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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June 15, 2010 Start: 1:32 pm Recess: 1:38 pm

HELD AT: Council Chambers

City Hall

B E F O R E:

STEPHEN T. LEVIN

Chairperson

COUNCIL MEMBERS:

Council Member Charles Barron Council Member Peter A. Koo

A P P E A R A N C E S [CONTINUED]

Stephen T. Levin
Opening Statement
Chairperson
Subcommittee on Planning, Dispositions and
Concessions

Carol Clark
Assistant Commissioner
Local Legislative Affairs
Department of Housing Preservation and Development

Eric Enderlin Assistant Commissioner Preservation Finance Department of Housing Preservation and Development

Carol Shine Counsel Subcommittee on Planning, Dispositions and Concessions

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS 3 AND CONCESSIONS
2	CHAIRPERSON LEVIN: Good afternoon.
3	[Gavel banging]
4	CHAIRPERSON LEVIN: Good afternoon.
5	Welcome to the meeting of the Subcommittee of Land
6	Use on Planning, Dispositions and Concessions. My
7	name is Council Member Stephen Levin. I am joined
8	on the right end of the table by Council Member
9	Charles Barron from Brooklyn; and to his left
10	Council Member Peter Koo from Queens. I want to
11	thank everyone for coming today and getting out,
12	it's such a wonderful day outside that I promise
13	that we'll be brief so that we can get back and
14	enjoy the weather.
15	We have one item on the agenda
16	today. It is Preconsidered Application, Land Use
17	Number 20105714 HAM. It is in the District of
18	Council Member Inez Dickens. That is the Council
19	District 9 in Manhattan. Council Member Dickens
20	could not be with us today. It is in Community
21	Board District 10 in Manhattan.
22	It is an application submitted by
23	the New York City Department of Housing
24	Preservation and Development for Council approval
25	pursuant to the Private Housing Finance Law for a

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS 4 AND CONCESSIONS
2	voluntary dissolution, a termination of a prior
3	tax exemption and a new tax exemption for property
4	located on Block 2026, Lot Number 1 in the Borough
5	of Manhattan, Council District Number 9.
6	Joining us today to testify from
7	HPD is Assistant Commissioner Carol Clark and
8	Assistant Commissioner Eric Enderlin. Thank you
9	very much. Commissioners, please.
10	ASSISTANT COMMISSIONER CAROL
11	CLARKE: Thank you Mr. Chairman and members of the
12	Committee. As you noted the Preconsidered item
13	consists of one occupied building known as Mother
14	Zion. It's located at 2640 Frederick Douglas
15	Boulevard in Harlem.
16	The project which provides 75
17	residential units of low income housing plus 1
18	superintendent's unit was developed under HUD's
19	project-based Section 8 contract. This 8-story
20	building constructed in 1983 is currently owned by
21	Mother Zion Associates, Limited Partnership; a
22	redevelopment company organized pursuant to
23	Article V of the Private Housing Finance Law.
24	Under the proposed project a new
25	owner, Mother Zion, HDFC, an Article XI company

elevator, roof and façade repair, boiler

25

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS 6 AND CONCESSIONS
2	replacement, bathroom improvement and interior
3	upgrades. Council Member Dickens has been brief
4	and has indicated her strong support. Thank you.
5	CHAIRPERSON LEVIN: Thank you
6	Commissioner. Commissioner Enderlin, do you have
7	anything to add?
8	ASSISTANT COMMISSIONER ERIC
9	ENDERLIN: I don't have additional testimony if
10	there are questions, I can answer questions.
11	CHAIRPERSON LEVIN: Just one quick
12	question that I have. Do you know how large the
13	loan is from HDC?
14	ASSISTANT COMMISSIONER ENDERLIN:
15	Yeah, we do have that information. I mean they're
16	being sized at this point, roughly, but about \$9.3
17	million is what's estimated on the 1 st mortgage
18	from HDC.
19	CHAIRPERSON LEVIN: And the
20	building has no history of arrears or anything
21	like that or?
22	ASSISTANT COMMISSIONER ENDERLIN:
23	No any type of arrears will be resolved as part of
24	the refinancing.
25	CHAIRPERSON LEVIN: Okay. Do any

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2	of my colleagues have any questions?
3	COUNCIL MEMBER BARRON: Yes.
4	CHAIRPERSON LEVIN: Go ahead.
5	COUNCIL MEMBER BARRON: I have more
6	of a concern than a question. I'm going to
7	support this 1,000%, you know, it's good, it's
8	affordable, but I just want you to know that I
9	have concerns. I'm the number one Council Member
10	in building affordable housing. Inez Dickens is
11	my closest competitor. So I'm just concerned that
12	she's not creeping up and getting closer, to
13	closer, to taking the throne from me.
14	So while I love the people of
15	Manhattan and Harlem in her District and her, I do
16	want to remain the champion. So if we could do
17	one or two things come back to East New York and
18	let's get some more affordability going so I can
19	maintain my crown. And also that our people can
20	be ahead of the people in Harlem and other places
21	in the City. And I just wanted to know if you can
22	consider that as we go forward in this
23	deliberation.
24	ASSISTANT COMMISSIONER CLARK: Yes
25	Sir, Mr. Council Member. We will take that back

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2	to the HPD Commissioner and convey that sentiment.
3	COUNCIL MEMBER BARRON: Thank you
4	very much. You have my support on this project.
5	ASSISTANT COMMISSIONER CLARK:
6	Thank you Sir.
7	ASSISTANT COUNCIL MEMBER ENDERLIN:
8	Thank you.
9	CHAIRPERSON LEVIN: And for what
10	it's worth, I'm new here but I want to catch up
11	and be in the running as well. So if you can stop
12	off anywhere in the $33^{ m rd}$ District on your way from
13	Harlem to East New York, that'd be great. Any
14	other questions or comments? Okay. Well the
15	hearing on this item is closed. And I will ask
16	Carol Clark, the counsel to the Committee to call
17	the roll. I recommend an aye vote. Okay, Carols
18	Shine, I'm sorry. Too many Carols. Sorry Carol.
19	MS. CAROL SHINE: Carol Shine,
20	Counsel to the Committee. Chair Levin?
21	CHAIRPERSON LEVIN: Aye.
22	MS. SHINE: Council Member Barron.
23	COUNCIL MEMBER BARRON: Aye.
24	MS. SHINE: Council Member Koo.
25	COUNCIL MEMBER KOO: Aye.

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2	MS. SHINE: By a vote of 3 in the
3	affirmative, none in the negative and no
4	abstentions, the aforementioned item is approved
5	and referred to the full Committee.
6	CHAIRPERSON LEVIN: This meeting is
7	closed.
8	[Gavel banging]
9	CHAIRPERSON LEVIN: We're going to
10	adjourn the meeting.
11	[Gavel banging]
12	[END Planning_6-15-2010_part_2.mp3]
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CERTIFICATE

I, Laura L. Springate 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.

Lama L. Springate

Signature ____Laura L. Springate_____

Date _____June 25, 2010_____