but if you look south, at Pier 5,
and you count One Brooklyn Bridge
Park, the roads and the commercial
developments that's there, plus the
perched wetland, which is actually
waist water storage from the hard
scape to prevent pollution into the
harbor, most of the Park is actually
-- most of the Park that we had, that
we started with, is given up. I'd
say it's much more like 80 percent of
the parkland south of Atlantic
Avenue. Most residents of Brooklyn,

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if you believe that a quarter mile is a comfortable walking distance, that puts you only up to Pier 4. So, most residents of Brooklyn will have their park experience harmed or seriously deprived.

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11

I also think we've heard so much about the public-private partnership, if you believe in the public-private --

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MR. GOLEM: One minute.

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MR. SLOANE -- if you believe in the public-private partnership, environmental justice is important. Those who are so keen on housing, and in their own Web site they say, "Without us this unique site may have been become luxury housing forever closed to the public," it seems like a double standard. I think it really is a double standard.

23

24

25

We in South Brooklyn have a giant Phoenix Beverage Truck Depot that has 30,000 truck trips. We've a

1
2 working waterfront. We do have big
3 box stores on our waterfront. I think
4 South Brooklyn is paying its fair
5 share, and I think that we need to
6 have an active part to activate our
7 residents to make life better in our
8 communities for our residents, and to
9 activate our retail strips. And I
10 count downtown Brooklyn in this. I
11 count the BAM cultural district --

12 (A timer bell rang.)

13 MR. GOLEM: Thank you.

14 MR. SLOANE -- Atlantic Yards.

15 Thank you. I also want to show you
16 what I think failure will look like.

17 MR. GOLEM: Thank you.

18 MR. SLOANE: I already gave you
19 one.

20 MR. GOLEM: Thank you.

21 Nancy Webster followed by Glenn
22 Kelly.

23 MS. WEBSTER: Thank you,
24 committee members, thank you for your
25 patience late into the evening.

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My name is Nancy Webster. I'm the Executive Director of the Brooklyn Bridge Park Conservancy, and I'd like to take just a minute this evening to answer some of the concerns about the Park's revenue plan that we heard at the November 30 public hearing, and some of the concerns that we've heard tonight.

Some have said Brooklyn Bridge Park is not capturing concession revenue. While it is true that the River Cafe and the Brooklyn Ice Cream Factory operate under long-term leases which predate the Park, the Park expects to earn about \$200,000 per year from the Pier 1 concessions and will earn concession revenue from the Pier 6 restaurant as well. All told, according to estimates, concessions will contribute about half a million dollars to the Park's operating budget. Further, the Park has already earned money from film

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shoots within its borders, and it's hoped and anticipated that the Park will earn around \$75,000 over 2011 in revenue from film and photo shoots and from other events and permits.

Some have also questioned Brooklyn Bridge Park's commitment to recreation. Brooklyn Bridge Park offers multiple recreation activities. Pier 5 will offer three outdoor multipurpose recreation fields to play soccer, lacrosse, cricket, rugby, football. These artificial turf fields will be available for play day or night.

Pier 2, at 5 acres, will feature active recreational courts for basketball, handball and bocci, as well as a full inline skating rink, swings, picnic tables, a concession. And these are all in addition to the bicycling path and the connection to the Brooklyn Greenway. The bus lane, playgrounds

1
2 at Pier 6, the boathouse and water
3 access for kayaking and canoeing.
4 The contemplation of the seasonal ice
5 rink at Brooklyn Bridge Park Plaza,
6 and, above all, on Pier 5, plus the
7 hope that the Department of
8 Environmental --

9 MR. GOLEM: I'm sorry, Nancy
10 I've been asked to point out to folks
11 when they've reached two minutes.

12 MS. WEBSTER: Okay.

13 That the Department of
14 Environmental Conservation will
15 permit a new floating pool.

16 Some have questioned the Park's
17 proposed maintenance and operations
18 budget, and we would note that the
19 Park's budget has been reviewed and
20 vetted by City Parks, and it's
21 roughly in line with other waterfront
22 parks. The Park's cost per acre is
23 slightly more than Hudson River Park,
24 which contains more hard scape and
25 less than Battery Park City parks.

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Some have characterized the Park as simply a backyard for condo developments. And we would like to say that Brooklyn Bridge Park draws a wide range of visitors and communities. Visitors surveys over this past season have shown that folks from 175 different zip codes, towns and countries visited Brooklyn Bridge Park during its opening season. Educational classes and workshops brought over 5,000 children and adults from every Brooklyn zip code and from over 70 educational institutions and free City --

MR. GOLEM: Three minutes, Nancy. If I could ask you to wrap up.

MS. WEBSTER: Okay. Some have insisted that indoor recreation is sufficient to pay for the Park's maintenance. We would note that Chelsea Piers and Hudson River Park occupies a huge footprint with 1.2 million-square-feet. It stretches

1
2 across three piers and uplands all
3 the way from 17th to 22nd Street. As
4 such, it generates 3.2 million in
5 rent. Notably, if we converted all of
6 Piers 2, 3 and 5 into a private,
7 expensive "pay to play" recreation
8 space we still wouldn't have enough
9 to cover Brooklyn Bridge Park's
10 maintenance and operations budget.
11 And that's why the Conservancy has
12 consistently supported the current
13 plan. Thank you.

14 MR. GOLEM: Thank you.

15 Again, I'd like to remind folks
16 who have spoken before that in
17 addition to your comments we both
18 will take written testimony, and if
19 you have more detailed information we
20 do have the E-mail address, and we'll
21 take it through that format through
22 December 13.

23 I take it you're Mr. Kelly.

24 MR. KELLY: I'm Mr. Kelly.

25 MR. GOLEM: Okay. And again, in

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view of the time, you know, we

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originally said that we --

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MR. KELLY: You're taking up

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too much time. I'm going to be

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brief.

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MR. GOLEM: I'm done.

8

And after you is Sandy Balboza.

9

Okay.

10

MR. KELLY: My name is Glenn

11

Kelly. I reside at 257 Carol Street

12

in Carol Gardens. I am a 20-year park

13

volunteer and founder of the

14

Community to Improve Carol Park

15

[sic]. I am a member of Community

16

Board 6. I serve on the Parks and

17

Recreation Committee and (inaudible)

18

land use.

19

But tonight I'm here to speak

20

on behalf of the Carol Gardens

21

Neighborhood Association. We are

22

very excited in Carol Gardens about

23

our new park and are interested in

24

making sure that we get the biggest

25

and best park. We've noticed that

1
2 increasingly housing development is
3 offered as a solution to any problem.
4 In fact, we have been through a
5 tremendous development boom and
6 presently have more housing than we
7 need. We have not increased the
8 amount of parks or infrastructure to
9 serve our growing population. And
10 we -- that's our priority, is to make
11 sure that we've got as much park as
12 we can.

13 I've heard many good ideas and
14 plans for alternative sources of
15 revenue, and we urge you to explore
16 those and select any and all of them
17 if that's what it takes to avoid
18 putting housing in the Park.
19 Buildings in the Park just take away
20 park. And we need park. And I'll
21 close by saying what needs repeating,
22 and that is that parks already pay
23 for themselves. As Mr. White said
24 before, parks, they promote tourism,
25 they promote economic vitality,

1

2

people shop on the way to and from,
3 they already pay for themselves. They
4 just don't get credit for it. Thank
5 you.

6

MR. GOLEM: Thank you, thank you
7 for keeping that under two minutes.

8

Sandy Balboza, followed by
9 Barbara Chartin (phonetic).

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MS. BALBOZA: Okay, I'm going
to -- Sandy Balboza, 321 Atlantic
Avenue. I'm president of the
Atlantic Avenue Betterment
Association. And is Patti still here?
Yeah, okay. I think Patti Hagan hit
the nail on the head. Hopefully, the
budget will be looked into. I think
her testimony is very relevant. We
need to reduce, or look at reducing,
the cost of the Park, less expensive,
less complex design, affordable.
Those words were said by other
people.

And I'm shortening my
testimony --

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MR. GOLEM: Thank you.

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MS. BALBOZA -- but I have some photographs of what Pier 6 looks like, and I don't call it a park. And a lot of people who are against the housing say that "what we want is a park." So, if you look at these photographs, and I followed the path that Mr. Van Valkenburgh made, and I see roads. I don't see people. There is a very expensive, fancy playground, which you can't see, and the only way you can go in is if you have a toddler, so I haven't been there. I've been to the dog run because I have a dog. And all I see are roads, and I hope everybody -- I don't know if everybody here has been to Pier 6, or what you think it is, but it's not a park.

22

23

24

25

And the people who say that housing is only a small footprint, they're not accurate because we're talking about towers, we're talking

1
2 about roads to service the towers,
3 we're talking about now tour buses
4 coming in past the children's
5 playground. So, to me this is not a
6 park. And I think the pictures will
7 show that, and you'll see that there
8 aren't any people here. There are
9 very few people. There are more
10 parked cars than people. And also, I
11 think Patti mentioned --

12 MR. GOLEM: You're two minutes.

13 MS. BALBOZA: Okay. The
14 perched wetlands, I have a picture of
15 that, which won't contribute anything
16 to financing the Park, or even an
17 active use of the Park. It's
18 desolate. It doesn't belong on Pier
19 6. So -- alright.

20 MR. GOLEM: If you'd like to
21 leave the pictures with us we'll be
22 happy to look at them.

23 MS. BALBOZA: I'm going to stop
24 even though I'd like to go on. I
25 hope people will look at this.

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MR. GOLEM: Yes.

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MS. BALBOZA: If you have not
seen -- has everybody been down to
Pier 6?

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MR. GOLEM: This -- if you leave
the pictures we'll look at them.

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MS. BALBOZA: Okay. And this is
that (handing).

10

11

MR. GOLEM: Thank you.

12

Barbara Charten? Is she here?

(No reply from the audience.)

13

14

MR. GOLEM: No.

Barbara Brookheart? And
following Barbara is Dorothy Siegel.
And following Dorothy Siegel is
Bronson Binger, and that's the last
card I have.

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MS. BROOKHEART: I'm Barbara
Brookheart, 121 First Place in Carol
Gardens, and I'm also a member of
the -- I'm a founding member of the
Carol Gardens Neighborhood
Association. Again, I want to thank
our elected's and the BBPC for

1
2 stepping back to relook at new and
3 additional ways to finance the Park
4 without using luxury high-rise
5 housing. We also think that a 7-to
6 10-story hotel-condo will dominate at
7 the Fulton Ferry entrance to the
8 Park. My fear is that every inch of
9 the Park has been so meticulously
10 planned that there can be few
11 alternative ways to finance the Park,
12 and that this study will prove their
13 point so they can claim "well, we did
14 a study and only luxury co-ops can
15 finance the Park," because we have
16 experienced a lack of transparency in
17 the process, and so we distrust
18 anything that the corporations tells
19 us, because we ask them this and they
20 do that, and always "isn't it just
21 great" and with a big smile on their
22 face. And so we have tend not to
23 trust whatever they say.

24 And when people think of the
25 self-financing they think of a sports

1
2 facility, hotel, restaurant, a big
3 box store that pays rent, and a
4 percentage fee or PILOTS. But there
5 are soft money that can be generated
6 by the Park from commercial events
7 that can also pay for ongoing
8 operations that has little impact on
9 the Park, or does not inconvenience
10 the public, and the public can have
11 fun participating in these events.

12 I had a conversation with our
13 Borough President's person at the
14 public hearing last week, and for the
15 last 5 years she keeps saying that --
16 I work for Bryant Park, by the way,
17 and she kept saying, "Well --"

18 MR. GOLEM: You're two minutes.

19 MS. BROOKHEART: "-- that the
20 Brooklyn Bridge Park isn't Bryant
21 Park." But any group with just a
22 little savvy can create value out of
23 branding the name, especially one as
24 good and grand as the Brooklyn
25 Bridge. This is why these kind of

1
2 soft money funding must be factored
3 in self-financing equations and on an
4 escalating basis. It took Bryant
5 Park many years to do this, but it
6 will take Brooklyn Bridge Park only
7 half that time to do that because
8 it's a much more dramatic site. And
9 the Park won't get commercial events
10 that meet high pedestrian traffic,
11 but it will get top fees for many
12 commercial events, opportunities.

13 Also, I see a major problem
14 with having three top heavy
15 organizations living off the proceeds
16 of the financing of the Park. I
17 think that only one organization
18 should do cultural and programming in
19 the Park. I think that there will be
20 conflict with St. Ann's doing
21 cultural events in Brooklyn Bridge
22 Park --

23 MR. GOLEM: Three minutes.

24 MS. BROOKHEART: -- doing Park
25 programming as both our organizations

1
2 will be begging to the same
3 corporations to sponsor their events
4 and programs. St. Ann's will make
5 substantial fees from private events
6 such as parties and commercial events
7 such as fashion shows in the Tobacco
8 Warehouse, and a percentage of these
9 fees will go back to the Park
10 Corporations to run for ongoing
11 operations, and my voice just ran
12 out.

13 MR. GOLEM: Thank you.

14 Dorothy Siegel, and the last
15 speaker card I have is Bronson
16 Binger.

17 MS. SIEGEL: Hi to those of you
18 who are on the panel, I'm sorry, I
19 came a little late I didn't hear -- I
20 didn't hear the introduction, so
21 could I just find out who is a
22 representative and who is a member of
23 the --

24 MR. GOLEM: I'm sorry, this is
25 not a question and answer. I just

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ask for your comments and then we

3

have to -- (inaudible).

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MS. SIEGEL: Okay. Well, it was

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relevant, but I guess you wouldn't

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think so anyway.

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This is what I would call

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political theater. We're all sort of

9

playing out our, you know, in a

10

Kabuki audience. Some of us write to

11

each other and have little

12

conversations while the public is

13

giving you testimony that you're not

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listening to. Some of you have

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text-ing or playing on your

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BlackBerries. I hope that your --

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the people that you represent,

18

whether whoever it was who appointed

19

your boss, is getting good value.

20

Looking at your watches. I know, it

21

gets kind of late --

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MR. GOLEM: If I could just ask

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you, really, the subject is the

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alternatives for the financing of the

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Park --

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MS. SIEGEL: Yes.

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MR. GOLEM -- so if you could --

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MS. SIEGEL: Yes.

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MR. GOLEM: -- offer your

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comment.

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MS. SIEGEL: My comment is a

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cynical comment that I don't believe,

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with two exceptions, that the people

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are in fact considering alternatives

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to housing. If you consider the fact

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that this proposal that is on the

13

floor would put new housing up and

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that new housing will not be paying

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for the services that it uses, but

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instead imposing that burden on the

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rest of us, then you would say, "Well

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it's easy to match that funding."

19

It's not happening. The housing

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in the Park, if it paid for itself by

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paying taxes and paid something

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additional, then I could see that you

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would have to come up with an

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alternative. But as it stands right

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now, this is a fraud. And some of you

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know that and some of you don't --

MR. GOLEM: See, now you're at two minutes.

MS. SIEGEL: Thank you so much. You're encouraging me to stay longer, so thank you.

We all know that it's a fraud. We all know that there is no funding mechanism for the Park that is not stealing money from the City. As it is, this Park, as other people have said, is generating money for the City. There are many ways that it could be funded if you actually were looking for alternatives to housing. We know that the Mayor controls the majority of votes. So, we know that you will all be voting with the Mayor, with two exceptions, because those two people were put there by the people who voted overwhelmingly against housing in the Park.

Now, if you were honest you would recognize that the current

1
2 funding mechanism is not a funding
3 mechanism. It's transferring funds
4 from schools and other services to
5 the Park to pay for the Park. And
6 what I would say is that instead, you
7 should take from the revenues that
8 are being generated by the Park,
9 which would be a Park Improvement
10 District, or something of that
11 nature. So I do hope that you will
12 somehow transcend, you or your -- the
13 people you represent, transcend the
14 fact that you are beholden to the
15 Mayor for your position here and
16 actually look for alternatives to
17 housing. Thank you.

18 MR. GOLEM: Thank you.

19 Last speaker I have is Bronson
20 Binger.

21 MR. BINGER: I thank you for
22 listening to me, in some cases a
23 second time, because I was at the
24 last hearing. Is it alright if I
25 speak for a minute?

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MR. GOLEM: Yes, please. I think we're asking folks if they are going to, obviously it's late --

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MR. BINGER: I worked on capital projects in the park for seven years ending in 1985. In that seven years I never put a single park in except one new one. All the rest, we couldn't afford to build parks back then. That one was in Fox Street in the Bronx. I don't believe that you could get very many people to build a high-rise building near it to support it. Nevertheless, we built it with taxpayer money, and it is supported with taxpayer money.

I'm interested to know when one of these high-rises catch fire and they're not paying taxes to support the Fire Department, are they going to let it burn? When they are not paying taxes to support the public schools are they not allowed to send their kids to public school? When

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they are not paying taxes to support the police are we not allowed to call the police? So, I believe that as the last speaker said, this is a substitution of something else for the other services they're getting.

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I also would like to point out that my father, who built the FDR Drive and the East River Drive as Assistant Commissioner as Deputy -- I can't think of his title, Assistant to the Borough President, Chief of the Borough President's office in 1939, when he left, starting about '33, when he started, they built more parks on the other side of the river than you will see in all of East River on this side from one end of the other all the way into Queens. Not one of those was done with private housing in it. And there was a much worse recession then than it is now, so I think we're falling back --

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MR. GOLEM: You're two minutes.

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MR. BINGER: Sorry. So, I will
leave at that and say that I think.

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Housing does not belong in a park, we

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never built any in my time there, and

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I believe that this is entirely the

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wrong way to do it. And I'm sorry to

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say that because you've been very

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patient for many days now. And thank

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you for that.

12

MR. GOLEM: Thank you. Thank you

13

all for your comments. Before we

14

close the hearing is there anybody

15

else here that would like to make a

16

statement?

17

(Ms. Hagan addressed the

18

panel.)

19

MR. GOLEM: If you want, I

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could ask you to come to the

21

microphone, to the lectern, again,

22

I'm sorry, I've been told the

23

rules --

24

MR. PINSKY: We'll happy to

25

have people submit --

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MS. HAGAN: It's a really good
idea. It just came to me while --

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MR. GOLEM: I'll be happy to
talk to you after the official
meeting is over.

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Yes, sir. Could you please
identify yourself?

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MR. KLEIMAN: Sure. Louis
Kleiman, I work with one of the
waterfront groups. I'm talking for
myself. I live in Manhattan, in
fact.

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You've got to keep the
recognition of the fact that a
waterfront park is different than any
other kind of park. A waterfront
park in the 21st century should be
for more than just having a good time
and allowing children to do what they
want to do, adults to have a
recreation. It should be for storm
water management, which is going to
become very, very important. It
should be for mitigation of steam

1
2 rises, which means soft shell
3 embankments. And what I personally
4 want to see is the ability not for
5 people to get to the water but to get
6 into the water and out of the water.
7 And as Nancy once said, kayaking and
8 human power boating, and things of
9 that nature, I think is very, very
10 essential. And I think that a good
11 waterfront park means a benefit to
12 the entire New York City area, not
13 just for Brooklyn. Thank you.

14 MR. GOLEM: Thank you. Again,
15 I'll ask before I close the hearing
16 is there anyone else here that would
17 like to make a statement?

18 (No reply from the audience.)

19 MR. GOLEM: Let the record
20 reflect that no one has answered to
21 that question. The time is now 9:35
22 P.M. and this hearing is now closed.
23 However, please note as I stated
24 earlier, that written comments are
25 requested. I will fully review them

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and we will receive and consider them
after conclusion of the hearing on
Monday at 5:00 P.M., on the 13th.

Thanks, everyone, for your
comments. Thank to everyone for being
here.

(Whereupon, at 9:35 P.M., the
above matter concluded.)

I, NORAH COLTON, CM, a Notary
Public for and within the State of
New York, do hereby certify that the
above is a correct transcription of
my stenographic notes.

NORAH COLTON, CM

\$	11201 [1] - 30:24 114 [1] - 3:9 117 [2] - 3:10, 149:2 12 [5] - 53:16, 78:18, 143:5, 189:11, 225:25 12/9 [1] - 5:4 120 [2] - 3:11, 19:7 121 [2] - 3:12, 240:20 123 [1] - 30:23 127 [1] - 3:13 13 [8] - 14:4, 18:13, 23:4, 88:7, 136:22, 180:18, 181:2, 234:22 130 [1] - 165:14 133 [1] - 3:14 134 [1] - 3:15 13th [2] - 160:23, 254:4 140 [1] - 3:16 142 [1] - 3:17 143 [1] - 80:18 148 [1] - 3:18 15 [4] - 69:20, 70:20, 211:21, 213:3 15-year [2] - 58:10, 92:4 153 [1] - 3:19 159 [1] - 3:20 16 [2] - 96:25, 181:3 16.1 [2] - 150:2, 153:10 160 [1] - 3:21 162 [1] - 3:22 165 [1] - 3:23 169 [1] - 3:24 170 [1] - 82:22 171 [1] - 51:9 173 [1] - 4:5 175 [2] - 200:17, 233:9 177 [1] - 4:6 17th [1] - 234:3 18 [1] - 63:17 180 [1] - 1:8 182 [1] - 4:7 186 [1] - 4:8 187 [1] - 4:9 189 [1] - 4:10 193 [1] - 4:11 1939 [1] - 250:15 197 [1] - 4:12 1972 [1] - 169:17 1975 [1] - 24:16 1980s [1] - 146:4 1985 [1] - 249:7 1986 [2] - 122:22, 165:19 1988 [1] - 173:6 1989 [1] - 174:5 1990s [1] - 146:4 1992 [1] - 88:9 1994 [1] - 126:3 1996 [1] - 126:9 1999 [2] - 189:10, 190:6	2	2 [14] - 29:17, 37:16, 77:23, 118:9, 137:14, 170:11, 171:3, 184:2, 186:5, 200:19, 215:21, 215:23, 231:17, 234:6 20 [12] - 11:4, 11:21, 37:13, 44:3, 54:11, 103:19, 119:20, 132:24, 143:7, 149:15, 216:9, 217:15 20-year [1] - 235:12 200 [1] - 4:13 2000 [1] - 58:18 2002 [3] - 10:16, 123:5, 129:22 2003 [2] - 103:8, 103:15 2004 [6] - 56:20, 149:9, 153:5, 175:4, 181:22, 200:5 2005 [6] - 11:5, 88:2, 103:6, 105:8, 119:14, 126:11 2006 [1] - 109:10 2007 [1] - 58:18 2008 [2] - 26:17, 89:11 2009 [1] - 40:22 2010 [9] - 1:11, 11:18, 11:24, 15:16, 16:6, 17:8, 17:16, 182:22, 190:22 2011 [1] - 231:4 2012 [2] - 87:25, 126:11 204 [1] - 4:14 20th [2] - 148:11, 225:21 211 [1] - 4:15 215 [1] - 4:16 21st [3] - 8:22, 148:10, 252:18 220 [1] - 4:17 222 [1] - 5:5 223 [1] - 5:6 229 [1] - 5:7 22nd [1] - 234:3 23 [2] - 2:6, 17:16 234 [1] - 5:8 236 [1] - 92:2 237 [1] - 5:9 240 [1] - 5:10 244 [1] - 5:11 246 [1] - 189:9 248 [1] - 5:12 25 [6] - 107:15, 143:18, 166:19, 194:2, 200:19, 211:19 252 [1] - 5:13 257 [1] - 235:11 26 [1] - 87:12	264 [1] - 95:15 27 [1] - 2:7 28 [2] - 102:2, 154:20 29 [1] - 173:15
			3	
			3 [7] - 41:21, 77:23, 118:9, 149:14, 153:3, 184:2, 234:6 3,000 [1] - 39:20 3.2 [1] - 234:4 30 [7] - 2:8, 135:13, 143:18, 147:13, 216:10, 223:11, 230:8 30,000 [1] - 228:25 30th [1] - 21:10 31 [1] - 208:15 321 [1] - 237:11 33 [1] - 63:11 34th [1] - 50:6 35 [1] - 225:24 355 [1] - 121:10 36 [1] - 65:23 360 [2] - 74:23, 120:22 37 [2] - 2:9, 107:14	
			4	
			4 [2] - 217:18, 228:4 40 [2] - 96:22, 169:13 40-thousand-square-foot [1] - 39:25 400 [3] - 133:23, 182:10, 182:15 448 [1] - 24:2 45 [2] - 2:10, 30:23 47 [1] - 2:11 49 [1] - 133:23 494 [1] - 24:4 496 [1] - 160:23	
			5	
			5 [27] - 54:3, 62:3, 64:13, 66:7, 70:12, 74:6, 86:3, 86:24, 87:18, 87:24, 149:14, 153:3, 166:2, 173:24, 184:2, 187:10, 188:3, 200:22, 203:3, 222:15, 225:21, 227:13, 231:11, 231:17, 232:6, 234:6, 242:15 5,000 [1] - 233:13 50 [2] - 2:12, 203:5 51st [1] - 82:22 52 [1] - 96:23 58 [1] - 2:13 5:00 [3] - 14:4, 18:13,	
1	1 [30] - 11:23, 18:20, 28:20, 43:2, 53:19, 58:12, 70:18, 81:5, 88:24, 97:14, 103:12, 103:16, 119:3, 137:14, 156:5, 156:12, 159:15, 166:2, 170:10, 171:3, 173:24, 182:24, 183:7, 190:24, 191:20, 191:21, 200:22, 212:9, 221:11, 230:18 1)limited [1] - 29:13 1,200 [1] - 39:23 1,600 [1] - 201:19 1.2 [1] - 233:24 10 [9] - 11:9, 38:7, 38:17, 103:4, 119:19, 146:19, 186:6, 217:16, 221:7 10,000-square-foot [1] - 53:5 10-story [1] - 241:6 10-year [1] - 106:8 10.8 [1] - 38:9 100 [1] - 55:19 101 [1] - 3:5 107 [1] - 3:6 11 [1] - 97:2 11/30 [1] - 5:4 110 [1] - 3:8			

254:4	9/11 [1] - 174:22 91 [1] - 2:23 92-year-old [1] - 193:9 95 [1] - 2:24 9:35 [2] - 253:21, 254:8	118:12, 118:13, 119:22, 119:25, 141:17, 156:22, 168:16, 183:5, 206:11, 208:22, 209:4, 231:17 action [3] - 26:12, 164:11, 184:14 Action [1] - 149:4 activate [3] - 226:2, 229:6, 229:9 activated [1] - 225:16 active [9] - 103:4, 113:12, 136:7, 179:13, 223:12, 223:25, 229:6, 231:18, 239:17 actively [1] - 199:6 activities [3] - 42:7, 59:6, 231:11 activity [5] - 28:11, 59:12, 66:14, 126:21, 226:19 actual [3] - 32:18, 56:21, 98:8 acutely [1] - 163:2 ADAM [3] - 3:24, 169:7, 169:10 Adam [3] - 169:8, 169:9, 169:11 Adams [3] - 168:25, 169:6, 200:17 adapted [1] - 88:9 adaptive [1] - 32:4 adaptively [1] - 26:16 add [6] - 23:6, 101:8, 131:14, 160:8, 218:13, 222:10 added [5] - 42:23, 76:25, 95:5, 155:15, 155:17 adding [2] - 93:12, 130:14 addition [13] - 11:2, 21:14, 55:18, 55:20, 119:18, 124:2, 128:6, 141:21, 156:25, 184:19, 192:2, 231:23, 234:17 additional [13] - 72:20, 88:17, 108:20, 108:22, 108:23, 113:23, 124:4, 127:2, 180:16, 212:21, 214:13, 241:3, 246:22 address [13] - 18:17, 18:19, 21:19, 22:10, 22:14, 23:20, 30:22, 87:12, 117:24, 123:12, 127:24, 226:5, 234:20 addressed [4] - 131:7, 198:5, 204:14, 251:17 addressing [2] - 34:9, 69:22	adds [2] - 124:14, 179:13 adequate [2] - 15:21, 123:11 adequately [5] - 142:10, 160:5, 164:20, 183:21, 199:14 adhere [1] - 181:4 adjacent [7] - 36:13, 55:14, 56:8, 113:23, 155:11, 207:24, 213:2 adjusted [2] - 122:20, 170:2 adjusting [1] - 170:2 administration [8] - 31:18, 141:4, 165:22, 204:22, 206:5, 206:8, 206:22, 208:9 administration's [1] - 208:5 adopt [3] - 72:16, 73:3, 80:13 adopted [2] - 88:3, 94:17 adoptive [1] - 191:4 adults [2] - 233:14, 252:21 advance [2] - 23:16, 115:22 advantages [1] - 130:13 Advertiser [1] - 114:15 advertising [2] - 42:10, 42:22 advisor [1] - 165:20 Advisors [1] - 69:16 Advisory [2] - 58:9, 201:8 advocacy [6] - 54:13, 89:8, 121:18, 121:20, 122:6, 127:21 advocate [1] - 64:2 advocated [4] - 24:8, 31:21, 39:13, 110:3 advocates [1] - 193:16 advocating [1] - 123:15 affairs [2] - 173:20, 176:7 affect [1] - 81:16 affirmed [1] - 11:6 afford [6] - 22:18, 53:6, 109:3, 153:8, 153:12, 249:10 affordable [5] - 33:10, 88:10, 88:18, 153:3, 237:21 afraid [2] - 104:13, 187:22 afternoon [2] - 144:10, 144:11 afterwards [1] - 177:20 Agar [3] - 172:18, 172:19, 172:21
6	A		
6 [36] - 2:5, 11:23, 12:7, 13:10, 16:3, 17:6, 17:7, 22:21, 28:20, 53:19, 57:8, 58:12, 74:25, 76:4, 87:19, 88:25, 117:22, 118:23, 119:3, 159:15, 184:2, 191:17, 191:20, 212:9, 213:25, 219:22, 223:25, 227:3, 227:9, 230:20, 232:2, 235:16, 238:4, 238:20, 239:19, 240:5 600 [1] - 38:22 63 [1] - 2:14 68 [1] - 2:15 69 [1] - 2:16 6:05 [1] - 1:12	abandon [2] - 209:15, 209:16 ability [3] - 63:6, 115:22, 253:4 able [9] - 6:19, 7:25, 21:16, 145:18, 168:18, 186:19, 190:22, 199:19, 199:20 absolute [1] - 9:5 absolutely [3] - 152:20, 158:2, 221:5 absorb [2] - 166:13, 202:4 absurd [1] - 226:9 abuts [1] - 73:13 abutting [1] - 73:5 accept [1] - 199:19 acceptable [1] - 161:11 acceptance [1] - 167:7 accepting [1] - 14:3 access [5] - 37:4, 88:14, 98:8, 183:9, 232:3 accessible [2] - 95:8, 185:5 accommodate [1] - 82:8 accomplish [1] - 126:12 accordance [2] - 12:9, 13:19 according [4] - 40:18, 81:22, 133:6, 230:21 accountability [2] - 198:21, 199:18 accounting [1] - 100:22 accurate [4] - 13:4, 21:23, 129:6, 238:24 achieve [1] - 100:23 achieved [1] - 126:11 achievement [1] - 184:25 achieves [1] - 121:17 achieving [1] - 115:24 acknowledge [1] - 203:23 acquiring [2] - 79:11, 79:20 acre [3] - 38:7, 129:3, 232:22 acreage [3] - 34:10, 38:5, 195:18 acres [24] - 11:21, 29:13, 38:4, 38:6, 41:9, 41:12, 75:8, 75:16, 81:16, 111:19, 112:3, 112:14,		
7			
7 [2] - 52:25, 109:10 7,000 [3] - 35:11, 39:22, 52:24 7-point [1] - 88:3 7-to [1] - 241:5 70 [4] - 118:13, 119:25, 149:16, 233:15 72 [1] - 38:4 74 [1] - 2:17 750 [2] - 47:25, 192:2 78 [2] - 2:18, 117:20			
8			
8 [20] - 15:15, 16:6, 17:8, 25:9, 38:18, 75:8, 75:16, 81:16, 93:5, 111:19, 112:3, 112:14, 118:12, 119:21, 156:22, 173:13, 184:12, 195:19, 196:9, 217:16 8.2 [1] - 29:13 8.2-acre [1] - 99:13 8.4 [1] - 39:24 80 [7] - 2:19, 134:2, 146:19, 159:4, 196:4, 227:5, 227:23 82 [1] - 2:20 84 [1] - 2:21 85 [4] - 38:5, 141:17, 168:16, 183:5 87 [1] - 2:22			
9			
9 [3] - 1:11, 21:7, 175:18			

