

PUBLIC HEARING

FRANCHISE AND CONCESSION REVIEW COMMITTEE

MONDAY, MARCH 9, 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 Hearing–
Monday, March 9, 2009 @ 2:30PM*

NEW YORK CITY DEPARTMENT OF PARKS & RECREATION

No. 1: IN THE MATTER intent to award as a concession the renovation and operation of the Bayside Marina, Queens, New York, for a license term of fifteen (15) years, to MDM Marina Corp., whose address is 197 Wicks Lane, Malverne, NY 11565. Compensation to the City will be as follows: in each operating year of the license, licensee shall pay the City a license fee consisting of the higher of the minimum annual fee (Year 1: \$25,000; Year 2: \$25,000; Year 3: \$30,000; Year 4: \$30,000; Year 5: \$30,000; Year 6: \$40,000; Year 7: \$40,000; Year 8: \$40,000; Year 9: \$40,000; Year 10: \$40,000; Year 11: \$45,000; Year 12: \$45,000; Year 13: \$45,000; Year 14: \$45,000; Year 15: \$45,000), or \$5,000 plus an annual percentage of gross receipts over \$25,000 derived from the operation of the licensed premises for that year (Year 1: 10%; Year 2: 10% Year 3: 11%; Year 4: 11%; Year 5: 11%; Year 6: 12%; Year 7: 12%; Year 8: 12%; Year 9: 12%; Year 10: 12%; Year 11: 12%; Year 12: 12%; Year 13: 12%; Year 14: 12%; Year 15: 12%).

NEW YORK CITY DEPARTMENT OF HOMELESS SERVICES

No. 2: IN THE MATTER intent to award as a concession the operation, management and maintenance of the Park Slope Armory Indoor Athletic Facility and Community Center in Brooklyn, New York for a license term of ten (10) years, to the YMCA of Greater New York, whose address is 5 West 63rd Street, Sixth Floor, New York, NY. Compensation to the City will be as follows: in each operating year of the License Agreement, licensee shall reinvest in the Licensed Premises the greater of (a) \$20,000 compounded annually at five percent (5%) or 20% of the total annual operating net revenue.

Original

-----X
PUBLIC HEARING
FRANCHISE AND CONCESSION REVIEW COMMITTEE
-----X

22 Reade Street
New York, New York

Monday,
March 9, 2009
2:30 p.m.



ESQUIRE
DEPOSITION SERVICES®



Tankoos Reporting

Telephone: 516.741.5235
Facsimile: 516.741.1460

One Penn Plaza
Suite 4715
New York, NY 10119

6

3

3

1
2 FCRC ATTENDEES3
4 MAYOR, CAS HOLLOWAY

5 OFFICE OF THE MAYOR, JOEY KOCH

6 COMPTROLLER, TONY DELL O'LIO

7 CORPORATION COUNSEL, HOWARD FRIEDMAN

8 OFFICE OF MANAGEMENT & BUDGET, SARAH

9 URBANSKI

10 BOROUGH PRESIDENT OF THE BRONX, BOB

11 CASTELLANETA

12 BOROUGH PRESIDENT OF BROOKLYN, JASON

13 OTONO

14 BOROUGH PRESIDENT OF MANHATTAN,

15 SASCHA PURITZ

16 BOROUGH PRESIDENT OF QUEENS, MARK

17 McMILLAN

18 BOROUGH PRESIDENT OF STATEN ISLAND,

19 LEE COVINO
20
21
22
23
24
25



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

2 THE CHAIR: Good afternoon. The
3 Public Hearing will now come to order.
4 Will the Clerk please call the role.

5 THE CLERK: Mayor.

6 MAYOR: Here.

7 THE CLERK: Office of the Mayor.

8 OFFICE OF THE MAYOR: Here.

9 THE CLERK: Comptroller.

10 COMPTROLLER: Here.

11 THE CLERK: Corporation Counsel.

12 CORPORATION COUNSEL: Here.

13 THE CLERK: Office of Management
14 and Budget.

15 OFFICE OF MANAGEMENT OF BUDGET:
16 Here.

17 THE CLERK: President, Borough
18 of the Bronx.

19 PRESIDENT BOROUGH OF THE BRONX:
20 Here.

21 THE CLERK: President, Borough of
22 Brooklyn.

23 PRESIDENT BOROUGH OF BROOKLYN:
24 Here.

25 THE CLERK: President, Borough



Direct Dial: 516.741.5235

Fax: 516.741.1460

One Penn Plaza
Suite 4715

New York, NY 10119

1 Proceedings

2 of Manhattan.

3 PRESIDENT BOROUGH OF MANHATTAN:

4 Here.

5 THE CLERK: President, Borough

6 of Queens.

7 PRESIDENT BOROUGH OF QUEENS:

8 Here.

9 THE CLERK: President, Borough

10 of Staten Island.

