

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

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December 18, 2025
Start: 11:52 a.m.
Recess: 11:59 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 3

B E F O R E: Sandy Nurse, Acting Chairperson

COUNCIL MEMBERS:

Justin L. Brannan
Amanda Farias
Oswald Feliz
Christopher Marte
Yusef Salaam

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
2 DISPOSITIONS

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2 SERGEANT-AT-ARMS: Good morning, good
3 morning. This is a microphone check on the
4 Subcommittee on Landmarks, Public Sitings and
5 Dispositions, recorded by James Marino on 12-18-2025,
6 in Hearing Room 3.

7 Good morning, good morning. Welcome to
8 the New York City Council hearing on the Subcommittee
9 on Landmarks, Public Sitings and Dispositions.

10 At this time, please silence all
11 electronics and do not approach the dais.

12 Chair, you may begin.

13 ACTING CHAIRPERSON NURSE: [GAVEL] Good
14 morning. Welcome to a meeting of the Subcommittee on
15 Landmarks, Public Sitings and Dispositions. I am
16 Council Member Nurse, and I'm Acting Chair of the
17 Subcommittee. I'm joined by my Colleagues today,
18 Mealy, Salaam, Marte, Feliz, and Brannan.

19 Today, we will vote on one application
20 which was previously heard by this Subcommittee. We
21 will vote to approve Land Use Item 414 for the 2149-
22 2153 Pacific Street Article XI request, which is an
23 application for a 40-year Article XI property tax
24 exemption retroactive to April 1, 2018, under Section
25 577 of the Private Housing Finance Law, to facilitate

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS

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2 the rehabilitation of three existing buildings at the
3 site for a total of approximately 24 affordable
4 housing units. This exemption will replace an
5 existing real property tax exemption, which is set to
6 expire in 2032 and will be retroactively terminated.
7 The project is located in Council Member Mealy
8 District in Brooklyn.

11 || Okay. I'll turn it over to you.

12 COUNCIL MEMBER MEALY: Thank you. I just
13 want to let the City and this community, this Chair,
14 and this Body. This Article XI has been going on
15 since 40 years ago. We gave them funding to fix up
16 these three buildings. They did nothing. And here it
17 is, we giving them another 40 years for a tax
18 abatement. How many Americans right now losing their
19 homes for two years if they in arrears of a lien, or
20 if a water bill, or a tax bill? I feel this is an
21 injustice to the average man and woman, and this Body
22 is giving someone 80 years to never pay taxes. I wish
23 I had two years to not pay taxes, and this Body think
24 it's okay to give one entity 80 years to not pay
25 taxes. This is an injustice to the city. It's a shame

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
2 DISPOSITIONS

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2 on this city to do that just for one entity. How many
3 other small homeowners need a tax break? So I am not
4 voting for this because if you say they are going to
5 fix it up, they should have fixed it up 40 years ago.
6 And now I went, I have looked at the building. It's
7 in my District. Not one person came and said, not one
8 issue. I have some buildings that do not have heat.
9 This has never happened with this building. So I will
10 be voting no because least I know the average man and
11 woman would not get this opportunity to not pay
12 taxes, and it's a shame on this Body that will let
13 this go on 40 more years. Imagine how many people
14 have lost their homes, and HPD have taken homes, and
15 I don't feel this is right to the city, and I will be
16 voting no. And I hope my Colleagues have a conscience
17 to think about this. 80 years. When you think, when
18 you about to lose your house for taxes, you'll think
19 about when somebody else got 80 years to not pay
20 taxes. Thank you, Chair.

21 ACTING CHAIRPERSON NURSE: Thank you,
22 Council Member Meely.

23 Members of the Subcommittee who have any
24 questions or remark about today's items, please let
25 me know.

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
2 DISPOSITIONS

5

2 Okay, I will now call for a vote to
3 approve Land Use 414 for 2149-2153 Pacific Street,
4 Article XI.

5 SUBCOMMITTEE COUNSEL: Council Member
6 Brannan.

7 COUNCIL MEMBER BRANNAN: I vote aye.

8 SUBCOMMITTEE COUNSEL: Council Member
9 Feliz.

10 COUNCIL MEMBER FELIZ: Aye.

11 SUBCOMMITTEE COUNSEL: Council Member
12 Marte.

13 COUNCIL MEMBER MARTE: No.

14 SUBCOMMITTEE COUNSEL: Council Member
15 Nurse.

16 COUNCIL MEMBER NURSE: I vote aye.

17 SUBCOMMITTEE COUNSEL: Council Member
18 Salaam.

19 COUNCIL MEMBER SALAAM: Abstain.

20 ACTING CHAIRPERSON NURSE: Okay. Well, we
21 are putting this meeting in recess. Thank you.

22 Okay. We're ready to start back up.

23 I'm going to recognize Council Member
24 Farias to record your vote.

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS

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COUNCIL MEMBER FARÍAS: Thank you, Chair.

3 I vote aye.

4 SUBCOMMITTEE COUNSEL: With a vote of four
5 in the affirmative, one in the negative, and one
6 abstention, the items are adopted and referred to the
7 Full Land Use Committee.

8 ACTING CHAIRPERSON NURSE: I close this
9 meeting. [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 December 29, 2025