<p>age [3] - 51:17, 65:17, 114:25</p> <p>agencies [1] - 59:25</p> <p>agenda [2] - 6:14, 85:8</p> <p>agent [2] - 187:11, 188:4</p> <p>ages [1] - 144:16</p> <p>agonizing [1] - 166:20</p> <p>agree [4] - 36:6, 101:8, 135:15, 215:2</p> <p>agreed [3] - 100:2, 141:20, 221:7</p> <p>agreement [4] - 7:11, 11:20, 58:20, 77:21</p> <p>aimed [1] - 163:18</p> <p>air [1] - 124:21</p> <p>airport [1] - 50:4</p> <p>Alex [4] - 58:4, 63:9, 63:11, 63:13</p> <p>ALEX [1] - 2:14</p> <p>alienate [1] - 110:12</p> <p>Alliance [2] - 30:22, 182:9</p> <p>allocated [1] - 129:16</p> <p>allocation [1] - 130:2</p> <p>allotted [1] - 20:24</p> <p>allow [8] - 16:8, 19:15, 20:16, 26:22, 81:21, 110:8, 112:20, 225:18</p> <p>allowable [2] - 11:14, 11:16</p> <p>allowed [6] - 11:4, 12:19, 20:7, 126:16, 249:24, 250:3</p> <p>allowing [1] - 252:20</p> <p>allows [2] - 118:12, 195:16</p> <p>alone [3] - 96:17, 109:13, 184:4</p> <p>alongside [2] - 136:8, 190:12</p> <p>alright [4] - 169:10, 215:18, 239:19, 248:24</p> <p>Alright [2] - 50:22, 172:24</p> <p>Alshuler [3] - 68:6, 69:13, 69:15</p> <p>ALSHULER [3] - 2:16, 69:14, 74:5</p> <p>alter [2] - 98:25, 185:3</p> <p>Alternative [2] - 89:14, 124:25</p> <p>alternative [37] - 12:15, 12:20, 13:9, 16:2, 16:9, 16:11, 16:15, 16:18, 17:2, 18:5, 19:4, 22:20, 29:18, 56:16, 57:5, 59:2, 60:4, 75:4, 75:13, 81:2, 105:8, 113:2, 122:3, 142:19, 152:22,</p>	<p>157:13, 158:18, 163:23, 171:4, 196:7, 202:24, 206:25, 214:18, 216:2, 236:14, 241:11, 246:24</p> <p>ALTERNATIVES [1] - 1:3</p> <p>Alternatives [16] - 6:4, 6:18, 7:22, 9:19, 10:15, 12:17, 13:13, 15:8, 24:23, 29:9, 111:8, 121:24, 148:24, 162:16, 183:15, 194:18</p> <p>alternatives [35] - 7:12, 7:15, 12:6, 15:9, 17:11, 29:11, 30:8, 52:11, 56:14, 57:20, 58:2, 72:3, 74:15, 102:23, 111:16, 118:2, 118:6, 123:2, 155:21, 156:2, 156:4, 156:19, 157:2, 161:2, 161:5, 161:6, 179:5, 181:8, 199:10, 199:21, 220:5, 245:24, 246:10, 247:16, 248:16</p> <p>amazed [1] - 191:11</p> <p>amazing [5] - 28:18, 29:5, 36:16, 106:6, 190:9</p> <p>amazingly [1] - 190:21</p> <p>amenable [1] - 101:7</p> <p>amenities [5] - 31:9, 45:19, 69:2, 164:21, 183:4</p> <p>amenity [3] - 60:5, 140:22, 191:10</p> <p>amount [13] - 29:16, 36:7, 60:22, 60:23, 130:22, 131:3, 158:5, 175:2, 180:8, 195:17, 203:15, 227:12, 236:8</p> <p>amounts [2] - 128:15, 215:9</p> <p>analysis [6] - 54:4, 54:18, 56:20, 57:4, 198:23, 198:25</p> <p>ancillary [1] - 25:15</p> <p>AND [1] - 5:4</p> <p>and/or [1] - 33:6</p> <p>ANDREW [3] - 3:6, 3:16, 4:16</p> <p>Andrew [9] - 101:23, 107:11, 107:14, 140:13, 140:14, 140:16, 211:12, 215:15, 215:20</p> <p>Angeles [1] - 54:10</p> <p>Angle [1] - 154:7</p> <p>angry [2] - 48:21, 138:24</p> <p>Ann's [2] - 243:20, 244:4</p> <p>Anna [3] - 210:17,</p>	<p>210:22, 210:24</p> <p>anniversary [1] - 149:9</p> <p>announce [1] - 20:12</p> <p>annual [3] - 10:23, 183:22, 202:5</p> <p>annually [2] - 81:9, 196:11</p> <p>answer [3] - 17:20, 230:6, 244:25</p> <p>answered [1] - 253:20</p> <p>anticipated [2] - 63:16, 231:3</p> <p>anybody [3] - 106:4, 224:11, 251:14</p> <p>anyway [1] - 245:6</p> <p>Anyway [2] - 135:8, 151:20</p> <p>anywhere [1] - 83:8</p> <p>apart [1] - 206:19</p> <p>apartment [7] - 33:17, 48:2, 55:21, 95:17, 100:10, 105:20, 152:6</p> <p>apartments [1] - 66:21</p> <p>apologize [1] - 23:16</p> <p>apparent [1] - 63:5</p> <p>appearing [1] - 22:11</p> <p>applaud [1] - 61:10</p> <p>applause [4] - 23:9, 44:24, 50:17, 67:25</p> <p>appointed [1] - 245:18</p> <p>appointee [3] - 9:10, 10:6, 10:9</p> <p>appointees [1] - 7:10</p> <p>apportion [1] - 157:7</p> <p>appreciate [2] - 96:11, 175:24</p> <p>appreciated [1] - 18:7</p> <p>appreciation [1] - 49:17</p> <p>approach [4] - 23:14, 82:2, 136:13, 208:7</p> <p>appropriate [11] - 25:11, 64:17, 71:25, 73:6, 130:10, 133:7, 167:24, 180:13, 184:7, 189:23, 218:4</p> <p>approved [1] - 51:24</p> <p>approximately [4] - 19:7, 111:19, 112:14, 201:19</p> <p>April [2] - 124:22, 204:16</p> <p>arbitrariness [1] - 168:4</p> <p>arcane [1] - 205:14</p> <p>architect [1] - 149:24</p> <p>Area [10] - 10:13, 12:13, 12:22, 13:12, 14:2, 14:22, 89:17, 121:25, 126:6, 161:14</p> <p>area [17] - 11:5, 11:10, 25:10, 50:9, 68:23, 96:25, 116:9, 127:22,</p>	<p>132:23, 155:17, 174:16, 184:13, 186:6, 195:20, 196:4, 196:10, 253:12</p> <p>areas [1] - 171:23</p> <p>aren't [2] - 208:23, 239:8</p> <p>argue [3] - 55:25, 59:6, 164:5</p> <p>argument [2] - 34:7, 204:24</p> <p>Arguments [1] - 58:25</p> <p>armed [1] - 42:17</p> <p>Arosso's [1] - 207:8</p> <p>arrival [2] - 20:9, 132:9</p> <p>arrive [1] - 51:23</p> <p>Arsenal [1] - 150:19</p> <p>Art [2] - 68:9, 133:21</p> <p>art [1] - 126:19</p> <p>article [1] - 150:12</p> <p>articulate [1] - 27:13</p> <p>artificial [2] - 34:11, 231:15</p> <p>artificially [2] - 150:6, 208:14</p> <p>aside [4] - 149:12, 178:16, 205:7, 208:19</p> <p>asking [1] - 249:3</p> <p>aspect [1] - 165:18</p> <p>aspects [3] - 115:14, 155:13, 162:24</p> <p>Assembly [3] - 12:2, 31:3, 133:20</p> <p>assembly [1] - 144:23</p> <p>Assemblywoman [2] - 10:8, 212:3</p> <p>assert [1] - 203:18</p> <p>assess [1] - 132:16</p> <p>assessment [3] - 179:9, 180:10, 207:9</p> <p>asset [3] - 59:8, 71:7, 116:19</p> <p>assistance [1] - 121:25</p> <p>Assistant [2] - 250:11, 250:12</p> <p>Associate [2] - 188:7, 188:8</p> <p>associate [2] - 150:21, 155:6</p> <p>associated [2] - 16:24, 17:4</p> <p>Associates [1] - 124:10</p> <p>Association [18] - 24:6, 37:18, 87:12, 88:2, 89:5, 107:17, 110:21, 110:24, 127:19, 154:20, 155:4, 169:13, 173:5, 173:8, 211:21, 235:21, 237:14, 240:24</p> <p>association [1] - 24:8</p>
--	---	---	---

<p>Association's [1] - 166:7 assumed [2] - 54:3, 57:4 assuming [1] - 184:25 assumption [3] - 59:4, 59:21, 118:24 assumptions [5] - 54:6, 54:19, 54:22, 200:4, 200:6 assured [1] - 214:4 asthma [1] - 39:7 athletic [1] - 179:8 Atlantic [19] - 24:2, 24:3, 24:4, 24:14, 24:16, 24:17, 53:22, 55:22, 65:11, 96:3, 97:23, 132:6, 225:14, 227:7, 227:11, 227:24, 229:14, 237:11, 237:13 atmosphere [1] - 85:17 attacking [1] - 72:18 attempting [1] - 204:23 attend [1] - 186:18 attendance [1] - 90:9 attendees [1] - 17:22 attending [2] - 14:15, 150:17 attention [1] - 142:4 attenuator [1] - 151:7 attract [2] - 165:5, 179:16 attracts [1] - 42:8 attributable [2] - 122:14, 132:25 attributed [1] - 157:6 attributes [1] - 86:11 AUDIENCE [6] - 111:23, 154:15, 182:12, 188:21, 197:10, 210:19 audience [16] - 103:18, 112:5, 154:10, 158:10, 169:3, 172:22, 185:17, 185:20, 197:5, 210:23, 211:4, 211:7, 221:15, 240:12, 245:10, 253:18 austerity [1] - 141:3 authoritarian [1] - 149:19 Authority [1] - 200:20 Authority's [1] - 165:24 availability [1] - 88:16 available [9] - 12:11, 14:8, 17:8, 30:3, 76:6, 130:11, 166:25, 167:11, 231:16 Avenue [21] - 24:2, 24:3, 24:5, 24:14, 24:16, 24:18, 48:2, 53:22, 55:22, 77:13, 96:4, 97:23, 121:11, 132:7, 149:3, 225:14, 227:8, 227:11, 227:25,</p>	<p>237:12, 237:13 average [1] - 129:2 avid [1] - 80:22 avoid [1] - 236:17 avoided [1] - 177:18 avoiding [1] - 51:8 awake [1] - 154:3 aware [2] - 163:2, 163:12 awe [1] - 114:2 awed [2] - 98:2, 191:12 awful [2] - 29:7, 106:9</p>	<p>basic [1] - 223:2 basically [3] - 45:11, 166:11, 167:18 basics [1] - 153:11 basis [8] - 8:3, 28:18, 30:4, 48:19, 60:7, 157:8, 164:7, 243:4 basketball [2] - 213:22, 231:19 Basketball [1] - 158:9 bathroom [1] - 69:2 Battery [10] - 80:7, 105:11, 129:10, 150:16, 151:20, 151:21, 165:25, 192:15, 220:23, 232:25 Battle [1] - 34:17 Bay [10] - 10:13, 12:13, 12:22, 13:11, 14:2, 14:21, 89:17, 121:25, 126:6, 161:14 BBP [3] - 19:10, 25:2, 43:8 BBPC [2] - 35:25, 240:25 BBPtestimony@BAE [1] - 18:19 BBPtestimony@BAE1.com [1] - 14:7 be-ins [1] - 106:7 Beaches [1] - 151:4 bear [1] - 137:3 beating [1] - 186:15 beautiful [5] - 24:19, 49:9, 132:8, 133:3, 216:25 beauty [6] - 97:22, 100:2, 114:17, 115:9, 115:10, 115:11 becomes [1] - 63:4 becoming [2] - 88:23, 134:13 begging [1] - 244:2 begins [1] - 56:10 begun [1] - 212:11 behalf [9] - 30:19, 30:25, 48:8, 102:10, 110:21, 121:9, 140:17, 182:7, 235:20 behaving [1] - 181:14 behind [2] - 45:20, 165:8 behold [1] - 152:2 beholden [1] - 248:14 believe [35] - 35:15, 72:15, 73:10, 73:25, 74:10, 79:7, 79:10, 94:10, 94:14, 99:10, 107:5, 128:5, 130:7, 131:5, 132:10, 140:3, 142:7, 178:4, 179:14,</p>	<p>179:19, 181:3, 181:7, 181:12, 205:25, 206:24, 208:9, 212:24, 224:16, 228:2, 228:10, 228:13, 246:8, 249:12, 250:4, 251:7 believing [1] - 129:15 bell [4] - 44:18, 153:15, 209:22, 229:12 belong [4] - 132:2, 192:23, 239:18, 251:5 belongs [1] - 192:8 Ben [3] - 87:16, 135:20, 143:18 beneficiary [1] - 109:2 benefit [8] - 34:3, 35:18, 42:23, 160:14, 216:19, 225:10, 225:12, 253:11 benefited [1] - 208:3 benefits [9] - 36:10, 82:11, 109:5, 123:19, 123:24, 179:10, 204:20, 207:7, 207:16 Bengal [1] - 136:24 beside [1] - 98:16 besides [1] - 177:5 bestow [1] - 123:24 Betterment [1] - 237:13 Beverage [1] - 228:24 bias [5] - 206:5, 206:14, 206:18, 206:23, 208:5 bicycling [1] - 231:23 BID [2] - 73:3, 159:19 bigger [1] - 43:15 biggest [1] - 235:24 bike [2] - 115:7, 191:19 billion [1] - 38:17 Binger [3] - 240:17, 244:16, 248:20 BINGER [4] - 5:12, 248:21, 249:5, 251:3 bit [6] - 7:5, 55:2, 100:23, 120:10, 185:23, 187:19 black [2] - 96:12, 96:13 BlackBerries [1] - 245:16 blader [1] - 225:4 block [4] - 43:18, 132:23, 138:19, 219:23 blocking [1] - 32:13 blocks [2] - 39:17, 162:21 blood [1] - 97:21 Bloomberg [3] - 31:17, 141:3, 149:11 blown [1] - 99:21 blue [1] - 91:24 Board [19] - 10:10, 27:4, 37:16, 37:22, 70:10, 77:20, 87:15, 87:18,</p>
B			
<p>B2 [1] - 48:2 backdoor [1] - 72:25 backdrop [1] - 42:9 background [2] - 19:22, 54:7 backwards [1] - 218:17 backyard [4] - 8:7, 45:21, 113:19, 233:3 backyards [1] - 66:22 BAE [3] - 10:13, 14:22, 18:9 bail [1] - 107:2 balance [5] - 42:3, 49:14, 49:15, 117:10, 125:22 Balboza [3] - 235:8, 237:8, 237:11 BALBOZA [7] - 5:9, 237:10, 238:3, 239:13, 239:23, 240:3, 240:8 ball [5] - 43:9, 76:5, 98:6, 174:18, 226:15 ballot [1] - 110:7 Baltic [1] - 92:2 BAM [1] - 229:11 bands [1] - 151:14 bang [1] - 220:15 bankrupt [1] - 92:23 Banks [1] - 87:16 Bar [1] - 40:21 Barbara [5] - 237:9, 240:11, 240:14, 240:15, 240:19 BARBARA [1] - 5:10 barely [3] - 53:6, 53:9, 96:13 Barker [2] - 211:3, 211:6 Bartholomew [3] - 80:16, 82:18, 82:21 BARTHOLOMEW [2] - 2:20, 82:20 Bartlett's [1] - 150:14 base [2] - 130:17, 207:19 baseball [4] - 66:2, 80:22, 82:8, 174:10 based [2] - 56:19, 164:7</p>			

<p>89:17, 107:17, 143:3, 143:5, 200:19, 211:25, 215:21, 215:23, 227:3, 227:9, 235:16</p> <p>board [4] - 24:8, 24:13, 169:11, 211:22</p> <p>boat [1] - 174:5</p> <p>boathouse [1] - 232:2</p> <p>boating [2] - 35:21, 253:8</p> <p>bocci [1] - 231:19</p> <p>body [2] - 123:9, 198:14</p> <p>Boerum [5] - 24:6, 24:10, 219:2, 227:3, 227:10</p> <p>booby [1] - 189:4</p> <p>boom [1] - 236:5</p> <p>border [1] - 97:3</p> <p>Borders [1] - 208:7</p> <p>border [5] - 41:18, 207:17, 207:19, 207:21, 231:2</p> <p>born [1] - 162:20</p> <p>Borough [10] - 8:9, 28:4, 46:11, 101:4, 213:17, 213:19, 216:25, 242:13, 250:13, 250:14</p> <p>borough [2] - 85:18, 92:17</p> <p>Borough's [1] - 196:16</p> <p>boroughs [1] - 85:20</p> <p>boss [1] - 245:19</p> <p>Boston [2] - 69:18, 149:25</p> <p>botanical [2] - 152:3, 152:18</p> <p>bother [1] - 55:2</p> <p>bothered [1] - 55:6</p> <p>boundaries [5] - 26:15, 56:3, 61:6, 164:15, 184:18</p> <p>bounding [1] - 139:4</p> <p>bowling [1] - 213:23</p> <p>box [8] - 21:18, 21:20, 60:18, 130:25, 161:8, 223:3, 229:3, 242:3</p> <p>Boy [1] - 158:8</p> <p>boy [1] - 194:13</p> <p>boys [1] - 66:23</p> <p>BQE [2] - 71:19, 219:24</p> <p>branding [1] - 242:23</p> <p>break [1] - 53:9</p> <p>breaks [1] - 62:12</p> <p>breath [3] - 41:3, 98:3, 191:9</p> <p>breathtaking [1] - 100:5</p> <p>bridge [1] - 32:15</p> <p>Bridge [127] - 6:3, 7:2, 9:3, 9:16, 12:12, 15:7, 15:10, 16:5, 24:22,</p>	<p>26:4, 26:13, 27:5, 28:17, 32:8, 32:12, 34:25, 36:17, 37:20, 37:23, 37:25, 38:13, 42:8, 42:16, 44:12, 51:12, 55:5, 58:22, 58:23, 68:12, 68:21, 70:5, 73:13, 74:13, 78:21, 83:3, 84:18, 87:14, 87:19, 92:6, 98:16, 111:2, 113:17, 114:6, 114:22, 115:20, 116:8, 116:13, 117:10, 117:23, 118:4, 118:19, 119:12, 121:23, 124:4, 124:7, 128:2, 129:5, 129:8, 129:22, 137:16, 138:7, 139:20, 141:4, 141:12, 142:6, 142:12, 143:3, 145:6, 147:15, 148:25, 149:10, 149:13, 150:20, 151:21, 151:25, 152:11, 153:4, 153:11, 155:8, 159:13, 160:7, 162:15, 163:4, 164:14, 164:24, 165:19, 166:5, 170:7, 173:22, 174:3, 174:24, 182:23, 183:3, 183:13, 184:16, 184:24, 186:13, 189:15, 191:6, 192:14, 192:24, 193:15, 194:4, 194:17, 196:25, 201:5, 201:10, 203:6, 204:3, 211:16, 211:24, 212:4, 212:11, 224:10, 227:14, 230:4, 230:11, 231:8, 231:9, 232:5, 233:5, 233:11, 234:9, 242:20, 242:25, 243:6, 243:21</p> <p>BRIDGE [1] - 1:2</p> <p>bridges [3] - 146:25, 191:2, 194:6</p> <p>brief [1] - 235:6</p> <p>briefly [1] - 226:4</p> <p>brighter [1] - 86:23</p> <p>bringing [1] - 42:24</p> <p>brings [2] - 42:22, 49:14</p> <p>Bronson [3] - 240:17, 244:15, 248:19</p> <p>BRONSON [1] - 5:12</p> <p>Bronx [1] - 249:12</p> <p>Brookheart [2] - 240:14, 240:20</p> <p>BROOKHEART [4] - 5:10, 240:19, 242:19, 243:24</p> <p>BROOKLYN [2] - 1:2,</p>	<p>1:10</p> <p>Brooklyn [239] - 6:2, 7:2, 9:3, 9:16, 12:12, 15:7, 15:10, 16:5, 24:22, 26:3, 26:13, 26:18, 27:5, 27:18, 27:19, 27:23, 28:17, 30:24, 34:17, 34:25, 36:17, 37:13, 37:16, 37:20, 37:22, 37:25, 38:13, 42:8, 42:16, 44:12, 45:8, 45:10, 46:11, 46:16, 46:18, 46:25, 47:7, 47:16, 47:18, 49:7, 49:10, 49:14, 50:2, 50:10, 50:15, 51:12, 55:5, 55:10, 56:6, 56:11, 58:22, 58:23, 62:17, 63:12, 63:15, 63:17, 65:8, 65:14, 67:11, 68:11, 68:21, 70:5, 71:14, 71:21, 73:13, 74:13, 78:9, 78:21, 80:19, 82:23, 83:3, 83:18, 83:20, 84:4, 84:18, 84:23, 85:17, 85:18, 85:21, 86:5, 86:6, 87:14, 87:19, 88:5, 92:4, 92:6, 96:7, 97:7, 97:12, 97:20, 98:16, 99:2, 102:4, 110:20, 110:23, 110:25, 113:8, 113:17, 114:6, 114:13, 114:21, 114:22, 115:9, 115:11, 115:20, 116:8, 116:13, 117:9, 117:22, 117:24, 118:4, 118:18, 119:4, 119:12, 121:23, 124:3, 124:7, 128:2, 129:5, 129:8, 129:22, 131:24, 132:2, 134:2, 137:16, 138:7, 139:20, 140:25, 141:4, 141:12, 142:6, 142:11, 143:3, 143:6, 145:6, 147:14, 148:25, 149:10, 149:12, 150:20, 151:21, 151:25, 152:11, 153:4, 153:11, 155:8, 157:24, 157:25, 159:4, 159:11, 159:13, 160:7, 162:14, 163:3, 163:5, 164:13, 164:22, 164:24, 165:8, 165:14, 165:18, 166:5, 166:7, 166:9, 170:7, 173:7, 173:22, 174:3, 174:24, 175:13, 179:3, 182:23, 183:3, 183:13, 184:16,</p>	<p>184:23, 186:13, 187:10, 188:2, 189:9, 189:15, 191:6, 192:13, 192:20, 192:24, 193:8, 193:12, 193:14, 194:13, 194:17, 196:24, 201:5, 201:10, 201:20, 203:6, 204:3, 207:22, 207:25, 211:16, 211:24, 212:4, 212:11, 213:16, 214:12, 216:20, 218:11, 219:2, 219:5, 219:7, 224:10, 226:21, 227:2, 227:4, 227:7, 227:14, 227:25, 228:5, 228:23, 229:4, 229:10, 230:4, 230:11, 230:14, 231:8, 231:9, 231:24, 232:5, 233:5, 233:10, 233:14, 234:9, 242:20, 242:24, 243:6, 243:21, 253:13</p> <p>Brooklyn's [1] - 193:21</p> <p>Brooklynite [2] - 162:19, 194:2</p> <p>Brooklynites [3] - 40:10, 40:12, 92:16</p> <p>brownstones [1] - 138:18</p> <p>Brownsville [1] - 84:13</p> <p>Bryant [8] - 43:11, 43:21, 59:15, 73:9, 76:17, 242:16, 242:20, 243:4</p> <p>bubble [1] - 175:8</p> <p>buck [1] - 220:16</p> <p>bucket [1] - 52:21</p> <p>Buckhurst [1] - 166:10</p> <p>budget [29] - 26:2, 31:7, 38:3, 38:9, 41:24, 70:7, 79:9, 81:20, 88:18, 118:15, 122:10, 122:22, 129:4, 134:15, 139:11, 146:3, 146:18, 147:16, 149:25, 151:22, 151:23, 164:18, 166:12, 183:20, 230:24, 232:18, 232:19, 234:10, 237:17</p> <p>Budget [1] - 147:8</p> <p>budgets [4] - 106:16, 134:14, 145:16, 202:6</p> <p>buggies [1] - 208:18</p> <p>Build [2] - 38:14, 82:23</p> <p>build [18] - 39:12, 53:3, 102:22, 120:23, 126:19, 145:18, 150:7, 152:4, 183:24, 191:23, 193:16, 193:21,</p>
--	--	---	---

<p>195:14, 196:14, 223:5, 226:11, 249:10, 249:14</p> <p>build-out [3] - 183:24, 193:21, 195:14</p> <p>building [21] - 26:14, 32:11, 40:6, 41:22, 53:8, 53:9, 56:7, 56:8, 70:21, 81:17, 113:4, 114:5, 122:18, 148:10, 171:20, 184:17, 188:10, 188:13, 195:10, 226:6, 249:14</p> <p>Building [4] - 69:24, 140:17, 141:25, 192:2</p> <p>Buildings [1] - 236:19</p> <p>buildings [24] - 32:2, 32:3, 33:4, 34:16, 38:22, 52:13, 55:21, 56:12, 67:20, 76:3, 78:5, 82:6, 99:14, 100:11, 100:25, 102:21, 105:11, 105:17, 137:14, 137:21, 157:12, 160:10, 192:25, 213:7</p> <p>built [16] - 7:2, 64:14, 83:6, 84:24, 93:25, 100:8, 101:11, 109:8, 139:25, 189:19, 196:18, 223:4, 249:15, 250:9, 250:16, 251:6</p> <p>built-in [1] - 196:18</p> <p>bullet [1] - 125:13</p> <p>bump [1] - 192:19</p> <p>burden [2] - 79:8, 246:16</p> <p>burdens [2] - 73:18, 195:10</p> <p>burgeoning [1] - 196:15</p> <p>burn [1] - 249:22</p> <p>burst [1] - 175:9</p> <p>bus [1] - 231:25</p> <p>buses [1] - 239:3</p> <p>business [6] - 41:17, 74:9, 159:9, 188:6, 193:12, 196:16</p> <p>Business [4] - 90:21, 133:10, 159:8, 165:16</p> <p>businesses [5] - 35:22, 43:17, 43:22, 92:11, 159:22</p> <p>butcher [1] - 23:17</p> <p>BUTLER [2] - 3:10, 117:19</p> <p>Butler [3] - 114:10, 117:17, 117:20</p> <p>buy [1] - 108:24</p> <p>bye [1] - 44:22</p> <p>byproduct [1] - 77:6</p>	<p style="text-align: center;">C</p> <p>cabinets [1] - 177:8</p> <p>Cadman [1] - 162:25</p> <p>Cafe [3] - 33:14, 41:7, 230:14</p> <p>cafes [2] - 130:20, 131:12</p> <p>CAH [2] - 40:19, 170:24</p> <p>calculations [3] - 205:14, 209:9, 209:11</p> <p>Caldwell [3] - 220:13, 221:14, 221:16</p> <p>California [1] - 14:25</p> <p>call [9] - 120:12, 172:14, 221:23, 221:25, 222:19, 224:12, 238:5, 245:7, 250:3</p> <p>calls [3] - 89:21, 93:18, 184:10</p> <p>Calvert [1] - 207:13</p> <p>camp [1] - 135:25</p> <p>campaign [3] - 122:18, 126:24, 210:14</p> <p>campus [1] - 126:18</p> <p>can you [1] - 47:3</p> <p>canards [1] - 223:3</p> <p>Canarsie [1] - 47:2</p> <p>canoeing [1] - 232:3</p> <p>Canyon [1] - 99:6</p> <p>capital [15] - 70:6, 103:3, 105:25, 112:19, 137:6, 137:7, 141:22, 146:21, 161:20, 163:24, 166:13, 183:21, 214:6, 220:18, 249:6</p> <p>capping [1] - 180:8</p> <p>capture [3] - 40:14, 42:6, 43:16</p> <p>captures [1] - 167:18</p> <p>capturing [2] - 178:5, 230:12</p> <p>car [1] - 48:4</p> <p>card [2] - 240:18, 244:15</p> <p>cards [4] - 20:5, 79:14, 120:11, 211:10</p> <p>care [1] - 129:10</p> <p>careful [1] - 195:7</p> <p>carefully [1] - 193:2</p> <p>Carl [3] - 188:24, 193:5, 193:7</p> <p>CARL [1] - 4:11</p> <p>Carol [10] - 96:25, 97:3, 219:3, 235:11, 235:12, 235:14, 235:20, 235:22, 240:20, 240:23</p> <p>Carousel [1] - 34:24</p> <p>carousels [1] - 35:6</p> <p>carries [2] - 73:17,</p>	<p>111:14</p> <p>carry [2] - 137:21, 137:25</p> <p>cars [3] - 56:10, 104:23, 239:10</p> <p>Cartoon [1] - 50:24</p> <p>carts [1] - 203:5</p> <p>carving [1] - 167:22</p> <p>case [2] - 62:9, 82:3</p> <p>cases [3] - 61:18, 125:17, 248:22</p> <p>cash [1] - 203:25</p> <p>catalyzed [1] - 166:4</p> <p>catch [1] - 249:19</p> <p>caused [1] - 150:13</p> <p>caution [1] - 218:21</p> <p>CB2 [1] - 37:14</p> <p>celebrate [1] - 26:19</p> <p>center [8] - 8:13, 28:5, 33:6, 38:15, 39:11, 179:8, 180:21, 180:23</p> <p>Central [15] - 8:12, 25:24, 35:4, 43:11, 45:17, 48:17, 59:15, 76:16, 77:12, 83:21, 98:13, 106:3, 174:21, 207:13, 219:16</p> <p>cents [1] - 177:22</p> <p>century [5] - 8:22, 89:7, 148:10, 148:11, 252:18</p> <p>century-old [1] - 89:7</p> <p>CEO [1] - 193:8</p> <p>Certified [1] - 188:7</p> <p>certify [1] - 254:14</p> <p>chair [4] - 12:23, 51:11, 70:10, 215:22</p> <p>chairman [2] - 69:15, 165:15</p> <p>challenge [1] - 74:10</p> <p>challenges [5] - 123:22, 124:5, 124:15, 145:25, 146:3</p> <p>Chamber [4] - 193:8, 193:13, 193:18, 196:20</p> <p>Chamber's [1] - 194:15</p> <p>champion [1] - 86:15</p> <p>chance [7] - 44:25, 98:22, 98:24, 99:3, 120:16, 177:4, 221:22</p> <p>change [6] - 55:16, 71:16, 130:2, 142:20, 175:4, 192:6</p> <p>changed [2] - 199:24, 200:2</p> <p>character [6] - 59:19, 73:12, 98:25, 124:3, 127:11, 185:4</p> <p>characteristics [1] - 124:14</p> <p>characterized [1] - 233:2</p>	<p>charge [3] - 35:25, 38:15, 176:13</p> <p>charged [1] - 108:5</p> <p>charging [1] - 94:25</p> <p>Charlie [2] - 50:25, 51:3</p> <p>chart [1] - 11:16</p> <p>Charten [1] - 240:11</p> <p>Chartin [1] - 237:9</p> <p>cheerleader [1] - 85:21</p> <p>Chelsea [7] - 75:17, 81:10, 83:22, 92:20, 99:19, 104:21, 233:23</p> <p>Chicago [2] - 145:11, 145:14</p> <p>chief [2] - 10:5, 10:9</p> <p>Chief [1] - 250:13</p> <p>child [2] - 174:12, 226:14</p> <p>children [14] - 39:6, 39:9, 40:6, 63:14, 71:20, 72:23, 83:18, 86:25, 87:2, 93:11, 174:8, 225:9, 233:13, 252:20</p> <p>children's [3] - 65:5, 87:2, 239:4</p> <p>chipping [1] - 31:20</p> <p>choice [2] - 73:20, 187:3</p> <p>chosen [1] - 107:25</p> <p>Chris [4] - 158:25, 160:19, 187:7, 188:20</p> <p>CHRIS [1] - 3:21</p> <p>Christ [1] - 65:9</p> <p>Christie [2] - 211:2, 211:5</p> <p>Christina [1] - 69:13</p> <p>Christmas [2] - 51:3, 51:5</p> <p>Christofrow [2] - 204:8, 210:17</p> <p>Christopher [1] - 160:22</p> <p>chronic [1] - 122:12</p> <p>church [1] - 45:9</p> <p>Church [2] - 65:9</p> <p>cinderblock [1] - 32:10</p> <p>circumstances [2] - 168:11, 206:15</p> <p>cities [1] - 69:18</p> <p>citizen [1] - 167:14</p> <p>Citizens [1] - 143:9</p> <p>citizens [3] - 71:21, 185:6, 216:22</p> <p>city [21] - 41:10, 51:18, 73:19, 78:20, 86:3, 98:23, 108:19, 122:12, 125:5, 138:10, 145:16, 145:24, 146:5, 146:10, 146:13, 204:11, 206:5, 207:7, 212:6, 216:23, 224:16</p> <p>City [97] - 7:9, 8:10, 8:13,</p>
--	---	--	--

<p>9:4, 10:2, 10:16, 11:18, 11:24, 16:22, 25:22, 31:5, 38:7, 41:16, 42:16, 42:20, 43:12, 48:9, 52:9, 52:15, 58:20, 59:15, 62:21, 72:11, 76:11, 78:10, 79:7, 79:9, 79:17, 79:18, 80:7, 80:23, 81:20, 82:15, 86:11, 86:12, 97:20, 99:3, 101:4, 101:7, 105:15, 107:23, 108:8, 109:7, 114:18, 115:15, 119:5, 122:16, 122:23, 123:6, 128:8, 129:2, 129:12, 132:3, 137:3, 138:11, 138:13, 140:19, 141:13, 141:20, 143:12, 146:18, 146:23, 147:7, 147:16, 148:12, 150:16, 153:7, 161:12, 165:6, 165:25, 167:21, 167:25, 168:6, 175:15, 176:11, 178:9, 178:13, 179:3, 182:22, 185:4, 186:9, 192:15, 196:2, 201:25, 204:22, 205:16, 206:22, 207:5, 220:23, 224:24, 232:20, 232:25, 233:16, 247:11, 247:14, 253:12</p> <p>City's [9] - 51:21, 58:17, 123:16, 128:12, 129:17, 146:2, 166:12, 167:15, 208:4</p> <p>City-like [1] - 165:25</p> <p>citywide [4] - 62:18, 121:13, 122:17, 143:10</p> <p>civic [3] - 205:12, 205:18, 209:17</p> <p>civics [1] - 121:21</p> <p>claim [1] - 241:13</p> <p>claimed [1] - 113:18</p> <p>class [17] - 26:18, 39:11, 40:11, 78:9, 82:14, 121:15, 127:7, 149:22, 150:2, 152:3, 152:4, 170:22, 174:9, 182:19, 196:24, 213:2, 225:22</p> <p>classes [1] - 233:12</p> <p>classroom [1] - 134:6</p> <p>clean [3] - 42:20, 82:14, 192:2</p> <p>clear [4] - 7:14, 72:3, 113:16, 138:6</p> <p>clients [5] - 48:25, 49:12, 49:22, 50:2, 50:4</p> <p>climate [1] - 178:25</p>	<p>Clint [2] - 165:11, 168:24</p> <p>Clinton [1] - 51:10</p> <p>closed [3] - 96:14, 228:20, 253:22</p> <p>closer [1] - 222:14</p> <p>closing [3] - 14:11, 36:19, 62:14</p> <p>cloth [1] - 191:13</p> <p>Club [1] - 65:10</p> <p>cluster [1] - 82:2</p> <p>cluttered [1] - 32:8</p> <p>CM [2] - 254:12, 254:19</p> <p>co [1] - 241:14</p> <p>co-ops [1] - 241:14</p> <p>coalition [3] - 102:5, 121:19, 182:10</p> <p>Coalition [3] - 149:5, 201:6, 211:25</p> <p>coastal [1] - 128:19</p> <p>Cobble [11] - 96:24, 97:2, 97:19, 173:5, 173:6, 173:16, 211:18, 211:21, 211:23, 212:14, 212:18</p> <p>code [1] - 233:15</p> <p>codes [1] - 233:9</p> <p>COHEN [2] - 3:23, 165:12</p> <p>Cohen [3] - 162:8, 165:10, 165:13</p> <p>coined [1] - 224:9</p> <p>cold [6] - 43:20, 55:8, 64:4, 91:22, 115:3, 154:2</p> <p>Cold [1] - 32:3</p> <p>colleague [2] - 15:2, 71:4</p> <p>collect [1] - 13:7</p> <p>collected [2] - 64:19, 64:21</p> <p>collective [1] - 184:21</p> <p>collectively [2] - 214:19, 216:8</p> <p>college [1] - 54:9</p> <p>College [1] - 14:12</p> <p>COLLEGE [1] - 1:7</p> <p>Collignon [4] - 50:20, 58:4, 58:8, 71:5</p> <p>COLLIGNON [2] - 2:13, 58:6</p> <p>colors [1] - 144:15</p> <p>COLTON [2] - 254:12, 254:19</p> <p>Columbia [4] - 96:6, 117:21, 118:21, 225:15</p> <p>com [1] - 18:20</p> <p>combination [1] - 33:3</p> <p>combined [1] - 19:19</p> <p>comfort [3] - 49:16, 68:18, 68:23</p> <p>comfortable [3] - 50:14,</p>	<p>226:23, 228:3</p> <p>coming [6] - 6:21, 26:13, 181:17, 184:16, 190:6, 239:4</p> <p>commenced [1] - 19:8</p> <p>commend [3] - 111:7, 122:5, 143:13</p> <p>comment [10] - 18:25, 19:11, 19:23, 23:4, 57:16, 135:23, 218:14, 246:6, 246:7, 246:8</p> <p>commented [1] - 21:3</p> <p>comments [23] - 18:4, 18:12, 18:15, 18:23, 20:15, 21:16, 22:20, 22:25, 23:10, 45:2, 57:25, 158:11, 158:22, 210:5, 222:7, 222:9, 222:11, 222:14, 234:17, 245:2, 251:13, 253:24, 254:6</p> <p>Commerce [1] - 193:9</p> <p>commercial [18] - 52:19, 60:9, 73:8, 99:15, 104:14, 104:20, 125:7, 126:16, 180:20, 193:19, 202:10, 217:7, 225:13, 227:15, 242:6, 243:9, 243:12, 244:6</p> <p>Commission's [1] - 80:8</p> <p>Commissioner [1] - 250:11</p> <p>commissioning [1] - 166:8</p> <p>commitment [2] - 114:5, 231:8</p> <p>commitments [1] - 147:19</p> <p>committed [3] - 27:24, 98:20, 140:20</p> <p>committee [7] - 15:12, 19:17, 118:5, 186:23, 201:9, 214:17, 229:24</p> <p>COMMITTEE [1] - 1:2</p> <p>Committee [37] - 6:3, 6:17, 7:21, 9:18, 10:6, 10:11, 10:14, 12:17, 13:12, 15:7, 17:23, 17:25, 18:10, 24:23, 26:23, 29:9, 37:15, 57:22, 58:9, 78:3, 92:6, 111:7, 111:14, 127:4, 139:8, 148:24, 161:2, 162:15, 179:7, 183:14, 185:9, 194:18, 201:8, 201:11, 215:23, 215:24, 235:17</p> <p>Committee's [3] - 18:2, 75:3, 203:13</p> <p>common [1] - 115:2</p>	<p>communicate [1] - 200:11</p> <p>Communications [1] - 159:6</p> <p>communities [6] - 40:7, 97:12, 115:12, 122:24, 229:8, 233:7</p> <p>community [43] - 27:25, 31:21, 37:6, 39:12, 59:25, 67:9, 74:5, 74:8, 74:9, 82:12, 83:10, 83:15, 91:4, 104:4, 109:12, 114:14, 114:15, 115:3, 115:4, 116:25, 117:7, 119:10, 122:6, 123:19, 123:25, 125:16, 125:19, 125:23, 127:12, 149:13, 153:4, 159:10, 159:21, 160:6, 160:14, 204:21, 206:9, 206:17, 214:11, 218:2, 219:2, 224:15, 225:12</p> <p>Community [12] - 37:16, 58:9, 102:6, 200:18, 201:7, 201:10, 215:21, 215:23, 227:3, 227:9, 235:14, 235:15</p> <p>community-developed [1] - 149:13</p> <p>companies [1] - 35:14</p> <p>comparable [1] - 70:20</p> <p>compare [1] - 76:2</p> <p>compared [2] - 77:10, 77:14</p> <p>compatible [6] - 25:12, 60:19, 60:25, 113:5, 164:3, 196:13</p> <p>compelling [1] - 180:3</p> <p>competitive [1] - 56:22</p> <p>complaining [1] - 50:25</p> <p>complaints [1] - 35:24</p> <p>complementary [1] - 164:4</p> <p>complete [2] - 13:4, 22:5</p> <p>completed [5] - 26:17, 162:17, 196:25, 215:11, 216:18</p> <p>completely [1] - 84:24</p> <p>completion [5] - 24:25, 78:25, 116:6, 118:8, 194:20</p> <p>complex [7] - 112:25, 151:2, 151:3, 151:15, 152:16, 195:10, 237:21</p> <p>complexity [4] - 150:23, 151:16, 152:4, 152:19</p> <p>complicated [2] - 69:22, 72:2</p> <p>component [1] - 220:18</p>
---	---	---	---