11 PRESIDENT BOROUGH OF STATEN

12 ISLAND: Here.

13 THE CHAIR: Welcome to this

14 Public Hearing of the Franchise and

15 Concession Review Committee. The hearing

16 being conducted today has been publicly

17 advertised in the City Record at least 15

18 days prior to this hearing, in accordance

19 with the Charter of the City of New York

20 and the Concession Rules.

21 We want to be sure that anyone

22 desiring to be heard has an opportunity to

23 do so. Anyone wishing to speak, simply

24 step to the podium and identify yourself.

25 We will limit testimony to three minutes.

1 Proceedings

2 Also, please state your affiliation, if
3 any.

4 With that, will the Clerk please
5 call the first calendar item.

6 THE CLERK: New York City
7 Department of Parks and Recreation,
8 Calendar Item Number 1.

9 In the Matter intent to award as
10 a concession the renovation and operation
11 of the Bayside Marina, Queens, New York,
12 for a license term of 15-years to MDM
13 Marina Corporation, whose address is 197
14 Wicks Lane, Malverne, New York 11565.
15 Compensation to the City will be as
16 follows: In each operating year of the
17 license, licensee shall pay the City a
18 license fee consisting of the higher of
19 the minimum annual fee. Year 1: \$25,000;
20 Year 2: \$25,000; Year 3: \$30,000; Year 4:
21 \$30,000; Year 5: \$30,000; Year 6: \$40,000;
22 Year 7: \$40,000; Year 8: \$40,000; Year 9:
23 \$40,000; Year 10: \$40,000; Year 11:
24 \$45,000; Year 12: \$45,000; Year 13:
25 \$45,000; Year 14: \$45,000; Year 15:



Direct Dial: 516.741.5235

Fax: 516.741.1460

One Penn Plaza
Suite 4715

New York, NY 10119

Proceedings

1
2 \$45,000, or \$5,000 plus an annual
3 percentage of gross receipts over \$25,000
4 derived from the operation of the licensed
5 premises for that year. Year 1: 10
6 percent; Year 2: 10 percent; Year 3: 11
7 percent; Year 4: 11 percent; Year 5 11
8 percent; Year 6: 12 percent; Year 7: 12
9 percent; Year 8: 12 percent; Year 9: 12
10 percent; Year 10: 12 percent; Year 11: 12
11 percent; Year 12: 12 percent; Year 13: 12
12 percent; Year 14: 12 percent; Year 15: 12
13 percent.

14 THE CHAIR: Thank you.

15 Is there anyone who wishes to
16 testify on this matter?

17 If no one wishes to testify,
18 will the Clerk please call the second
19 calendar item.

20 THE CLARK: New York City
21 Department of Homeless Services, Calendar
22 Item Number 2.

23 In the Matter intent to award as
24 a concession the operation, management and
25 maintenance of the Park Slope Armory

1 Proceedings

2 Indoor Athletic Facility and Community
3 Center in Brooklyn, New York for a license
4 term of ten-years, to the YMCA of Greater
5 New York, whose address is 5 West 63rd
6 Street, Sixth Floor, New York, New York.
7 Compensation to the City will be as
8 follows: In each operating year of the
9 License Agreement, licensee shall reinvest
10 in the Licensed Premises the greater of
11 (a) \$20,000 compounded annually at five
12 percent or 20 percent of the total annual
13 operating net revenue.

14 THE CHAIR: Thank you.

15 Is there anyone who wishes to
16 testify on this matter?

17 Just come to the podium,
18 identify yourself and state your
19 affiliation.

20 MS. RALEN: Hi. My name is
21 Frada Ralen. I'm here on behalf of
22 Councilman Bill de Blasio. The
23 Councilman would like to express his
24 strong support in support of a contract to
25 award as a concession to operate, manage



Direct Dial: 516.741.5235

Fax: 516.741.1460

One Penn Plaza
Suite 4715
New York, NY 10119

Proceedings

1
2 the Park Slope Armory for a license term
3 of ten-years by the YMCA of Greater New
4 York.

5 I have a copy of the testimony.

6 THE CHAIR: Thank you very much.

7 Is there anyone else who wishes
8 to testify on this item?

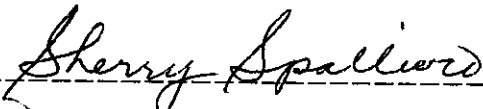
9 If not that concludes today's
10 Public Hearing. The Public Hearing is now
11 closed.

12 Thank you.

13 (Whereupon, at 2:35 p.m., the
14 above matter concluded.)
15
16
17
18
19
20
21
22
23
24
25

1
2 C E R T I F I C A T I O N
3
4
5

6 I, SHERRY SPALLIERO, a Notary
7 Public for and within the State of New
8 York, do hereby certify that the above
9 is a correct transcription of my
10 stenographic notes.
11

12
13 
14 SHERRY SPALLIERO 
15
16
17
18
19
20
21
22
23
24
25

