

COMMITTEE ON FINANCE

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON FINANCE

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October 23, 2024
Start: 10:52 a.m.
Recess: 10:58 a.m.

HELD AT: COMMITTEE ROOM, CITY HALL

B E F O R E: Majority Leader Amanda Farías,
Acting Chairperson

COUNCIL MEMBERS:

Diana Ayala
Gale A. Brewer
Selvena N. Brooks-Powers
David M. Carr
Kamillah M. Hanks
Crystal Hudson
Farrah N. Louis
Francisco P. Moya
Chi A. Ossé
Pierina Ana Sanchez
Althea V. Stevens
Nantasha M. Williams

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Finance. Today's date is
4 October 23, 2024. We're located in the Committee
5 Room. Recording is done by Rocco Mesiti.

6 SERGEANT-AT-ARMS: Quiet on the floor,
7 please. Good morning, and welcome to today's New York
8 City Council vote for the Committee on Finance.

9 At this time, we ask that you silence all
10 electronic devices, and at no time is anyone to
11 approach the dais.

12 Chair, we're ready to begin.

13 ACTING CHAIRPERSON FARÍAS: [GAVEL] Good
14 morning, and welcome to today's Finance Committee
15 meeting. I am Majority Leader Amanda Farías, and I'll
16 be Chairing the Committee on Finance today in Chair
17 Brannan's absence. We are joined by Deputy Speaker
18 Ayala, Council Member Hanks, Louis, Williams, Ossé,
19 Brewer, Sanchez, Carr, and Hudson.

20 Today, the Committee will be voting on
21 eight items. Three Property Tax Exemption
22 Resolutions, four Pre-Considered Resolutions to amend
23 and restate the property tax rates for Fiscal 2025,
24 and a Transparency Resolution.

The first Property Tax Exemption Resolution is a new partial 40-year Article XI for preservation of one rental building in Council Member Joseph's District. As part of the exemption, the building will enter into an HPD regulatory agreement, capping income limits at 50 percent AMI, reserving 30 percent of units for homeless tenants, and requiring completion of identified capital repairs. HPD's aging-in-place upgrades will also be implemented as part of the agreement.

The second Exemption Resolution is a new partial 40-year Article XI for preservation of seven rental buildings in Council Member Salaam's District. As part of the exemption, the buildings will complete identified capital repairs and implement HPD's aging-in-place upgrades.

The final Exemption Resolution is a new full 40-year Article XI for preservation of one rental building in Council Member Rivera's District. As part of the Resolution, the building will undergo substantial rehabilitation. After the rehab is complete, the building will convert into a co-op home ownership building.

2 Next, the Pre-Considered Resolutions
3 would amend and restate the property tax rates for
4 Fiscal 2025. Every year, the Council is required to
5 set the real property tax rates for each tax class as
6 part of the budget adoption process. The formula to
7 calculate the tax rates is set by the State's law and
8 leaves the Council very little discretion in settling
9 the rates. However, the Council called for the State
10 to pass a law amending the formula to avoid what
11 would otherwise be large increases to Class I and
12 Class II residential properties this year. The
13 Governor recently signed that bill, meaning that the
14 Council now needs to pass this package of four
15 Resolutions to amend the rates. Due to timing of the
16 tax rate process, State law allows the Department of
17 Finance to calculate the initial Fiscal 2025 tax
18 bills, which are mailed out in early June with last
19 year's rates. Once Council adopts these Resolutions,
20 the Department of Finance will subsequently update
21 the tax bills due to reflect the new rates on the
22 mid-year tax bills. The amended Fiscal 2025 tax rates
23 will be in effect by this point, superseding the
24 rates set at budget adoption, meaning that the
25 property owners will only see a change from the old

2 Fiscal 2024 rates to the amended Fiscal 2025 rates.

3 To be clear, taxpayers will never see the Fiscal 2025
4 rates that Council was required to set at budget
5 adoption in June.

