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Assistant Commissioner Business  
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City of New York Parks & Recreation

The Arsenal Central Park

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# NOTICE OF PUBLIC HEARING

**To:** Hon. Antonio Reynoso, President of the Borough of Brooklyn  
Ms. Taya Mueller, District Manager, Brooklyn Community Board #2

**From:** Luigi Almanzar, New York City Department of Parks & Recreation ("Parks")

**Subject:** Notice of Joint Public Hearing: 5/12/2025; For the development, operation, and maintenance of a cafe at Cadman Plaza Park, located at Tillary Street and Cadman Plaza West, Brooklyn.

**Date:** **4/25/2025**

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NOTICE OF A JOINT PUBLIC HEARING of the Franchise and Concession Review Committee and New York City Department of Parks & Recreation ("Parks") to be held on 5/12/2025, at 22 Reade Street, Spector Hall, in Manhattan commencing at 2:30 PM relative to:

INTENT TO AWARD as a concession a License Agreement ("License") to Tillary Plaza Concessions, Corp for the development, operation, and maintenance of a cafe at Cadman Plaza Park, located at Tillary Street and Cadman Plaza West, Brooklyn.

The License will provide for a term of fifteen (15) years.

Compensation to the City will be as follows:

The Greater of Annual Minimum Fee (increasing 5% every 2 years) vs 10 % of Gross Receipts

Year 1 \$ 40,000.00 vs 10% of Gross Receipts	Year 6 \$ 44,100.00 vs 10% of Gross Receipts	Year 11 \$ 51,051.00 vs 10% of Gross Receipts
Year 2 \$ 40,000.00 vs 10% of Gross Receipts	Year 7 \$ 46,305.00 vs 10% of Gross Receipts	Year 12 \$ 51,051.00 vs 10% of Gross Receipts
Year 3 \$ 42,000.00 vs 10% of Gross Receipts	Year 8 \$ 46,305.00 vs 10% of Gross Receipts	Year 13 \$ 53,603.00 vs 10% of Gross Receipts
Year 4 \$ 42,000.00 vs 10% of Gross Receipts	Year 9 \$ 48,620.00 vs 10% of Gross Receipts	Year 14 \$ 53,603.00 vs 10% of Gross Receipts
Year 5 \$ 44,100.00 vs 10% of Gross Receipts	Year 10 \$ 48,620.00 vs 10% of Gross Receipts	Year 15 \$ 56,284.00 vs 10% of Gross Receipts



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Written testimony may be submitted in advance of the hearing electronically to [fcrc@mocs.nyc.gov](mailto:fcrc@mocs.nyc.gov). All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

A draft copy of the agreement may be obtained at no cost by any (or all) of the following ways:

1. Submit a written request to Parks at [luigi.almanzar@parks.nyc.gov](mailto:luigi.almanzar@parks.nyc.gov) from 4/25/2025 through 5/12/2025.
2. Submit a written request by mail to NYC Department of Parks and Recreation, Revenue Division, 830 Fifth Avenue, Room 407, New York, NY 10065. Written requests must be received by 5/12/2025. For mail-in requests, please include your name, return address, and B113A-O-SB-2022.
3. Download from Park's website at <https://www.nycgovparks.org/opportunities/concessions/rfps-rfbs-rfeis> from 4/25/2025 through 5/12/2025.

The agenda and related documentation for the hearing will be posted on the MOCS website at <https://www.nyc.gov/site/mocs/opportunities/franchises-concessions.page>

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.