<p>comprehensive [1] - 36:21</p> <p>compromise [3] - 116:24, 126:8, 168:18</p> <p>compromises [2] - 53:24, 125:20</p> <p>Con [5] - 36:18, 77:24, 79:2, 118:9, 174:20</p> <p>conceived [2] - 181:24, 217:13</p> <p>Concentrate [1] - 113:9</p> <p>concentration [1] - 34:15</p> <p>concept [3] - 103:15, 165:25, 175:5</p> <p>conception [1] - 155:8</p> <p>concern [3] - 167:18, 168:7, 224:6</p> <p>concerned [6] - 64:12, 80:25, 99:11, 99:24, 132:4, 216:13</p> <p>concerns [3] - 131:5, 230:7, 230:10</p> <p>concerts [1] - 226:16</p> <p>concession [6] - 40:20, 72:4, 186:16, 230:12, 230:19, 231:22</p> <p>concessions [19] - 32:16, 35:22, 40:15, 40:16, 61:8, 61:17, 64:20, 72:9, 81:6, 90:3, 92:10, 94:3, 94:6, 161:9, 161:17, 180:16, 180:17, 230:18, 230:22</p> <p>conclude [3] - 20:23, 21:2, 210:12</p> <p>concluded [2] - 16:19, 254:9</p> <p>concludes [2] - 20:16, 221:18</p> <p>conclusion [4] - 18:10, 36:9, 78:8, 254:3</p> <p>Concorde [1] - 201:17</p> <p>condition [3] - 123:21, 123:23, 161:12</p> <p>conditions [2] - 10:19, 56:25</p> <p>condo [8] - 64:14, 120:22, 153:9, 156:13, 156:15, 221:10, 233:3, 241:6</p> <p>condo-ized [1] - 153:9</p> <p>Condominium [1] - 113:17</p> <p>condos [2] - 108:18, 108:25</p> <p>conduct [1] - 12:14</p> <p>conducted [1] - 15:23</p> <p>Coney [1] - 81:10</p> <p>conference [2] - 33:6,</p>	<p>180:21</p> <p>conflict [1] - 243:20</p> <p>conform [1] - 37:5</p> <p>congratulate [1] - 140:5</p> <p>congratulations [1] - 194:9</p> <p>Congress [3] - 117:21, 140:18, 141:25</p> <p>connect [1] - 32:21</p> <p>connection [1] - 231:24</p> <p>consequences [1] - 198:2</p> <p>conservancies [1] - 90:5</p> <p>Conservancy [10] - 35:9, 51:12, 54:13, 92:7, 102:4, 143:4, 143:15, 201:7, 230:4, 234:11</p> <p>Conservation [1] - 232:14</p> <p>Conserve [1] - 36:25</p> <p>consider [12] - 15:25, 17:25, 33:9, 75:23, 81:15, 84:2, 111:15, 155:25, 157:11, 198:14, 246:11, 254:2</p> <p>Consider [1] - 36:17</p> <p>considerable [1] - 141:18</p> <p>considerate [1] - 53:3</p> <p>consideration [7] - 7:12, 7:15, 13:16, 19:3, 94:18, 156:7, 217:25</p> <p>considerations [1] - 57:24</p> <p>considered [8] - 16:19, 18:9, 33:8, 138:17, 156:15, 156:17, 171:19, 188:13</p> <p>considering [4] - 155:21, 156:4, 189:14, 246:10</p> <p>Considering [1] - 29:20</p> <p>consistent [4] - 17:2, 26:9, 28:6, 116:13</p> <p>consistently [1] - 234:12</p> <p>construct [1] - 126:17</p> <p>constructed [1] - 128:8</p> <p>constructing [1] - 217:23</p> <p>Construction [1] - 184:23</p> <p>construction [14] - 28:23, 29:3, 29:18, 70:4, 81:5, 81:21, 141:7, 159:17, 175:14, 183:17, 185:11, 188:9, 202:15, 202:19</p> <p>consultancy [1] - 69:16</p> <p>consultant [7] - 7:23, 7:24, 12:13, 17:24, 132:15, 139:15, 175:24</p>	<p>consultants [5] - 10:14, 57:21, 59:25, 202:6, 203:13</p> <p>Consulting [1] - 17:17</p> <p>consulting [2] - 14:23, 122:2</p> <p>contained [1] - 35:17</p> <p>contains [1] - 232:24</p> <p>contaminate [1] - 206:20</p> <p>contemplated [2] - 119:21, 215:9</p> <p>contemplation [1] - 232:4</p> <p>contexts [1] - 8:17</p> <p>contingent [1] - 221:2</p> <p>continually [1] - 209:14</p> <p>continue [15] - 18:8, 81:22, 115:12, 115:21, 122:7, 127:4, 134:8, 134:19, 141:5, 148:2, 148:3, 164:20, 185:12, 212:19, 223:24</p> <p>continued [4] - 28:22, 114:23, 159:16, 196:19</p> <p>Continued.. [1] - 4:19</p> <p>continuing [2] - 29:3, 206:2</p> <p>contract [2] - 33:13, 33:19</p> <p>contrary [1] - 216:4</p> <p>contribute [8] - 41:8, 41:25, 71:22, 122:7, 133:12, 214:8, 230:22, 239:15</p> <p>contributed [3] - 41:2, 164:13, 216:11</p> <p>contribution [1] - 34:2</p> <p>contrived [2] - 151:14, 152:16</p> <p>control [4] - 11:19, 168:19, 182:23, 184:11</p> <p>controlling [1] - 56:17</p> <p>controls [1] - 247:17</p> <p>conversation [1] - 242:12</p> <p>conversations [1] - 245:12</p> <p>converted [2] - 78:24, 234:5</p> <p>convincingly [1] - 202:7</p> <p>cooperative [1] - 201:18</p> <p>coopted [1] - 113:18</p> <p>Copies [1] - 17:7</p> <p>corner [1] - 96:3</p> <p>Corp [1] - 27:4</p> <p>corporate [1] - 126:17</p> <p>Corporation [10] - 10:3, 10:10, 24:14, 58:18, 119:13, 143:14,</p>	<p>149:21, 150:4, 197:20, 204:3</p> <p>Corporation's [1] - 12:16</p> <p>Corporations [1] - 244:10</p> <p>corporations [3] - 157:24, 241:18, 244:3</p> <p>corridor [1] - 113:8</p> <p>corridors [2] - 32:13, 43:23</p> <p>cost [22] - 29:21, 70:3, 70:18, 70:19, 71:2, 92:14, 92:25, 93:23, 95:5, 129:4, 129:13, 137:4, 146:15, 150:5, 150:6, 152:4, 157:15, 157:19, 199:12, 203:19, 232:22, 237:20</p> <p>cost-cutting [1] - 199:12</p> <p>costing [2] - 42:20, 149:14</p> <p>costly [1] - 124:19</p> <p>costs [27] - 26:6, 26:9, 30:2, 42:15, 116:14, 123:12, 124:2, 124:15, 128:24, 133:14, 137:7, 147:2, 147:3, 147:4, 147:5, 166:14, 170:7, 177:6, 186:15, 192:4, 202:16, 208:12, 208:13, 208:14, 209:12</p> <p>Council [2] - 31:4, 102:6</p> <p>COUNCIL [2] - 4:6, 177:16</p> <p>Councilman [1] - 172:15</p> <p>Councilwoman [1] - 91:12</p> <p>Counsel [1] - 177:14</p> <p>count [4] - 145:22, 227:14, 229:10, 229:11</p> <p>counted [1] - 225:21</p> <p>countless [2] - 53:15, 165:2</p> <p>countries [2] - 144:5, 233:10</p> <p>country [7] - 61:16, 92:17, 122:25, 125:7, 143:24, 144:21, 145:10</p> <p>County [1] - 44:14</p> <p>Coup [2] - 149:10, 153:5</p> <p>couple [5] - 147:12, 147:19, 177:22, 198:13, 224:12</p> <p>course [6] - 48:14, 93:10, 128:9, 128:18, 163:14, 195:3</p> <p>COURT [1] - 187:16</p> <p>Court [2] - 95:15, 97:4</p> <p>courtesy [3] - 20:7, 124:8, 222:12</p>
---	---	--	---

<p>courts [1] - 231:18 cover [3] - 108:17, 206:4, 234:9 covered [1] - 21:25 cramped [1] - 66:6 Cranberry [1] - 159:4 Crane [2] - 135:20, 143:19 crappy [2] - 106:18, 106:22 Cream [1] - 230:14 Create [1] - 90:5 create [18] - 43:21, 45:24, 59:11, 62:15, 74:12, 79:15, 90:6, 113:12, 130:16, 131:21, 140:21, 143:20, 150:23, 164:3, 165:4, 188:15, 196:7, 242:22 created [12] - 31:14, 53:10, 58:24, 76:20, 85:11, 89:23, 109:19, 126:9, 128:13, 129:21, 132:22, 191:12 creates [3] - 68:17, 68:25, 69:4 creating [7] - 32:5, 35:16, 85:11, 132:16, 144:19, 196:2, 226:7 creation [10] - 10:20, 25:5, 58:21, 75:12, 77:20, 119:17, 163:16, 169:19, 194:25, 208:4 Creation [1] - 88:9 creative [1] - 61:4 credible [1] - 214:25 credit [1] - 237:4 creep [1] - 150:5 crew [1] - 42:18 cricket [1] - 231:14 CRISTINA [1] - 2:17 Cristina [2] - 74:20, 74:22 criteria [3] - 30:9, 78:6, 111:17 criticism [1] - 25:21 crossed [3] - 90:18, 95:22, 192:16 Crown [1] - 48:3 crystal [1] - 43:9 cuddle [1] - 98:11 cuff [1] - 154:24 cultural [5] - 125:8, 159:21, 229:11, 243:18, 243:21 Cuomo [1] - 150:13 curiosity [1] - 194:12 current [42] - 17:14, 24:21, 25:7, 25:25,</p>	<p>30:10, 51:21, 69:9, 75:14, 92:8, 93:17, 94:14, 95:3, 102:19, 102:24, 110:4, 116:4, 118:3, 118:11, 119:18, 120:21, 122:18, 130:6, 160:24, 161:3, 161:7, 161:21, 162:13, 163:18, 164:17, 183:12, 184:9, 185:10, 194:16, 195:2, 195:15, 195:19, 196:21, 201:9, 215:22, 217:13, 234:12, 247:25 currently [19] - 41:11, 75:8, 75:16, 81:17, 94:20, 95:18, 100:11, 102:3, 107:17, 126:18, 129:16, 132:11, 133:13, 156:22, 180:6, 183:8, 186:8, 186:16, 215:9 cut [4] - 38:2, 139:11, 146:9, 151:22 cute [1] - 50:23 cuts [1] - 147:9 cutting [2] - 199:12, 208:11 cycles [5] - 26:3, 81:20, 118:16, 122:15, 134:15 cynical [1] - 246:8</p>	<p>95:14, 134:24, 140:12 DAVIDSON [1] - 26:25 Davidson [1] - 27:2 Day [2] - 61:14, 114:15 day [16] - 19:11, 36:5, 43:3, 54:10, 66:8, 73:24, 76:17, 79:21, 102:13, 105:13, 114:2, 136:17, 144:9, 174:19, 191:8, 231:16 days [3] - 19:7, 96:8, 251:10 de [1] - 149:10 deadline [1] - 18:12 deal [5] - 70:8, 100:24, 101:2, 137:5, 168:7 dealing [1] - 70:23 DEANDRADE [2] - 2:10, 45:7 Deandrade [2] - 37:10, 45:4 dearly [1] - 97:7 death [1] - 76:13 debate [3] - 57:16, 79:5, 109:24 debates [1] - 189:15 debt [2] - 146:15, 146:20 debunked [1] - 204:15 decade [2] - 60:3, 214:4 decades [2] - 33:2, 212:9 DECEMBER [1] - 1:11 December [7] - 14:4, 18:13, 21:7, 23:4, 149:9, 153:5, 234:22 decide [2] - 167:20, 209:4 decision [1] - 109:22 decisions [3] - 146:6, 146:8, 147:16 declining [2] - 106:13, 106:15 dedicated [7] - 64:15, 121:14, 137:17, 137:19, 156:23, 193:10, 196:5 deeply [1] - 216:12 Defense [4] - 37:23, 44:12, 52:17, 87:14 defer [1] - 30:11 defray [1] - 133:14 delay [16] - 25:2, 29:2, 29:6, 75:11, 77:19, 81:4, 113:3, 118:10, 162:18, 183:17, 185:12, 194:21, 195:9, 197:2, 212:20, 215:11 delay-free [1] - 183:17 delayed [1] - 202:18 deliberation [4] - 25:5,</p>	<p>119:16, 194:24, 195:8 delighted [1] - 169:21 delivered [1] - 101:11 delivering [1] - 31:5 demand [2] - 181:16, 201:2 demands [2] - 124:12, 196:3 democratic [1] - 144:19 demonstrating [1] - 142:18 denigrate [1] - 26:20 densities [1] - 73:8 density [1] - 93:14 department [1] - 204:2 Department [10] - 26:7, 32:9, 72:22, 94:4, 109:7, 122:20, 186:9, 232:7, 232:13, 249:21 Departments [1] - 72:22 depend [1] - 175:11 dependable [1] - 127:6 Depot [2] - 158:4, 228:24 deprive [1] - 107:23 deprived [1] - 228:7 Deputy [3] - 9:23, 165:20, 250:11 DEROSA [2] - 2:22, 87:9 Derosa [3] - 84:9, 87:7, 87:10 describe [1] - 7:20 described [1] - 11:13 describes [2] - 16:10, 17:10 describing [1] - 11:16 description [1] - 17:14 design [10] - 98:18, 100:3, 124:8, 131:7, 140:8, 153:2, 162:3, 162:4, 175:3, 237:21 designed [4] - 98:4, 99:10, 100:20, 109:8 designer [2] - 42:25, 140:9 desirability [1] - 202:11 desire [1] - 128:4 desk [2] - 14:9, 125:2 desolate [1] - 239:18 desperately [1] - 213:19 despite [1] - 123:22 destination [1] - 180:22 destiny [1] - 168:19 destroyed [1] - 32:6 detail [2] - 17:11, 224:3 detailed [1] - 234:19 detailing [1] - 30:13 deteriorate [1] - 106:8 deterioration [2] - 124:21, 184:5</p>
<p>Creation [1] - 88:9 creative [1] - 61:4 credible [1] - 214:25 credit [1] - 237:4 creep [1] - 150:5 crew [1] - 42:18 cricket [1] - 231:14 CRISTINA [1] - 2:17 Cristina [2] - 74:20, 74:22 criteria [3] - 30:9, 78:6, 111:17 criticism [1] - 25:21 crossed [3] - 90:18, 95:22, 192:16 Crown [1] - 48:3 crystal [1] - 43:9 cuddle [1] - 98:11 cuff [1] - 154:24 cultural [5] - 125:8, 159:21, 229:11, 243:18, 243:21 Cuomo [1] - 150:13 curiosity [1] - 194:12 current [42] - 17:14, 24:21, 25:7, 25:25,</p>	<p style="text-align: center;">D</p> <p>d' [1] - 153:6 D.C [2] - 14:24, 69:19 D.D [3] - 4:14, 200:15, 204:7 Dadey [3] - 140:14, 142:23, 143:2 DADEY [3] - 3:17, 142:25, 147:24 daily [4] - 28:17, 48:19, 55:17, 119:7 damaging [1] - 119:9 dangerous [1] - 106:22 Daniel [4] - 6:8, 12:3, 31:2, 31:3 DANIEL [1] - 2:5 dark [1] - 35:16 Dash [2] - 172:25, 182:4 DASH [1] - 4:7 date [2] - 52:11, 202:23 dates [2] - 98:12, 212:2 daughter [4] - 83:4, 83:14, 83:23, 190:16 daughters [1] - 192:12 DAVID [2] - 2:12, 2:24 David [8] - 47:23, 50:19, 51:9, 91:20, 95:11,</p>		

<p>determinations [1] - 18:3 determine [1] - 209:21 detract [1] - 218:9 detrimental [1] - 59:5 devastation [1] - 146:4 develop [3] - 37:4, 79:13, 123:10 developed [7] - 11:10, 91:14, 149:13, 153:5, 205:10, 208:22, 212:5 developer [2] - 32:25, 56:22 developers [6] - 33:23, 35:19, 126:5, 158:5, 201:14, 218:4 developing [1] - 217:21 Developing [1] - 34:21 Development [11] - 10:2, 13:11, 22:22, 27:4, 58:17, 119:13, 143:14, 149:20, 150:4, 165:21, 197:20 development [83] - 11:3, 12:8, 16:4, 25:9, 29:17, 31:19, 34:12, 52:2, 56:4, 56:19, 56:21, 56:24, 57:8, 60:9, 60:11, 73:12, 75:9, 75:17, 92:8, 93:17, 94:15, 111:18, 111:25, 112:12, 113:10, 114:23, 117:12, 118:12, 119:8, 119:23, 131:14, 134:7, 141:23, 142:8, 156:14, 156:23, 156:24, 157:4, 157:7, 163:10, 163:19, 164:8, 165:18, 166:5, 170:5, 170:10, 170:15, 171:9, 171:11, 171:13, 171:21, 178:22, 179:2, 184:11, 184:12, 193:14, 193:19, 193:23, 195:21, 200:23, 202:10, 202:14, 202:17, 205:5, 205:7, 205:24, 206:7, 206:11, 206:14, 206:16, 206:17, 207:3, 208:23, 209:3, 209:5, 209:6, 209:14, 209:21, 217:7, 219:12, 236:2, 236:5 developmental [1] - 205:13 developments [8] - 54:15, 80:10, 156:10, 156:16, 172:11, 184:20, 227:16, 233:4 develops [2] - 87:23,</p>	<p>158:7 devote [1] - 215:3 devoted [3] - 93:7, 195:18, 226:18 Devoting [1] - 119:21 DICK [1] - 3:17 Dick [3] - 140:14, 142:23, 143:2 dictates [1] - 152:8 difference [4] - 199:11, 199:13, 199:22, 203:24 difficult [2] - 74:2, 168:2 difficulty [2] - 89:22, 168:13 diluted [1] - 108:16 dime [2] - 41:13, 109:17 diminish [1] - 171:20 diminished [1] - 170:16 directed [1] - 108:6 directing [1] - 180:9 direction [3] - 12:16, 53:11, 216:16 director [2] - 37:17, 68:8 Director [4] - 27:3, 143:9, 159:5, 230:3 DIS [1] - 51:24 disappointed [1] - 162:24 disaster [1] - 76:23 discouraged [1] - 180:25 discovered [2] - 54:16, 83:5 discredited [2] - 204:24, 206:4 discuss [1] - 16:13 discussed [3] - 81:3, 131:19, 205:3 discussing [1] - 205:2 discussion [4] - 103:24, 122:8, 204:23, 209:6 discussions [5] - 205:12, 205:18, 206:3, 208:25, 209:18 displacing [1] - 16:21 displaying [1] - 206:23 disproportionate [1] - 52:4 disrespect [1] - 85:19 distance [2] - 226:24, 228:3 distract [1] - 152:10 distributed [1] - 171:12 district [1] - 229:11 District [13] - 43:22, 90:20, 90:21, 118:22, 132:17, 133:11, 145:12, 145:14, 159:7, 159:8, 165:16, 248:10 distrust [1] - 241:17</p>	<p>disturbed [2] - 28:25, 63:22 diversity [3] - 144:7, 179:17, 190:14 divert [2] - 141:21, 141:22 divided [1] - 67:8 DNA [2] - 30:25, 36:6 DNA's [1] - 36:21 do you [1] - 51:4 doable [1] - 80:3 DOAR [2] - 2:19, 80:17 Doar [3] - 78:14, 80:15, 80:17 document [2] - 17:9, 166:11 Dodge [1] - 39:16 does it [1] - 59:8 does this [2] - 73:23, 211:14 doesn't [12] - 7:19, 49:15, 55:2, 76:5, 77:21, 94:4, 107:23, 109:16, 203:19, 208:21, 209:8, 239:18 dog [2] - 238:16, 238:17 Doherty [3] - 87:8, 91:19, 91:25 DOHERTY [2] - 2:23, 91:21 dollar [2] - 52:20, 108:25 dollars [7] - 52:25, 127:2, 140:21, 148:13, 202:8, 223:7, 230:23 dominate [1] - 241:6 dominated [1] - 132:10 donated [1] - 31:15 donors [1] - 141:5 doorstep [1] - 104:5 Doran [1] - 48:5 Doreen [3] - 27:9, 30:17, 30:20 DOREEN [1] - 2:8 DOROTHY [1] - 5:11 Dorothy [3] - 240:15, 240:16, 244:14 dot [1] - 18:20 dot-com [1] - 18:20 double [2] - 228:21, 228:22 doubt [2] - 128:11, 151:24 Downtown [4] - 45:10, 46:25, 47:7, 201:20 downtown [2] - 50:9, 229:10 dozens [1] - 191:7 draft [5] - 13:17, 13:21, 16:10, 19:9, 19:21</p>	<p>Draft [1] - 19:5 dramatic [2] - 99:7, 243:8 dramatically [1] - 200:3 draw [2] - 8:11, 39:10 draws [1] - 233:5 dreaded [1] - 77:7 dream [1] - 97:9 dreary [1] - 55:9 drive [3] - 48:24, 50:3, 159:25 Drive [2] - 250:10 drivers [1] - 48:9 driving [1] - 49:4 drop [1] - 100:18 drops [1] - 52:21 dry [1] - 101:14 DUBOVSKY [3] - 3:12, 121:8, 127:10 Dubovsky [2] - 121:6, 121:9 due [3] - 31:24, 124:19, 124:21 DUMBO [21] - 30:20, 30:21, 32:25, 33:17, 33:25, 34:2, 68:9, 92:12, 109:9, 109:12, 109:13, 118:10, 159:7, 159:11, 159:19, 159:25, 160:2, 165:16, 179:23, 203:20 dune [1] - 208:18 dying [1] - 46:15 dynamic [2] - 98:25, 116:9</p>
E			
<p>E-mail [6] - 14:6, 18:16, 19:2, 21:19, 50:23, 234:20 early [3] - 138:17, 173:9, 224:25 earmark [1] - 106:25 earn [4] - 81:9, 230:17, 230:19, 231:4 earned [1] - 230:25 Earth [1] - 28:5 easily [2] - 100:14, 170:12 East [12] - 44:16, 47:2, 47:6, 82:22, 84:12, 90:18, 106:23, 136:10, 136:11, 174:16, 250:10, 250:18 east [1] - 68:15 easy [1] - 246:18 eat [1] - 44:4 ebbs [2] - 145:15, 147:15 echo [1] - 105:24 ecological [1] - 195:14</p>			

<p>Economic [3] - 10:2, 58:17, 165:21</p> <p>economic [6] - 89:24, 122:14, 170:4, 193:19, 196:17, 236:25</p> <p>economically [3] - 74:16, 217:24, 226:3</p> <p>economics [2] - 54:3, 139:14</p> <p>Economics [9] - 10:13, 12:14, 12:22, 13:12, 14:2, 14:22, 89:17, 121:25, 161:14</p> <p>economy [6] - 38:12, 85:9, 101:16, 113:2, 181:21, 199:24</p> <p>Ed [1] - 118:9</p> <p>EDC [2] - 168:6, 176:11</p> <p>edge [2] - 33:5, 191:3</p> <p>edges [3] - 168:21, 192:10, 193:2</p> <p>Edison [4] - 36:18, 77:24, 79:2, 174:20</p> <p>educate [2] - 47:15, 188:9</p> <p>education [2] - 147:4, 182:20</p> <p>educational [2] - 173:12, 233:15</p> <p>Educational [1] - 233:12</p> <p>effect [2] - 182:25, 207:10</p> <p>effective [2] - 71:2, 116:7</p> <p>effectively [2] - 60:15, 200:10</p> <p>efficient [7] - 25:13, 116:7, 116:21, 130:21, 162:2, 188:12, 188:15</p> <p>effort [2] - 54:19, 206:2</p> <p>efforts [5] - 86:14, 111:9, 122:2, 127:4, 201:16</p> <p>eight [1] - 37:15</p> <p>eight-year [1] - 37:15</p> <p>EIS [4] - 53:11, 54:17, 56:18</p> <p>EI [1] - 68:3</p> <p>El-Mes [1] - 68:3</p> <p>elected [3] - 129:25, 146:7, 174:6</p> <p>elected's [1] - 240:25</p> <p>element [1] - 156:5</p> <p>eleven [1] - 28:9</p> <p>eliminate [1] - 217:6</p> <p>elite [1] - 48:24</p> <p>Elmes [4] - 63:10, 68:3, 68:4, 68:8</p> <p>ELMES [3] - 2:15, 68:4, 68:7</p> <p>embankments [1] -</p>	<p>253:3</p> <p>emerge [1] - 56:21</p> <p>emotional [3] - 95:16, 190:4, 198:3</p> <p>emphasize [2] - 17:18, 219:6</p> <p>Empire [12] - 27:3, 34:14, 34:21, 36:12, 64:23, 90:13, 90:15, 90:17, 137:15, 149:20, 149:21, 150:4</p> <p>employ [1] - 75:22</p> <p>empty [1] - 225:18</p> <p>enclaves [1] - 131:17</p> <p>encourage [5] - 134:6, 134:16, 157:10, 200:7, 222:8</p> <p>encouraged [3] - 166:4, 180:23, 193:23</p> <p>encouraging [1] - 247:6</p> <p>end [14] - 7:19, 15:3, 21:4, 21:22, 22:4, 24:17, 55:21, 68:16, 91:12, 93:16, 109:8, 218:6, 221:4, 250:19</p> <p>ending [1] - 249:7</p> <p>endorse [2] - 80:11, 178:2</p> <p>endowment [1] - 126:24</p> <p>energy [5] - 71:17, 188:5, 188:6, 188:11, 188:14</p> <p>engage [1] - 58:21</p> <p>Engineer [1] - 186:11</p> <p>enhance [3] - 163:4, 165:5, 218:10</p> <p>enjoy [18] - 45:18, 47:7, 67:21, 74:24, 82:16, 83:6, 83:12, 109:17, 115:6, 121:15, 130:18, 134:19, 144:22, 146:12, 153:14, 169:23, 191:17, 202:20</p> <p>enjoyable [1] - 95:9</p> <p>enjoyed [2] - 28:20, 144:2</p> <p>enjoying [5] - 28:12, 58:14, 133:9, 144:6, 162:23</p> <p>enlivened [2] - 113:21, 191:15</p> <p>enormous [6] - 74:9, 122:17, 146:15, 155:18, 157:23, 184:24</p> <p>enriched [1] - 113:21</p> <p>ensure [16] - 9:3, 21:23, 24:25, 75:9, 76:7, 111:4, 118:7, 131:25, 148:16, 156:21, 162:17, 164:19, 183:16, 194:20,</p>	<p>196:19, 203:11</p> <p>ensures [3] - 26:3, 62:19, 118:18</p> <p>ensuring [1] - 121:14</p> <p>enter [2] - 227:7, 227:10</p> <p>entered [2] - 10:17, 11:25</p> <p>entertain [1] - 206:25</p> <p>entertainment [1] - 49:2</p> <p>enthusiastically [1] - 183:12</p> <p>entirety [1] - 53:21</p> <p>entitled [3] - 16:22, 88:4, 107:24</p> <p>entity [3] - 22:12, 22:14, 178:12</p> <p>entrance [5] - 32:7, 79:3, 170:21, 226:24, 241:7</p> <p>entrances [1] - 113:12</p> <p>environment [3] - 50:14, 165:6, 193:12</p> <p>Environmental [4] - 127:18, 186:9, 232:8, 232:14</p> <p>environmental [5] - 37:6, 115:14, 163:15, 195:4, 228:15</p> <p>envisioned [2] - 101:9, 132:12</p> <p>envy [1] - 143:22</p> <p>equal [1] - 70:3</p> <p>equally [3] - 14:6, 157:6, 171:11</p> <p>Equating [1] - 207:11</p> <p>equations [2] - 205:24, 243:3</p> <p>equitable [2] - 74:14, 115:24</p> <p>equity [1] - 115:18</p> <p>escalating [1] - 243:4</p> <p>ESDC [2] - 41:20, 205:16</p> <p>essence [1] - 92:13</p> <p>essential [2] - 114:24, 253:10</p> <p>essentially [3] - 90:25, 100:9, 117:5</p> <p>Establish [1] - 90:19</p> <p>established [1] - 16:17</p> <p>establishments [1] - 44:5</p> <p>Estate [1] - 51:6</p> <p>estate [13] - 38:21, 44:15, 54:12, 108:4, 109:11, 132:25, 175:6, 175:12, 181:14, 187:11, 188:3, 200:2, 202:12</p> <p>estimates [1] - 230:21</p> <p>evaluate [2] - 57:23, 206:25</p> <p>evaluated [1] - 26:7</p>	<p>evening [25] - 14:19, 26:25, 27:11, 50:21, 78:15, 82:20, 84:10, 91:22, 95:13, 114:11, 127:16, 133:18, 140:15, 142:25, 148:23, 159:2, 162:9, 163:9, 182:6, 186:3, 187:8, 193:6, 215:19, 229:25, 230:6</p> <p>event [2] - 35:11, 43:4</p> <p>events [13] - 41:5, 43:10, 64:21, 65:5, 231:6, 242:6, 242:11, 243:9, 243:12, 243:21, 244:3, 244:5, 244:6</p> <p>eventually [2] - 95:4, 216:5</p> <p>Everybody [1] - 103:24</p> <p>everybody [14] - 15:20, 27:11, 29:25, 50:22, 77:8, 85:6, 91:22, 136:25, 138:6, 140:5, 200:8, 238:18, 238:19, 240:4</p> <p>everyday [2] - 43:19, 136:19</p> <p>Everyone's [1] - 150:25</p> <p>evidence [1] - 25:18</p> <p>evident [1] - 192:7</p> <p>exactly [1] - 115:19</p> <p>examination [2] - 25:4, 119:15</p> <p>examinations [1] - 194:23</p> <p>examine [1] - 152:13</p> <p>examined [1] - 60:2</p> <p>example [6] - 31:25, 76:2, 125:25, 142:7, 164:7, 180:21</p> <p>examples [2] - 25:21, 165:2</p> <p>exceed [5] - 11:4, 111:19, 112:2, 112:13, 156:22</p> <p>excellent [1] - 213:9</p> <p>except [4] - 43:8, 64:9, 96:18, 249:9</p> <p>Except [1] - 38:20</p> <p>exceptions [2] - 246:9, 247:20</p> <p>excess [1] - 37:13</p> <p>excited [3] - 45:13, 174:2, 235:22</p> <p>Excuse [1] - 135:3</p> <p>excuse [1] - 27:20</p> <p>excuses [1] - 206:6</p> <p>executive [2] - 180:21, 211:22</p>
---	---	--	---

<p>Executive [3] - 27:2, 143:9, 230:3 exempt [2] - 41:5, 178:12 exercise [2] - 67:2, 163:7 exist [2] - 96:19, 100:9 existed [1] - 102:8 existing [6] - 34:13, 62:18, 70:16, 108:16, 159:17, 213:21 exists [2] - 133:13, 202:20 exogenous [1] - 204:20 exorbitant [1] - 70:19 expand [1] - 36:13 expansions [1] - 119:2 expansive [1] - 170:12 expectation [2] - 61:14, 62:5 expected [3] - 13:17, 183:24, 207:15 expecting [1] - 20:10 expects [1] - 230:17 expenses [3] - 10:24, 116:17, 177:8 expensive [9] - 116:12, 128:13, 128:22, 138:3, 163:22, 183:19, 234:7, 237:20, 238:12 experience [9] - 53:2, 53:25, 54:22, 113:15, 123:18, 163:11, 218:9, 218:10, 228:6 experienced [1] - 241:16 expert [3] - 134:12, 134:13, 203:13 Experts [1] - 227:5 explain [1] - 224:2 explore [4] - 111:9, 161:2, 179:7, 236:15 Explore [1] - 180:16 explored [1] - 199:14 explores [1] - 125:10 exploring [2] - 54:2, 180:4 exponentially [1] - 170:8 exposed [1] - 151:5 express [3] - 45:11, 160:17, 190:2 expressed [1] - 171:7 expression [1] - 104:7 extended [1] - 97:11 extends [2] - 68:22, 104:4 Extension [1] - 133:24 extension [1] - 134:5 extensively [1] - 114:17 extent [4] - 21:12, 55:7, 61:7, 222:9 external [2] - 204:20,</p>	<p>207:16 extraordinary [3] - 172:9, 202:5, 212:12 extreme [2] - 141:2, 210:7 extremely [3] - 27:15, 28:25, 149:23 eye [1] - 218:16 eyes [10] - 25:14, 59:9, 68:17, 77:2, 97:15, 130:15, 160:11, 184:22, 203:22, 225:8</p> <p style="text-align: center;">F</p> <p>fabulous [3] - 102:15, 105:14, 105:16 face [4] - 27:22, 62:22, 208:21, 241:22 faced [1] - 123:13 facilities [10] - 39:2, 39:12, 41:19, 58:15, 63:23, 65:6, 99:15, 212:21, 213:21 facility [6] - 40:2, 62:11, 64:3, 67:5, 82:14, 242:2 facing [2] - 27:21, 167:8 fact [24] - 31:25, 34:9, 55:7, 59:20, 61:22, 61:24, 94:22, 117:2, 129:7, 130:14, 130:15, 131:25, 133:2, 138:16, 158:14, 164:9, 166:22, 167:3, 236:4, 246:10, 246:11, 248:14, 252:13, 252:15 factor [1] - 55:19 factored [1] - 243:2 factors [1] - 57:3 Factory [1] - 230:15 Fafuzzi [1] - 200:25 failure [1] - 229:16 fair [6] - 15:19, 15:23, 23:7, 70:25, 74:13, 229:4 fairly [1] - 205:25 fairness [1] - 210:11 Fairway [3] - 158:3, 176:15, 176:20 faith [2] - 198:17, 199:3 fall [2] - 106:23, 148:11 falling [1] - 250:24 falls [1] - 49:6 false [1] - 25:21 families [10] - 39:20, 39:23, 40:3, 40:7, 48:10, 48:23, 48:24, 98:12, 144:13, 144:14 family [2] - 64:7, 65:2</p>	<p>fan [3] - 181:9, 181:11 fancy [3] - 47:11, 139:15, 238:12 fantastic [4] - 85:3, 135:18, 164:21, 172:9 fashion [3] - 42:10, 42:25, 244:7 fast [1] - 101:12 faster [1] - 124:20 fat [2] - 38:3, 208:11 fate [1] - 51:9 father [2] - 53:14, 250:9 favor [5] - 75:6, 93:10, 93:12, 206:5, 206:10 Fawkes [1] - 200:24 FDR [1] - 250:10 fear [2] - 113:22, 241:8 feasible [1] - 217:25 feature [2] - 42:9, 231:18 features [2] - 64:6, 195:12 February [2] - 13:18, 19:6 federal [1] - 125:6 fee [3] - 36:6, 90:8, 242:4 feedback [2] - 13:24, 19:20 feel [11] - 46:10, 46:16, 47:18, 55:10, 55:12, 68:19, 133:7, 139:13, 144:17, 198:8, 198:22 feeling [1] - 139:2 feelings [2] - 45:11, 166:21 feels [1] - 105:3 fees [4] - 64:22, 243:11, 244:5, 244:9 feet [3] - 32:11, 126:15, 233:25 fellow [1] - 190:13 felt [1] - 197:23 ferry [4] - 130:19, 136:17, 191:18, 224:21 Ferry [16] - 34:14, 34:18, 36:12, 53:17, 102:9, 103:10, 103:20, 104:11, 105:3, 132:7, 154:19, 155:3, 169:12, 169:17, 220:20, 241:7 field [3] - 66:2, 76:5, 82:9 Fields [2] - 158:3, 158:16 fields [6] - 65:21, 98:6, 151:6, 188:17, 231:13, 231:15 Fifth [2] - 43:16, 77:13 fifty [1] - 126:25 fig [1] - 138:9 Fighting [1] - 88:4 fighting [1] - 224:13</p>	<p>figure [1] - 72:2 figures [1] - 142:18 Fikthorn [1] - 211:6 fill [1] - 67:20 film [5] - 35:24, 90:10, 126:17, 230:25, 231:5 filming [1] - 36:7 filmmakers [1] - 90:10 films [1] - 42:9 final [5] - 18:2, 73:20, 125:20, 164:16, 220:5 Finance [1] - 165:21 finance [10] - 17:15, 51:20, 63:6, 72:7, 125:12, 125:18, 204:12, 241:3, 241:11, 241:15 financial [17] - 26:11, 29:11, 54:18, 56:5, 69:25, 93:14, 102:19, 111:5, 116:4, 117:9, 117:25, 118:4, 139:19, 164:17, 168:19, 212:7, 220:17 financially [3] - 10:22, 100:9, 101:17 financing [49] - 12:6, 12:15, 12:21, 13:9, 17:10, 24:21, 25:2, 25:7, 25:25, 53:11, 62:19, 69:9, 69:17, 72:17, 73:15, 79:16, 94:21, 95:17, 101:13, 118:11, 127:25, 128:9, 130:6, 160:24, 161:3, 161:8, 161:22, 161:24, 162:14, 163:8, 164:25, 171:16, 171:17, 183:13, 184:9, 185:10, 194:16, 194:22, 195:2, 195:7, 195:15, 196:8, 196:22, 239:16, 241:25, 243:3, 243:16, 245:24 find [14] - 61:17, 67:12, 118:23, 141:10, 156:19, 156:25, 161:17, 167:12, 199:9, 199:21, 206:8, 220:23, 221:8, 244:21 Find [1] - 110:11 finding [1] - 206:6 findings [2] - 75:3, 111:13 fingers [1] - 91:23 finished [4] - 100:8, 109:9, 190:20, 218:6 Fire [1] - 249:21 fire [3] - 66:5, 72:14, 249:19</p>
--	--	---	---

