

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

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March 18, 2019
Start: 1:05 p.m.
Recess: 1:09 a.m.

HELD AT: 250 Broadway - Committee Rm.
16th Fl.

B E F O R E: BEN KALLOS
Chairperson

COUNCIL MEMBERS: Chaim M. Deutsch
Ruben Diaz, Sr.
Vanessa L. Gibson
Andy L. King

A P P E A R A N C E S (CONTINUED)

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

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[sound check] [pause] [gavel]

CHAIRPERSON KALLOS: Good afternoon and welcome to the Subcommittee on Planning, Dispositions and Concessions. I am Council Member Ben Kallos, Chair of this committee. You can Tweet me at Ben Kallos. We are joined by Council Member Ruben Diaz, Sr. who is always on time, if not early, and Council Member Chaim Deutsch, Chair of the Jewish Caucus. Today, we will be voting to approve four projects we heard on March 6, Land Use Item 347 Cooper Square and MHA-Phase 1; Land Use Items 357, 332 Eldert Street, Land Use Item 358, 63 Stockholm Street and Land Use item 366, 187 West 133rd Street. The Land Use item 347 Cooper Square MHA Phase 1 in the districts of Council Members Chin and Council Member Rivera in Manhattan includes 21 limited equity co-op buildings selling 327 units and 22 commercial spaces would sit on a community land trust. The Cooper Square Housing Association is renovating these buildings in a multi-phase project through HPD's Green Housing Preservation Program. The renovations will include capital improvements as well as energy efficiency, water conservation upgrades. To feel safe with the renovation work, HPD is seeking determination of a

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2 prior tax exemption from this site and a new 40-year
3 Article XI Tax Exemption pursuant to Section 577 of
4 the private-Private Housing Finance Law. Council
5 Members Chin and Rivera are supportive of this
6 project. We will vote on two projects, which we
7 heard together, Land Use 357, 332 Eldert Street in
8 Council Member Espinal's district and Land Use Item
9 358, 63 Stockholm Street in Council Member Reynoso's
10 district both in Brooklyn. Land Use Item 357, 332
11 Eldert Street will facilitate the development of a
12 new building with 4 units of affordable housing, and
13 Land Use 358, 63 Stockholm Street will facilitate the
14 development of a new building with 20 units of
15 affordable housing. Both projects, which will be
16 developed on vacant city-owned lots will serve a
17 range of incomes from 30 to 80% of AMI, and include
18 10% set-aside for formerly homeless. HPD seeks
19 project approval for Land Use 357 and for Land Use
20 358 seeks an Urban Development Action Area
21 designation project and disposition approval.
22 Council Members Reynoso and Espinal are supportive of
23 these projects. Finally, we will vote on Land Use
24 item 366, 167 West 133rd Street in Council Member
25 Perkins' district in Manhattan. HPD is seeking

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2 determination of a prior exemption for this site, and
3 a new 40-year Article XI Tax Exemption pursuant to
4 Section 577 of the Private Housing Finance Law for
5 building a 15-unit low-income co-op was carved out of
6 the most recent round of Third-Party Transfer
7 Program. That is a very good thing. This means that
8 the city is no longer taking property away from
9 people who own their homes particularly in things
10 called HDFC co-ops. This is a very good thing. This
11 is the second project of its kind in Council Member
12 Perkins' district. The 40-year tax exemption will be
13 retroactive for eight years. This eliminates the tax
14 cut that would have been used to take these
15 properties away from the homeowners, and the current
16 HD-HDFC will retain ownership for the building,
17 another key win. Council Member Perkins is
18 supportive of this application. I will now call a
19 vote to approve Land Use Items 347, 357, 358 and 366.
20 Counsel, please call the roll.

21 LEGAL COUNSEL: Kallos.

22 CHAIRPERSON KALLOS: Aye.

23 LEGAL COUNSEL: Diaz.

24 COUNCIL MEMBER DIAZ: Aye.

25 LEGAL COUNSEL: Deutsch.

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2 COUNCIL MEMBER DEUTSCH: Aye .

3 LEGAL COUNSEL: The Land Use items are
4 approved by a vote of 3 in the affirmative, no
5 negatives, no abstentions, and will be referred to
6 the Land Use Committee for a vote. We will leave the
7 vote open. [pause]

8 CHAIRPERSON KALLOS: We will note for the
9 record there is a letter in support from Council
10 Member Rivera dated March 18th. [pause] [background
11 comments] Committee Counsel, please continue calling
12 the roll.

13 LEGAL COUNSEL: The vote-

14 CHAIRPERSON KALLOS: [interposing] I want
15 to talk to you when you have a-both of you when you a
16 moment after you vote. [pause]

17 LEGAL COUNSEL: Continuing the vote on
18 Land Use Items 347, 357, 358 and 366. Council Member
19 Gibson.

20 COUNCIL MEMBER GIBSON: I vote aye.

21 LEGAL COUNSEL: The final vote is 4 in
22 the affirmative, no negatives, no abstentions and the
23 items will be referred to the Land Use Committee for
24 a vote.

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CHAIRPERSON KALLOS: This meeting is
hereby adjourned. [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 April 30, 2019