

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON FINANCE

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February 2, 2011

Start: 10:20am

Recess: 11:00am

HELD AT: Council Chambers  
City Hall

B E F O R E: DOMENIC M. RECCHIA, JR.  
Chairperson

COUNCIL MEMBERS:

Gale A. Brewer  
Leroy G. Comrie, Jr.  
Lewis A. Fidler  
Robert Jackson  
G. Oliver Koppell  
Darlene Mealy  
Diana Reyna  
Albert Vann  
Fernando Cabrera  
Julissa Ferreras  
Karen Koslowitz  
James G. Van Bramer  
Vincent M. Ignizio  
James S. Oddo  
Rosie Mendez

CHAIRPERSON RECCHIA: Good morning.

I want to thank everyone for being here on time.

I want to thank the Republicans for being here. I want to thank the Dominican Caucus [phonetic] for being here, early.

[laughter]

FEMALE VOICE: On time.

CHAIRPERSON RECCHIA: On time.

Okay. You ready, Jerry? Good morning, welcome to this morning's Finance Committee hearing. My name is Domenic M. Recchia, Jr. I am the Chair of the Committee. Today on our agenda are five Land Use items, most of which are seeking a property tax exemption from HPD. We have HPD present here today. Under section 577 of the private rental housing finance law, which covers rental housing, development fund companies or simply, HDFCs.

The first item is the Haven Plaza in Council Member Rosie Mendez's district. Haven Plaza contains four buildings that provide 371 units of rental housing for low-income families. The sponsor Haven Plaza Housing Development Fund Company seeking to finance significant rehab work with a combination of an Article 8 mortgage loan

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2 from HPD and a loan from New York City Housing  
3 Development Corporation. Council Member Mendez  
4 supports this.

5                   Next we have the Concord Senior  
6 Residence in Council Member Al Vann's district.  
7 This item is a multiple dwelling that provides 30  
8 units of rental housing for the elderly. The  
9 sponsor Concord Senior Citizens Housing  
10 Development Fund Corp is seeking new property tax  
11 exemption for the continuance of affordable  
12 housing to lower-income seniors. Council Member  
13 Vann supports this.

14                   The next item is the 105<sup>th</sup> Street  
15 Homestead it is in Council Member Melissa Mark-  
16 Viverito's district. This building contains seven  
17 multiple dwellings that provides 44 units of co-op  
18 housing for low-income families. Due to high  
19 increases in assessed values of the expiration of  
20 a J51 tax abatement, the sponsor 105<sup>th</sup> Homesteads  
21 Housing Development Fund Corp is now requesting a  
22 partial 30 year tax exempt pursuant to Section 577  
23 of the Private Housing Finance Law in order to  
24 ensure affordability to low-income families.  
25 Council Member Melissa Mark-Viverito supports this

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item.

The next item is the Metro North Gardens, which is also in Council Member Melissa Mark-Viverito's district. The building contains one multiple dwelling that provides 48 units of rental housing for low-income families. The sponsor Metro North Gardens housing Development Fund will finance the rehab of the project with a loan from the New York City Housing Development Corp. Council Member Melissa Mark-Viverito supports this.

Our last item is the Culver El located in Council Member Lander's district. This building will be a new construction project consists of 68 condos for sale to low-income purchasers and the development of 48 parking spaces for existing community facilities adjacent to proposed housing development. The project will be developed under HPD's New Foundation Program, which would allow a yet to be determined sponsor to purchase city-owned and construct affordable one to four family homes or condos. The City provides federal funds as a form of down payment assistance. It is also requesting a 20 year tax

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2 exemption pursuant to Section 696 of the General  
3 Municipal Law. Council Member Lander supports  
4 this HPD is here today and is available to answer  
5 any questions you may have regarding the five Land  
6 Use items. Before we take the vote, I just want  
7 to recognize all my council members who are here  
8 today and I want to—we have Julissa Ferreras,  
9 Fernando Cabrera, okay, Jimmy Oddo, Diana Reyna,  
10 Leroy Comrie, Vincent A. Ignizio, Jimmy Van  
11 Bramer, and Oliver Koppell. Does anyone have any  
12 questions?

13 [background conversation]

14 CHAIRPERSON RECCHIA: Who? I said  
15 that. I said him second. Okay. Who's that?

16 [background noise, conversation]

17 CHAIRPERSON RECCHIA: The Dominican  
18 Caucus is in the house.

19 [laughter]

20 CHAIRPERSON RECCHIA: Jerry.  
21 Alright. Alright. Lew Fidler has joined us.  
22 Recognize Lew Fidler. Okay. Without any  
23 questions, I want to thank HPD for being here  
24 today. Billy, you want to call the roll please?