<p>firemen [1] - 108:11</p> <p>firm [2] - 14:23, 69:16</p> <p>first [27] - 6:19, 6:23, 16:20, 20:3, 23:14, 38:18, 39:14, 39:18, 40:19, 52:18, 54:2, 54:8, 66:17, 68:10, 97:13, 102:11, 131:13, 144:2, 154:21, 156:2, 165:23, 166:11, 193:15, 193:21, 201:7, 211:15, 222:18</p> <p>First [6] - 38:2, 60:7, 124:5, 154:5, 179:11, 240:20</p> <p>fiscal [4] - 141:2, 145:24, 146:3, 161:12</p> <p>fiscally [1] - 111:2</p> <p>Fish [1] - 166:10</p> <p>fit [1] - 74:24</p> <p>fitting [1] - 149:7</p> <p>five [7] - 11:7, 20:20, 20:24, 37:17, 40:15, 83:4, 83:14</p> <p>five-minute [1] - 20:24</p> <p>five-year [1] - 37:17</p> <p>five-year-old [2] - 83:4, 83:14</p> <p>Flatbush [2] - 133:24, 189:12</p> <p>fleet [1] - 208:15</p> <p>Flemming [3] - 91:20, 95:11, 95:14</p> <p>FLEMMING [4] - 2:24, 95:13, 100:17, 101:20</p> <p>flexible [2] - 35:12, 127:5</p> <p>floating [3] - 53:18, 64:5, 232:15</p> <p>floodgates [1] - 79:18</p> <p>floor [2] - 131:13, 246:13</p> <p>Florida [1] - 44:14</p> <p>flourish [1] - 115:13</p> <p>flow [1] - 145:17</p> <p>flows [2] - 145:16, 147:15</p> <p>fluctuating [2] - 122:14, 123:3</p> <p>fly [1] - 50:4</p> <p>Flying [2] - 68:10, 68:20</p> <p>focus [2] - 89:19, 119:9</p> <p>focused [2] - 91:14, 114:19</p> <p>focuses [1] - 40:9</p> <p>focussing [1] - 31:18</p> <p>Foister [2] - 117:18, 120:4</p> <p>Foister's [1] - 120:6</p> <p>folks [13] - 23:9, 55:10, 57:17, 67:24, 94:8,</p>	<p>120:12, 135:19, 185:22, 221:19, 232:10, 233:9, 234:15, 249:3</p> <p>follow [4] - 20:2, 27:12, 40:13, 147:18</p> <p>Followed [1] - 68:6</p> <p>followed [42] - 30:18, 37:9, 45:4, 47:23, 50:20, 58:4, 63:10, 69:13, 74:21, 78:13, 80:15, 82:19, 84:8, 91:20, 94:16, 95:11, 101:23, 107:11, 110:16, 114:9, 117:17, 120:4, 121:6, 127:14, 133:17, 134:24, 142:23, 148:21, 153:22, 158:25, 160:19, 162:7, 165:11, 168:24, 182:4, 185:14, 193:5, 204:7, 210:17, 229:21, 237:8, 238:9</p> <p>following [19] - 25:5, 27:8, 51:13, 70:17, 79:5, 87:8, 111:17, 119:16, 172:25, 187:7, 194:24, 197:8, 197:12, 200:15, 211:12, 220:12, 223:20, 240:15, 240:16</p> <p>Following [1] - 188:24</p> <p>food [2] - 64:19, 203:5</p> <p>fooling [1] - 219:24</p> <p>foot [9] - 53:6, 76:13, 78:19, 88:15, 95:23, 96:3, 97:23, 100:4, 159:25</p> <p>football [1] - 231:14</p> <p>Football [1] - 67:3</p> <p>footprint [27] - 11:8, 25:8, 34:8, 75:19, 76:3, 82:6, 93:3, 94:19, 99:13, 104:5, 111:18, 111:25, 112:13, 119:20, 119:22, 139:18, 163:19, 164:9, 168:15, 184:12, 196:9, 202:13, 219:25, 221:9, 233:24, 238:23</p> <p>footprints [1] - 60:20</p> <p>for-fee [1] - 90:8</p> <p>for-pay [1] - 38:14</p> <p>forbearance [1] - 154:22</p> <p>forbids [1] - 109:22</p> <p>force [1] - 42:17</p> <p>forces [1] - 181:19</p> <p>forefront [1] - 85:8</p> <p>foreigners [1] - 28:16</p> <p>foreseeable [1] - 118:20</p>	<p>forever [4] - 76:22, 110:13, 226:13, 228:19</p> <p>forgive [1] - 99:19</p> <p>form [2] - 8:3, 179:25</p> <p>format [2] - 12:24, 234:21</p> <p>former [3] - 58:13, 126:3, 126:13</p> <p>formula [1] - 41:2</p> <p>forth [2] - 17:15, 157:18</p> <p>forward [20] - 9:11, 24:24, 28:21, 75:2, 83:13, 111:12, 117:8, 118:7, 128:5, 143:17, 159:16, 162:16, 183:16, 185:2, 194:20, 198:14, 206:10, 214:23, 215:12, 217:6</p> <p>forwarded [1] - 20:6</p> <p>forwards [1] - 218:17</p> <p>fostering [1] - 115:25</p> <p>fought [4] - 33:23, 33:24, 201:12, 224:7</p> <p>Found [1] - 37:23</p> <p>found [10] - 11:17, 26:8, 30:8, 35:3, 102:23, 129:2, 132:24, 137:5, 170:24, 214:22</p> <p>founder [1] - 235:13</p> <p>FOUNDERS [1] - 1:9</p> <p>founding [1] - 240:22</p> <p>four [5] - 20:21, 43:3, 47:5, 80:20, 203:4</p> <p>Fourth [1] - 42:6</p> <p>Fox [1] - 249:11</p> <p>frame [3] - 71:12, 204:23, 206:3</p> <p>frames [1] - 13:19</p> <p>framework [1] - 121:18</p> <p>Fran's [1] - 99:4</p> <p>FRANCIS [5] - 1:7, 5:5, 222:20, 222:24, 223:17</p> <p>Francis [2] - 14:12, 222:19</p> <p>Francisco [1] - 126:3</p> <p>Franklin [3] - 211:11, 211:12, 211:18</p> <p>FRANKLIN [1] - 4:15</p> <p>frankly [2] - 138:9, 156:3</p> <p>fraud [2] - 246:25, 247:8</p> <p>Frederick [1] - 207:12</p> <p>free [7] - 40:3, 41:17, 42:21, 90:7, 134:3, 183:17, 233:16</p> <p>freeway [1] - 71:15</p> <p>frequent [3] - 50:3, 58:11, 117:6</p> <p>friend [4] - 46:14, 67:15, 71:5, 90:6</p>	<p>friends [3] - 65:19, 105:15, 213:16</p> <p>Friends [3] - 70:10, 74:7, 132:18</p> <p>FROM [1] - 5:4</p> <p>front [5] - 22:8, 23:15, 32:12, 120:14, 226:12</p> <p>Front [1] - 88:6</p> <p>fulfilling [1] - 195:23</p> <p>full [5] - 82:8, 144:2, 183:23, 222:15, 231:20</p> <p>full-size [1] - 82:8</p> <p>fully [16] - 29:18, 39:19, 75:10, 76:8, 78:10, 86:20, 92:7, 93:25, 112:20, 118:16, 147:20, 180:4, 214:17, 218:7, 253:25</p> <p>Fully [1] - 81:17</p> <p>Fulton [18] - 34:14, 34:18, 36:12, 53:17, 102:2, 102:9, 103:10, 103:20, 104:10, 105:3, 132:7, 154:19, 154:20, 155:3, 169:12, 169:17, 220:20, 241:7</p> <p>fun [2] - 67:4, 242:11</p> <p>function [3] - 37:3, 71:11, 155:22</p> <p>functioning [1] - 82:15</p> <p>Fund [10] - 52:17, 72:10, 72:18, 87:15, 108:15, 129:19, 130:3, 161:10, 178:13, 180:7</p> <p>fund [10] - 29:19, 81:18, 111:10, 116:16, 141:6, 142:11, 147:20, 148:13, 161:16, 175:12</p> <p>Fund's [1] - 44:12</p> <p>fundamental [2] - 59:19, 62:23</p> <p>funded [8] - 10:24, 69:5, 75:10, 76:8, 76:21, 78:10, 112:20, 247:15</p> <p>funding [54] - 7:13, 15:10, 16:2, 16:9, 16:16, 18:5, 19:4, 22:21, 31:5, 31:10, 42:3, 44:7, 57:20, 62:23, 62:25, 69:4, 75:5, 75:21, 77:22, 79:6, 81:2, 111:16, 113:2, 116:19, 122:4, 122:13, 122:19, 123:11, 125:9, 127:5, 129:16, 130:23, 131:19, 134:12, 134:18, 142:14, 145:13, 145:17, 146:10, 148:4, 148:12,</p>
--	---	---	---

<p>148:14, 170:6, 171:4, 171:19, 176:4, 178:3, 202:24, 215:2, 243:2, 246:18, 247:9, 248:2</p> <p>fundraisers [1] - 28:10</p> <p>fundraising [1] - 126:24</p> <p>funds [18] - 7:24, 26:13, 31:15, 42:11, 42:14, 43:16, 52:8, 108:20, 123:4, 141:16, 141:22, 164:12, 184:15, 186:19, 186:20, 201:25, 203:10, 248:3</p> <p>Furman [3] - 41:22, 74:23, 120:22</p> <p>furnishing [1] - 128:16</p> <p>future [16] - 8:4, 46:2, 47:14, 47:19, 51:22, 53:21, 62:24, 76:21, 83:18, 87:3, 89:3, 99:9, 115:21, 118:20, 122:8, 166:8</p>	<p>60:14, 60:24, 61:8, 75:21, 80:2, 90:8, 125:5, 125:9, 131:2, 132:14, 138:20, 179:12, 186:19, 186:20, 196:10</p> <p>generated [11] - 10:24, 16:25, 17:5, 108:14, 112:22, 130:23, 133:5, 178:6, 212:6, 242:5, 248:8</p> <p>generates [2] - 42:14, 234:4</p> <p>generating [9] - 111:3, 111:10, 123:2, 125:15, 125:21, 141:15, 179:8, 195:22, 247:13</p> <p>generating-revenue [1] - 125:15</p> <p>generation [3] - 112:16, 141:8, 215:5</p> <p>generations [1] - 52:7</p> <p>generator [2] - 60:4, 62:7</p> <p>generators [1] - 61:5</p> <p>generous [2] - 14:14, 119:2</p> <p>generously [1] - 141:20</p> <p>genius [1] - 152:7</p> <p>gentle [1] - 183:7</p> <p>gentleman [2] - 154:12, 176:12</p> <p>gentlemen [1] - 14:20</p> <p>George [2] - 34:16, 90:17</p> <p>gets [3] - 66:25, 76:20, 245:21</p> <p>giant [1] - 228:24</p> <p>gift [1] - 197:22</p> <p>give [8] - 22:9, 46:19, 47:15, 49:15, 50:10, 177:4, 204:15, 221:3</p> <p>giveaway [1] - 175:7</p> <p>given [14] - 20:19, 20:22, 20:25, 21:9, 21:20, 52:4, 54:12, 140:9, 154:12, 158:4, 210:7, 217:25, 227:12, 227:22</p> <p>Given [2] - 100:13, 130:5</p> <p>gives [3] - 46:16, 46:17, 49:16</p> <p>giving [3] - 173:3, 221:6, 245:13</p> <p>glad [3] - 9:12, 51:6, 65:2</p> <p>glasses [1] - 211:17</p> <p>Glenn [2] - 229:21, 235:10</p> <p>GLENN [1] - 5:8</p> <p>Glick [2] - 134:24, 140:12</p> <p>glory [2] - 96:8, 100:12</p> <p>goal [1] - 23:6</p>	<p>goals [1] - 215:7</p> <p>goes [3] - 41:13, 51:15, 206:12</p> <p>goings [1] - 216:13</p> <p>Golden [1] - 99:4</p> <p>GOLEM [133] - 10:12, 14:18, 26:21, 27:6, 30:16, 36:3, 36:24, 37:8, 43:5, 44:19, 44:23, 47:21, 50:16, 55:23, 57:10, 57:13, 63:8, 67:23, 68:5, 69:11, 74:4, 74:19, 78:12, 80:14, 82:17, 84:7, 87:6, 91:18, 95:10, 100:16, 101:19, 101:22, 106:14, 107:10, 110:15, 111:22, 112:9, 114:8, 117:16, 120:3, 121:5, 127:9, 127:13, 132:20, 133:16, 134:22, 135:3, 139:16, 140:11, 142:22, 147:23, 148:20, 152:14, 153:18, 153:21, 154:2, 154:7, 158:11, 158:19, 158:24, 160:18, 162:6, 165:9, 168:23, 169:4, 169:9, 172:13, 172:23, 176:23, 177:12, 182:3, 185:13, 185:21, 187:5, 187:18, 188:19, 188:22, 189:3, 193:4, 197:3, 197:6, 197:11, 200:13, 204:5, 208:17, 209:23, 210:4, 210:11, 210:15, 210:21, 210:24, 211:5, 211:8, 215:14, 220:10, 221:13, 221:16, 222:23, 223:16, 224:5, 228:12, 229:13, 229:17, 229:20, 232:9, 233:17, 234:14, 234:25, 235:7, 237:6, 238:2, 239:12, 239:20, 240:2, 240:6, 240:10, 240:13, 242:18, 243:23, 244:13, 244:24, 245:22, 246:3, 246:5, 247:3, 248:18, 249:2, 251:2, 251:12, 251:19, 252:4, 253:14, 253:19</p> <p>Golem [3] - 10:12, 12:22, 14:21</p> <p>GOLEMN [1] - 185:18</p> <p>Goodman [3] - 30:18, 37:9, 37:12</p>	<p>GOODMAN [4] - 2:9, 37:11, 43:6, 44:20</p> <p>gotten [3] - 67:9, 110:2, 138:24</p> <p>governance [5] - 7:8, 7:9, 205:12, 205:18, 209:17</p> <p>governing [1] - 123:9</p> <p>government [7] - 123:3, 126:7, 141:9, 143:10, 143:12, 164:18, 205:20</p> <p>governmental [2] - 22:12, 54:4</p> <p>governor [2] - 149:11, 201:23</p> <p>Governor [1] - 150:13</p> <p>Governors [3] - 144:12, 191:18, 210:6</p> <p>GPP [1] - 11:13</p> <p>grade [1] - 71:16</p> <p>Gramercy [3] - 56:12, 77:14, 77:15</p> <p>Grand [2] - 48:17, 99:6</p> <p>grand [3] - 140:3, 140:4, 242:24</p> <p>grandparents [1] - 66:4</p> <p>grass [2] - 190:25, 191:21</p> <p>grassroots [1] - 153:3</p> <p>grateful [3] - 189:25, 191:14, 202:21</p> <p>great [35] - 6:20, 6:22, 8:7, 8:8, 8:9, 8:21, 32:7, 34:15, 49:11, 50:12, 59:14, 70:5, 71:23, 74:12, 78:7, 78:8, 85:16, 87:23, 88:25, 98:23, 126:6, 128:4, 137:20, 145:21, 163:3, 165:2, 168:7, 179:12, 183:4, 190:14, 191:19, 198:20, 212:16, 241:21</p> <p>Great [12] - 26:21, 47:21, 71:11, 80:14, 87:6, 106:11, 114:8, 121:5, 134:22, 162:6, 172:13, 188:19</p> <p>greater [5] - 28:15, 59:12, 88:14, 124:12, 179:17</p> <p>greatly [2] - 58:14, 87:20</p> <p>green [6] - 36:11, 97:6, 99:25, 100:19, 170:14, 226:11</p> <p>Green [1] - 158:8</p> <p>greenery [1] - 190:12</p> <p>Greenway [1] - 231:25</p> <p>Greenwich [1] - 132:23</p> <p>Gregory [3] - 45:4, 47:22,</p>
G			
<p>Galapagos [2] - 68:8, 177:3</p> <p>GALE [1] - 2:20</p> <p>Gale [3] - 80:16, 82:18, 82:21</p> <p>Gallo [3] - 27:9, 30:18, 30:21</p> <p>GALLO [4] - 2:8, 30:19, 36:4, 36:25</p> <p>galore [1] - 98:6</p> <p>games [4] - 65:24, 66:8, 67:16, 226:15</p> <p>garden [3] - 150:10, 152:6, 152:17</p> <p>gardener [1] - 150:9</p> <p>gardens [3] - 151:5, 151:8, 151:15</p> <p>Gardens [10] - 96:25, 97:4, 150:15, 189:11, 219:3, 235:12, 235:20, 235:22, 240:21, 240:23</p> <p>GARY [1] - 3:5</p> <p>Gary [4] - 95:12, 101:23, 102:2, 135:20</p> <p>gateway [1] - 155:19</p> <p>gateways [1] - 132:6</p> <p>gathered [1] - 149:7</p> <p>gathering [2] - 119:11, 145:3</p> <p>gave [3] - 38:16, 103:10, 229:18</p> <p>gazing [1] - 43:25</p> <p>gem [1] - 164:22</p> <p>Generate [1] - 90:7</p> <p>generate [16] - 35:8,</p>			

<p>47:25 GREGORY [1] - 2:11 grew [1] - 96:6 ground [5] - 12:24, 19:25, 54:23, 126:20, 223:7 grounded [1] - 134:17 group [6] - 43:2, 89:8, 143:11, 150:18, 201:11, 242:21 groups [6] - 65:17, 89:7, 90:6, 122:6, 143:16, 252:11 grow [1] - 134:10 growing [5] - 122:24, 170:18, 170:19, 236:9 grown [4] - 39:22, 76:11, 146:18, 170:8 growth [1] - 196:17 guarantee [2] - 112:18, 116:5 guaranteed [6] - 112:23, 145:13, 145:17, 145:23, 148:4, 148:14 Guardia [1] - 136:13 guess [4] - 23:5, 190:5, 224:10, 245:5 Guide [2] - 89:14, 124:24 guiding [3] - 88:8, 180:18, 181:2 guys [5] - 84:2, 102:18, 107:4, 125:3, 167:19 gym [1] - 65:4 Gym [1] - 65:10</p>	<p>201:13 happening [5] - 28:22, 89:2, 110:8, 147:8, 246:19 happens [2] - 46:7, 87:20 happy [8] - 62:13, 139:24, 140:6, 155:14, 224:4, 239:22, 251:24, 252:4 harbor [5] - 8:12, 99:8, 185:2, 185:8, 227:20 Harbor [2] - 9:4, 182:18 harbors [1] - 63:20 hard [6] - 106:10, 128:15, 190:3, 196:6, 227:18, 232:24 harder [1] - 67:2 hardest [1] - 190:5 hardly [2] - 76:4, 83:7 harm [1] - 101:2 harmed [1] - 228:6 harmonious [1] - 114:25 harmony [1] - 115:13 Harmony [1] - 115:17 Hasidic [1] - 144:13 hasn't [1] - 162:11 hastening [1] - 114:5 hate [1] - 81:7 haven't [1] - 238:15 Hayashi [1] - 15:2 hazard [1] - 66:6 He'll [1] - 187:16 He's [2] - 188:21, 188:22 head [2] - 192:13, 237:16 health [1] - 37:3 healthcare [1] - 72:23 healthy [1] - 193:11 hear [7] - 27:21, 48:13, 135:5, 187:20, 222:13, 244:19, 244:20 heard [29] - 15:22, 52:11, 55:24, 61:3, 77:10, 77:13, 82:25, 104:7, 107:6, 144:3, 148:5, 155:4, 161:4, 161:7, 161:13, 161:23, 178:18, 180:3, 212:23, 217:17, 218:20, 220:3, 223:2, 226:10, 226:22, 228:8, 230:8, 230:10, 236:13 hearing [33] - 12:23, 12:25, 13:15, 13:23, 14:16, 15:13, 15:14, 15:19, 15:25, 16:7, 18:6, 18:11, 18:24, 19:15, 19:18, 19:24, 21:7, 21:11, 21:17, 22:18, 23:2, 89:12,</p>	<p>92:9, 177:18, 198:12, 217:14, 230:9, 242:14, 248:24, 251:14, 253:15, 253:22, 254:3 HEARING [1] - 1:5 Hearing [1] - 6:5 hearing's [1] - 206:21 hearings [4] - 6:6, 12:19, 13:3, 87:18 heavily [1] - 98:5 heavy [2] - 128:16, 243:14 heck [1] - 219:8 height [3] - 11:14, 138:22, 139:12 Heights [25] - 27:20, 27:23, 37:13, 48:3, 58:11, 63:12, 63:15, 65:8, 67:11, 96:24, 110:20, 110:23, 113:9, 143:7, 149:3, 149:4, 159:4, 166:7, 173:7, 187:10, 188:3, 189:10, 207:22, 207:25, 219:2 held [2] - 15:15, 174:11 Hello [1] - 117:19 helm [1] - 110:5 help [12] - 9:2, 46:4, 55:7, 74:12, 113:12, 116:5, 116:16, 120:15, 125:12, 133:12, 196:14, 202:12 helpful [1] - 222:17 helping [1] - 8:20 helps [1] - 130:17 HENLEY [3] - 4:7, 182:6, 182:14 Henley [2] - 172:25, 182:4 Henry [3] - 189:9, 190:23, 225:23 here's [1] - 57:5 hereby [1] - 254:14 heretofore [1] - 157:21 Hi [15] - 9:24, 37:11, 45:7, 47:24, 63:11, 74:22, 80:17, 87:9, 101:25, 121:8, 160:21, 162:9, 165:12, 173:2, 244:17 High [2] - 70:11, 74:7 high [16] - 29:21, 30:2, 93:16, 112:11, 124:10, 133:22, 138:22, 177:8, 190:20, 194:3, 219:15, 219:18, 241:4, 243:10, 249:14, 249:19 high-end [1] - 93:16 high-rise [2] - 241:4, 249:14</p>	<p>high-rises [3] - 219:15, 219:18, 249:19 higher [1] - 129:6 highest [1] - 175:13 highly [3] - 73:6, 73:11, 73:14 highway [3] - 136:7, 136:8, 136:14 Hill [16] - 24:6, 24:10, 36:18, 96:25, 97:2, 97:19, 173:5, 173:6, 173:16, 211:19, 211:21, 212:14, 212:18, 219:3, 227:3, 227:10 Hill's [1] - 211:23 Hill-Carol [1] - 96:25 hills [1] - 183:7 hinders [1] - 170:20 hinges [1] - 115:17 Hinging [1] - 209:7 hire [1] - 175:24 hired [4] - 7:21, 7:22, 149:22, 176:2 Hissing [1] - 158:10 historic [5] - 32:2, 34:15, 34:17, 44:15, 169:16 historically [1] - 61:25 historical [3] - 34:20, 90:14, 193:13 hit [1] - 237:15 hockey [1] - 213:22 hold [3] - 44:24, 50:17, 67:24 Hold [1] - 158:11 holdings [1] - 33:3 hole [2] - 96:12, 96:13 holiday [1] - 197:21 Holland [1] - 48:18 HOLLWECK [2] - 3:16, 140:15 Hollweck [3] - 140:13, 140:14, 140:16 Home [1] - 158:4 home [1] - 192:17 honest [1] - 247:24 Honestly [1] - 189:3 honestly [1] - 205:19 honored [1] - 27:12 Hook [2] - 176:15, 186:5 Hoops [1] - 158:4 hope [17] - 67:12, 75:6, 78:24, 83:16, 84:2, 101:13, 170:21, 171:17, 172:7, 203:12, 203:23, 215:7, 232:7, 238:18, 239:25, 245:16, 248:11 hoped [1] - 231:3</p>
H			
<p>Hagan [5] - 142:24, 148:21, 149:2, 237:15, 251:17 HAGAN [6] - 3:18, 148:23, 152:15, 153:16, 153:19, 252:2 HAHN [2] - 4:13, 200:16 Hahn [3] - 197:13, 200:14, 200:17 hair [1] - 155:7 half [6] - 69:25, 70:6, 120:11, 151:23, 230:23, 243:7 HALL [1] - 1:9 Hall [1] - 168:7 halt [1] - 29:2 hampered [1] - 122:12 Hampton [1] - 44:17 handball [1] - 231:19 handed [1] - 198:9 handing [1] - 240:9 handout [1] - 14:9 hands [2] - 149:19,</p>			

<p>Hopefully [1] - 237:16 hopefully [2] - 91:15, 102:20 Hopkins [3] - 160:20, 162:7, 162:12 HOPKINS [2] - 3:22, 162:9 horti [1] - 150:18 horti-group [1] - 150:18 horticulturally [1] - 150:14 hospital [1] - 176:8 hosted [1] - 206:13 hosting [1] - 14:12 hotel [18] - 25:11, 33:5, 60:11, 103:14, 103:16, 103:22, 104:15, 119:24, 130:8, 137:23, 156:13, 164:2, 184:6, 196:12, 221:10, 241:6, 242:2 Hotel [1] - 174:14 hotel-condo [3] - 156:13, 221:10, 241:6 hotel-like [1] - 103:14 hotels [2] - 50:7, 50:8 hour [1] - 222:3 hours [4] - 53:15, 71:8, 73:23, 224:12 house [5] - 135:10, 136:18, 190:9, 190:19, 190:23 houses [3] - 66:21, 126:13, 226:11 HOUSING [1] - 1:3 Housing [22] - 6:4, 6:18, 7:22, 9:19, 10:15, 12:17, 13:13, 15:8, 25:10, 29:10, 81:23, 111:8, 115:22, 116:19, 121:24, 148:24, 160:7, 174:14, 183:15, 184:6, 194:19, 251:5 housing [122] - 7:13, 7:16, 15:9, 25:19, 31:8, 33:7, 33:11, 34:6, 34:7, 49:19, 49:21, 49:25, 54:15, 54:25, 55:25, 59:3, 59:4, 59:7, 61:23, 64:25, 67:7, 67:14, 71:6, 76:24, 77:7, 77:18, 82:4, 82:11, 84:3, 84:24, 85:10, 85:15, 88:12, 88:14, 90:24, 91:13, 91:16, 93:16, 103:2, 103:7, 104:19, 105:19, 105:20, 105:22, 108:10, 109:3, 109:20, 109:23, 110:11,</p>	<p>110:14, 116:22, 117:3, 118:24, 119:23, 131:9, 135:24, 138:15, 138:25, 139:3, 152:23, 152:24, 153:19, 156:5, 156:9, 156:20, 156:23, 157:4, 163:25, 166:17, 172:10, 173:11, 175:19, 177:5, 178:3, 178:20, 178:21, 179:2, 181:10, 181:11, 181:15, 186:22, 187:13, 188:10, 189:22, 192:3, 196:12, 199:7, 199:8, 199:25, 212:24, 213:4, 214:14, 214:21, 215:8, 217:9, 220:15, 221:2, 221:5, 221:8, 223:5, 223:8, 226:7, 226:18, 228:16, 228:19, 236:2, 236:6, 236:18, 238:7, 238:23, 241:5, 246:11, 246:13, 246:14, 246:19, 247:16, 247:23, 248:17, 250:22 How are [2] - 173:25, 206:23 How's [1] - 189:2 howlingly [1] - 204:12 HR&A [2] - 69:15, 176:2 Hudson [8] - 39:4, 62:20, 99:20, 105:24, 132:19, 144:25, 232:23, 233:23 huge [7] - 109:21, 139:21, 170:14, 170:17, 174:22, 183:6, 233:24 HUM [2] - 4:11, 193:6 Hum [3] - 188:25, 193:5, 193:7 human [1] - 253:8 humanly [1] - 101:12 hundred [6] - 55:4, 86:20, 96:20, 123:17, 126:25, 156:13 hundreds [3] - 126:14, 140:20, 191:16 husband [1] - 63:14 hysteria [1] - 220:24</p>	<p>I've [43] - 15:11, 24:12, 27:25, 28:6, 52:11, 55:24, 61:3, 77:10, 77:13, 78:17, 78:18, 78:22, 79:5, 97:4, 100:3, 100:14, 102:5, 107:3, 107:6, 107:14, 112:6, 114:16, 135:11, 136:5, 161:6, 169:14, 178:18, 180:2, 186:6, 189:5, 189:14, 191:6, 201:16, 211:18, 211:19, 217:17, 222:20, 224:10, 224:13, 232:10, 236:13, 238:16, 251:22 Ice [1] - 230:14 ice [5] - 64:5, 65:3, 66:11, 95:2, 232:4 ice-skate [1] - 65:3 iconic [1] - 132:9 idea [15] - 39:14, 44:7, 69:3, 131:16, 151:16, 167:5, 167:20, 173:21, 174:4, 175:5, 179:10, 180:5, 204:11, 207:18, 252:3 ideal [1] - 213:25 ideas [9] - 8:2, 9:10, 13:8, 57:19, 61:4, 177:25, 181:23, 222:10, 236:13 identical [1] - 51:23 identified [3] - 11:7, 13:20, 61:5 identify [3] - 22:13, 127:5, 252:8 Ikea [2] - 176:20, 177:8 illogical [1] - 226:9 illusion [2] - 72:9, 116:11 illustrate [1] - 25:22 imagine [1] - 175:8 immeasurable [2] - 183:2, 207:11 immeasurably [1] - 155:15 immediate [3] - 32:4, 131:23, 216:21 immediately [2] - 31:24, 149:22 imminent [1] - 36:19 imminently [1] - 172:16 impact [7] - 52:5, 55:17, 63:4, 189:24, 214:21, 220:19, 242:8 impacted [1] - 87:20 impacting [2] - 54:21, 55:14 impartial [1] - 15:19 implementation [1] -</p>	<p>31:16 implemented [1] - 196:23 implementing [1] - 180:2 importance [2] - 115:3, 115:17 important [28] - 6:24, 7:18, 8:18, 8:23, 24:12, 27:15, 34:20, 37:24, 40:9, 40:12, 68:17, 73:2, 76:10, 81:21, 104:9, 104:10, 136:2, 155:22, 181:7, 181:12, 195:24, 213:13, 215:3, 220:21, 224:2, 224:14, 228:15, 252:24 imposing [2] - 92:13, 246:16 impossible [1] - 31:9 impressive [1] - 94:7 imprint [1] - 52:5 Improve [1] - 235:14 Improvement [11] - 43:22, 44:13, 90:19, 90:21, 132:17, 133:10, 133:11, 159:7, 159:8, 165:16, 248:9 improvements [1] - 146:22 in-park [2] - 40:15, 94:21 inaccessible [1] - 96:15 inaccuracies [1] - 54:5 inadequate [1] - 129:18 inane [1] - 204:13 inappropriate [3] - 73:11, 73:14, 131:4 inarticulate [1] - 155:2 inaudible [10] - 121:4, 126:13, 126:16, 180:19, 183:6, 184:7, 188:12, 195:5, 207:13, 235:17 inaudible [1] - 245:3 incentive [1] - 39:10 inch [2] - 217:3, 241:8 include [5] - 33:10, 34:22, 44:10, 56:4, 131:20 included [3] - 61:20, 171:4, 171:6 includes [5] - 28:16, 31:8, 41:19, 214:15, 220:17 inclusion [1] - 79:2 income [13] - 35:8, 53:8, 79:14, 80:2, 88:13, 90:7, 90:8, 118:17, 130:9, 132:14, 203:7, 203:12, 203:16 income-free [1] - 90:7</p>
	I		
	<p>I'd [18] - 9:16, 14:14, 17:18, 19:22, 22:23, 23:13, 26:22, 50:7, 50:17, 57:14, 67:23, 134:25, 137:10, 139:7, 227:22, 230:5, 234:15, 239:24</p>		

