

**PUBLIC MEETING**

**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

**WEDNESDAY, FEBRUARY 11, 2009 @ 2:30 P.M.**

**22 READE STREET, MANHATTAN**

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, 253 BROADWAY, 9TH FL., NEW YORK, NEW YORK, N.Y. 10007 (212) 788-7490, NO LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD USERS SHOULD CALL VERIZON RELAY SERVICE.

*Franchise and Concession Review Committee Public Meeting--  
Wednesday, February 11, 2009 @ 2:30PM*

**NEW YORK CITY DEPARTMENT OF PARKS & RECREATION**

**No. 1:** **IN THE MATTER** of the intent to seek Franchise & Concession Review Committee approval to utilize a different procedure, pursuant to Section 1-16 of the Concession Rules of the City of New York, to authorize the New York City Department of Parks & Recreation ("Parks"), to enter into a Sole Source Concession Agreement ("Agreement") with Queens Ballpark Company, L.L.C. ("QBC") to conduct parking operations at Flushing Meadows-Corona Park (the "Park"), primarily in connection with events at the new Citi Field Stadium, and also in connection with certain events at the tennis facilities at the Park. The Agreement will commence on or about March 19, 2009 and have a term of 20 years. The revenues derived from operating the parking facilities will be combined with revenues derived from the operation of parking lots around Citi Field stadium (including revenues from advertising signage) which QBC controls pursuant to agreements of lease with New York City Industrial Development Agency or with the City, and, after deducting combined expenses, shall be shared with the City, on an annual basis, generally as follows: (i) if net parking revenue attributable from parking operations ("Parking Operations") is less than the \$7,000,000 (subject to annual adjustment for inflation from August, 2006)(as adjusted, the "Threshold Sharing Amount"), then QBC retains all net revenue from Parking Operations, and the City and QBC share equally all net revenue from operations other than parking operations (e.g., advertising, carnivals)("Non-Parking Operations") until the aggregate net revenue from Parking Operations and Non-Parking Operations equals the Threshold Sharing Amount; and if there remains aggregate net revenue from all such combined operations in excess of the Threshold Sharing Amount, then QBC retains all net revenue from Non-Parking Operations until the aggregate net revenue shall equal \$8,160,000 (subject to annual adjustment for inflation from August, 2006)(the "Base Parking Amount"), and the City and QBC share equally all net revenue attributable to Non-Parking Operations in excess of the Base Parking Amount; (ii) if net revenue from Parking Operations is more than or equal to the Threshold Sharing Amount but less than the Base Parking Amount, QBC retains all net revenue from Parking Operations, and also retains all net revenue from Non-Parking Operations, until the aggregate net revenue equals the Base Parking Amount, and QBC and the City shall share equally all net revenue attributable to Non-Parking Operations in excess of the Base Parking Amount; (iii) if net revenue from Parking Operations is more than or equal to the Base Parking Amount, then QBC retains all net revenue from Parking Operations until the net revenue from Parking Operations equals the Base Parking Amount, QBC and the City share equally in all net revenue from Parking Operations in excess of the Base Parking Amount, and QBC and the City share equally in all net revenue from Non-Parking Operations. Amounts to be paid to the City may be reduced by amounts incurred by QBC for costs of operating certain shuttle service for Citi Field patrons and for certain expenses relating to operating parking for the US Open.

QBC will be required to maintain the concession parking areas during the times of operation of the parking areas.

A proposal resolution was submitted, relative thereto.

**RESOLUTION FOR ADOPTION**

**NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION ON BEHALF OF THE NEW YORK CITY DEPARTMENT OF SMALL BUSINESS SERVICES**

**No. 2:**        **IN THE MATTER** of the intent to seek Franchise & Concession Review Committee approval to utilize a different procedure, pursuant to Section 1-16 of the Concession Rules of the City of New York, to authorize the New York City Economic Development Corporation, on behalf of the New York City Department of Small Business Services (“DSBS”), to negotiate a Sole Source Concession Agreement with Columbia Pictures Industries, Inc. for the use of approximately 152,800 square feet of the drill floor at the Kingsbridge Armory, located at 29 West Kingsbridge Road, Bronx, NY 10468, and identified as Block 3247, Lots 2 and 10, for the production and filming of a major motion feature entitled “Salt.” The agreement will provide for an approximate term of three (3) months, commencing upon written Notice to Proceed and will be operated pursuant to an Occupancy Permit issued by DSBS.

A proposal resolution was submitted, relative thereto.