25 WILLIAM MARTIN: William Martin,

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2 Committee Clerk, roll call vote in the Committee  
3 of Finance. Council Member Recchia?

4 CHAIRPERSON RECCHIA: I vote aye  
5 and encourage all my members to support that and  
6 vote aye.

7 WILLIAM MARTIN: Reyna?

8 COUNCIL MEMBER REYNA: Aye.

9 WILLIAM MARTIN: Comrie?

10 COUNCIL MEMBER COMRIE: Aye.

11 WILLIAM MARTIN: Fidler.

12 COUNCIL MEMBER FIDLER: Aye.

13 WILLIAM MARTIN: Koppell?

14 COUNCIL MEMBER KOPPELL: Aye.

15 WILLIAM MARTIN: Ferreras?

16 COUNCIL MEMBER FERRERAS: Aye.

17 WILLIAM MARTIN: Cabrera?

18 COUNCIL MEMBER CABRERA: Aye.

19 WILLIAM MARTIN: Van Bramer?

20 COUNCIL MEMBER VAN BRAMER: Aye.

21 WILLIAM MARTIN: Ignizio?

22 COUNCIL MEMBER IGNIZIO: Yes.

23 WILLIAM MARTIN: Oddo?

24 COUNCIL MEMBER ODDO: Yes.

25 WILLIAM MARTIN: By vote of ten in

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2 the affirmative, zero in the negative and no  
3 abstentions, all items have been adopted. Members  
4 please sign the Committee reports. Thank you.

5 CHAIRPERSON RECCHIA: Alright.

6 We're going to leave the vote open to 10:55. If  
7 any Council Members have any suggestions on, about  
8 this state budget, you would like to make  
9 recommendations before we testify up in Albany,  
10 please contact Tanisha Edwards, our attorney. I  
11 want to thank the Finance staff for doing a  
12 wonderful job, Tanisha Edwards and Anthony.  
13 Alright. Thank you very much. The vote shall  
14 remain open.

15 [pause]

16 WILLIAM MARTIN: Council Member  
17 Koslowitz?

18 COUNCIL MEMBER KOSLOWITZ: I vote  
19 aye.

20 WILLIAM MARTIN: The vote now  
21 currently stands at 11.

22 [pause]

23 WILLIAM MARTIN: Council Member  
24 Jackson?

25 COUNCIL MEMBER JACKSON: I vote aye

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on all.

WILLIAM MARTIN: The vote is now 12  
in the affirmative.

[pause]

WILLIAM MARTIN: Council Member  
Vann?

COUNCIL MEMBER VANN: Aye on all.  
[pause] Aye on all again.

WILLIAM MARTIN: The vote is now 13  
in the affirmative, zero in the negative, no  
abstentions.

[pause]

COUNCIL MEMBER MENDEZ: I want to  
thank the Chair and everyone for allowing me this  
moment to speak. I don't know what the actual  
item number is, but today we are voting on  
extending tax abatements to a affordable housing  
in my district. This has been a temporary  
extension while they've worked out all the  
documents and—to get an affordable loan to  
continue to do the work. I have been very  
supportive and working with Haven Plaza HDFC and  
the Archdiocese on these tax abatements so that we  
can get the much needed repair to the over 300



1  
2 residents who live in these buildings. I want to  
3 thank my Speaker, my colleagues and all the staff  
4 for all their hard work for getting this through  
5 the Council on various occasions and we are  
6 closing on the loan, so we are all very happy.  
7 Thank you very much.

8 [background conversation]

9 COUNCIL MEMBER MENDEZ: I am  
10 Council Member Rosie Mendez, Council District 2 in  
11 Manhattan. Thank you.

12 CHAIRPERSON RECCHIA: Reopening  
13 roll call vote on Committee on Finance. Council  
14 Member Brewer?

15 COUNCIL MEMBER BREWER: I vote aye  
16 and I close the Finance Committee.

17 CHAIRPERSON RECCHIA: The final  
18 vote is now 15 in the affirmative, zero in the  
19 negative and no abstentions.

C E R T I F I C A T E

I, Kimberley Uhlig certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

*Kimberley Uhlig*Date February 16, 2011