<p>income-producing [1] - 88:13</p> <p>incomparable [1] - 62:16</p> <p>inconvenience [1] - 242:9</p> <p>Incorporated [1] - 48:5</p> <p>incorporated [1] - 151:10</p> <p>increase [4] - 71:7, 180:9, 180:11, 180:14</p> <p>increased [1] - 236:7</p> <p>increasing [1] - 59:10</p> <p>increasingly [1] - 236:2</p> <p>incredible [3] - 62:15, 109:11, 191:11</p> <p>incredibly [4] - 6:24, 7:17, 14:14, 155:14</p> <p>Increment [1] - 213:8</p> <p>increment [4] - 72:16, 72:19, 72:24, 79:15</p> <p>incumbent [1] - 141:9</p> <p>incur [1] - 146:16</p> <p>independence [1] - 69:5</p> <p>independent [3] - 15:13, 89:8, 121:13</p> <p>independently [2] - 69:7, 209:15</p> <p>indicates [1] - 204:25</p> <p>indications [1] - 178:18</p> <p>indicia [1] - 206:18</p> <p>individual [1] - 51:11</p> <p>Individually [1] - 214:19</p> <p>individually [1] - 216:7</p> <p>individuals [3] - 20:3, 143:16, 221:25</p> <p>indoor [9] - 61:21, 61:24, 62:2, 62:10, 65:4, 213:11, 213:22, 214:2, 233:20</p> <p>industrial [2] - 79:25, 140:24</p> <p>industry [1] - 38:17</p> <p>inflated [1] - 208:15</p> <p>inflation [1] - 122:21</p> <p>information [5] - 14:8, 18:21, 22:5, 22:15, 234:19</p> <p>infrastructure [11] - 73:19, 117:14, 124:20, 128:21, 141:19, 142:2, 146:21, 146:24, 183:20, 214:7, 236:8</p> <p>ing [1] - 245:15</p> <p>inhabit [1] - 117:6</p> <p>inhabitants [2] - 115:16, 115:23</p> <p>initially [1] - 119:21</p> <p>initiatives [1] - 28:2</p> <p>inklings [1] - 173:9</p> <p>inland [1] - 124:19</p>	<p>inline [1] - 231:20</p> <p>input [5] - 12:20, 16:8, 19:16, 122:3, 218:2</p> <p>ins [1] - 106:7</p> <p>insane [1] - 150:15</p> <p>inside [6] - 35:11, 40:16, 44:4, 64:20, 67:7, 109:20</p> <p>insisted [1] - 233:20</p> <p>inspiration [1] - 134:20</p> <p>inspired [1] - 97:22</p> <p>installation [1] - 126:4</p> <p>instance [2] - 158:2, 207:4</p> <p>instances [1] - 90:25</p> <p>institution [1] - 92:20</p> <p>institutions [3] - 92:24, 173:13, 233:16</p> <p>Instructions [1] - 154:9</p> <p>instructions [1] - 154:12</p> <p>insulated [1] - 112:24</p> <p>integrated [1] - 121:18</p> <p>integration [1] - 117:4</p> <p>intended [2] - 17:19, 57:18</p> <p>intense [2] - 81:24, 163:13</p> <p>intensity [1] - 190:10</p> <p>interest [5] - 55:11, 77:4, 87:23, 187:15, 188:5</p> <p>interested [3] - 188:16, 235:23, 249:18</p> <p>interesting [4] - 9:8, 81:13, 104:24, 105:5</p> <p>Interestingly [1] - 89:10</p> <p>interests [2] - 71:20, 101:3</p> <p>interstate [1] - 71:15</p> <p>interurban [1] - 117:14</p> <p>intervention [1] - 202:17</p> <p>intricacy [2] - 150:24, 151:9</p> <p>introduce [2] - 9:17, 26:24</p> <p>introduction [4] - 53:13, 71:17, 213:11, 244:20</p> <p>invading [1] - 167:15</p> <p>invest [1] - 38:24</p> <p>invested [1] - 39:9</p> <p>investigate [1] - 214:17</p> <p>investigation [2] - 75:4, 214:25</p> <p>investing [1] - 47:18</p> <p>investment [4] - 141:11, 142:2, 165:4, 191:23</p> <p>investments [1] - 117:13</p> <p>invite [1] - 177:14</p> <p>involved [7] - 27:25, 155:7, 165:17, 169:14,</p>	<p>169:18, 197:19, 224:11</p> <p>involvement [1] - 103:5</p> <p>ironic [1] - 221:9</p> <p>is that [17] - 23:6, 57:21, 59:4, 62:5, 104:13, 112:6, 139:7, 145:12, 166:23, 179:11, 219:20, 225:17, 236:22, 240:8, 241:8, 248:6</p> <p>is there [3] - 222:24, 251:14, 253:16</p> <p>is this [2] - 99:8, 247:12</p> <p>Island [5] - 81:10, 105:15, 144:12, 191:19, 210:7</p> <p>isolated [1] - 71:14</p> <p>issue [4] - 57:17, 70:8, 163:9, 198:3</p> <p>issued [2] - 19:6, 201:23</p> <p>issues [2] - 23:12, 189:18</p> <p>issuing [1] - 16:10</p> <p>Istanbul [1] - 136:6</p> <p>iterations [1] - 102:7</p> <p>ized [1] - 153:9</p>	<p>197:7, 197:8, 197:12</p> <p>job [4] - 54:8, 54:10, 70:4, 131:8</p> <p>jobs [5] - 85:12, 85:13, 165:4, 165:23, 188:15</p> <p>Joe's [1] - 55:18</p> <p>John [20] - 10:4, 12:7, 13:11, 16:4, 17:6, 22:22, 36:14, 53:22, 68:6, 68:14, 68:23, 69:12, 69:14, 132:8, 133:17, 134:23, 135:8, 136:24, 143:19, 155:10</p> <p>JOHN [2] - 2:16, 3:15</p> <p>join [2] - 113:25, 129:14</p> <p>joined [1] - 92:5</p> <p>joke [1] - 50:23</p> <p>Joralemon [2] - 95:24, 107:15</p> <p>Josh [2] - 197:8, 197:11</p> <p>Journal [1] - 150:11</p> <p>joy [1] - 144:7</p> <p>Judi [1] - 222:19</p> <p>JUDI [1] - 5:5</p> <p>Judy [1] - 110:19</p> <p>JUDY [1] - 3:7</p> <p>Juliana [2] - 121:6, 121:9</p> <p>JULIANA [1] - 3:12</p> <p>junctions [1] - 113:13</p> <p>junior [1] - 191:3</p> <p>Junior [1] - 92:5</p> <p>justice [1] - 228:15</p> <p>justification [2] - 109:14, 168:9</p> <p>justify [1] - 206:6</p> <p>jutting [1] - 32:11</p>
J			
		<p>jacking [1] - 150:6</p> <p>James [2] - 220:13, 221:14</p> <p>Jane [7] - 34:24, 107:11, 110:16, 110:19, 153:23, 158:25, 159:3</p> <p>JANE [2] - 3:8, 3:20</p> <p>Jay [1] - 79:3</p> <p>Jehovah [5] - 81:12, 100:25, 157:11, 178:7, 199:15</p> <p>Jehovah's [2] - 32:24, 44:20</p> <p>Jennifer [1] - 150:14</p> <p>jeopardize [1] - 142:15</p> <p>Jerry [3] - 117:17, 120:4, 120:6</p> <p>Jersey [3] - 41:16, 182:17, 200:21</p> <p>jewel [2] - 98:23, 140:22</p> <p>JFK [1] - 136:14</p> <p>Jim [1] - 103:9</p> <p>JOAN [1] - 3:19</p> <p>Joan [10] - 10:8, 12:3, 31:3, 148:21, 153:22, 154:5, 154:19, 171:2, 171:14, 212:3</p> <p>JOANN [1] - 4:5</p> <p>Joann [2] - 172:19, 173:4</p> <p>JOANNE [1] - 4:12</p> <p>Joanne [4] - 172:24,</p>	
K			
		<p>Kabuki [1] - 245:10</p> <p>KATE [1] - 2:13</p> <p>Kate [4] - 50:20, 58:4, 58:7, 71:5</p> <p>KATRIN [1] - 3:24</p> <p>Katrin [3] - 168:24, 169:6, 169:11</p> <p>kayaking [2] - 232:3, 253:7</p> <p>keen [1] - 228:16</p> <p>keep [12] - 21:13, 42:19, 82:13, 100:13, 141:24, 186:20, 191:24, 191:25, 201:12, 211:10, 252:14</p> <p>keeping [3] - 77:8, 88:7, 237:7</p> <p>keeps [1] - 242:15</p> <p>Kei [1] - 15:2</p> <p>KELLY [4] - 5:8, 234:24, 235:4, 235:10</p>	

<p>Kelly [4] - 229:22, 234:23, 234:24, 235:11 kept [3] - 42:14, 123:23, 242:17 KEVIN [1] - 2:21 Kevin [3] - 82:19, 84:8, 84:11 key [3] - 115:18, 195:12, 207:4 kicked [1] - 149:12 Kids [3] - 65:9, 68:10, 174:15 kids [15] - 46:12, 53:14, 65:14, 65:17, 65:19, 65:23, 66:3, 74:24, 80:20, 83:15, 86:7, 96:8, 140:3, 140:4, 249:25 kill [2] - 104:22, 150:13 KIMBALL [1] - 9:21 Kimball [2] - 9:21, 9:22 kindergarten [1] - 174:8 Kite [2] - 68:9, 68:20 Kleiman [1] - 252:10 KLEIMAN [2] - 5:13, 252:9 knowledge [2] - 94:12, 201:21 Koch [1] - 165:22 Kojima [3] - 153:23, 158:25, 159:3 KOJIMA [2] - 3:20, 159:2 KRAMER [4] - 2:12, 50:21, 55:24, 57:11 Kramer [3] - 47:23, 50:19, 51:9 Kyle [3] - 9:20, 9:21, 9:22</p>	<p>104:11, 132:7, 154:20, 155:3, 169:12, 220:20 lands [1] - 43:13 landscape [5] - 100:19, 149:23, 150:24, 152:2, 153:2 landscaped [1] - 151:10 lane [1] - 231:25 language [2] - 52:10, 56:17 languages [1] - 144:4 large [9] - 26:10, 58:8, 73:7, 75:18, 75:24, 128:15, 128:25, 157:23, 166:24 large-scale [2] - 73:7, 166:24 larger [1] - 176:4 largest [1] - 221:9 last [26] - 13:15, 28:9, 57:9, 78:18, 87:17, 89:4, 91:5, 97:2, 97:14, 99:17, 107:15, 139:6, 143:18, 146:19, 147:11, 147:13, 177:18, 179:23, 198:12, 240:17, 242:14, 242:15, 244:14, 248:24, 250:5 Last [3] - 65:21, 203:17, 248:19 LASTOWECKY [2] - 4:16, 215:17 Lastowecky [3] - 211:13, 215:15, 215:20 late [7] - 135:12, 224:25, 229:25, 244:19, 245:21, 249:4 latter [2] - 92:22, 213:12 lavish [1] - 51:15 Law [1] - 207:12 lawn [1] - 151:13 Lawn [1] - 106:11 lawns [1] - 151:17 lay [1] - 190:24 LDC [2] - 24:14, 212:5 Le [1] - 177:15 Le-vin [1] - 177:15 lead [1] - 184:4 leader [1] - 45:9 leaders [1] - 101:5 leadership [3] - 135:18, 143:20, 200:23 leaf [1] - 138:9 League [1] - 174:20 learned [1] - 202:3 leased [1] - 126:14 leases [2] - 126:20, 230:16</p>	<p>leasing [1] - 126:23 leave [9] - 47:17, 57:8, 125:2, 145:5, 190:23, 209:18, 239:21, 240:6, 251:4 leaves [1] - 75:24 leaving [1] - 200:8 lectern [1] - 251:21 lecture [1] - 150:19 leery [1] - 167:15 Lefferts [2] - 48:2, 189:11 leftover [1] - 170:17 legal [2] - 56:5, 202:17 Legal [2] - 188:7, 188:8 Legend [1] - 210:18 legitimate [1] - 69:21 Lego's [1] - 174:13 leisure [1] - 115:6 lemonade [1] - 198:7 lemons [1] - 198:8 lend [1] - 148:7 length [1] - 21:17 Leslie [4] - 188:23, 188:24, 189:8 LESLIE [1] - 4:10 let's [6] - 47:12, 56:14, 100:12, 129:10, 209:5, 209:24 Let's [6] - 26:19, 44:5, 57:6, 67:19, 208:19, 208:25 level [6] - 16:23, 17:3, 49:16, 61:12, 167:21 levels [4] - 51:19, 59:12, 198:6, 213:14 leveraged [1] - 165:3 Leveraging [1] - 90:3 LEVIN [4] - 2:18, 4:6, 78:15, 177:16 Levin [6] - 31:4, 74:21, 78:13, 78:16, 172:16, 177:14 Lewis [1] - 182:8 Lexington [1] - 121:11 LGC [1] - 24:3 lie [2] - 38:23, 191:20 lieu [3] - 21:14, 75:13, 138:12 life [15] - 48:15, 48:20, 51:14, 55:17, 70:9, 71:17, 150:9, 162:23, 167:9, 185:7, 189:6, 190:10, 194:2, 226:10, 229:7 life-long [2] - 150:9, 194:2 lifelong [3] - 92:3, 114:13, 162:19</p>	<p>lifetime [2] - 97:20, 193:22 lift [1] - 90:14 light [2] - 79:21, 222:2 likes [1] - 187:20 limit [1] - 9:6 limitations [1] - 22:24 limited [5] - 25:11, 51:17, 130:8, 164:2, 184:6 limits [2] - 11:14, 184:11 Linda [3] - 84:9, 87:7, 87:10 LINDA [1] - 2:22 line [3] - 43:18, 49:6, 232:21 Line [2] - 70:11, 74:7 linear [2] - 128:17, 151:8 lines [1] - 147:21 list [1] - 221:18 listen [2] - 91:8, 216:5 listened [2] - 198:10, 198:11 listening [5] - 6:17, 213:15, 223:18, 245:14, 248:22 literal [1] - 97:9 literally [6] - 52:20, 97:15, 98:8, 98:24, 134:4, 155:9 LIU [1] - 173:13 livable [1] - 224:15 live [34] - 24:2, 38:11, 46:13, 46:25, 47:2, 47:25, 63:14, 66:20, 77:12, 78:16, 80:18, 83:11, 91:2, 92:2, 95:14, 95:23, 95:24, 96:2, 98:22, 105:16, 120:19, 130:4, 135:9, 149:2, 160:22, 173:15, 175:17, 186:4, 189:9, 192:25, 200:17, 207:22, 224:18, 252:12 lived [8] - 63:17, 78:17, 97:3, 106:2, 107:14, 143:7, 211:18, 223:11 livelier [1] - 71:10 lives [4] - 155:16, 163:4, 190:15, 225:7 living [6] - 55:5, 67:3, 113:23, 155:11, 171:25, 243:15 Lloyd [3] - 182:5, 185:14, 185:16 local [7] - 28:2, 28:14, 44:5, 62:16, 122:5, 131:12, 133:6 located [5] - 24:4, 116:9, 117:2, 125:16, 133:23</p>
L			
<p>La [1] - 136:13 labor [2] - 147:2, 147:3 lack [1] - 241:16 lacking [1] - 68:24 lacrosse [1] - 231:13 ladies [1] - 14:19 laid [1] - 85:15 land [25] - 25:12, 25:13, 33:23, 34:11, 34:13, 57:2, 64:15, 65:25, 75:24, 79:11, 79:13, 79:20, 79:23, 82:5, 93:6, 116:21, 130:21, 168:21, 169:20, 194:5, 205:6, 205:7, 226:14, 226:17, 235:18 land-efficient [3] - 25:13, 116:21, 130:21 Landing [9] - 102:9, 103:10, 103:20,</p>			

<p>location [8] - 35:2, 35:24, 60:10, 68:14, 93:8, 124:6, 128:19, 214:2</p> <p>locations [2] - 62:2, 70:21</p> <p>logical [1] - 116:20</p> <p>Long-term [1] - 122:10</p> <p>long-term [6] - 123:11, 126:23, 142:16, 148:17, 161:20, 230:15</p> <p>long-time [2] - 143:6, 150:10</p> <p>longtime [3] - 27:18, 27:19, 27:23</p> <p>looks [2] - 161:15, 238:4</p> <p>Los [1] - 54:10</p> <p>lose [2] - 77:22, 185:22</p> <p>loss [1] - 41:23</p> <p>losses [1] - 121:4</p> <p>lost [2] - 225:17, 226:13</p> <p>lot [45] - 8:16, 8:17, 9:9, 9:10, 32:10, 34:9, 36:15, 38:20, 48:10, 48:23, 48:25, 49:2, 49:12, 50:2, 52:19, 61:3, 65:7, 68:13, 77:24, 78:19, 79:3, 82:5, 83:21, 85:12, 85:14, 92:9, 93:19, 94:11, 118:9, 135:7, 138:23, 139:4, 150:22, 187:15, 188:5, 189:21, 191:24, 197:18, 197:22, 198:4, 218:23, 220:25, 223:2, 238:6</p> <p>lots [1] - 80:21</p> <p>loud [1] - 112:7</p> <p>louder [1] - 187:22</p> <p>Louis [2] - 69:19, 252:9</p> <p>LOUIS [1] - 5:13</p> <p>love [6] - 28:3, 49:21, 49:24, 49:25, 50:8, 159:12</p> <p>lovely [1] - 153:20</p> <p>low [3] - 139:22, 152:7, 203:4</p> <p>low-rise [2] - 139:22, 203:4</p> <p>lower [2] - 38:3, 108:3</p> <p>lowering [1] - 208:12</p> <p>luckily [1] - 170:13</p> <p>lucky [1] - 138:8</p> <p>Lucy [2] - 50:24, 51:5</p> <p>Lucy's [1] - 51:9</p> <p>Luke [1] - 211:6</p> <p>lunch [1] - 134:3</p> <p>luxury [14] - 33:11, 48:4, 64:13, 108:17, 109:3, 153:9, 177:10, 179:2,</p>	<p>181:13, 181:15, 192:3, 228:19, 241:4, 241:14</p> <p>Luxury [1] - 48:5</p> <p style="text-align: center;">M</p> <p>Madison [1] - 40:24</p> <p>magazines [1] - 90:12</p> <p>magic [1] - 44:6</p> <p>magical [1] - 114:3</p> <p>magically [1] - 209:20</p> <p>magnet [1] - 114:23</p> <p>magnificent [7] - 63:21, 80:3, 113:24, 114:6, 140:8, 143:21, 144:19</p> <p>mail [6] - 14:6, 18:16, 19:2, 21:19, 50:23, 234:20</p> <p>main [1] - 224:6</p> <p>Main [7] - 53:17, 55:13, 58:12, 58:13, 78:17, 78:19, 203:20</p> <p>maintain [14] - 70:13, 79:7, 80:2, 93:24, 113:7, 129:17, 141:17, 145:19, 149:15, 150:7, 152:5, 163:22, 183:19, 203:7</p> <p>maintained [4] - 26:4, 118:19, 133:4, 164:20</p> <p>maintaining [1] - 170:6</p> <p>maintenance [49] - 10:23, 11:11, 26:12, 29:12, 29:22, 41:14, 42:18, 70:25, 79:6, 81:19, 88:18, 90:4, 103:3, 106:2, 107:9, 108:7, 108:12, 111:11, 112:19, 116:11, 118:18, 122:11, 122:19, 123:13, 124:5, 124:15, 137:7, 137:8, 137:25, 142:21, 161:21, 164:12, 166:14, 167:2, 178:16, 183:23, 184:15, 202:2, 202:4, 202:15, 203:2, 203:19, 203:24, 213:6, 217:10, 220:18, 232:17, 233:22, 234:10</p> <p>Maintenance [2] - 26:6, 107:4</p> <p>major [6] - 69:23, 71:15, 73:24, 114:16, 193:21, 243:13</p> <p>majority [4] - 62:10, 178:15, 203:9, 247:18</p> <p>man [1] - 84:15</p> <p>manage [1] - 37:2</p> <p>managed [1] - 151:12</p>	<p>management [1] - 252:23</p> <p>managers [1] - 35:25</p> <p>managing [1] - 134:14</p> <p>mandate [2] - 89:21, 126:10</p> <p>mandated [1] - 129:22</p> <p>Manhattan [18] - 25:24, 32:8, 32:12, 36:16, 37:2, 46:12, 46:17, 46:19, 49:15, 74:8, 83:9, 99:20, 114:19, 115:10, 124:7, 150:19, 194:4, 252:12</p> <p>manner [5] - 15:20, 15:24, 23:8, 23:10, 116:7</p> <p>Mannheim [2] - 178:8, 200:24</p> <p>map [1] - 11:15</p> <p>Maple [1] - 165:14</p> <p>March [7] - 11:24, 15:15, 16:6, 17:7, 89:4, 182:21</p> <p>marginal [1] - 82:4</p> <p>Maria [1] - 200:24</p> <p>Marine [1] - 107:3</p> <p>maritime [3] - 128:21, 180:23, 183:20</p> <p>mark [1] - 149:8</p> <p>Mark [2] - 172:18, 172:19</p> <p>market [15] - 33:20, 56:25, 60:7, 60:8, 60:11, 60:17, 126:5, 126:14, 126:20, 126:21, 139:10, 181:14, 181:18, 199:25, 200:3</p> <p>marketed [1] - 35:9</p> <p>Marketing [1] - 159:6</p> <p>marketing [1] - 159:23</p> <p>marketplace [1] - 125:24</p> <p>marking [1] - 33:24</p> <p>Markowitz [2] - 28:4, 85:20</p> <p>Marks [1] - 149:2</p> <p>MARRON [1] - 2:23</p> <p>Marron [3] - 87:8, 91:19, 91:25</p> <p>marshes [1] - 151:5</p> <p>Marty [2] - 28:4, 85:20</p> <p>MARY [1] - 2:9</p> <p>Mary [3] - 30:18, 37:9, 37:12</p> <p>massive [1] - 191:22</p> <p>master [1] - 214:3</p> <p>Master [5] - 25:6, 119:17, 163:17, 194:25, 212:5</p> <p>match [1] - 246:18</p>	<p>material [1] - 55:16</p> <p>materialize [1] - 57:7</p> <p>materialized [1] - 63:24</p> <p>materially [1] - 54:21</p> <p>materials [1] - 23:2</p> <p>MATT [1] - 3:22</p> <p>Matt [3] - 160:19, 162:7, 162:12</p> <p>matter [2] - 166:23, 254:9</p> <p>Matthew [1] - 150:21</p> <p>maximizing [1] - 203:16</p> <p>maximum [6] - 20:20, 34:8, 37:3, 195:16, 195:17, 221:7</p> <p>mayor [1] - 210:2</p> <p>Mayor [12] - 9:23, 38:16, 44:10, 110:4, 149:11, 165:20, 201:23, 210:9, 224:17, 247:17, 247:20, 248:15</p> <p>Mayor's [1] - 225:19</p> <p>McCall [5] - 2:21, 82:19, 84:8, 84:10, 84:11</p> <p>McGroarty [4] - 3:8, 107:12, 110:16, 110:20</p> <p>meadow [3] - 151:13, 151:14, 152:16</p> <p>Meadow [2] - 106:10, 172:2</p> <p>meadows [1] - 151:6</p> <p>mean [8] - 76:18, 77:10, 103:6, 105:19, 106:12, 167:10, 170:13</p> <p>means [9] - 15:23, 38:11, 72:19, 119:8, 153:13, 207:17, 213:5, 253:2, 253:11</p> <p>meanwhile [1] - 172:17</p> <p>measured [1] - 115:5</p> <p>mechanism [3] - 247:10, 248:2, 248:3</p> <p>mechanisms [1] - 111:4</p> <p>Medicaid [1] - 147:3</p> <p>medical [1] - 147:5</p> <p>meet [5] - 16:12, 30:9, 102:18, 111:17, 243:10</p> <p>meeting [19] - 9:8, 15:5, 19:17, 19:19, 20:17, 21:5, 25:15, 40:19, 83:2, 91:6, 91:7, 103:20, 150:18, 184:20, 200:18, 214:10, 221:20, 221:24, 252:6</p> <p>meetings [1] - 149:17</p> <p>meets [1] - 220:16</p> <p>Mel [1] - 158:8</p> <p>MELLON [2] - 2:11, 47:24</p>
--	--	--	--

<p>Mellon [3] - 45:5, 47:22, 47:25</p> <p>MEMBER [8] - 4:6, 111:23, 154:15, 177:16, 182:12, 188:21, 197:10, 210:19</p> <p>member [18] - 24:13, 37:14, 37:15, 37:17, 37:21, 58:8, 87:13, 114:13, 143:2, 154:10, 169:12, 173:4, 173:7, 215:20, 235:15, 240:21, 240:22, 244:22</p> <p>Member [5] - 12:2, 27:4, 31:3, 31:4, 177:14</p> <p>members [8] - 9:17, 15:12, 19:17, 60:2, 122:6, 206:9, 214:16, 229:24</p> <p>Members [1] - 26:23</p> <p>membership [3] - 39:20, 193:9, 193:11</p> <p>memberships [1] - 40:3</p> <p>Memorandum [6] - 10:18, 11:25, 15:16, 123:5, 129:20, 201:22</p> <p>mention [1] - 103:7</p> <p>mentioned [11] - 52:23, 59:16, 71:5, 90:16, 136:23, 157:21, 171:14, 173:23, 178:8, 224:9, 239:11</p> <p>mercy [1] - 106:13</p> <p>Mes [1] - 68:3</p> <p>mess [1] - 135:7</p> <p>meticulously [1] - 241:9</p> <p>metro [1] - 150:18</p> <p>Metro [1] - 32:22</p> <p>Metropolitan [2] - 127:22, 182:8</p> <p>Mets [1] - 158:13</p> <p>Michael [9] - 124:9, 149:24, 150:20, 152:17, 152:25, 200:15, 204:6, 204:9, 225:11</p> <p>MICHAEL [1] - 4:14</p> <p>Michele [1] - 44:2</p> <p>Michelin [1] - 203:4</p> <p>microclimates [1] - 151:18</p> <p>microphone [4] - 22:8, 112:9, 135:4, 251:21</p> <p>Microphone [1] - 111:23</p> <p>mid [3] - 13:18, 19:6, 166:18</p> <p>mid-February [2] - 13:18, 19:6</p> <p>Midtown [1] - 48:16</p>	<p>mightily [1] - 71:22</p> <p>mike [2] - 112:8, 187:25</p> <p>mike's [2] - 187:20, 187:22</p> <p>mikes [1] - 112:10</p> <p>mile [3] - 226:23, 226:25, 228:2</p> <p>miles [1] - 223:15</p> <p>military [2] - 126:4, 126:13</p> <p>million [20] - 38:9, 39:24, 52:25, 54:20, 70:12, 74:6, 81:9, 93:24, 109:10, 127:2, 133:5, 149:14, 150:3, 153:3, 153:10, 183:25, 196:11, 230:23, 233:25, 234:4</p> <p>million-square-feet [1] - 233:25</p> <p>millions [3] - 140:20, 202:8, 203:19</p> <p>Millman [3] - 12:3, 31:4, 91:12</p> <p>Millman's [2] - 10:8, 212:3</p> <p>mind [6] - 21:13, 46:20, 95:22, 137:2, 158:4, 183:11</p> <p>minds [1] - 192:16</p> <p>mine [2] - 46:15, 67:15</p> <p>minimal [2] - 99:13, 164:8</p> <p>minimize [4] - 60:22, 127:7, 131:16, 202:13</p> <p>minimizes [1] - 25:8</p> <p>minimizing [1] - 163:19</p> <p>minimum [1] - 34:8</p> <p>minute [23] - 16:13, 20:22, 20:24, 28:12, 36:3, 43:5, 55:23, 74:4, 100:16, 106:14, 127:9, 132:20, 139:16, 147:23, 152:14, 158:19, 176:23, 208:17, 220:4, 222:15, 228:12, 230:5, 248:25</p> <p>minutes [12] - 20:20, 20:21, 44:3, 222:16, 232:11, 233:17, 237:7, 239:12, 242:18, 243:23, 247:4, 251:2</p> <p>miracle [1] - 100:23</p> <p>misfortune [1] - 101:16</p> <p>mispronounced [1] - 215:16</p> <p>miss [1] - 172:8</p> <p>Miss [2] - 27:13, 30:12</p> <p>missed [2] - 99:22, 179:22</p>	<p>missing [2] - 97:8, 219:10</p> <p>mission [3] - 40:4, 40:5, 111:15</p> <p>mitigate [2] - 157:15, 214:20</p> <p>mitigates [1] - 226:8</p> <p>mitigating [2] - 157:19, 157:20</p> <p>mitigation [1] - 252:25</p> <p>mix [2] - 33:10, 125:7</p> <p>mobilized [1] - 201:2</p> <p>model [7] - 41:6, 75:18, 75:22, 125:15, 125:21, 142:4, 142:8</p> <p>modeled [1] - 44:13</p> <p>models [1] - 148:12</p> <p>modes [1] - 37:5</p> <p>moment [1] - 141:2</p> <p>momentum [1] - 29:4</p> <p>Monday [3] - 14:4, 18:13, 254:4</p> <p>monetary [1] - 34:2</p> <p>money [49] - 30:3, 34:19, 39:3, 39:15, 40:5, 40:12, 40:14, 40:20, 42:6, 42:20, 43:13, 64:21, 65:7, 65:11, 67:6, 72:12, 72:13, 72:25, 73:21, 74:3, 93:2, 93:21, 93:22, 93:23, 94:2, 94:5, 108:7, 121:2, 131:3, 138:10, 141:6, 145:23, 151:2, 161:9, 167:11, 170:24, 175:2, 176:9, 180:5, 186:15, 214:6, 225:17, 230:25, 242:5, 243:2, 247:11, 247:13, 249:16, 249:17</p> <p>monitoring [1] - 141:25</p> <p>month [3] - 39:18, 41:15, 68:11</p> <p>months [3] - 64:4, 66:25, 226:2</p> <p>Montvel [3] - 162:8, 165:10, 165:13</p> <p>MONTVEL [2] - 3:23, 165:12</p> <p>Montvel-Cohen [3] - 162:8, 165:10, 165:13</p> <p>MONTVEL-COHEN [2] - 3:23, 165:12</p> <p>monumental [2] - 8:24, 191:10</p> <p>Moogan [1] - 103:9</p> <p>morning [2] - 66:14, 102:14</p> <p>mostly [2] - 52:13, 114:18</p>	<p>mother [3] - 66:13, 74:23, 80:20</p> <p>motivations [1] - 205:20</p> <p>MOU [14] - 10:21, 11:2, 12:4, 12:9, 12:18, 13:20, 15:17, 16:7, 16:14, 17:8, 19:5, 52:10, 167:17, 195:25</p> <p>mouth [2] - 54:6, 176:9</p> <p>move [7] - 44:5, 46:10, 46:15, 107:20, 117:7, 128:5, 162:16</p> <p>moved [4] - 169:16, 189:10, 189:16, 190:17</p> <p>movies [1] - 95:2</p> <p>moving [3] - 11:20, 100:13, 190:5</p> <p>Mr [9] - 169:4, 172:21, 185:16, 221:16, 223:20, 234:23, 234:24, 236:23, 238:10</p> <p>MR [195] - 9:21, 9:24, 10:4, 10:7, 10:12, 14:18, 26:21, 26:25, 27:6, 30:16, 36:3, 36:24, 37:8, 43:5, 44:19, 44:20, 44:23, 47:21, 47:24, 50:16, 50:21, 55:23, 55:24, 57:10, 57:11, 57:13, 63:8, 67:23, 68:4, 68:5, 68:7, 69:11, 69:14, 74:4, 74:5, 74:19, 78:12, 78:15, 80:14, 82:17, 84:7, 84:10, 87:6, 91:18, 91:21, 95:10, 95:13, 100:16, 100:17, 101:19, 101:20, 101:22, 101:25, 106:14, 106:15, 107:10, 107:13, 110:15, 111:22, 112:9, 114:8, 117:16, 120:3, 120:18, 121:5, 127:9, 127:13, 127:16, 132:20, 132:21, 133:16, 133:18, 134:22, 134:25, 135:3, 135:6, 139:16, 139:17, 140:11, 140:15, 142:22, 142:25, 147:23, 147:24, 148:20, 152:14, 153:18, 153:21, 154:2, 154:7, 158:11, 158:19, 158:24, 160:18, 160:21, 162:6, 162:9, 165:9, 165:12, 168:23, 169:4, 169:9, 172:13,</p>
--	--	---	---

<p>172:23, 176:23, 177:12, 182:3, 182:6, 182:14, 185:13, 185:18, 185:21, 186:3, 187:5, 187:8, 187:18, 188:2, 188:19, 188:22, 189:3, 193:4, 193:6, 197:3, 197:6, 197:11, 200:13, 204:5, 204:9, 208:17, 208:18, 209:23, 209:24, 210:4, 210:6, 210:11, 210:13, 210:15, 210:21, 210:24, 211:5, 211:8, 215:14, 215:17, 220:10, 221:13, 221:16, 222:23, 223:16, 223:22, 224:5, 224:6, 228:12, 228:13, 229:13, 229:14, 229:17, 229:18, 229:20, 232:9, 233:17, 234:14, 234:24, 234:25, 235:4, 235:7, 235:10, 237:6, 238:2, 239:12, 239:20, 240:2, 240:6, 240:10, 240:13, 242:18, 243:23, 244:13, 244:24, 245:22, 246:3, 246:5, 247:3, 248:18, 248:21, 249:2, 249:5, 251:2, 251:3, 251:12, 251:19, 251:24, 252:4, 252:9, 253:14, 253:19</p> <p>MS [67] - 6:2, 9:14, 10:16, 23:25, 27:10, 30:19, 36:4, 36:25, 37:11, 43:6, 45:7, 58:6, 63:11, 74:22, 80:17, 82:20, 87:9, 110:18, 111:24, 112:6, 112:12, 114:11, 117:19, 121:8, 127:10, 148:23, 152:15, 153:16, 153:24, 154:4, 154:11, 154:17, 158:13, 158:20, 159:2, 169:7, 169:10, 173:2, 176:24, 189:2, 189:5, 197:14, 200:16, 211:14, 220:14, 222:20, 222:24, 223:17, 229:23, 232:12, 233:19, 237:10, 238:3, 239:13, 239:23, 240:3, 240:8, 240:19, 242:19, 243:24, 244:17, 245:4, 246:2, 246:4, 246:7, 247:5, 252:2</p>	<p>Ms [4] - 23:19, 153:19, 154:9, 251:17</p> <p>multimillion [1] - 108:24</p> <p>multiple [2] - 124:17, 231:10</p> <p>multiply [1] - 38:6</p> <p>multipurpose [1] - 231:12</p> <p>museum [2] - 34:22, 126:19</p> <p>Museum [1] - 49:10</p> <p>Museums [1] - 83:21</p> <p>Music [1] - 133:21</p> <p>mutations [1] - 169:25</p> <p>MWA [2] - 182:10, 182:14</p> <p>MYER [3] - 6:2, 9:14, 10:16</p> <p>Myer [2] - 9:15, 40:18</p> <p>myself [7] - 54:14, 102:11, 106:2, 114:20, 157:25, 160:17, 252:12</p> <p>mysterious [1] - 107:21</p>	<p>128:17, 183:18, 186:21, 195:13, 199:25, 200:2, 248:11, 253:9</p> <p>nearby [2] - 60:10, 180:15</p> <p>nearest [1] - 227:2</p> <p>necessity [1] - 219:19</p> <p>needs [9] - 26:18, 37:6, 108:17, 125:22, 198:14, 205:3, 214:10, 220:17, 236:21</p> <p>negatively [1] - 55:14</p> <p>Neglect [1] - 184:3</p> <p>neglected [1] - 115:5</p> <p>negotiations [1] - 125:19</p> <p>neighbor's [1] - 113:20</p> <p>Neighborhood [3] - 30:22, 235:21, 240:23</p> <p>neighborhood [22] - 24:12, 28:3, 30:20, 34:4, 73:17, 89:6, 92:12, 104:22, 113:6, 116:25, 131:23, 143:16, 159:20, 160:2, 160:9, 169:16, 169:18, 190:7, 191:4, 191:15, 196:15, 216:22</p> <p>neighborhoods [5] - 32:22, 88:20, 88:21, 96:23, 208:2</p> <p>neighbors [4] - 113:23, 192:20, 213:16, 214:23</p> <p>NELSON [1] - 10:7</p> <p>Nelson [1] - 10:7</p> <p>NEW [1] - 1:10</p> <p>nice [3] - 45:19, 47:8, 136:15</p> <p>Nicholas [3] - 172:20, 172:24, 173:4</p> <p>NICHOLAS [3] - 4:5, 173:2, 176:24</p> <p>Nicolai [1] - 207:8</p> <p>Nicolas [3] - 186:2, 187:6, 187:9</p> <p>NICOLAS [3] - 4:9, 187:8, 188:2</p> <p>night [8] - 43:19, 43:20, 50:5, 73:24, 104:8, 174:18, 190:21, 231:16</p> <p>nighttime [1] - 68:22</p> <p>nobody [5] - 174:6, 175:21, 181:17, 186:17, 186:18</p> <p>noise [3] - 135:7, 138:20, 220:7</p> <p>non [8] - 31:14, 35:19, 79:25, 127:8, 127:20, 178:3, 178:12, 209:10</p> <p>non-housing-related [1]</p>	<p>- 178:3</p> <p>non-park [2] - 79:25, 127:8</p> <p>non-profit [3] - 31:14, 35:19, 127:20</p> <p>non-relationship [1] - 209:10</p> <p>non-tax-exempt [1] - 178:12</p> <p>nonexistent [1] - 213:24</p> <p>nonsense [1] - 220:25</p> <p>nontechnical [1] - 95:16</p> <p>nook [2] - 68:15, 68:25</p> <p>NORAH [2] - 254:12, 254:19</p> <p>normal [2] - 108:4, 208:6</p> <p>north [1] - 156:11</p> <p>northern [1] - 109:8</p> <p>not-for-profit [2] - 62:11, 82:24</p> <p>Notably [1] - 234:5</p> <p>Notary [1] - 254:12</p> <p>note [11] - 18:14, 18:23, 113:14, 129:14, 130:25, 193:25, 218:12, 218:23, 232:18, 233:22, 253:23</p> <p>noted [1] - 130:14</p> <p>notes [1] - 254:16</p> <p>notice [1] - 176:11</p> <p>noticed [2] - 55:3, 235:25</p> <p>Noticing [1] - 204:10</p> <p>notion [4] - 167:6, 208:19, 226:5, 226:6</p> <p>novelty [1] - 176:19</p> <p>November [2] - 21:10, 230:8</p> <p>NOVICK [2] - 2:7, 27:10</p> <p>Novick [3] - 23:24, 27:7, 27:11</p> <p>nowhere [1] - 46:9</p> <p>number [8] - 30:23, 39:22, 122:24, 128:7, 155:18, 175:13, 189:18, 217:8</p> <p>numbers [4] - 45:23, 47:10, 157:23, 212:16</p> <p>numeral [1] - 18:20</p> <p>numerous [1] - 141:5</p> <p>nut [1] - 136:5</p> <p>NY4P [1] - 123:15</p> <p>NYC [2] - 26:7, 203:25</p> <p>NYU [1] - 114:16</p>
N			
	<p>nail [1] - 237:16</p> <p>name [37] - 14:20, 22:9, 23:20, 23:25, 47:24, 48:18, 63:13, 68:7, 78:16, 82:21, 84:11, 91:25, 95:14, 107:13, 114:12, 120:18, 127:17, 133:19, 135:8, 140:16, 143:2, 159:3, 160:21, 162:12, 165:12, 173:4, 186:4, 187:9, 189:8, 193:7, 200:16, 211:17, 215:16, 215:19, 230:2, 235:10, 242:23</p> <p>names [1] - 23:17</p> <p>naming [2] - 157:22, 161:13</p> <p>NANCY [1] - 5:7</p> <p>Nancy [6] - 223:21, 229:21, 230:2, 232:9, 233:18, 253:7</p> <p>narrower [1] - 145:4</p> <p>Nat [3] - 193:5, 197:4, 197:6</p> <p>NATASHA [1] - 4:17</p> <p>Natasha [2] - 220:11, 220:12</p> <p>nation [2] - 39:5, 39:8</p> <p>nation's [1] - 99:6</p> <p>national [1] - 69:23</p> <p>native [1] - 97:21</p> <p>natural [1] - 100:5</p> <p>naturally [1] - 151:12</p> <p>nature [9] - 29:23,</p>		
O			
			<p>Obama [1] - 44:3</p> <p>obese [1] - 39:6</p> <p>obesity [1] - 115:2</p> <p>objection [1] - 158:3</p>