**RESOLUTION FOR ADOPTION**

**Original**

**PUBLIC HEARING**

**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

**22 READE STREET**

**NEW YORK, NEW YORK**

**WEDNESDAY, FEBRUARY 11, 2009**

**3:02 P.M.**



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P R E S E N T:

CAS HOLLOWAY,  
Chairperson, Office of the Mayor

JASON OTANO,  
Brooklyn Borough President's Office

VALERIE BUDZIK,  
Comptroller's Office

LEE COVINO,  
Staten Island Borough President's Office

BRIAN GELLER,  
Office of the Mayor

HOWARD FRIEDMAN,  
Corporation Counsel

MARK McMILLAN,  
Queens Borough President's Office

YVONNE QUINTIAN,  
Office of Management and Budget

ALBERT RODRIGUEZ,  
Bronx Borough President's Office

SASHA PURITZ,  
Manhattan Borough President's Office

SARA URBANSKI,  
Office of Management and Budget

CHRISTIAN STOVER,  
Clerk

\* \* \*

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## P R O C E E D I N G S

(Time noted: 3:02 p.m.)

CHAIRPERSON HOLLOWAY: Good afternoon.

Thank you all for being here. The Franchise and  
Concession Review Committee will now come order.

Will the Clerk call the roll?

THE CLERK: Mayor?

CHAIRPERSON HOLLOWAY: Here.

THE CLERK: Office of the Mayor?

MR. GELLER: Here.

THE CLERK: Comptroller's Office?

MS. BUDZIK: Here.

THE CLERK: Corporation Counsel?

MR. FRIEDMAN: Here.

THE CLERK: Office of Management and

Budget?

MS. URBANSKI: Here.

THE CLERK: Borough President of

Manhattan?

MS. PURITZ: Here.

THE CLERK: Borough President of

Brooklyn?

MR. OTANO: Here.

THE CLERK: Borough President of Queens?

MR. McMILLAN: Here.

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1 THE CLERK: Borough President of Staten  
2 Island?

3 MR. COVINO: Here.

4 THE CLERK: Borough President of the  
5 Bronx?

6 MR. RODRIGUEZ: Here.

7 CHAIRPERSON HOLLOWAY: Thank you very  
8 much.

9 Will the Clerk please call the  
10 calendar?

11 THE CLERK: New York City Department of  
12 Parks and Recreation, Calendar Item Number 1: In  
13 the matter of the intent to seek Franchise and  
14 Concession Review Committee approval to utilize a  
15 different procedure, pursuant to Section 1-16 of  
16 the Concession Rules of the City of New York, to  
17 authorize the New York City Department of Parks and  
18 Recreation to enter into a sole source concession  
19 agreement with Queens Ballpark Company, LLC, to  
20 conduct parking operations at Flushing Meadows  
21 Corona Park, primarily in connection with events at  
22 the new Citi Field Stadium, and also in connection  
23 with certain events at the tennis facilities at the  
24 Park.

25 This item will be held over to a



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1 special meeting to be determined for a time and  
2 place next week, and we will be giving notice of  
3 that meeting.

4 CHAIRPERSON HOLLOWAY: We will be  
5 confirming some additional information regarding  
6 the concession before we take a vote, and a special  
7 meeting will be noticed in the calendar for next  
8 week.

9 With that, will the Clerk please call  
10 the second calendar item?

11 THE CLERK: New York City Department of  
12 Parks and Recreation, No. 2: In the matter of the  
13 intent to seek Franchise and Concession Review  
14 Committee approval to utilize a different  
15 procedure, pursuant to Section 1-16 of the  
16 concession rules of the City of New York, to  
17 authorize the New York City Department of Parks and  
18 Recreation to negotiate a sole source license  
19 agreement with the green belt conservancy, Inc.,  
20 for the operation and maintenance of the carousel  
21 for all children, as well as a food and beverage  
22 and souvenir concession at the facility, located in  
23 Willowbrook Park, Staten Island.

24 The license will provide for an  
25 approximate 5-year term, with five 1-year renewal

1 options, exercisable at the Park's sole discretion.

2 A proposed resolution was submitted,  
3 relative thereto.

4 Resolution for adoption.

5 CHAIRPERSON HOLLOWAY: Thank you.

6 Does anyone wish to make a statement or  
7 ask a question on this item?

8 If not, is there a motion?

9 MR. COVINO: Motion.

10 CHAIRPERSON HOLLOWAY: Thanks very much.

11 Will the Clerk take the vote?

12 THE CLERK: Mayor?

13 CHAIRPERSON HOLLOWAY: Yes.

14 THE CLERK: Office of the Mayor?

15 MR. GELLER: Yes.

16 THE CLERK: Comptroller?

17 MS. BUDZIK: Yes.

18 THE CLERK: Corporation Counsel?

19 MR. FRIEDMAN: Yes.

20 THE CLERK: Office of Management and  
21 Budget?

22 MS. URBANSKI: Yes.

23 THE CLERK: On behalf of the borough  
24 presidents, President, Borough of Staten Island?

25 MR. COVINO: Staten Island votes yes.

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THE CLERK: Calendar Item 2, resolution  
adopted.

