



Legislation Details (With Text)

**File #:** Res 1468-2017      **Version:** \*      **Name:** LU 618 - Planning, 287 WEST 150TH STREET, Manhattan (20175326 HAM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 5/10/2017

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving a new tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of a prior tax exemption for property located at Block 2036, Lot 10, Borough of Manhattan, (L.U. No. 618; Non-ULURP No. 20175326 HAM).

**Sponsors:**

**Indexes:**

**Attachments:** 1. April 25, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of May 1, 2017 - May 5, 2017, 3. Land Use Calendar - May 4, 2017, 4. May 10, 2017 - Stated Meeting Agenda with Links to Files, 5. Committee Report, 6. Hearing Transcript - Stated Meeting 5-10-17, 7. Minutes of the Stated Meeting - May 10, 2017, 8. Minutes of the Recessed Stated Meeting of May 10, 2017 held on May 24, 2017

Date	Ver.	Action By	Action	Result
5/4/2017	*	Committee on Land Use	Approved by Committee	
5/10/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1468**

**Resolution approving a new tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of a prior tax exemption for property located at Block 2036, Lot 10, Borough of Manhattan, (L.U. No. 618; Non-ULURP No. 20175326 HAM).**

By Council Members Greenfield and Salamanca

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on April 18, 2017 its request dated April 11, 2017 that the Council approve an exemption of the Project from real property taxes pursuant to Section 577 of Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 2036, Lot 10, Community District No. 10, Borough of Manhattan, Council District No. 9 (the "Exemption Area");

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 2, 2017;

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

**RESOLVED:**

Pursuant to Section 577 of the Private Housing Finance Law the Council approves the exemption of the Exemption Area from real property taxes as follows:

1. For the purposes hereof, the following terms shall have the following meanings:
  - a. "Effective Date" shall mean the date that HPD and the Owner enter into the new Regulatory Agreement. .

- b. "Exemption Area" shall mean real property located in the Borough of Manhattan, City and State of New York, identified as Block 2036, Lot 10 on the Tax Map of the City of New York.
  - c. "Expiration Date" shall mean the earlier to occur of (i) a date which is forty (40) years from the Effective Date, (ii) the date of the expiration or termination of the new Regulatory Agreement, or (iii) the date upon which the Exemption Area ceases to be owned by either a housing development fund company or an entity wholly controlled by a housing development fund company.
  - d. "HDFC" shall mean the 287 Housing Development Fund Corporation.
  - e. "HPD" shall mean the Department of Housing Preservation and Development of the City of New York.
  - f. "New Exemption" shall mean the exemption from real property taxation provided hereunder with respect to the Exemption Area.
  - g. "Owner" shall mean the HDFC or any future owner of the Exemption Area.
  - h. "Prior Exemption" shall mean the exemption from real property taxation for the Exemption Area approved by the Council on June 5, 2001 (Cal. No. 1948).
  - i. "New Regulatory Agreement" shall mean the new regulatory agreement between HPD and the Owner entered into on or after June 1, 2017 establishing certain controls upon the operation of the Exemption Area during the term of the New Exemption.
2. The Prior Exemption shall terminate with respect to the Exemption Area upon the Effective Date.
  3. All of the value of the property in the Exemption Area, including both the land and any improvements (excluding those portions, if any, devoted to business or commercial use), shall be exempt from real property taxation, other than assessments for local improvements, for a period commencing upon the Effective Date and terminating upon the Expiration Date.
  4. Notwithstanding any provision hereof to the contrary:
    - a. The New Exemption shall terminate if HPD determines at any time that (i) the Exemption Area is not being operated in accordance with the requirements of Article XI of the Private Housing Finance Law, (ii) the Exemption Area is not being operated in accordance with the requirements of the new Regulatory Agreement, (iii) the Exemption Area is not being operated in accordance with the requirements of any other agreement with, or for the benefit of, the City of New York, (iv) the Exemption Area is conveyed to a new owner without the prior written approval of HPD, or (v) the demolition of any private or multiple dwelling on the Exemption Area has commenced without the prior written consent of HPD. HPD shall deliver written notice of any such determination to Owner and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than sixty (60) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the New Exemption shall prospectively terminate.
    - b. The New Exemption shall apply to all land in the Exemption Area, but shall only apply to buildings on the Exemption Area that exist on the Effective Date.
    - c. Nothing herein shall entitle the HDFC to a refund of any real property taxes which accrued and were paid with respect to the Exemption Area prior to the Effective Date.
    - d. All previous resolutions, if any, providing an exemption from or abatement of real property taxation with respect to the Exemption Area are hereby revoked.
  5. In consideration of the New Exemption, the owner of the Exemption Area, for so long as the New Exemption shall remain in effect, shall waive the benefits of any additional or concurrent exemption from or abatement of real property taxation which may be authorized under any existing or future local, state or federal law, rule or regulation.

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 May 10, 2017, on file in this office.

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City Clerk, Clerk of The Council