<p>objective [2] - 142:14, 217:5</p> <p>objectively [2] - 93:4, 218:16</p> <p>objectiveness [1] - 218:18</p> <p>obligation [5] - 72:8, 73:4, 73:15, 73:25, 148:19</p> <p>obligations [1] - 147:7</p> <p>obscure [1] - 205:23</p> <p>observations [2] - 198:10, 213:14</p> <p>obstruct [1] - 93:8</p> <p>obvious [2] - 152:22, 206:2</p> <p>Obviously [1] - 202:14</p> <p>obviously [4] - 179:11, 180:2, 207:20, 249:4</p> <p>occupation [1] - 32:14</p> <p>occupies [1] - 233:24</p> <p>occupy [1] - 41:9</p> <p>occupying [1] - 11:9</p> <p>occur [3] - 43:10, 64:22, 95:20</p> <p>occurred [3] - 29:4, 96:4, 105:6</p> <p>occurs [1] - 68:20</p> <p>October [1] - 225:20</p> <p>off-the-cuff [1] - 154:24</p> <p>offer [8] - 51:15, 86:12, 120:16, 164:21, 186:12, 204:2, 231:11, 246:5</p> <p>offered [4] - 91:4, 193:20, 222:11, 236:3</p> <p>offers [3] - 40:2, 183:4, 231:10</p> <p>office [4] - 38:19, 136:19, 180:24, 250:14</p> <p>officer [1] - 15:13</p> <p>offices [1] - 14:23</p> <p>official [1] - 252:5</p> <p>officials [5] - 20:8, 146:7, 146:8, 174:6, 205:21</p> <p>Oh [4] - 36:25, 37:20, 88:18, 176:17</p> <p>oh [2] - 30:20, 223:4</p> <p>Okay [15] - 20:10, 27:22, 78:12, 175:23, 176:24, 188:22, 222:23, 232:12, 233:19, 234:25, 235:9, 237:10, 239:13, 240:8, 245:4</p> <p>okay [5] - 36:4, 112:6, 178:14, 188:23, 237:15</p> <p>old [4] - 83:4, 83:14, 89:7, 190:9</p> <p>Old [2] - 102:2, 154:20</p>	<p>older [1] - 46:9</p> <p>Olmstead [1] - 207:12</p> <p>OMB [1] - 168:6</p> <p>ON [1] - 1:2</p> <p>on-site [4] - 164:2, 166:16, 166:24, 167:12</p> <p>once-in-a-generation [1] - 141:8</p> <p>one-day [1] - 43:3</p> <p>one-minute [1] - 20:22</p> <p>ones [1] - 98:23</p> <p>ongoing [5] - 29:20, 137:8, 192:4, 242:7, 244:10</p> <p>open [14] - 32:18, 35:17, 66:17, 67:19, 80:9, 87:25, 99:25, 100:18, 121:20, 176:17, 190:19, 196:5, 205:19, 212:12</p> <p>Open [1] - 97:6</p> <p>opened [2] - 11:22, 63:19</p> <p>opening [5] - 28:20, 79:17, 159:14, 194:11, 233:11</p> <p>operate [5] - 39:11, 48:3, 145:19, 203:6, 230:15</p> <p>operated [1] - 163:23</p> <p>operates [1] - 127:21</p> <p>operating [7] - 26:9, 62:23, 70:2, 116:14, 128:24, 170:6, 230:24</p> <p>Operating [2] - 129:19, 130:3</p> <p>operation [9] - 10:20, 10:23, 11:12, 29:21, 39:19, 81:18, 131:19, 167:2, 171:16</p> <p>operational [2] - 171:16, 203:2</p> <p>operations [15] - 15:11, 29:12, 41:23, 42:5, 90:4, 111:12, 112:19, 122:11, 123:13, 202:2, 214:8, 232:17, 234:10, 242:8, 244:11</p> <p>operator [1] - 184:10</p> <p>opinion [2] - 77:25, 157:16</p> <p>opponents [1] - 202:18</p> <p>opportunities [7] - 61:19, 122:4, 163:6, 193:20, 213:10, 213:20, 243:12</p> <p>opportunity [19] - 15:22, 17:21, 20:25, 22:19, 30:14, 58:7, 62:15, 99:22, 100:7, 110:10, 117:24, 127:24, 160:16, 172:8, 173:3,</p>	<p>179:22, 183:8, 190:2, 196:16</p> <p>opposed [1] - 213:4</p> <p>opposition's [1] - 118:23</p> <p>ops [1] - 241:14</p> <p>option [3] - 72:15, 76:6, 130:11</p> <p>Optional [1] - 44:13</p> <p>options [9] - 75:6, 81:13, 91:5, 91:9, 91:10, 111:9, 141:15, 142:14, 214:25</p> <p>oral [1] - 21:15</p> <p>Order [1] - 34:24</p> <p>order [7] - 21:23, 22:4, 35:18, 65:18, 70:13, 79:11, 146:16</p> <p>Organization [1] - 82:23</p> <p>organization [10] - 22:12, 22:13, 23:22, 82:24, 89:10, 121:13, 127:21, 182:15, 193:10, 243:17</p> <p>organizations [6] - 121:21, 159:23, 182:11, 182:16, 243:15, 243:25</p> <p>organized [1] - 159:9</p> <p>organizer [1] - 54:8</p> <p>original [9] - 32:25, 58:19, 88:8, 102:5, 119:9, 165:24, 180:18, 181:2, 195:25</p> <p>originally [1] - 235:3</p> <p>ought [3] - 94:17, 140:7, 208:25</p> <p>outcomes [1] - 115:25</p> <p>outcry [1] - 126:6</p> <p>outdoor [1] - 231:12</p> <p>outer [1] - 9:5</p> <p>outlined [4] - 10:19, 12:4, 147:21, 148:3</p> <p>outreach [1] - 173:20</p> <p>outside [14] - 11:17, 14:9, 17:9, 17:13, 18:18, 20:5, 21:18, 44:4, 46:11, 47:5, 49:9, 79:9, 96:9, 208:7</p> <p>Outside [1] - 49:8</p> <p>outsiders [1] - 155:18</p> <p>overall [7] - 8:12, 29:23, 31:19, 32:14, 124:3, 165:6, 196:17</p> <p>overbuilding [1] - 175:15</p> <p>overburdened [1] - 213:24</p> <p>overcrowded [1] - 66:18</p> <p>overhead [1] - 41:25</p> <p>overinflated [1] - 38:5</p> <p>overly [1] - 164:6</p>	<p>overselling [1] - 175:16</p> <p>overwhelmingly [2] - 170:11, 247:22</p> <p>Owens [2] - 187:7, 188:20</p> <p>owned [1] - 79:23</p> <p>Owners [1] - 201:18</p> <p>owners [5] - 73:5, 120:22, 133:6, 133:9, 159:10</p>
P			
<p>P.M [6] - 1:12, 14:4, 18:13, 253:22, 254:4, 254:8</p> <p>P.S [2] - 173:13, 173:15</p> <p>pace [1] - 124:20</p> <p>paces [1] - 163:3</p> <p>package [1] - 99:12</p> <p>Padgett [3] - 165:11, 168:24, 169:4</p> <p>PAGE [4] - 2:4, 3:4, 4:4, 5:4</p> <p>paid [8] - 7:24, 40:22, 65:7, 108:23, 109:15, 207:6, 246:20, 246:21</p> <p>pain [1] - 91:12</p> <p>palatable [1] - 79:19</p> <p>panacea [1] - 175:20</p> <p>Panel [4] - 46:22, 127:24, 128:3, 194:10</p> <p>panel [2] - 244:18, 251:18</p> <p>panning [1] - 88:25</p> <p>paper [2] - 18:17, 161:15</p> <p>parameters [4] - 16:12, 16:15, 31:6, 57:23</p> <p>paramount [1] - 115:16</p> <p>parcels [4] - 11:3, 52:2, 56:4, 202:14</p> <p>pardon [1] - 201:2</p> <p>parents [2] - 66:3, 76:14</p> <p>Park [501] - 7:2, 8:4, 8:6, 8:13, 9:3, 9:4, 9:16, 10:20, 10:21, 11:12, 12:12, 15:10, 16:5, 17:10, 24:22, 24:25, 25:6, 25:9, 25:17, 25:24, 26:4, 26:14, 27:5, 28:6, 28:23, 29:19, 29:25, 30:5, 31:12, 32:22, 33:5, 33:15, 34:6, 34:10, 34:14, 34:25, 35:3, 35:4, 35:5, 36:5, 36:7, 36:13, 37:20, 37:23, 38:2, 38:13, 39:3, 39:4, 39:14, 39:18, 40:8, 40:17, 40:21, 40:22,</p>			

<p>40:24, 41:8, 41:18, 41:23, 42:4, 42:7, 42:12, 42:13, 42:15, 42:17, 42:18, 42:22, 42:24, 43:11, 43:17, 43:21, 43:24, 44:12, 44:13, 45:12, 45:16, 45:18, 49:8, 51:12, 51:24, 52:3, 52:5, 52:6, 52:17, 53:4, 53:17, 53:21, 53:25, 54:2, 54:21, 55:5, 55:8, 55:12, 56:2, 56:3, 56:10, 56:12, 58:13, 58:22, 58:23, 59:3, 59:13, 59:15, 59:17, 60:10, 60:19, 61:6, 61:9, 61:13, 62:20, 64:7, 64:12, 64:15, 64:16, 64:20, 64:22, 64:25, 65:21, 65:23, 66:9, 66:10, 67:6, 67:7, 68:12, 68:16, 68:19, 68:21, 70:5, 71:6, 71:7, 71:9, 71:10, 72:5, 73:9, 73:13, 74:13, 75:5, 75:9, 75:12, 76:7, 76:14, 76:15, 76:16, 76:17, 76:18, 76:25, 77:4, 77:7, 77:9, 77:12, 77:14, 77:15, 77:20, 77:23, 78:22, 79:4, 80:5, 80:7, 81:8, 81:24, 82:12, 83:5, 83:13, 83:22, 84:19, 84:22, 85:16, 86:6, 86:9, 86:20, 87:14, 87:19, 87:22, 88:12, 88:22, 89:3, 90:5, 90:13, 90:19, 90:23, 90:24, 91:15, 92:6, 93:2, 93:7, 93:9, 93:15, 93:25, 94:19, 95:5, 95:7, 95:24, 97:24, 98:13, 98:14, 99:4, 99:5, 99:21, 101:9, 102:4, 102:12, 103:5, 104:6, 104:13, 105:11, 105:21, 105:25, 106:3, 106:12, 106:24, 109:9, 110:12, 111:2, 112:18, 112:20, 113:4, 113:11, 113:16, 113:17, 113:18, 113:21, 114:7, 114:22, 116:6, 116:8, 116:13, 116:17, 117:10, 117:23, 118:5, 118:8, 118:19, 118:25, 119:7, 119:12, 119:17, 119:19, 119:25,</p>	<p>121:23, 122:4, 122:9, 123:7, 124:4, 124:13, 124:14, 125:23, 127:8, 128:2, 128:5, 129:5, 129:8, 129:10, 129:23, 130:11, 130:19, 131:4, 131:6, 131:10, 131:20, 131:25, 132:6, 132:10, 132:17, 132:19, 132:22, 133:2, 133:4, 133:9, 133:11, 134:5, 134:7, 134:19, 136:2, 136:10, 137:17, 137:19, 138:7, 138:25, 139:4, 139:21, 139:24, 140:23, 141:4, 141:12, 142:6, 142:9, 142:12, 143:3, 144:3, 144:8, 144:25, 145:6, 145:11, 145:14, 147:15, 148:5, 148:18, 148:25, 149:10, 149:13, 149:18, 150:7, 150:16, 150:20, 151:9, 151:11, 151:21, 151:22, 151:25, 152:11, 152:23, 152:24, 153:4, 153:11, 153:20, 155:8, 155:12, 155:16, 158:7, 159:13, 160:7, 160:22, 161:16, 161:25, 162:15, 162:17, 162:20, 162:25, 163:4, 163:16, 163:20, 164:3, 164:6, 164:14, 164:19, 165:19, 165:25, 166:6, 168:14, 170:5, 170:7, 170:9, 171:10, 171:15, 171:24, 172:11, 173:22, 174:3, 174:12, 174:21, 174:24, 175:3, 175:6, 175:12, 177:7, 177:9, 179:9, 179:14, 179:16, 180:11, 180:13, 181:10, 181:11, 182:23, 183:3, 183:14, 183:17, 183:22, 184:10, 184:16, 184:24, 186:14, 189:13, 189:15, 189:19, 189:23, 190:8, 192:7, 192:10, 192:15, 192:24, 193:3, 193:15, 193:24, 194:17, 194:21, 194:25, 195:13, 196:2, 196:20, 196:25, 197:20, 199:7, 199:8, 199:23, 201:5, 201:10, 203:6, 203:20,</p>	<p>204:3, 207:7, 207:10, 207:14, 207:15, 208:8, 208:20, 209:12, 211:16, 211:25, 212:5, 212:7, 212:12, 212:15, 213:8, 213:12, 214:9, 215:7, 216:8, 216:14, 216:15, 216:17, 217:4, 217:9, 217:12, 217:22, 217:23, 218:8, 218:10, 219:13, 219:14, 219:16, 219:17, 219:18, 220:8, 220:23, 220:25, 221:10, 223:4, 224:10, 224:20, 225:10, 225:25, 226:7, 226:25, 227:15, 227:20, 227:21, 230:4, 230:12, 230:16, 230:17, 230:24, 231:3, 231:9, 232:5, 232:23, 232:25, 233:3, 233:5, 233:11, 233:23, 235:14, 236:18, 236:19, 237:20, 239:16, 239:17, 241:3, 241:8, 241:9, 241:11, 241:15, 242:6, 242:9, 242:16, 242:20, 242:21, 243:5, 243:6, 243:9, 243:16, 243:19, 243:22, 243:24, 244:9, 245:25, 246:20, 247:10, 247:12, 247:23, 248:5, 248:8, 248:9 park [201] - 8:7, 8:9, 8:12, 12:6, 12:14, 24:9, 24:11, 25:13, 25:14, 25:20, 26:19, 29:3, 29:15, 31:19, 32:16, 36:10, 38:10, 40:11, 40:15, 40:25, 41:3, 41:10, 41:13, 42:4, 42:7, 43:14, 44:2, 44:6, 49:9, 51:20, 53:15, 56:7, 56:9, 56:11, 56:13, 59:6, 59:8, 60:15, 60:22, 60:25, 63:16, 63:25, 64:18, 65:6, 67:10, 67:13, 68:17, 69:6, 69:17, 69:24, 70:23, 70:24, 71:12, 71:13, 71:23, 72:6, 73:15, 76:20, 77:16, 78:9, 78:20, 78:22, 79:25, 80:3, 81:2, 81:21, 86:7, 88:7, 88:10, 88:14, 89:23, 91:16, 92:14, 93:13,</p>	<p>94:21, 97:8, 97:25, 98:17, 98:21, 99:17, 100:24, 105:12, 105:14, 105:18, 105:21, 106:21, 108:6, 109:15, 113:6, 113:24, 118:13, 118:17, 119:10, 121:15, 122:17, 125:14, 126:2, 127:7, 127:8, 130:15, 132:12, 133:3, 135:12, 136:5, 136:9, 136:12, 136:15, 136:21, 137:8, 141:24, 143:21, 145:2, 145:11, 145:18, 145:19, 145:21, 147:20, 148:10, 150:2, 151:3, 152:5, 152:12, 153:6, 153:10, 160:11, 168:21, 169:19, 170:22, 172:9, 173:10, 178:16, 180:17, 183:6, 184:22, 190:7, 190:11, 190:13, 190:18, 191:23, 193:16, 193:22, 196:24, 198:18, 201:3, 201:25, 202:18, 202:20, 203:3, 203:18, 203:25, 204:2, 204:11, 204:18, 205:4, 205:9, 207:5, 208:24, 209:2, 212:10, 212:19, 213:2, 214:14, 215:2, 215:10, 218:25, 219:4, 219:5, 219:10, 219:21, 221:4, 223:2, 223:10, 224:24, 225:5, 225:6, 225:8, 225:16, 225:18, 228:6, 235:12, 235:23, 235:25, 236:11, 236:20, 238:5, 238:8, 238:21, 239:6, 249:6, 249:8, 251:5, 252:16, 252:17, 252:18, 253:11 park" [1] - 77:2 park' [1] - 104:7 PARK'S [1] - 1:2 Park's [36] - 6:3, 15:7, 17:12, 17:14, 26:11, 29:12, 30:10, 43:23, 81:18, 99:9, 111:5, 111:11, 113:11, 117:25, 119:9, 119:22, 123:9, 142:20, 164:15, 164:24, 183:23, 185:11, 208:4, 208:12, 213:6, 214:6, 215:22, 215:24, 230:7, 230:23, 231:8, 232:16, 232:19, 232:22, 233:21, 234:9</p>
--	--	--	--

<p>parked [2] - 56:9, 239:10</p> <p>parking [7] - 41:10, 41:19, 41:21, 42:2, 64:22, 78:19</p> <p>parkland [22] - 11:22, 31:13, 41:9, 41:12, 78:24, 100:19, 111:20, 112:3, 112:15, 129:18, 141:17, 170:17, 196:6, 196:14, 203:16, 206:12, 215:4, 217:4, 221:3, 221:6, 226:13, 227:24</p> <p>parklands [1] - 110:13</p> <p>parks [65] - 25:19, 26:10, 38:8, 39:5, 41:24, 43:12, 54:8, 59:14, 61:15, 62:21, 63:18, 64:18, 70:2, 71:11, 72:13, 79:8, 80:23, 84:23, 106:18, 106:19, 109:20, 109:23, 110:9, 116:15, 116:23, 117:2, 121:19, 122:12, 123:14, 123:16, 123:20, 123:23, 124:18, 124:19, 125:6, 125:10, 125:12, 128:7, 128:12, 128:17, 128:25, 129:11, 136:4, 136:6, 145:9, 146:5, 146:10, 146:13, 146:17, 146:23, 163:21, 174:17, 183:18, 185:2, 225:4, 225:23, 225:24, 232:22, 232:25, 236:8, 236:22, 236:24, 249:10, 250:17</p> <p>Parks [22] - 26:8, 37:15, 54:9, 72:22, 89:9, 89:13, 94:4, 102:6, 109:7, 115:5, 117:4, 121:10, 121:12, 121:16, 122:19, 124:23, 124:24, 127:3, 129:15, 191:7, 232:20, 235:16</p> <p>part [16] - 6:25, 7:10, 7:18, 33:15, 59:18, 77:9, 77:23, 78:21, 79:4, 85:16, 90:16, 136:12, 180:25, 202:5, 225:6, 229:6</p> <p>participants [1] - 17:22</p> <p>participate [2] - 8:16, 8:25</p> <p>participating [5] - 8:15, 8:19, 28:9, 28:10, 242:11</p>	<p>parties [4] - 65:5, 65:8, 81:25, 244:6</p> <p>partnership [3] - 141:13, 228:10, 228:14</p> <p>partnerships [1] - 142:5</p> <p>parts [2] - 189:19, 212:16</p> <p>passengers [1] - 48:20</p> <p>passes [1] - 41:17</p> <p>Pataki [1] - 149:12</p> <p>path [2] - 231:23, 238:9</p> <p>patience [2] - 158:21, 229:25</p> <p>patient [1] - 251:10</p> <p>Patrick [3] - 185:24, 185:25, 186:4</p> <p>PATRICK [1] - 4:8</p> <p>patrons [1] - 43:24</p> <p>Patsy's [1] - 43:19</p> <p>PATTI [1] - 3:18</p> <p>Patti [6] - 142:24, 148:21, 148:25, 237:14, 237:15, 239:11</p> <p>PAUL [1] - 3:14</p> <p>Paul [4] - 10:7, 127:15, 133:17, 133:19</p> <p>pause [1] - 47:12</p> <p>pave [1] - 139:23</p> <p>pay [40] - 29:17, 37:19, 37:25, 38:14, 40:4, 40:17, 41:11, 42:13, 43:7, 43:13, 64:16, 65:3, 65:4, 75:22, 78:5, 85:24, 85:25, 86:2, 86:4, 90:22, 94:24, 108:8, 108:21, 109:16, 110:11, 126:20, 142:3, 192:4, 207:18, 208:2, 208:8, 208:20, 212:11, 212:25, 233:21, 234:7, 236:22, 237:3, 242:7, 248:5</p> <p>paying [13] - 32:17, 39:21, 39:23, 40:20, 52:24, 64:24, 146:17, 229:4, 246:14, 246:21, 249:20, 249:23, 250:2</p> <p>Payment [1] - 207:20</p> <p>payment [2] - 30:4, 138:12</p> <p>payments [1] - 107:20</p> <p>pays [3] - 38:8, 179:8, 242:3</p> <p>Peanuts [1] - 50:24</p> <p>PED [1] - 90:20</p> <p>pedestrian [2] - 32:7, 243:10</p> <p>penalty [1] - 76:13</p> <p>pencil [2] - 100:10, 161:15</p>	<p>pennies [1] - 52:20</p> <p>Penny [2] - 204:7, 210:16</p> <p>Penny's [2] - 210:19, 210:21</p> <p>pension [1] - 147:2</p> <p>People [3] - 54:9, 152:12, 166:20</p> <p>people [108] - 6:21, 20:17, 38:24, 44:2, 46:17, 46:18, 49:2, 49:13, 49:19, 49:20, 52:24, 53:10, 55:4, 55:24, 62:12, 77:3, 77:9, 77:12, 82:13, 84:12, 84:15, 85:4, 85:5, 85:14, 85:17, 86:16, 91:2, 92:10, 92:16, 93:19, 94:11, 94:25, 95:23, 95:25, 103:19, 104:8, 105:2, 106:17, 106:19, 117:5, 128:3, 129:24, 131:22, 132:2, 135:25, 137:22, 138:23, 139:3, 143:18, 144:4, 144:21, 144:23, 145:5, 160:12, 168:6, 173:25, 174:18, 175:17, 176:18, 179:16, 188:16, 190:18, 191:16, 192:25, 197:18, 197:22, 198:4, 198:11, 198:15, 198:16, 198:22, 199:2, 199:5, 199:6, 199:18, 216:10, 221:21, 224:8, 224:18, 224:19, 224:23, 225:3, 225:7, 225:21, 225:24, 226:20, 227:6, 237:2, 237:23, 238:6, 238:11, 238:22, 239:8, 239:9, 239:10, 239:25, 241:24, 245:17, 246:9, 247:12, 247:21, 247:22, 248:13, 249:13, 251:25, 253:5</p> <p>peoples [1] - 155:16</p> <p>percent [21] - 11:4, 11:9, 25:9, 86:20, 93:5, 119:19, 119:20, 132:24, 134:2, 146:19, 175:19, 184:13, 195:20, 196:4, 196:9, 217:15, 217:16, 217:18, 221:7, 227:6, 227:23</p> <p>percentage [4] - 157:8, 217:12, 242:4, 244:8</p> <p>perched [5] - 151:18, 151:19, 152:13,</p>	<p>227:17, 239:14</p> <p>perfect [1] - 117:10</p> <p>performance [1] - 69:6</p> <p>perimeter [3] - 52:2, 53:4, 54:25</p> <p>period [6] - 18:25, 19:11, 19:14, 23:4, 97:24, 106:9</p> <p>periphery [1] - 219:14</p> <p>permanent [1] - 35:16</p> <p>permit [2] - 56:25, 232:15</p> <p>permits [1] - 231:6</p> <p>PERP's [1] - 52:12</p> <p>perpetual [1] - 116:18</p> <p>perpetuates [1] - 116:10</p> <p>perpetuity [1] - 26:5</p> <p>person [2] - 222:18, 242:13</p> <p>personal [5] - 70:9, 70:11, 95:16, 193:25, 218:23</p> <p>personally [5] - 46:13, 51:19, 79:6, 119:6, 253:3</p> <p>perspective [2] - 186:11, 198:6</p> <p>perspectives [1] - 120:17</p> <p>pertinent [1] - 205:2</p> <p>Peter [1] - 27:2</p> <p>phase [1] - 163:15</p> <p>Phoenix [1] - 228:24</p> <p>phonetic [7] - 48:6, 87:16, 103:9, 136:24, 172:18, 185:15, 207:9</p> <p>Phonetic [1] - 110:18</p> <p>phonetic [7] - 117:18, 165:11, 197:9, 204:8, 210:18, 211:6, 237:9</p> <p>photo [2] - 90:11, 231:5</p> <p>photographs [2] - 238:4, 238:9</p> <p>physical [3] - 123:22, 124:12, 196:8</p> <p>picnic [1] - 231:21</p> <p>picture [2] - 137:11, 239:14</p> <p>pictures [3] - 239:6, 239:21, 240:7</p> <p>piece [4] - 8:11, 34:20, 46:20, 65:25</p> <p>pieces [1] - 167:22</p> <p>Pier [49] - 12:7, 13:10, 16:3, 17:6, 22:21, 43:2, 57:8, 58:11, 58:12, 62:3, 74:25, 76:4, 87:24, 88:24, 97:14, 103:12, 103:16, 117:22, 118:23, 137:14, 156:5, 156:12,</p>
--	---	--	--

170:10, 170:11, 171:3, 182:24, 183:7, 190:24, 191:17, 191:20, 191:21, 213:25, 219:22, 221:10, 223:25, 227:13, 228:4, 230:18, 230:20, 231:11, 231:17, 232:2, 232:6, 238:4, 238:20, 239:18, 240:5 pier [6] - 70:21, 124:17, 151:19, 169:20, 184:3, 202:3 Pierre [1] - 225:19 Pierrepont [1] - 135:9 piers [13] - 34:11, 35:23, 78:23, 78:25, 79:24, 87:21, 96:15, 119:6, 128:20, 129:9, 145:4, 166:9, 234:2 Piers [21] - 11:23, 28:20, 53:19, 75:17, 77:23, 81:10, 83:22, 87:18, 92:21, 99:19, 104:21, 118:9, 119:3, 159:15, 166:2, 173:24, 184:2, 200:22, 212:9, 233:23, 234:6 Piers-type [1] - 75:17 piles [1] - 151:6 pilings [7] - 29:22, 129:9, 137:4, 138:4, 184:2, 186:12, 186:21 pill [1] - 100:14 pillars [1] - 115:18 PILOTS [3] - 78:5, 107:20, 242:4 PINSKY [2] - 9:24, 251:24 Pinsky [1] - 9:25 Pirani [3] - 121:7, 127:14, 127:17 PIRANI [3] - 3:13, 127:16, 132:21 PIRP [7] - 33:21, 44:11, 167:6, 167:7, 167:10, 179:20, 199:15 Pizza [1] - 43:19 place [20] - 35:5, 35:22, 39:15, 59:23, 61:23, 66:12, 66:24, 73:14, 74:11, 79:8, 106:6, 114:3, 119:11, 144:24, 152:19, 153:13, 160:10, 167:13, 172:10, 174:21 Place [5] - 87:13, 96:7, 135:9, 186:5, 240:20 placed [4] - 149:17, 149:18, 192:9, 193:2	places [3] - 82:4, 98:9, 98:10 Plan [26] - 8:5, 11:6, 25:6, 29:14, 30:11, 31:23, 51:24, 58:23, 80:12, 81:24, 107:4, 110:25, 112:17, 119:14, 119:17, 127:19, 147:22, 148:3, 149:14, 149:19, 153:4, 159:18, 163:17, 194:25, 195:6, 212:6 plan [94] - 17:15, 24:22, 24:24, 25:2, 25:7, 25:25, 26:11, 29:19, 31:19, 33:21, 36:21, 44:11, 45:13, 51:20, 51:23, 53:11, 54:17, 62:19, 69:9, 70:16, 70:25, 75:14, 77:22, 88:6, 92:8, 95:3, 95:18, 102:17, 102:24, 107:7, 107:9, 116:5, 117:9, 117:25, 118:4, 118:6, 118:11, 118:16, 119:18, 126:19, 128:2, 128:9, 128:10, 130:6, 131:8, 132:12, 133:13, 135:17, 139:7, 140:8, 148:4, 160:25, 161:4, 161:8, 161:22, 162:14, 163:8, 163:13, 163:18, 164:5, 164:10, 164:17, 164:25, 165:7, 166:6, 168:14, 171:17, 179:20, 183:13, 183:16, 184:9, 184:14, 185:10, 187:12, 192:5, 194:17, 194:19, 194:22, 195:3, 195:5, 195:7, 195:16, 195:19, 195:23, 196:8, 196:22, 197:21, 199:15, 200:4, 200:21, 217:2, 230:8, 234:13 planned [5] - 42:4, 64:23, 65:21, 94:20, 241:10 planners [3] - 214:5, 217:14, 226:22 planning [10] - 31:15, 33:2, 114:16, 120:23, 122:10, 127:20, 169:24, 170:9, 198:18, 214:3 Planning [1] - 80:7 plans [9] - 69:17, 81:2, 99:13, 134:12, 138:17, 216:3, 217:22, 223:8, 236:14 plant [2] - 36:20, 174:11	platform [1] - 88:3 platforms [1] - 128:20 play [13] - 64:4, 65:14, 65:20, 75:22, 80:21, 83:16, 94:24, 140:4, 182:19, 226:14, 231:13, 231:16, 234:7 played [2] - 144:18, 216:4 playground [7] - 53:18, 55:15, 135:10, 191:17, 225:22, 238:13, 239:5 playgrounds [6] - 24:20, 65:23, 192:15, 192:17, 192:22, 231:25 playing [6] - 65:24, 67:16, 144:13, 174:18, 245:9, 245:15 plays [1] - 172:4 Plaza [2] - 162:25, 232:5 Please [5] - 18:14, 18:23, 21:13, 81:15, 99:16 please [11] - 22:13, 50:18, 134:16, 158:12, 182:13, 208:17, 210:5, 210:12, 249:2, 252:7, 253:23 pleased [4] - 63:18, 63:25, 170:23, 182:21 pleasure [1] - 190:14 plenty [1] - 99:14 plus [2] - 227:16, 232:6 plutocrats [1] - 152:7 Plymouth [1] - 65:9 poach [2] - 51:21, 52:9 poaching [1] - 52:14 Point [2] - 76:7, 77:19 point [21] - 26:22, 27:16, 75:15, 76:24, 81:14, 105:23, 106:5, 106:17, 117:3, 137:10, 139:6, 145:8, 146:12, 164:16, 189:20, 190:2, 204:14, 219:11, 232:10, 241:13, 250:8 points [4] - 88:6, 102:25, 104:3, 132:9 police [4] - 42:17, 72:14, 250:3, 250:4 Police [1] - 72:21 policemen [1] - 108:10 policy [2] - 109:21, 110:4 political [3] - 100:22, 137:6, 245:8 politically [1] - 79:19 politicians [1] - 110:3 Polk [1] - 44:14 pollution [1] - 227:19 pool [3] - 53:18, 64:5,	232:15 pools [1] - 151:4 poor [1] - 89:24 populate [1] - 55:8 population [8] - 75:25, 130:17, 160:4, 160:8, 196:18, 201:19, 236:9 Popup [1] - 40:22 Port [2] - 165:24, 200:20 portion [9] - 19:24, 75:25, 79:22, 157:3, 157:5, 162:22, 168:20, 178:14, 187:14 poses [1] - 130:12 position [2] - 168:3, 248:15 positive [5] - 24:18, 46:3, 157:16, 207:10, 218:2 positives [1] - 136:3 possibilities [1] - 171:18 possibility [2] - 132:16, 178:19 posted [2] - 12:10, 13:22 potential [8] - 7:5, 9:6, 59:11, 99:9, 178:6, 178:21, 179:12 potentially [1] - 92:17 pour [1] - 141:6 power [3] - 36:20, 210:8, 253:8 powers [2] - 198:17, 217:20 practical [2] - 80:4, 116:18 praise [1] - 51:16 pre [1] - 153:5 precious [1] - 34:12 preclude [1] - 208:5 predate [1] - 230:16 predecessor [2] - 103:9, 155:5 predicted [2] - 181:21, 190:18 preeminent [1] - 116:16 preexisting [4] - 26:14, 32:20, 33:4, 184:17 preference [1] - 21:9 prepare [1] - 15:8 prepared [1] - 22:3 preposterous [1] - 209:19 presence [2] - 113:20, 113:22 present [7] - 17:22, 44:25, 70:2, 170:3, 200:18, 216:2, 218:22 presentation [2] - 21:15, 103:11 presented [5] - 18:24,
---	---	--	---

