



Legislation Details (With Text)

File #: Res 2076-2013 **Version:** * **Name:** LU 992 - Planning, UDAPP - 154-11 118th Ave, Queens (20145167 HAQ)
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On agenda: 12/10/2013

Enactment date: **Enactment #:**

Title: Resolution approving a real estate tax exemption pursuant to Section 696 of the General Municipal Law for a previously approved Urban Development Action Area Project located at 154-11 118th Avenue (Block 12204, Lot 258), Borough of Queens (L.U. No. 992; 20145167 HAQ).

Sponsors: Leroy G. Comrie, Jr., Stephen T. Levin

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 12-10-13

Date	Ver.	Action By	Action	Result
12/10/2013	*	Committee on Land Use	Approved by Committee	
12/10/2013	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 2076

Resolution approving a real estate tax exemption pursuant to Section 696 of the General Municipal Law for a previously approved Urban Development Action Area Project located at 154-11 118th Avenue (Block 12204, Lot 258), Borough of Queens (L.U. No. 992; 20145167 HAQ).

By Council Members Comrie and Levin

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on November 7, 2013 its request dated October 28, 2013 that the Council take the following actions regarding a previously approved Urban Development Action Area Project (the "Project") located at 154-11 118th Avenue (Block 12204, Lot 258), Borough of Queens (the "Exemption Area"):

Approve the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law (the "Tax Exemption");

WHEREAS, the Council has previously been deemed to have taken the following actions:

1. Found that the present status of the Exemption Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
2. Waived the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;

3. Waived the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law; and
4. Approved the project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law.

WHEREAS, upon due notice, the Council held a public hearing on the Project on December 5, 2013; and

WHEREAS, the Council has considered the land use, environmental and financial implications and other policy issues relating to the Project.

RESOLVED:

The Council approves the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law as follows:

All of the value of the buildings, structures, and other improvements situated on the Exemption Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of ten years commencing on the July 1st following the issuance of the permanent Certificate of Occupancy for the project of the Exemption Area during the last five years of which such exemption shall decrease in equal annual decrements.

The Project shall be developed in a manner consistent with the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on December 10, 2013, on file in this office.

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City Clerk, Clerk of The Council