

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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December 4, 2017
Start: 1:17 p.m.
Recess: 1:21 p.m.

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

B E F O R E:
RAFAEL SALAMANCA, JR.
Chairperson

COUNCIL MEMBERS:
Darlene Mealy
Ydanis A. Rodriguez
Andrew Cohen
Mark Treyger

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

Jordan Press
NYC Housing Preservation and Development

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2 CONCESSIONS

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2 **TRANSCRIPTION NOTE:** Need to verify if
3 the speaker at time stamp [00:02:24] is Jordan Press
4 from HPD.

5 [sound check]

6 [pause]

7 [gavel]

8 CHAIRPERSON SALAMANCA: Alright, good
9 afternoon. I am Council Member Rafael Salamanca,
10 Chair of the Subcommittee on Planning, Dispositions
11 and Concessions. Welcome to today's hearing. Today
12 we're joined by Council Member Andrew Cohen and
13 Council Member Mark Treyger.

14 Today we will be holding one hearing on
15 LU 825, the NYCHA Small Homes Rehab application,
16 seeking amendments to previously approved tax
17 exemptions for properties in Council Member Miller's
18 district.

19 LU 797, an Archer Green tax exemption
20 application, and LU 816, the Lower East Side
21 Inclusionary Housing tax exemption application will
22 be laid over.

23 HPD is the applicant for LU 825, seeking
24 a technical correction to a previously granted tax
25 exemption approval pursuant to Section 694 of the

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2 General Municipal Law for the following properties in
3 Queens: 89-24 168th Place; 210-33 113th Avenue; 102-
4 47 187th Street; and 110-60 Wood Street. The
5 technical correction is needed to add language
6 allowing for the tax exemption to begin on January
7 1st or July 1st, whichever shall first occur
8 following the date that the project sponsor acquires
9 the properties. The tax exemption for these Urban
10 Development Action project areas would be for a term
11 of 20 years; the properties which contain one- to
12 four-family homes will be conveyed to the project
13 sponsor, rehabilitated and resold to purchasers
14 earning no more than 120% of the AMI.

15 I am now opening up the public hearings
16 on LU 825. Mr. Speaker, please introduce yourself.

17 JORDAN PRESS: **[00:02:24]** Good afternoon
18 Mr. Chairman; members of the Subcommittee. This land
19 use action seeks a correction to Resolution No. 1665,
20 which was approved by the Council on September 27,
21 2017. The original resolution provided that the
22 project area be exempt from real property taxes
23 commencing on the July 1st, following the conveyance
24 of the project area to the sponsor. However, due to
25 an administrative error, the resolution inadvertently

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2 omitted language indicating that the tax exemption
3 shall commence on January 1st or July 1st, whichever
4 shall occur first following the date that the sponsor
5 acquires the entire project area.

6 In order for HPD to execute a Certificate
7 of Eligibility, it is necessary to seek a correction
8 to Resolution No. 1665.

9 CHAIRPERSON SALAMANCA: Alright, thank
10 you. Are there any members of the public who wish to
11 testify? Members of the Committee? Seeing none; I
12 will now close public hearing LU 825. I will now
13 call for a vote to approve LU 825, which has the
14 support of Council Member Miller. Counsel, please
15 call the roll.

16 COMMITTEE COUNSEL: Chair Salamanca.

17 CHAIRPERSON SALAMANCA: Aye.

18 COMMITTEE COUNSEL: Council Member Cohen.

19 COUNCIL MEMBER COHEN: Aye.

20 COMMITTEE COUNSEL: Council Member
21 Treyger.

22 COUNCIL MEMBER TREYGER: Aye.

23 COMMITTEE COUNSEL: LU 825 is approved by
24 a vote of 3 in the affirmative, 0 in the negative and
25

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2 0 abstentions and referred to the full Land Use
3 Committee.

4 CHAIRPERSON SALAMANCA: I would like to
5 thank the counsel and Land Use staff for preparing
6 today's hearing and the members of the public and my
7 colleagues for attending. This meeting is hereby
8 adjourned.

9 [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 18, 2017