<p>100:21, 103:14, 187:2, 200:21</p> <p>presently [4] - 111:20, 112:15, 165:15, 236:6</p> <p>presents [3] - 81:12, 124:4, 125:3</p> <p>preserve [1] - 36:11</p> <p>preserved [1] - 62:2</p> <p>Preserving [1] - 32:19</p> <p>preserving [1] - 195:17</p> <p>President [7] - 9:15, 9:25, 87:11, 89:5, 127:18, 193:7, 250:13</p> <p>president [7] - 24:5, 24:7, 87:16, 102:8, 182:9, 211:20, 237:12</p> <p>President's [2] - 242:13, 250:14</p> <p>presidential [1] - 210:13</p> <p>Presidio [2] - 126:2, 126:8</p> <p>pressed [1] - 196:7</p> <p>pretty [3] - 54:23, 112:11, 133:25</p> <p>prevent [2] - 110:7, 227:19</p> <p>prevents [1] - 136:20</p> <p>previous [5] - 15:5, 20:15, 218:20, 221:20, 221:24</p> <p>previously [1] - 21:8</p> <p>price [1] - 212:25</p> <p>pricely [1] - 149:23</p> <p>primary [1] - 130:9</p> <p>principal [1] - 14:21</p> <p>Principal [1] - 133:20</p> <p>principles [5] - 31:20, 88:8, 136:23, 180:19, 181:2</p> <p>prior [3] - 23:3, 103:5, 204:16</p> <p>priority [2] - 55:11, 236:10</p> <p>private [25] - 14:23, 35:19, 43:4, 65:16, 67:14, 77:15, 80:10, 90:6, 109:20, 110:13, 113:19, 131:17, 141:5, 142:5, 163:12, 165:4, 173:14, 176:6, 226:18, 228:9, 228:11, 228:14, 234:6, 244:5, 250:22</p> <p>privately [1] - 73:22</p> <p>privatization [5] - 77:8, 90:23, 131:6, 226:5, 226:8</p> <p>privatize [5] - 25:20, 80:5, 91:2, 118:25, 164:6</p>	<p>privatized [1] - 152:6</p> <p>privatizes [1] - 95:7</p> <p>privatizing [1] - 220:24</p> <p>privileges [1] - 43:8</p> <p>pro [2] - 104:19, 220:14</p> <p>pro-housing [1] - 104:19</p> <p>problem [7] - 69:22, 69:25, 104:16, 105:19, 220:8, 236:3, 243:13</p> <p>procedures [1] - 20:2</p> <p>proceed [3] - 79:20, 217:21, 217:23</p> <p>proceedings [2] - 13:5, 14:13</p> <p>proceeds [2] - 108:5, 243:15</p> <p>process [14] - 6:25, 7:17, 7:18, 17:11, 23:18, 56:23, 57:6, 57:18, 57:21, 91:8, 195:11, 197:19, 214:3, 241:17</p> <p>produce [1] - 81:6</p> <p>produced [1] - 112:18</p> <p>producing [1] - 88:13</p> <p>product [2] - 125:18, 218:7</p> <p>production [1] - 139:20</p> <p>professional [1] - 163:10</p> <p>professionally [1] - 143:8</p> <p>profit [6] - 31:14, 35:19, 43:17, 62:11, 82:24, 127:20</p> <p>profoundly [2] - 71:19, 74:16</p> <p>program [5] - 40:25, 56:19, 88:3, 129:17, 142:21</p> <p>programming [6] - 131:8, 131:21, 141:7, 159:24, 243:18, 243:25</p> <p>programs [2] - 125:9, 244:4</p> <p>Programs [1] - 127:18</p> <p>progress [2] - 159:16, 216:14</p> <p>Project [19] - 10:25, 11:5, 11:6, 11:8, 11:10, 11:19, 30:11, 31:23, 80:12, 83:3, 84:4, 110:25, 112:17, 119:14, 147:22, 148:3, 150:15, 159:18, 195:6</p> <p>project [16] - 25:10, 26:15, 44:21, 75:14, 84:14, 93:17, 135:12, 141:8, 142:17, 146:24, 184:13, 185:2, 195:5, 195:20, 196:4, 196:10</p>	<p>project's [3] - 163:15, 184:18, 195:4</p> <p>projected [5] - 16:12, 16:25, 17:3, 17:5, 220:16</p> <p>projects [5] - 45:14, 165:3, 167:25, 188:14, 249:6</p> <p>Promenade [6] - 64:11, 80:6, 96:18, 113:9, 135:11, 138:19</p> <p>promised [6] - 63:23, 98:19, 100:2, 100:21, 101:10, 101:14</p> <p>promising [1] - 87:4</p> <p>promote [2] - 236:24, 236:25</p> <p>promoting [1] - 193:11</p> <p>promotion [1] - 159:24</p> <p>properly [2] - 76:21, 206:24</p> <p>properties [2] - 36:14, 178:7</p> <p>property [11] - 33:9, 36:18, 73:5, 79:12, 81:12, 133:6, 133:8, 141:22, 159:10, 167:23, 180:15</p> <p>proposal [5] - 94:15, 94:17, 113:3, 217:5, 246:12</p> <p>Proposal [1] - 213:9</p> <p>proposals [6] - 44:8, 81:15, 113:5, 207:2, 216:6, 223:24</p> <p>Proposals [1] - 17:17</p> <p>proposed [16] - 75:8, 75:16, 112:2, 129:4, 131:14, 132:5, 142:8, 142:20, 163:25, 170:10, 171:12, 186:23, 196:12, 217:22, 218:15, 232:17</p> <p>proposition [2] - 207:4, 209:19</p> <p>Prospect [19] - 35:4, 45:16, 49:8, 58:10, 59:16, 65:22, 66:9, 66:10, 76:17, 84:22, 98:14, 106:11, 149:3, 149:4, 162:24, 189:13, 190:8, 219:16, 219:18</p> <p>prospective [1] - 55:20</p> <p>prosperity [2] - 115:23, 116:24</p> <p>protect [1] - 141:11</p> <p>protected [1] - 113:7</p> <p>protecting [1] - 141:18</p> <p>Protection [1] - 186:10</p> <p>proud [4] - 58:16, 71:3,</p>	<p>98:2, 144:17</p> <p>prove [2] - 206:12, 241:12</p> <p>provide [18] - 11:11, 19:20, 25:14, 50:15, 59:9, 79:13, 83:17, 115:6, 116:21, 123:10, 127:6, 141:16, 142:14, 143:19, 161:24, 163:5, 166:15, 201:25</p> <p>Provide [1] - 39:9</p> <p>provided [2] - 70:7, 80:9</p> <p>provides [5] - 68:16, 82:12, 118:16, 196:18, 204:19</p> <p>providing [1] - 52:3</p> <p>province [1] - 205:13</p> <p>provision [2] - 195:24, 196:3</p> <p>proximity [3] - 25:19, 116:23, 124:16</p> <p>proxy [1] - 109:25</p> <p>PS8 [1] - 74:24</p> <p>Public [4] - 6:4, 31:13, 88:4, 254:13</p> <p>PUBLIC [1] - 1:5</p> <p>public [89] - 8:21, 12:19, 13:8, 13:23, 15:14, 16:8, 19:13, 19:15, 19:16, 19:23, 20:7, 25:12, 25:20, 28:14, 28:15, 31:14, 32:15, 32:18, 32:20, 33:18, 34:4, 35:10, 36:10, 37:4, 41:12, 43:13, 63:5, 63:6, 64:18, 70:14, 73:2, 75:23, 80:8, 88:11, 88:15, 88:23, 95:6, 95:9, 109:21, 109:24, 115:4, 118:13, 119:11, 122:3, 122:8, 131:10, 131:15, 131:21, 133:22, 140:21, 141:10, 142:5, 146:7, 149:16, 152:5, 160:13, 163:3, 163:11, 165:2, 173:14, 173:20, 176:3, 176:7, 177:4, 182:24, 186:22, 191:9, 191:22, 191:23, 192:8, 195:18, 198:21, 200:11, 200:25, 201:21, 202:19, 228:9, 228:11, 228:14, 228:20, 230:9, 242:10, 242:14, 245:12, 249:23, 249:25</p> <p>public-private [4] - 142:5, 228:9, 228:11, 228:14</p>
---	--	---	---

<p>publicly [1] - 79:23 publicly-owned [1] - 79:23 Published [1] - 124:23 pulled [1] - 197:24 puppy [1] - 53:20 Purchase [1] - 32:3 purpose [8] - 13:6, 15:18, 16:7, 19:19, 22:17, 77:2, 121:17, 148:5 purposefully [1] - 31:16 purposes [1] - 195:22 pursuant [3] - 15:15, 19:4, 57:23 Pursuant [1] - 16:6 push [1] - 164:5 puts [2] - 161:15, 228:4 putting [2] - 44:17, 236:18</p>	<p>ran [1] - 244:11 rang [3] - 153:15, 209:22, 229:12 range [5] - 49:23, 49:24, 69:18, 125:4, 233:6 rapid [1] - 184:4 rare [2] - 148:15, 183:8 rarely [1] - 51:13 RASKIN [1] - 10:4 Raskin [1] - 10:4 rate [7] - 39:7, 85:14, 108:3, 124:10, 126:5, 126:14, 126:20 Ratner's [1] - 158:9 Ray [2] - 74:21, 78:13 RAY [1] - 2:18 Raymond [1] - 78:16 reach [2] - 9:5, 61:12 reaches [2] - 7:5, 119:5 reaction [1] - 39:11 read [1] - 18:16 reading [2] - 94:13, 211:17 Real [1] - 51:6 real [28] - 33:14, 37:4, 38:16, 38:21, 44:15, 54:12, 62:22, 88:11, 91:7, 91:16, 105:7, 108:4, 109:11, 132:25, 134:5, 137:5, 158:5, 158:22, 164:22, 175:6, 175:12, 181:14, 187:11, 188:3, 199:22, 200:2, 202:12, 206:9 realistic [4] - 141:10, 141:14, 202:23, 203:14 realities [1] - 170:3 reality [5] - 116:12, 122:22, 130:5, 167:8 realize [3] - 123:19, 178:9, 178:17 realized [2] - 138:4, 169:22 realm [1] - 137:6 reaped [1] - 146:5 reason [5] - 116:3, 116:10, 129:20, 174:25, 180:4 reasonable [11] - 54:18, 71:2, 80:4, 129:13, 134:17, 166:15, 166:24, 168:9, 168:17, 192:5, 207:24 reasons [6] - 48:6, 56:5, 70:17, 148:6, 224:18, 224:19 rebirth [1] - 169:15 rebuild [1] - 146:16 rebuttal [1] - 52:16</p>	<p>recall [1] - 15:4 Recapture [1] - 213:8 receive [2] - 134:3, 254:2 received [1] - 18:8 recent [1] - 29:5 recently [6] - 41:7, 81:3, 92:5, 187:14, 188:4, 217:18 recession [3] - 63:4, 178:25, 250:23 recession-like [1] - 178:25 reckoned [1] - 97:25 reckoned-with [1] - 97:25 reclaimed [1] - 182:24 recognition [1] - 252:15 recognize [3] - 29:10, 158:16, 247:25 recognizes [2] - 128:14, 193:18 recognizing [1] - 163:21 recommend [2] - 89:16, 203:14 recommendation [1] - 13:25 recommendations [2] - 13:7, 142:15 reconnect [1] - 32:20 reconsidered [1] - 33:22 reconstruction [1] - 49:11 record [5] - 13:4, 177:24, 206:21, 222:6, 253:19 recreate [2] - 51:20, 153:14 Recreation [3] - 26:8, 173:8, 235:17 recreation [27] - 34:5, 58:15, 61:21, 61:24, 62:3, 62:10, 65:6, 65:13, 83:17, 84:3, 93:11, 93:12, 163:6, 173:17, 174:15, 174:23, 177:10, 212:22, 213:12, 214:2, 214:15, 231:9, 231:10, 231:12, 233:20, 234:7, 252:22 recreational [12] - 33:12, 35:12, 38:15, 38:25, 63:23, 64:3, 64:6, 183:6, 212:13, 213:20, 214:7, 231:18 recreations [1] - 95:4 recuse [1] - 54:14 Red [2] - 176:14, 186:5 redoing [2] - 66:9, 66:11 reduce [7] - 102:20,</p>	<p>157:3, 177:6, 214:20, 217:8, 220:4, 237:19 reduced [2] - 40:2, 134:3 reducing [1] - 237:19 reduction [1] - 108:19 redundant [1] - 154:25 reevaluated [1] - 181:25 reexamine [1] - 180:17 refer [1] - 208:24 reference [1] - 205:23 referendum [1] - 110:6 referred [2] - 36:20, 224:22 reflect [2] - 33:14, 253:20 reflects [1] - 129:7 refuge [2] - 190:9, 191:5 regarding [2] - 12:20, 16:8 regardless [1] - 23:11 regards [3] - 12:7, 22:21, 194:11 Regina [9] - 6:12, 7:19, 9:15, 14:18, 18:11, 40:18, 85:5, 135:19, 194:9 regional [3] - 70:23, 73:16, 219:5 Regional [1] - 127:19 regular [3] - 30:3, 30:4, 38:8 regularly [2] - 113:15, 192:14 reimburse [2] - 120:25, 121:3 reiterate [2] - 19:25, 170:25 rejected [1] - 44:10 related [1] - 178:3 relationship [2] - 209:8, 209:10 relatively [1] - 82:4 relaxation [1] - 163:7 relaxing [1] - 190:12 release [1] - 19:8 released [3] - 13:18, 13:22, 119:14 relented [1] - 126:7 relevant [3] - 55:19, 237:18, 245:5 reliable [2] - 111:3, 166:16 reliably [1] - 142:11 reliance [1] - 124:17 relies [1] - 111:4 religious [1] - 43:2 relook [1] - 241:2 relying [1] - 148:12 remain [1] - 132:4 remaining [1] - 21:4</p>
Q			
<p>Q&A [1] - 103:17 qualification [1] - 37:24 qualitative [1] - 82:11 quality [1] - 131:15 qualms [2] - 155:13, 158:8 quarantined [1] - 206:19 quarter [3] - 226:23, 226:25, 228:2 Queens [1] - 250:20 question [12] - 17:20, 37:19, 49:5, 49:6, 82:7, 120:21, 142:10, 158:17, 189:22, 212:17, 244:25, 253:21 question-and-answer [1] - 17:20 questioned [2] - 231:7, 232:16 questions [1] - 205:11 quick [1] - 52:16 quickly [2] - 200:25, 216:18 quieter [1] - 187:23 quietest [1] - 205:8 quietly [1] - 191:2 quo [1] - 51:16</p>			
R			
<p>races [1] - 144:16 radically [1] - 185:3 raise [4] - 73:21, 74:2, 126:25, 203:10 raised [4] - 94:3, 94:5, 114:20, 162:20 raising [2] - 70:12, 79:20</p>			

<p>remarks [3] - 6:9, 20:23, 21:2</p> <p>Remember [2] - 81:23, 208:15</p> <p>remember [3] - 82:10, 150:12, 209:24</p> <p>remind [4] - 22:16, 57:14, 207:7, 234:15</p> <p>remnants [1] - 79:24</p> <p>REMSEN [1] - 1:8</p> <p>rent [8] - 33:16, 33:20, 40:17, 43:13, 54:23, 64:19, 234:5, 242:3</p> <p>rental [1] - 53:7</p> <p>rented [1] - 43:2</p> <p>renting [2] - 35:9, 41:12</p> <p>reopen [1] - 195:6</p> <p>reorienting [1] - 185:7</p> <p>repair [1] - 191:25</p> <p>repeat [1] - 222:11</p> <p>repeating [1] - 236:21</p> <p>repetitious [1] - 30:7</p> <p>replace [4] - 13:10, 16:3, 133:12, 138:3</p> <p>replaced [1] - 149:18</p> <p>replacement [1] - 137:4</p> <p>reply [10] - 172:22, 185:17, 185:20, 197:5, 210:23, 211:4, 211:7, 221:15, 240:12, 253:18</p> <p>report [10] - 13:17, 13:21, 13:25, 16:10, 19:5, 19:9, 19:21, 89:13, 125:3, 125:10</p> <p>REPORTER [1] - 187:16</p> <p>represent [5] - 48:22, 48:23, 114:14, 245:17, 248:13</p> <p>representative [7] - 22:11, 23:21, 201:17, 211:24, 212:4, 225:20, 244:22</p> <p>representatives [3] - 9:18, 89:6, 129:25</p> <p>representing [4] - 24:3, 30:21, 45:8, 84:12</p> <p>request [3] - 171:10, 171:17, 222:3</p> <p>Request [1] - 17:16</p> <p>requested [2] - 18:7, 253:25</p> <p>requests [1] - 196:23</p> <p>require [2] - 16:17, 203:15</p> <p>required [7] - 10:21, 108:9, 108:21, 111:18, 112:2, 112:13, 226:20</p> <p>requirement [1] - 11:7</p> <p>requirements [3] - 80:8,</p>	<p>102:19, 203:3</p> <p>requires [1] - 123:7</p> <p>research [2] - 121:19, 127:20</p> <p>reserve [1] - 183:21</p> <p>reserved [3] - 111:20, 112:15, 196:5</p> <p>reside [3] - 82:22, 165:13, 235:11</p> <p>residence [2] - 113:16, 227:2</p> <p>resident [13] - 24:15, 27:20, 27:24, 37:12, 58:10, 92:3, 92:4, 97:19, 117:20, 118:21, 143:6, 159:3, 159:12</p> <p>residential [17] - 26:16, 33:6, 38:21, 59:18, 59:21, 88:12, 103:23, 104:4, 125:8, 130:8, 130:16, 142:7, 160:3, 169:15, 180:24, 200:22, 202:9</p> <p>Residents [1] - 160:10</p> <p>residents [21] - 55:13, 62:17, 62:18, 88:20, 104:17, 159:11, 163:5, 165:7, 201:20, 212:14, 212:18, 212:24, 214:12, 216:20, 225:9, 227:9, 227:25, 228:5, 229:7, 229:8</p> <p>resolved [1] - 205:23</p> <p>resort [1] - 180:22</p> <p>resource [3] - 62:16, 182:19, 212:13</p> <p>resources [2] - 51:18, 116:2</p> <p>respect [4] - 88:19, 164:10, 209:11, 210:3</p> <p>respectful [4] - 15:24, 23:8, 23:10, 127:10</p> <p>respectfully [1] - 196:22</p> <p>respects [1] - 162:3</p> <p>respond [1] - 165:23</p> <p>response [3] - 19:12, 57:7, 169:2</p> <p>responsibile [1] - 179:4</p> <p>responsibility [1] - 70:12</p> <p>responsible [2] - 147:17, 147:25</p> <p>rest [6] - 71:14, 206:20, 219:7, 227:4, 246:17, 249:9</p> <p>restaurant [2] - 230:20, 242:2</p> <p>Restaurants [1] - 81:5</p> <p>restaurants [6] - 25:16, 130:20, 131:12, 180:22, 184:21, 203:5</p>	<p>restriction [1] - 138:23</p> <p>restrooms [2] - 25:16, 184:21</p> <p>result [5] - 56:22, 89:12, 146:6, 199:19, 207:2</p> <p>resulted [1] - 38:19</p> <p>results [2] - 198:25, 214:24</p> <p>resume [1] - 94:7</p> <p>retail [9] - 24:19, 60:18, 64:23, 130:25, 131:13, 159:21, 160:5, 161:8, 229:9</p> <p>retain [4] - 24:24, 118:6, 183:15, 194:19</p> <p>retained [2] - 12:13, 13:2</p> <p>return [1] - 34:8</p> <p>reused [1] - 26:16</p> <p>reuses [1] - 32:5</p> <p>Revenue [3] - 89:14, 108:15, 124:25</p> <p>revenue [72] - 10:24, 11:11, 13:10, 16:3, 16:21, 16:24, 17:4, 29:19, 32:5, 33:14, 36:8, 40:24, 41:6, 41:21, 41:23, 42:19, 45:24, 46:6, 50:12, 52:4, 52:6, 52:15, 52:22, 54:20, 57:7, 60:4, 60:14, 61:4, 61:8, 62:4, 62:7, 71:25, 72:20, 81:7, 107:23, 108:2, 109:18, 111:3, 111:10, 111:21, 112:16, 112:17, 112:22, 123:2, 125:5, 125:8, 125:15, 125:21, 127:6, 138:21, 141:15, 142:17, 161:19, 166:16, 167:16, 167:23, 178:11, 179:7, 179:12, 184:19, 192:4, 195:16, 195:22, 214:9, 214:18, 215:4, 215:6, 230:7, 230:13, 230:19, 231:5, 236:15</p> <p>revenue-generating [5] - 111:3, 123:2, 125:21, 141:15, 195:22</p> <p>revenue-generator [2] - 60:4, 62:7</p> <p>revenue-sharing [1] - 41:6</p> <p>revenues [8] - 51:22, 108:14, 108:21, 126:23, 137:18, 166:25, 248:7</p> <p>review [6] - 12:24, 81:25, 89:20, 163:15, 195:4,</p>	<p>253:25</p> <p>reviewed [4] - 19:2, 31:24, 70:19, 232:19</p> <p>reviewing [3] - 111:13, 126:18, 142:13</p> <p>Reynolds [3] - 101:24, 107:11, 107:14</p> <p>REYNOLDS [2] - 3:6, 107:13</p> <p>rezoning [1] - 179:23</p> <p>RFP [2] - 57:6, 176:5</p> <p>RFP's [1] - 218:3</p> <p>Richard [2] - 182:4, 185:14</p> <p>rid [1] - 110:2</p> <p>riddled [1] - 54:5</p> <p>ride [4] - 86:8, 86:9, 115:7, 174:5</p> <p>riding [2] - 98:7, 194:3</p> <p>Right [1] - 67:18</p> <p>right [19] - 15:4, 28:5, 36:23, 37:21, 45:20, 64:8, 65:14, 86:5, 98:6, 98:15, 110:9, 136:9, 154:13, 181:16, 186:14, 199:11, 211:15, 218:18, 246:24</p> <p>rights [2] - 157:22, 161:13</p> <p>Ringler [3] - 120:5, 120:8, 120:19</p> <p>RINGLER [2] - 3:11, 120:18</p> <p>rink [4] - 64:5, 66:11, 231:21, 232:5</p> <p>Rink [1] - 158:9</p> <p>rise [6] - 95:15, 109:11, 139:22, 203:4, 241:4, 249:14</p> <p>rises [4] - 219:15, 219:18, 249:19, 253:2</p> <p>rising [2] - 123:12, 124:2</p> <p>risk [2] - 16:24, 17:4</p> <p>river [2] - 158:15, 250:17</p> <p>River [17] - 33:13, 39:4, 41:7, 90:19, 99:21, 105:25, 106:23, 132:19, 136:10, 136:11, 144:25, 174:16, 230:14, 232:23, 233:23, 250:10, 250:19</p> <p>Riverside [2] - 25:23, 98:14</p> <p>road [2] - 108:11, 226:12</p> <p>roads [5] - 146:25, 227:15, 238:11, 238:18, 239:2</p> <p>roadway [1] - 226:8</p>
---	---	---	---

<p>roadways [1] - 88:17 Rob [1] - 127:17 Robert [5] - 63:10, 68:2, 68:7, 121:7, 127:14 ROBERT [2] - 2:15, 3:13 Robin [2] - 185:15, 185:19 robust [1] - 193:17 Roland [1] - 182:7 role [6] - 8:23, 8:24, 54:14, 144:18, 159:19, 216:3 roller [1] - 225:4 rolling [1] - 99:25 rolls [1] - 63:5 Ron [4] - 10:12, 12:22, 14:17, 14:20 room [5] - 22:8, 23:15, 67:3, 67:17, 128:4 roughly [2] - 70:3, 232:21 round [6] - 34:5, 64:3, 65:13, 67:4, 213:11, 214:15 Roy [3] - 173:18, 173:21, 223:19 ROY [1] - 5:6 RPA [1] - 127:19 Rubin [2] - 193:5, 197:4 rug [1] - 197:23 rugby [1] - 231:14 rule [3] - 205:15, 209:20, 209:25 rules [3] - 12:24, 19:25, 251:23 run [8] - 15:18, 20:23, 38:10, 66:24, 93:2, 186:15, 238:16, 244:10 runner [1] - 119:7 running [2] - 98:7, 192:18</p>	<p>SANDRA [1] - 3:9 Sandra [3] - 110:17, 114:9, 114:12 SANDY [1] - 5:9 Sandy [3] - 235:8, 237:8, 237:11 sanitation [1] - 108:11 sap [1] - 175:22 SARA [1] - 2:19 Sara [3] - 78:14, 80:15, 80:17 Sarah [3] - 114:10, 117:17, 117:19 SARAH [1] - 3:10 SAT's [1] - 190:21 satisfies [1] - 78:6 satisfy [1] - 202:25 satisfying [1] - 194:12 Saturday [3] - 66:14, 68:11, 144:10 save [2] - 48:14, 48:19 savvy [1] - 242:22 Saying [1] - 205:22 saying [8] - 77:11, 162:10, 174:11, 176:21, 219:12, 236:21, 242:15, 242:17 scale [10] - 60:5, 60:13, 72:6, 72:8, 73:7, 75:20, 132:5, 166:24, 191:10, 203:11 Scaller [1] - 197:9 scandal [1] - 41:14 scape [4] - 106:10, 128:15, 227:19, 232:24 scattered [1] - 99:15 scene [1] - 28:12 scenery [1] - 47:8 schedule [1] - 81:22 scheduled [4] - 6:6, 13:24, 64:13, 87:25 scheme [4] - 72:17, 73:7, 109:2, 166:3 schemes [1] - 203:14 school [9] - 65:18, 133:22, 162:21, 173:14, 190:20, 194:3, 249:25 School [1] - 133:21 schools [6] - 65:16, 72:14, 108:12, 146:25, 248:4, 249:24 Schultz [2] - 188:23, 189:8 SCHULTZ [3] - 4:10, 189:2, 189:5 Schwartz [1] - 220:12 SCHWARTZ [2] - 4:17, 220:14</p>	<p>scope [1] - 160:25 scramble [1] - 98:11 script [1] - 194:14 scrutinized [1] - 141:14 scrutiny [1] - 163:14 Seaport [3] - 81:11, 92:21, 99:18 season [3] - 40:23, 233:8, 233:12 seasonal [1] - 232:4 Seattle [2] - 69:19, 136:6 Second [1] - 20:6 second [8] - 6:5, 6:16, 23:23, 53:23, 95:21, 96:5, 120:13, 248:23 Secondarily [1] - 199:4 secondly [1] - 16:23 Secondly [2] - 71:4, 179:13 seconds [1] - 36:24 section [1] - 213:18 sector [2] - 176:6, 177:4 sectors [1] - 163:12 secure [2] - 7:25, 212:10 security [3] - 29:24, 63:2, 196:19 seek [3] - 67:10, 134:17, 218:3 Seek [1] - 90:12 seeking [1] - 52:22 segmented [1] - 31:17 select [1] - 236:16 selected [1] - 15:6 selection [1] - 56:23 Self [1] - 69:4 self [20] - 10:22, 61:13, 62:8, 69:5, 75:11, 76:9, 78:10, 89:21, 92:24, 111:6, 112:21, 116:4, 118:14, 123:8, 126:2, 126:10, 129:23, 195:13, 241:25, 243:3 self-financing [2] - 241:25, 243:3 self-funded [1] - 69:5 Self-funding [1] - 69:4 self-staining [3] - 61:13, 62:8, 118:14 self-sufficient [2] - 10:22, 126:10 self-supporting [1] - 126:2 self-sustainability [1] - 111:6 self-sustaining [9] - 75:11, 76:9, 78:10, 89:21, 112:21, 116:4, 123:8, 129:23, 195:13 sell [2] - 33:2, 200:21</p>	<p>Senator [10] - 6:8, 10:5, 12:3, 31:2, 33:21, 44:11, 63:25, 91:11, 179:19, 213:7 SENATOR [2] - 2:5, 6:11 send [1] - 249:24 Senior [1] - 186:10 senior [1] - 165:20 seniors [1] - 86:17 sense [5] - 59:10, 120:2, 129:7, 208:21, 209:9 sensible [2] - 142:9, 208:6 separate [1] - 113:14 separated [1] - 56:9 separates [1] - 140:24 separating [1] - 131:9 September [1] - 17:16 series [3] - 12:4, 194:23, 197:25 serious [5] - 7:11, 7:16, 25:3, 119:15, 178:5 seriously [3] - 33:7, 208:10, 228:6 Seriously [1] - 99:6 serve [12] - 12:23, 15:12, 25:17, 48:11, 49:20, 76:25, 117:3, 118:24, 143:8, 214:20, 235:16, 236:9 served [5] - 143:4, 180:19, 211:20, 211:23, 212:2 serves [2] - 25:20, 143:11 service [4] - 48:4, 146:20, 204:2, 239:2 serviced [1] - 203:25 services [11] - 63:7, 108:9, 108:13, 108:16, 108:19, 108:22, 117:15, 130:18, 246:15, 248:4, 250:7 Services [1] - 17:17 servicing [1] - 133:22 servicing [2] - 119:3, 193:10 session [2] - 13:7, 17:20 sessions [1] - 6:17 Seth [2] - 9:24, 194:9 sets [1] - 66:7 setting [1] - 100:7 settings [1] - 82:3 settle [1] - 100:18 seven [2] - 249:7, 249:8 Seventh [1] - 114:14 severe [1] - 147:11 severely [1] - 213:24 sewer [1] - 108:12</p>
S			
<p>safe [2] - 82:14, 191:25 safer [1] - 71:9 safety [3] - 29:24, 59:10, 160:13 sale [3] - 178:6, 178:17, 213:6 salt [2] - 151:5, 204:18 salty [1] - 124:21 Samira [2] - 37:10, 45:3 SAMIRA [1] - 2:10 San [3] - 99:4, 126:3, 225:19 SANCHEZ [2] - 3:9, 114:11 Sanchez [3] - 110:17, 114:9, 114:12</p>			

<p>Shack [1] - 40:23 Shake [1] - 40:23 shape [1] - 8:20 share [3] - 127:25, 128:3, 229:5 sharing [2] - 40:25, 41:6 Shaymus [2] - 185:15, 185:19 Sheep [1] - 106:9 sheet [1] - 137:12 shell [1] - 253:2 shift [2] - 67:17, 209:14 ship [1] - 124:11 shipping [1] - 78:23 shocked [1] - 150:16 shoot [1] - 36:5 shoots [7] - 42:10, 42:11, 90:10, 90:11, 231:2, 231:5 shop [1] - 237:2 shoreline [2] - 36:14, 37:2 shortcomings [1] - 81:4 shortening [1] - 237:24 shortfalls [2] - 62:24, 164:19 show [3] - 181:15, 229:15, 239:7 Show [1] - 174:20 shows [1] - 244:7 shrub [1] - 151:13 shrunk [1] - 202:16 sic [2] - 90:20, 138:9 sic [1] - 235:15 SIEGEL [7] - 5:11, 244:17, 245:4, 246:2, 246:4, 246:7, 247:5 Siegel [3] - 240:15, 240:16, 244:14 sighs [1] - 51:5 sign [2] - 12:12, 20:4 sign-in [1] - 12:12 significance [3] - 69:24, 70:24, 73:16 significant [3] - 41:22, 81:3, 214:9 silly [1] - 54:5 silver [1] - 125:13 SIMON [2] - 4:12, 197:14 Simon [1] - 197:7 simple [3] - 38:2, 152:9, 152:23 simultaneously [1] - 163:20 single [2] - 224:23, 249:8 sir [1] - 252:7 sit [2] - 46:22, 98:10 site [19] - 12:10, 13:23, 17:12, 19:10, 29:24,</p>	<p>33:20, 152:11, 156:12, 164:2, 166:16, 166:24, 167:12, 170:15, 170:18, 172:2, 174:7, 228:17, 228:18, 243:8 sites [13] - 11:7, 11:15, 12:8, 16:4, 17:6, 141:23, 156:11, 157:7, 171:13, 171:21, 175:14, 184:11 Sites [2] - 13:11, 22:22 sitting [3] - 9:22, 15:3, 173:19 situations [1] - 170:4 six [7] - 19:11, 24:6, 65:24, 119:6, 150:8, 190:16, 198:16 six-day [1] - 19:11 sixth [1] - 149:8 size [9] - 44:7, 66:2, 72:6, 82:8, 94:18, 94:19, 102:20, 139:10, 164:8 skate [2] - 65:3, 66:19 skateboards [2] - 86:8, 86:10 skating [4] - 35:13, 95:2, 213:21, 231:20 Skeptics [1] - 208:12 skyline [3] - 98:7, 98:15, 99:7 slated [2] - 81:17, 100:12 slide [3] - 205:15, 209:20, 209:25 slightly [1] - 232:23 slippery [2] - 67:8, 167:22 slips [1] - 18:17 slivers [1] - 101:13 Sloane [3] - 173:18, 223:19, 223:20 SLOANE [6] - 5:6, 223:22, 224:6, 228:13, 229:14, 229:18 slope [2] - 67:8, 167:22 Slope [2] - 160:23, 162:20 sloped [1] - 183:7 sloping [1] - 100:2 small-scale [1] - 72:8 smaller [3] - 41:4, 56:24, 221:4 smile [1] - 241:21 soaking [1] - 92:10 soccer [10] - 64:4, 65:15, 65:20, 65:24, 80:21, 82:9, 174:9, 213:22, 231:13 social [4] - 69:2, 115:14, 115:24, 117:4</p>	<p>Society [2] - 68:10, 68:20 soft [3] - 242:5, 243:2, 253:2 sold [2] - 126:4, 126:12 solely [1] - 108:6 solicit [2] - 13:24, 122:3 solution [11] - 44:7, 74:10, 78:4, 125:13, 134:18, 142:9, 184:8, 186:25, 220:6, 220:7, 236:3 solutions [1] - 125:18 somebody [4] - 53:2, 73:22, 224:7, 224:22 somehow [2] - 226:6, 248:12 someone [9] - 94:24, 103:17, 105:24, 114:20, 136:23, 173:23, 176:8, 176:10, 223:11 somewhat [2] - 129:5, 156:3 somewhere [1] - 83:19 son [1] - 58:13 son's [1] - 174:8 sooner [2] - 78:11, 120:16 sophisticated [2] - 124:8, 152:25 sorry [13] - 9:22, 21:20, 66:10, 111:22, 169:9, 177:15, 211:8, 215:16, 232:9, 244:18, 244:24, 251:8, 251:22 Sorry [3] - 6:12, 187:18, 251:3 sort [12] - 7:8, 68:18, 68:24, 90:11, 90:20, 100:22, 106:25, 150:3, 167:17, 197:21, 222:13, 245:8 Soto [3] - 69:13, 74:21, 74:23 SOTO [2] - 2:17, 74:22 sound [3] - 111:2, 211:14, 219:23 sounded [1] - 44:18 souped [1] - 153:8 souped-up [1] - 153:8 source [15] - 16:20, 17:2, 36:8, 42:2, 71:25, 74:3, 116:18, 118:17, 130:9, 157:20, 161:25, 163:24, 180:10, 192:3, 202:8 sources [14] - 12:20, 13:9, 16:2, 16:9, 16:11, 16:16, 18:5, 19:4, 22:20, 75:5, 79:9,</p>	<p>202:24, 214:18, 236:14 South [8] - 25:23, 81:11, 92:21, 99:18, 150:15, 227:2, 228:23, 229:4 south [5] - 117:22, 118:22, 156:11, 227:13, 227:24 Space [2] - 68:9, 177:3 space [38] - 24:11, 25:16, 29:16, 32:18, 34:22, 35:10, 35:17, 35:18, 36:12, 42:3, 60:21, 60:22, 61:21, 61:24, 62:3, 66:7, 69:6, 70:14, 71:12, 80:9, 97:6, 97:14, 97:22, 115:4, 115:6, 121:20, 126:16, 140:24, 144:20, 184:20, 191:19, 194:11, 196:5, 205:9, 212:13, 226:11, 227:12, 234:8 spaces [6] - 32:15, 34:4, 62:10, 71:18, 131:11, 164:4 spacial [1] - 115:13 spatial [1] - 117:11 speak [21] - 15:21, 20:8, 20:17, 20:20, 30:15, 58:7, 86:15, 86:18, 92:23, 154:23, 162:13, 186:14, 187:17, 187:18, 187:24, 206:10, 221:19, 222:4, 222:21, 235:19, 248:25 Speak [1] - 182:12 speaker [34] - 20:11, 20:12, 20:14, 20:16, 22:6, 23:14, 23:23, 27:7, 27:8, 30:17, 45:3, 50:19, 58:3, 63:9, 68:2, 69:12, 74:20, 95:11, 134:23, 140:13, 153:22, 172:14, 172:19, 197:4, 197:7, 204:6, 210:16, 211:2, 215:15, 220:11, 223:19, 244:15, 248:19, 250:5 SPEAKER [3] - 2:4, 3:4, 4:4 Speaker [1] - 172:15 SPEAKERS [1] - 5:4 speakers [8] - 20:19, 21:3, 21:6, 120:11, 120:15, 130:13, 218:20, 218:24 Speakers [1] - 20:23 speaking [10] - 37:21, 48:8, 93:5, 94:11,</p>
---	---	--	--