6 Finally, the Transparency Resolution sets
7 forth the new designation and changes in the
8 designation of certain organizations receiving
9 funding pursuant to certain initiatives in the
10 budget. As with all Transparency Resolutions, Council
11 Members will have to sign a disclosure form
12 indicating whether or not a conflict exists with any
13 of the groups on the attached lists. If any Council
14 Member has a potential conflict of interest with any
15 of the organizations listed, they have the
16 opportunity to disclose the conflict at the time of
17 their vote. As a reminder, please disclose any
18 conflicts you may have with the proposed
19 subcontractors used by organizations sponsored by
20 discretionary funding. These disclosures must be made
21 before the subcontractor can be approved. Disclosure
22 forms must be completed and submitted prior to the
23 vote on the Transparency Resolution and may be
24 emailed to Francesca Dellavecchia, who is also
25 present today in Chambers to answer your questions.

1 COMMITTEE ON FINANCE

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2 Are there any comments or questions from
3 my colleagues on today's items?

4 We've also been joined by Council Member
5 Stevens and Majority Whip Brooks-Powers.

6 I will now ask Billy Martin, Committee
7 Clerk, to call the roll.

8 COMMITTEE CLERK WILLIAM MARTIN: Good
9 morning, Billy Martin, Committee Clerk. Roll call
10 vote, Committee on Finance. All items are coupled.
11 Chair Fariás.

12 ACTING CHAIRPERSON FARIÁS: I vote aye.

13 COMMITTEE CLERK WILLIAM MARTIN: Brannan.
14 Ayala.

15 COUNCIL MEMBER AYALA: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Moya.

17 COUNCIL MEMBER MOYA: I vote aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Thank
19 you. Powers. Louis.

20 COUNCIL MEMBER LOUIS: I vote aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
22 Powers.

23 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Brewer.
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1 COMMITTEE ON FINANCE

7

2 COUNCIL MEMBER BREWER: I vote aye. I
3 think as time goes on that the Tax Code needs to be
4 reviewed. I know there's a lawsuit that's pending.
5 This is the best we could do, but I would say that it
6 is not something that should remain without more
7 attention. Thank you very much, and I vote aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

9 COUNCIL MEMBER HANKS: Pass.

10 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

11 COUNCIL MEMBER HUDSON: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Ossé.

13 COUNCIL MEMBER OSSÉ: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

15 COUNCIL MEMBER SANCHEZ: Aye on all.

16 COMMITTEE CLERK WILLIAM MARTIN: Thank
17 you. Stevens.

18 COUNCIL MEMBER STEVENS: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Williams.

20 COUNCIL MEMBER WILLIAMS: I vote aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Won.

22 Salaam. Carr.

23 COUNCIL MEMBER CARR: Permission to
24 explain my vote?

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1 COMMITTEE ON FINANCE

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2 ACTING CHAIRPERSON FARIAS: Permission
3 granted.

4 COUNCIL MEMBER CARR: Thank you, Majority
5 Leader and Chair. I just want to associate myself
6 with the comments of Council Member Brewer about the
7 need for greater reform of this process because it
8 leaves us often only with bad choices, and so that's
9 why today I'll be casting a no vote on the Tax Class
10 Share Resolutions numbered 623, 624, 625, and 626,
11 because we need to hasten the reforms that we
12 discussed in the Property Tax Commissions held over
13 the course of 2018 to 2021 and get Albany to reform
14 this process. Thank you.

15 COMMITTEE CLERK WILLIAM MARTIN: Thank
16 you.

17 COUNCIL MEMBER CARR: And aye on the rest.

18 COMMITTEE CLERK WILLIAM MARTIN: Council
19 Member Hanks.

20 COUNCIL MEMBER HANKS: Thank you. I vote
21 aye on all with the exception of Reso. 623, 624, 625,
22 and 626, and I also want to associate my comments
23 with Council Member Carr and Council Member Brewer.
24 Thank you, and like I said, aye on all the rest.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you. With a vote of 13 in the affirmative, zero in
4 the negative, and no abstentions, items have been
5 adopted with the following Tax Resolutions were
6 adopted by the Committee with 11 in the affirmative,
7 2 in the negative, and no abstentions.

8 ACTING CHAIRPERSON FARÍAS: Thank you so
9 much, Colleagues.

10 With that, this hearing and vote is now
11 closed. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date October 24, 2024