This completes the calendar.

CHAIRPERSON HOLLOWAY: Thank you.

This meeting is adjourned.

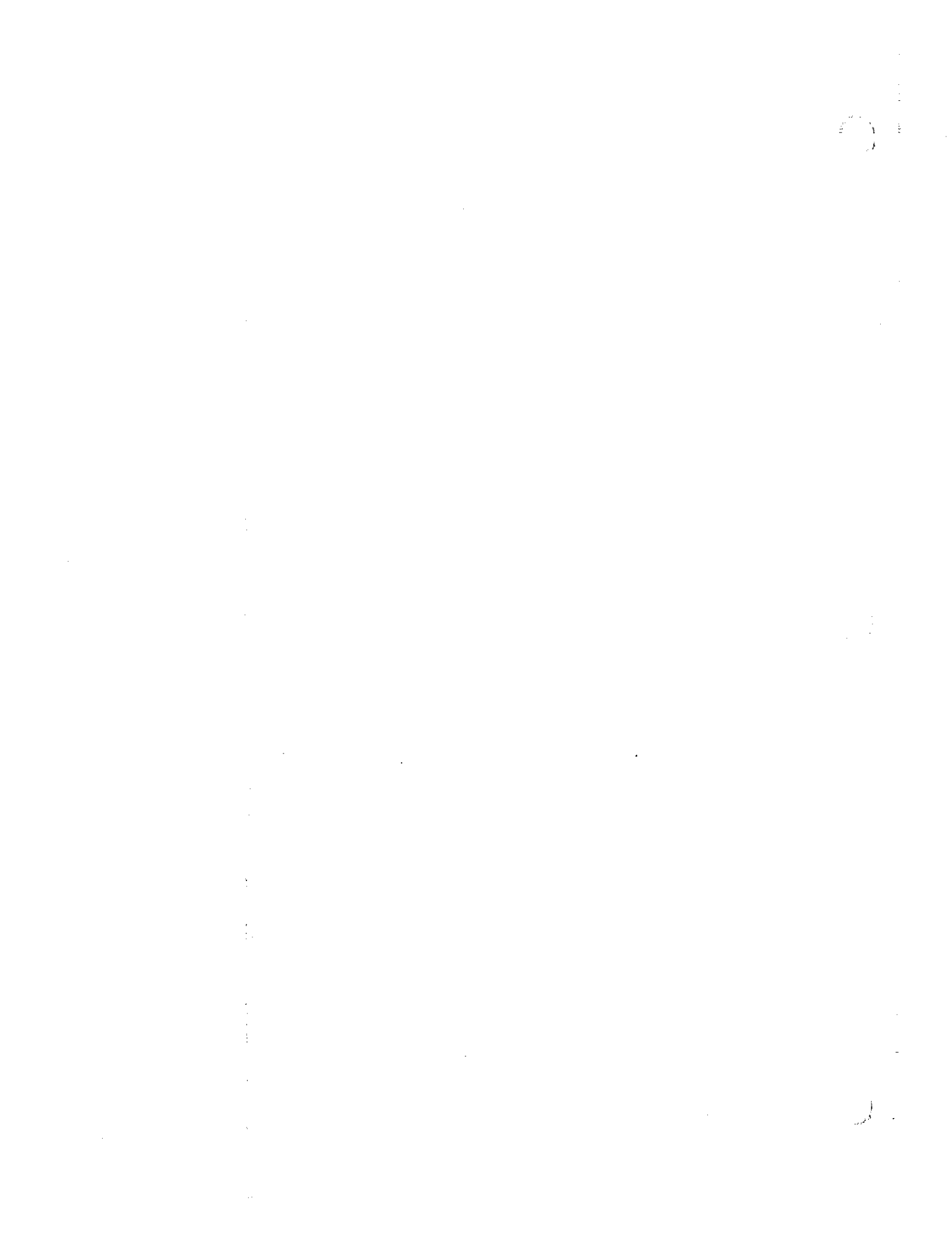
(Time noted: 3:08 p.m.)



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

1  
2  
3 I, Jeffrey Shapiro, a Shorthand Reporter and  
4 Notary Public, within and for the State of New York,  
5 do hereby certify that I reported the proceedings in  
6 the within-entitled matter, on Wednesday, February 11,  
7 2009, at 22 Reade Street, New York, New York, and that  
8 this is an accurate transcription of these proceedings.

9 IN WITNESS WHEREOF, I have hereunto set my hand  
10 this 26 day of February, 2009.

11  
12  
13 *Jeffrey Shapiro*  
14 JEFFREY SHAPIRO *JS*

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