<p>102:10, 110:19, 121:9, 154:24, 182:7, 218:24</p> <p>special [2] - 41:5, 148:16</p> <p>Specialized [1] - 180:20</p> <p>specific [2] - 30:12, 177:19</p> <p>specifically [1] - 52:23</p> <p>specified [1] - 52:19</p> <p>specify [1] - 52:8</p> <p>speeches [1] - 210:10</p> <p>spend [1] - 44:3</p> <p>spending [2] - 150:25, 159:12</p> <p>spent [5] - 53:14, 96:22, 162:22, 175:3, 214:6</p> <p>spirit [1] - 51:8</p> <p>spite [1] - 155:12</p> <p>splendid [1] - 152:10</p> <p>splendor [1] - 100:6</p> <p>spoke [1] - 176:10</p> <p>Spoken [1] - 14:5</p> <p>spoken [6] - 21:10, 148:8, 221:22, 221:23, 222:20, 234:16</p> <p>sponsor [1] - 244:3</p> <p>Sports [1] - 174:22</p> <p>sports [3] - 65:4, 67:4, 241:25</p> <p>sprawl [1] - 114:18</p> <p>spreadsheets [1] - 205:14</p> <p>spring [4] - 65:22, 97:14, 190:22, 225:2</p> <p>Squadron [6] - 6:8, 12:4, 31:2, 31:3, 64:2, 91:11</p> <p>SQUADRON [2] - 2:5, 6:11</p> <p>Squadron's [5] - 10:5, 33:21, 44:11, 179:20, 213:8</p> <p>square [5] - 53:6, 67:17, 67:18, 126:15, 233:25</p> <p>Square [5] - 40:24, 73:10, 76:14, 76:15, 76:16</p> <p>squares [1] - 67:19</p> <p>St [5] - 14:12, 69:19, 149:2, 243:20, 244:4</p> <p>ST [1] - 1:7</p> <p>stable [2] - 161:24, 166:16</p> <p>staff [2] - 10:5, 10:9</p> <p>stage [2] - 21:22, 158:23</p> <p>staining [4] - 61:13, 62:8, 92:25, 118:14</p> <p>stand [3] - 99:3, 165:8, 186:17</p> <p>standard [2] - 228:21, 228:22</p>	<p>stands [2] - 98:22, 246:24</p> <p>Stanley [1] - 99:5</p> <p>Stanton [1] - 110:19</p> <p>STANTON [5] - 3:7, 110:18, 111:24, 112:6, 112:12</p> <p>star [1] - 203:4</p> <p>stark [1] - 63:3</p> <p>start [4] - 57:6, 69:8, 97:17, 136:22</p> <p>started [7] - 54:2, 98:20, 101:10, 104:2, 140:3, 227:22, 250:16</p> <p>starting [7] - 9:20, 53:16, 54:9, 59:22, 91:23, 185:22, 250:15</p> <p>state [10] - 22:14, 23:20, 38:16, 51:18, 109:23, 125:6, 134:9, 158:5, 206:9, 212:6</p> <p>State [24] - 6:7, 9:5, 10:17, 12:3, 27:3, 34:14, 36:12, 58:21, 99:4, 109:22, 123:7, 140:19, 141:14, 143:12, 143:23, 147:7, 147:16, 149:20, 150:4, 153:7, 175:7, 195:25, 201:24, 254:13</p> <p>stated [1] - 253:23</p> <p>statement [5] - 51:14, 87:17, 154:23, 251:16, 253:17</p> <p>statements [4] - 14:5, 22:19, 22:25, 206:15</p> <p>States [1] - 72:7</p> <p>Stationary [1] - 186:10</p> <p>status [1] - 51:16</p> <p>stay [5] - 47:16, 86:4, 86:5, 145:7, 247:6</p> <p>staying [1] - 74:24</p> <p>stays [1] - 172:4</p> <p>steadily [1] - 213:4</p> <p>steady [3] - 118:17, 193:23, 202:7</p> <p>stealing [1] - 247:11</p> <p>steam [1] - 252:25</p> <p>Steel [1] - 9:23</p> <p>Stenographer [4] - 13:2, 22:3, 51:7, 187:19</p> <p>stenographic [1] - 254:16</p> <p>step [3] - 47:5, 76:12, 170:9</p> <p>stepped [3] - 94:8, 97:13, 143:17</p> <p>stepping [1] - 241:2</p> <p>steps [1] - 12:5</p>	<p>steroids [1] - 98:15</p> <p>STEVE [1] - 4:6</p> <p>Steve [2] - 172:16, 177:14</p> <p>Steven [1] - 31:4</p> <p>stewardship [1] - 128:11</p> <p>stipulated [1] - 11:2</p> <p>stipulates [2] - 12:18, 33:20</p> <p>Stone [2] - 211:11, 211:18</p> <p>stone [1] - 200:9</p> <p>STONE [2] - 4:15, 211:14</p> <p>Stop [1] - 34:23</p> <p>stop [2] - 219:12, 239:23</p> <p>stopped [2] - 103:24, 175:14</p> <p>storage [1] - 227:18</p> <p>Storage [1] - 32:3</p> <p>store [1] - 242:3</p> <p>stores [3] - 176:21, 223:3, 229:3</p> <p>Stores [7] - 34:21, 64:24, 90:13, 90:15, 90:17, 137:15, 137:24</p> <p>stories [1] - 217:8</p> <p>storm [1] - 252:22</p> <p>strapped [1] - 203:25</p> <p>strategies [1] - 125:4</p> <p>Strategies [2] - 89:15, 124:25</p> <p>strategy [3] - 72:4, 123:10, 127:5</p> <p>stream [9] - 7:13, 31:10, 108:3, 109:18, 112:17, 112:22, 148:14, 161:19, 166:17</p> <p>streams [1] - 178:3</p> <p>STREET [1] - 1:8</p> <p>Street [53] - 12:7, 13:11, 16:4, 17:6, 22:22, 30:23, 36:15, 41:22, 48:25, 50:5, 50:6, 51:10, 53:17, 53:22, 55:13, 58:12, 58:13, 63:12, 68:14, 68:23, 74:23, 78:17, 78:20, 79:3, 80:18, 81:11, 82:22, 92:2, 92:21, 95:15, 95:24, 97:4, 99:18, 102:3, 107:15, 117:21, 118:22, 120:22, 132:8, 150:11, 154:21, 159:5, 160:23, 165:14, 189:9, 190:23, 200:17, 203:20, 225:15, 225:23, 234:3, 235:11, 249:12</p> <p>street [4] - 39:17, 56:9,</p>	<p>59:9, 96:12</p> <p>streets [4] - 131:10, 131:15, 160:13, 225:13</p> <p>stress [1] - 22:23</p> <p>stretches [1] - 233:25</p> <p>stricter [1] - 7:8</p> <p>strikes [1] - 192:10</p> <p>strips [1] - 229:9</p> <p>stroll [1] - 98:11</p> <p>strong [3] - 40:6, 166:21, 178:19</p> <p>strongly [9] - 61:9, 70:15, 70:16, 94:9, 94:14, 110:24, 156:21, 183:10, 216:15</p> <p>struck [1] - 126:8</p> <p>structure [2] - 70:18, 103:14</p> <p>structures [6] - 70:22, 124:13, 124:17, 125:11, 184:3, 192:9</p> <p>students [3] - 133:23, 133:25, 134:20</p> <p>studied [2] - 114:17, 195:3</p> <p>Studies [1] - 116:22</p> <p>studio [1] - 33:17</p> <p>study [12] - 12:5, 12:15, 15:9, 89:11, 89:18, 90:2, 132:18, 166:8, 170:24, 171:6, 241:12, 241:14</p> <p>stunned [1] - 103:25</p> <p>Stuyvesant [1] - 83:22</p> <p>Subcommittee [2] - 121:23, 173:8</p> <p>subject [14] - 18:6, 25:3, 26:2, 81:24, 89:11, 118:15, 119:15, 134:14, 145:14, 145:24, 147:14, 164:17, 194:23, 245:23</p> <p>submissions [1] - 22:24</p> <p>submit [6] - 13:15, 21:16, 57:19, 158:22, 224:4, 251:25</p> <p>submitted [1] - 19:13</p> <p>subscribed [1] - 39:19</p> <p>subsequent [2] - 20:12, 20:13</p> <p>subsidiaries [1] - 205:17</p> <p>subsides [2] - 38:18, 38:20</p> <p>substantial [4] - 71:16, 131:21, 207:16, 244:5</p> <p>substitution [1] - 250:6</p> <p>successful [3] - 145:10, 171:24, 176:16</p> <p>successfully [2] - 110:2,</p>
---	---	---	---

<p>164:11 succession [1] - 151:13 successor [1] - 201:6 such-and-such [1] - 93:21 Sue [6] - 23:15, 23:23, 23:25, 27:7, 27:11, 135:20 SUE [2] - 2:6, 2:7 suffer [1] - 39:7 suffers [1] - 108:18 suffice [1] - 203:7 sufficient [8] - 10:22, 38:10, 62:4, 109:14, 126:10, 199:21, 215:6, 233:21 sufficiently [1] - 204:14 suggest [4] - 6:13, 131:18, 132:15, 153:10 suggested [1] - 54:24 suggestions [8] - 36:11, 57:16, 61:22, 89:25, 177:19, 177:23, 208:10, 222:7 suitable [1] - 35:2 summer [4] - 144:2, 203:22, 212:8, 215:13 Sunday [2] - 50:4, 144:10 supplement [2] - 123:3, 126:22 support [56] - 24:21, 30:10, 42:12, 53:24, 61:9, 62:5, 69:9, 75:14, 83:20, 84:14, 85:7, 86:6, 86:14, 86:19, 90:3, 90:7, 92:8, 93:15, 95:17, 102:24, 104:15, 116:3, 118:3, 118:13, 119:24, 130:6, 131:11, 148:2, 159:9, 159:17, 159:22, 160:5, 161:20, 162:13, 166:25, 167:5, 167:24, 177:24, 183:10, 183:12, 185:10, 186:22, 187:12, 187:13, 194:16, 206:16, 212:7, 213:5, 216:15, 217:10, 218:8, 249:15, 249:20, 249:23, 250:2 supported [3] - 201:3, 234:12, 249:17 supporter [2] - 28:7, 160:24 supporting [1] - 126:2 Supporting [2] - 89:13, 124:24 supportive [3] - 70:15, 70:17, 178:2 supports [4] - 110:24,</p>	<p>139:10, 141:19, 196:21 surprise [1] - 105:9 surprised [1] - 156:3 surrounded [3] - 59:17, 105:13, 190:11 surrounding [8] - 88:19, 113:6, 123:25, 127:11, 204:21, 207:6, 216:21, 218:25 surrounds [1] - 68:18 survey [1] - 173:12 surveyed [1] - 128:23 surveys [1] - 233:7 survive [1] - 30:5 suspect [2] - 205:21, 205:24 sustain [6] - 52:6, 60:5, 74:12, 130:17, 183:22, 215:6 sustainability [2] - 111:6, 115:19 sustainable [2] - 115:25, 117:8 sustaining [10] - 29:11, 75:11, 76:9, 78:10, 89:21, 112:21, 116:4, 123:8, 129:23, 195:13 swallowing [1] - 100:15 swim [1] - 65:3 swing [1] - 189:17 swings [1] - 231:21 system [6] - 72:23, 109:17, 121:16, 140:23, 145:20, 145:21 systems [1] - 145:11</p>	<p>tap [1] - 72:10 tasks [1] - 123:9 tax [15] - 38:17, 39:10, 72:16, 72:19, 72:20, 72:24, 79:15, 101:2, 108:3, 109:5, 125:11, 137:18, 167:23, 178:10, 178:12 Tax [1] - 44:13 taxes [16] - 54:23, 79:21, 107:20, 108:4, 108:23, 109:12, 109:13, 138:12, 141:23, 178:5, 208:3, 246:21, 249:20, 249:23, 250:2 taxing [1] - 44:8 taxpayer [3] - 148:13, 249:16, 249:17 TAYLOR [2] - 2:14, 63:11 Taylor [4] - 58:5, 63:10, 63:11, 63:13 team [2] - 66:4, 142:13 teams [1] - 174:19 tears [1] - 97:15 Tech [1] - 32:22 technocrat's [3] - 205:15, 209:20, 209:25 teeny [1] - 175:22 television [1] - 42:9 Telfort [3] - 185:24, 185:25, 186:4 TELFORT [2] - 4:8, 186:3 telling [2] - 46:14, 176:25 tells [1] - 241:18 tempted [1] - 178:10 ten [1] - 46:8 tenant [1] - 90:12 tenants [1] - 32:17 tend [1] - 241:22 tennis [1] - 213:23 Tennis [1] - 35:21 tens [1] - 113:25 tent [1] - 35:10 tenure [1] - 37:14 TEPPER [2] - 3:21, 160:21 Tepper [3] - 158:25, 160:19, 160:22 term [8] - 122:10, 123:11, 126:23, 142:16, 148:17, 161:20, 224:9, 230:15 terms [11] - 59:9, 93:13, 129:18, 130:22, 163:8, 178:2, 198:18, 204:24, 205:3, 206:3, 211:20 terrific [3] - 64:10, 78:22, 128:6 territorial [1] - 117:11</p>	<p>testament [1] - 115:9 testified [4] - 21:8, 177:17, 189:6, 211:15 testify [1] - 20:3 testifying [1] - 110:22 testimony [12] - 13:14, 14:3, 14:7, 19:12, 204:16, 204:17, 222:5, 222:24, 234:18, 237:18, 237:25, 245:13 testing [1] - 191:3 text [1] - 245:15 text-ing [1] - 245:15 Thank [119] - 6:11, 9:13, 9:14, 14:18, 26:20, 30:14, 30:16, 37:8, 43:6, 44:21, 47:21, 50:16, 57:12, 57:13, 58:6, 63:7, 63:8, 67:22, 67:23, 69:10, 69:11, 74:17, 74:19, 78:12, 80:13, 82:16, 82:17, 84:6, 84:7, 87:5, 87:6, 91:17, 91:18, 91:21, 95:9, 95:10, 101:20, 101:22, 107:10, 110:14, 110:15, 111:24, 114:8, 117:15, 117:16, 120:2, 120:3, 121:4, 121:5, 127:12, 127:13, 133:15, 133:16, 134:21, 134:22, 140:11, 142:21, 142:22, 148:19, 148:20, 153:21, 154:14, 154:17, 158:24, 160:16, 160:18, 162:4, 162:6, 165:9, 168:22, 168:23, 172:13, 173:2, 177:11, 177:12, 177:16, 182:2, 182:3, 185:12, 185:13, 187:5, 188:19, 193:3, 193:4, 197:2, 197:3, 200:12, 200:13, 204:4, 204:5, 210:15, 215:13, 215:14, 220:10, 221:13, 223:16, 223:17, 223:22, 224:5, 229:13, 229:15, 229:17, 229:20, 229:23, 234:13, 234:14, 237:4, 237:6, 238:2, 240:10, 244:13, 247:5, 248:17, 248:18, 251:12, 253:13, 253:14, 254:6 thank [23] - 8:24, 14:12, 14:15, 26:21, 31:2,</p>
	T		
	<p>table [15] - 11:17, 12:12, 15:3, 17:9, 17:13, 18:18, 18:22, 20:4, 21:18, 22:4, 41:21, 44:9, 95:19, 101:6, 202:25 tables [1] - 231:21 takeover [1] - 52:12 takes [4] - 99:24, 100:8, 144:24, 236:17 talk [11] - 45:23, 45:25, 56:14, 92:9, 94:9, 107:6, 191:2, 223:24, 226:22, 227:11, 252:5 talked [3] - 61:20, 103:8, 225:11 talking [12] - 46:5, 46:6, 60:6, 60:14, 93:4, 104:2, 175:10, 180:7, 238:25, 239:3, 252:11 tall [2] - 132:11, 139:17 tantamount [1] - 218:19</p>		

80:14, 102:12, 114:4, 117:23, 121:22, 154:5, 155:20, 158:20, 187:4, 197:14, 202:21, 220:8, 229:24, 237:6, 240:24, 247:7, 248:21, 251:10 thanks [1] - 102:15 Thanks [6] - 6:10, 27:6, 68:5, 127:23, 140:10, 254:5 THE [1] - 187:16 theater [3] - 35:14, 35:16, 245:8 Theiry [3] - 185:25, 187:6, 187:9 THEIRRY [1] - 4:9 theme [2] - 44:16, 60:15 then-present [1] - 170:3 theory [2] - 206:4, 206:13 There's [8] - 9:9, 43:18, 44:6, 62:3, 65:12, 72:5, 105:17, 145:16 there's [15] - 59:2, 60:8, 64:8, 65:12, 65:20, 66:12, 85:23, 128:11, 136:7, 145:2, 168:3, 175:16, 181:3, 186:24, 223:14 therefor [1] - 207:23 thereof [1] - 30:13 they'll [2] - 55:7, 161:17 They'll [1] - 49:4 they're [13] - 22:7, 32:5, 45:15, 52:14, 60:24, 66:16, 130:21, 147:10, 187:23, 238:24, 249:20, 250:7 They're [3] - 66:15, 105:3, 107:21 they've [3] - 175:23, 186:13, 232:11 thin [2] - 100:10, 109:16 thinking [2] - 40:10, 81:10 Third [1] - 40:14 Thirdly [1] - 179:15 Thompson [3] - 127:15, 133:17, 133:19 THOMPSON [2] - 3:14, 133:18 thorough [3] - 54:17, 180:3, 214:24 thoroughly [1] - 204:15 thoughtful [3] - 25:4, 119:16, 194:24 thoughts [1] - 127:25 thousand [1] - 36:5 thousands [5] - 104:23, 113:25, 126:15, 183:25, 191:16 Three [2] - 233:17, 243:23 three [12] - 39:17, 53:14, 83:6, 113:11, 155:24, 156:10, 157:6, 176:18, 198:10, 231:11, 234:2, 243:14 threshold [1] - 16:15 thresholds [1] - 16:17 thrilled [2] - 159:14, 212:15 throw [1] - 177:21 thrown [1] - 175:23 tidal [1] - 151:4 tied [1] - 81:19 TIF [3] - 167:6, 167:7, 167:10 Tiffany [1] - 186:5 timer [4] - 44:18, 153:15, 209:22, 229:12 times [6] - 38:7, 76:16, 89:24, 171:8, 191:7, 191:8 timing [2] - 16:23, 17:3 tiny [1] - 139:18 tioga [1] - 208:16 tired [1] - 45:15 title [1] - 250:12 TLC [1] - 48:9 TO [1] - 1:3 Tobacco [4] - 35:7, 35:13, 201:13, 244:7 today's [2] - 38:12, 123:14 toddler [1] - 238:15 Tom [4] - 162:7, 165:10, 165:13, 200:24 TOM [1] - 3:23 tomorrow [1] - 87:4 Tompkins [1] - 76:15 Tonight [1] - 6:7 tonight [31] - 6:20, 7:19, 8:2, 8:14, 8:19, 9:13, 9:19, 12:11, 13:14, 14:16, 14:25, 15:18, 17:19, 20:3, 22:2, 22:18, 69:23, 80:24, 94:9, 148:8, 161:7, 161:23, 162:11, 182:7, 194:15, 198:11, 203:9, 212:23, 223:3, 230:10, 235:19 tonight's [7] - 12:25, 13:6, 15:14, 18:11, 21:17, 23:2, 91:6 Tony [2] - 200:24, 224:12 topographical [1] - 152:19	total [5] - 25:10, 93:6, 184:13, 195:20, 196:10 totally [4] - 83:11, 96:14, 107:21 tough [1] - 146:8 tour [2] - 224:21, 239:3 tourism [2] - 42:23, 236:24 tourists [2] - 165:5, 216:24 towards [6] - 45:12, 52:21, 108:6, 154:8, 195:23, 206:14 Tower [2] - 79:12, 213:7 towers [11] - 64:14, 96:2, 99:12, 120:24, 132:5, 132:11, 139:12, 139:17, 220:2, 238:25, 239:2 Towly [3] - 210:17, 210:22, 210:24 Town [8] - 83:23, 87:11, 87:15, 87:18, 88:2, 89:4, 107:16, 120:20 towns [1] - 233:10 track [2] - 131:22, 213:23 tracked [1] - 124:10 Trader [1] - 55:18 traffic [11] - 24:19, 48:15, 48:16, 60:23, 88:16, 104:12, 104:14, 104:16, 136:18, 159:25, 243:10 tragedy [2] - 78:2, 99:23 train [1] - 47:4 transaction [1] - 44:16 transcend [2] - 248:12, 248:13 transcript [2] - 21:24, 22:2 transcription [1] - 254:15 transfer [2] - 73:4, 178:11 transferring [1] - 248:3 transform [1] - 182:17 transforming [1] - 35:15 transit [1] - 182:20 transition [1] - 7:7 transparency [4] - 198:20, 199:17, 218:19, 241:16 Transportation [1] - 32:9 transportation [3] - 32:21, 73:18, 88:15 trapped [1] - 189:4 travel [3] - 83:9, 83:21, 83:25 traveled [1] - 97:5 treasure [3] - 88:11,	88:23, 98:24 treasurer [1] - 107:18 Treasures [1] - 88:5 tree [1] - 153:20 trees [2] - 45:19, 98:10 tremendous [5] - 59:7, 71:6, 147:6, 175:2, 236:5 trips [1] - 228:25 Truck [1] - 228:24 truck [1] - 228:25 true [3] - 97:9, 223:6, 230:13 truly [7] - 55:16, 99:10, 140:22, 179:7, 205:2, 225:6, 225:16 trust [6] - 44:15, 65:7, 126:12, 198:23, 198:24, 241:23 Trust [1] - 126:9 truth [1] - 192:7 Tunnel [2] - 48:17, 48:18 turf [1] - 231:15 turning [1] - 172:12 turnout [2] - 6:20, 6:22 turns [1] - 139:9 Twenty [1] - 36:24 two-block [1] - 132:23 type [4] - 55:16, 75:17, 165:7, 168:2 types [1] - 151:10 typical [1] - 150:3
U		
ultimately [1] - 35:18 un [1] - 197:22 un-gift [1] - 197:22 unable [1] - 40:4 unacceptable [1] - 35:20 unanimous [1] - 104:25 unchecked [1] - 210:8 uncomfortable [1] - 204:25 undeniably [1] - 52:14 undergone [1] - 163:13 underlie [1] - 200:4 underneath [1] - 138:19 understand [3] - 107:19, 138:2, 171:2 understandable [1] - 166:22 Understanding [6] - 10:18, 12:2, 15:16, 123:6, 129:21, 201:22 undertaken [2] - 12:5, 122:17 underutilized [2] - 140:23, 169:20		

<p>underwrite [1] - 54:20 undue [2] - 195:9, 215:11 unemployment [2] - 85:13, 175:19 unequaled [1] - 39:8 unfair [2] - 74:16, 92:14 unfinished [1] - 38:23 unforeseen [1] - 164:18 unfortunate [1] - 129:24 Unfortunately [2] - 125:12, 170:4 unfortunately [1] - 134:13 unfounded [1] - 119:2 Unidentified [1] - 112:4 uniforms [2] - 174:10 Union [3] - 73:10, 76:14, 143:10 unique [7] - 100:6, 122:23, 124:6, 125:15, 125:21, 148:15, 228:18 United [1] - 72:7 units [2] - 192:3, 217:9 unknown [1] - 43:7 unknowns [1] - 81:14 unlike [3] - 62:20, 144:23 unlimited [1] - 119:24 unmatched [2] - 124:6, 190:13 unnecessarily [1] - 195:9 unprecedented [1] - 134:15 unpredictable [2] - 26:2, 118:15 unquestionably [1] - 51:17 unrealistic [3] - 52:13, 72:5, 74:15 unsuccessfully [1] - 201:12 unturned [1] - 200:9 upcoming [1] - 63:3 uphill [1] - 134:4 upkeep [4] - 38:8, 141:24, 142:11, 164:12 upland [2] - 113:10, 213:25 uplands [2] - 219:21, 234:2 Upper [1] - 46:13 uproar [1] - 221:11 Urban [1] - 133:20 urban [10] - 100:5, 113:13, 114:16, 114:18, 117:13, 143:21, 162:3, 162:4, 214:5, 226:22 urbanization [1] - 114:25 Urbanski [1] - 150:22</p>	<p>urge [18] - 24:23, 29:9, 30:9, 80:12, 91:11, 111:15, 117:7, 142:13, 156:21, 162:15, 171:5, 183:14, 185:9, 194:18, 198:19, 203:17, 214:16, 236:15 urged [1] - 213:5 urges [1] - 127:3 URSULA [1] - 4:13 Ursula [3] - 197:13, 200:14, 200:16 usable [1] - 225:25 usage [2] - 93:9, 128:16 useable [1] - 64:7 user [1] - 80:22 users [3] - 25:17, 144:8, 190:13 uses [29] - 11:14, 11:16, 25:13, 25:15, 29:25, 33:12, 35:12, 52:19, 59:18, 60:17, 61:2, 73:2, 79:25, 88:13, 90:9, 113:7, 119:19, 127:8, 130:8, 130:16, 130:19, 164:2, 168:14, 179:13, 179:17, 180:20, 180:24, 196:13, 246:15 utilized [1] - 94:21</p>	<p>V</p> <p>vacant [2] - 38:23, 136:21 vagaries [1] - 145:15 valid [1] - 205:11 Valkenburgh [5] - 124:9, 149:24, 150:21, 152:25, 238:10 Valkenburgh's [1] - 152:18 Valkenized [2] - 151:25, 153:9 value [6] - 57:2, 70:2, 132:22, 132:24, 242:22, 245:19 values [2] - 180:14, 202:12 Van [8] - 124:9, 149:24, 150:20, 151:25, 152:18, 152:25, 153:9, 238:10 Vancouver's [1] - 99:5 Vanderputten [3] - 95:12, 101:23, 102:2 VANDERPUTTEN [3] - 3:5, 101:25, 106:15 variety [1] - 125:11 vast [1] - 62:9</p>	<p>W</p> <p>waist [1] - 227:18 wait [1] - 106:24 wake [1] - 153:25 Walentas's [1] - 34:24 walk [5] - 56:6, 115:7, 148:18, 190:24, 219:21 walked [1] - 80:6 walking [2] - 226:24, 228:3 walks [1] - 53:20 walkup [1] - 41:15 walkway [1] - 32:19 Wall [3] - 48:25, 50:5, 150:10 walls [1] - 47:6 wander [1] - 98:9 wandering [1] - 190:10 wanted [5] - 6:15, 148:9, 186:12, 218:13, 223:23 wanting [1] - 144:11 wants [5] - 69:7, 176:3, 176:8, 207:3, 224:17 Warehouse [4] - 35:7, 35:13, 201:13, 244:8 warehouses [1] - 79:24 warning [1] - 20:22 was that [2] - 106:17, 137:6 was there [1] - 221:11 Washington [5] - 14:24, 30:23, 69:19, 76:15, 90:18 Washington's [1] - 34:16 Wasko [3] - 23:24, 27:8, 27:12 WASKO [2] - 2:7, 27:10 watch [1] - 87:22 Watch [2] - 79:12, 213:7 watchdog [1] - 143:11 watched [1] - 106:8 watches [1] - 245:20 watching [1] - 66:5 Water [2] - 88:5, 118:22 water [22] - 32:14, 37:5, 38:5, 38:22, 63:20, 70:22, 98:8, 98:9, 106:23, 108:12, 124:16, 136:15, 151:5, 151:14, 183:9, 190:25, 227:18, 232:2, 252:23, 253:5, 253:6 waterfront [40] - 26:10, 29:23, 34:13, 80:9, 88:10, 96:15, 96:17, 98:15, 99:8, 106:20, 106:21, 116:9, 116:15, 128:7, 128:12, 128:17,</p>
---	--	--	---

<p>128:24, 129:11, 136:8, 140:25, 151:3, 163:21, 164:23, 183:5, 185:5, 192:18, 192:22, 193:17, 194:8, 201:3, 212:10, 214:14, 224:24, 229:2, 229:3, 232:21, 252:11, 252:16, 252:17, 253:11</p> <p>Waterfront [3] - 124:18, 182:8, 183:18</p> <p>waterfront's [1] - 202:11</p> <p>waterside [1] - 96:18</p> <p>waterways [1] - 182:18</p> <p>Watts [5] - 133:17, 134:23, 135:8, 143:19, 155:10</p> <p>WATTS [4] - 3:15, 134:25, 135:6, 139:17</p> <p>wave [1] - 151:6</p> <p>ways [8] - 8:17, 67:13, 90:22, 130:12, 141:10, 241:3, 241:11, 247:14</p> <p>we'll [5] - 175:23, 179:24, 234:20, 239:21, 240:7</p> <p>We'll [2] - 21:11, 251:24</p> <p>we're [29] - 11:20, 20:2, 20:10, 46:5, 46:6, 46:8, 52:22, 57:25, 60:6, 60:16, 66:23, 85:25, 87:22, 93:3, 94:25, 104:12, 120:10, 146:17, 166:19, 180:4, 180:7, 185:21, 223:9, 223:14, 238:24, 238:25, 239:3, 249:3, 250:24</p> <p>We're [6] - 14:22, 63:25, 64:12, 154:3, 182:21, 245:8</p> <p>We've [9] - 13:2, 63:16, 69:17, 70:19, 135:18, 148:13, 226:22, 228:25, 235:25</p> <p>we've [21] - 7:21, 21:20, 21:25, 28:19, 97:3, 103:12, 104:7, 109:4, 143:25, 144:6, 144:18, 146:15, 146:22, 147:11, 147:12, 161:4, 161:23, 199:14, 228:8, 230:10, 236:11</p> <p>wealthy [2] - 109:6, 192:25</p> <p>Web [5] - 12:10, 13:22, 17:12, 19:10, 228:17</p> <p>Webster [3] - 223:21, 229:21, 230:2</p> <p>WEBSTER [4] - 5:7, 229:23, 232:12, 233:19</p>	<p>week [2] - 87:17, 242:14</p> <p>week's [2] - 13:15, 91:6</p> <p>weeks [1] - 176:18</p> <p>weight [1] - 207:24</p> <p>weighted [1] - 14:6</p> <p>Welcome [1] - 6:2</p> <p>welcome [5] - 6:7, 102:17, 154:16, 217:2, 217:11</p> <p>Were you [1] - 72:11</p> <p>West [1] - 46:14</p> <p>western [4] - 24:17, 97:7, 99:2, 99:20</p> <p>Westsider [1] - 99:20</p> <p>wet [1] - 152:16</p> <p>wetland [3] - 151:18, 152:15, 227:17</p> <p>wetlands [1] - 239:14</p> <p>what is [8] - 40:9, 40:11, 43:9, 46:23, 93:22, 147:8, 206:13, 226:19</p> <p>what was [3] - 103:11, 103:15, 181:21</p> <p>what's [4] - 71:13, 101:17, 106:25, 176:14</p> <p>when you [4] - 73:7, 75:25, 86:24, 135:7</p> <p>Where are [2] - 120:24, 120:25</p> <p>Where is [1] - 109:24</p> <p>Whereupon [2] - 149:21, 254:8</p> <p>wherever [2] - 47:3, 219:17</p> <p>whims [1] - 101:16</p> <p>White [5] - 200:15, 204:7, 204:9, 225:11, 236:23</p> <p>white [1] - 155:6</p> <p>WHITE [5] - 4:14, 204:9, 208:18, 209:24, 210:13</p> <p>who are [7] - 45:25, 49:22, 188:16, 203:9, 228:16, 238:6, 244:18</p> <p>who is [4] - 58:14, 173:19, 244:21, 244:22</p> <p>who was [2] - 105:24, 176:2</p> <p>who were [1] - 197:18</p> <p>whoever [2] - 86:21, 245:18</p> <p>wholeheartedly [1] - 196:21</p> <p>wholly [1] - 72:5</p> <p>wide [3] - 69:18, 125:3, 233:6</p> <p>widely [1] - 82:2</p> <p>William [3] - 120:4, 120:8, 120:19</p> <p>WILLIAM [1] - 3:11</p>	<p>Williamsburg [1] - 32:23</p> <p>willing [2] - 115:8, 205:17</p> <p>Willow [11] - 37:18, 63:12, 80:18, 87:11, 87:13, 87:15, 87:18, 88:2, 89:4, 107:16, 120:19</p> <p>Wine [1] - 40:21</p> <p>winter [6] - 65:15, 66:15, 66:25, 104:9, 186:17, 224:25</p> <p>wish [1] - 216:17</p> <p>wishes [1] - 15:21</p> <p>WITE [1] - 210:6</p> <p>withhold [1] - 23:9</p> <p>witness [1] - 89:2</p> <p>Witness [3] - 52:12, 171:20, 199:15</p> <p>Witnesses [3] - 32:24, 44:21, 157:11</p> <p>Witnesses' [1] - 178:7</p> <p>Wolfe [4] - 23:15, 23:19, 24:2, 27:13</p> <p>WOLFE [2] - 2:6, 23:25</p> <p>Wolfe's [1] - 30:12</p> <p>woman [1] - 52:16</p> <p>won't [4] - 27:21, 223:4, 239:15, 243:9</p> <p>wonder [3] - 95:21, 152:2, 194:6</p> <p>wonderful [9] - 6:10, 28:13, 67:10, 70:5, 97:17, 135:14, 152:21, 172:7, 191:14</p> <p>wondering [2] - 208:13, 219:8</p> <p>wonders [2] - 67:5, 114:3</p> <p>wondrous [1] - 192:14</p> <p>words [4] - 47:11, 94:13, 123:22, 237:22</p> <p>wore [1] - 174:9</p> <p>Work [1] - 34:23</p> <p>work [22] - 19:7, 49:20, 50:5, 50:6, 65:22, 78:5, 82:13, 82:23, 82:25, 107:21, 159:20, 161:5, 161:18, 181:19, 182:19, 186:8, 187:9, 188:2, 212:9, 212:19, 242:16, 252:10</p> <p>worked [7] - 58:16, 105:10, 135:11, 135:21, 139:9, 173:18, 249:5</p> <p>working [11] - 57:22, 58:19, 96:13, 137:13, 140:6, 182:11, 182:16, 193:17, 210:2, 216:8,</p>	<p>229:2</p> <p>works [1] - 8:21</p> <p>workshops [1] - 233:13</p> <p>world [22] - 26:18, 39:10, 40:11, 78:8, 82:14, 84:20, 92:18, 121:15, 127:7, 130:3, 136:4, 143:24, 149:22, 150:2, 152:3, 152:4, 170:22, 182:18, 196:24, 199:2, 213:2, 225:22</p> <p>world-class [1] - 40:11</p> <p>worldwide [2] - 8:11, 97:25</p> <p>worse [1] - 250:23</p> <p>worst [1] - 136:17</p> <p>worth [2] - 100:14, 204:18</p> <p>worthwhile [2] - 168:18, 204:19</p> <p>wouldn't [3] - 186:19, 234:8, 245:5</p> <p>wrap [1] - 233:18</p> <p>Wrap [1] - 210:4</p> <p>write [1] - 245:10</p> <p>writer [1] - 150:10</p> <p>writing [1] - 13:16</p> <p>Written [1] - 18:4</p> <p>written [10] - 14:3, 14:5, 18:14, 21:16, 136:24, 154:22, 158:22, 224:3, 234:18, 253:24</p> <p>wrong [4] - 59:23, 138:25, 214:12, 251:8</p> <p>wrote [1] - 150:12</p>
Y			
<p>yanked [1] - 101:15</p> <p>yards [1] - 96:20</p> <p>Yards [1] - 229:14</p> <p>Yeah [1] - 237:15</p> <p>Year [1] - 34:5</p> <p>year [30] - 11:22, 37:15, 37:17, 39:21, 39:24, 41:11, 64:3, 65:13, 66:11, 67:4, 67:12, 70:13, 74:6, 83:4, 83:14, 86:2, 93:24, 124:22, 142:3, 147:10, 149:14, 150:17, 159:15, 191:3, 203:21, 213:11, 214:15, 226:2, 230:18</p> <p>year-round [5] - 64:3, 65:13, 67:4, 213:11, 214:15</p> <p>Year-round [1] - 34:5</p> <p>years [69] - 24:7, 24:15, 28:9, 31:22, 35:8,</p>			

<p>37:14, 38:18, 43:3, 46:8, 53:16, 54:3, 54:11, 63:3, 63:17, 78:18, 83:6, 86:24, 91:5, 96:22, 96:23, 96:25, 97:2, 103:4, 105:10, 106:3, 107:16, 123:17, 128:23, 132:18, 135:13, 135:22, 138:16, 143:5, 143:8, 143:18, 146:20, 147:12, 147:13, 147:20, 149:16, 150:8, 166:19, 169:13, 170:20, 178:20, 178:23, 181:3, 186:7, 187:10, 188:3, 189:11, 189:18, 193:24, 194:2, 198:16, 200:19, 201:15, 202:3, 211:19, 211:22, 213:3, 216:10, 223:12, 223:13, 242:15, 243:5, 249:7, 249:8 yield [1] - 76:4 YMC [1] - 53:5 YMCA [2] - 52:23, 53:3 York [58] - 8:22, 9:4, 10:2, 10:17, 11:18, 11:25, 14:24, 25:22, 30:24, 38:23, 38:25, 47:2, 47:6, 48:9, 63:13, 76:11, 78:9, 79:17, 80:19, 80:23, 82:15, 84:13, 86:11, 86:12, 89:9, 92:3, 94:4, 97:20, 99:3, 109:22, 119:5, 122:16, 122:23, 123:7, 123:16, 127:22, 128:8, 129:2, 129:17, 140:17, 143:23, 146:2, 165:6, 176:11, 179:3, 182:17, 182:22, 182:25, 186:9, 200:20, 201:24, 201:25, 204:10, 207:11, 224:24, 253:12, 254:14 YORK [1] - 1:10 York-Brownsville [1] - 84:13 Yorkers [11] - 89:9, 121:10, 121:12, 121:15, 121:16, 124:23, 127:3, 129:15, 144:20, 147:17, 192:23 you'd [2] - 6:8, 239:20 you'll [1] - 239:7 you've [4] - 175:15, 212:23, 218:19, 251:9 You've [3] - 148:5, 223:2,</p>	<p>252:14 young [3] - 66:23, 86:16, 155:5 younger [1] - 190:16 youngster [1] - 140:2 yourself [2] - 219:24, 252:8 youth [7] - 45:8, 45:9, 45:25, 46:9, 86:17, 216:19, 219:10 youths [3] - 46:24, 47:13</p>
Z	
	<p>ZIMMERMAN [6] - 3:19, 153:24, 154:4, 154:11, 154:17, 158:20 Zimmerman [5] - 148:22, 153:22, 154:5, 154:9, 154:19 ZIMMERNAN [1] - 158:13 zip [2] - 233:9, 233:14 Zog [1] - 174:21 zone [1] - 128:19 zoning [2] - 33:24, 36:21</p>