Legislation Details (With Text)

File #:	Res 0927-2019	**Version:** *	**Name:**	LU 440 - Stagg 2 – Justin's Corner, Bronx
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Finance
On agenda:	6/13/2019			
Enactment date:			**Enactment #:**	

Title: Resolution approving an exemption from real property taxes for property located at (Block 4447, Lot 36; Block 4450, Lots 14, 112, and 113; Block 4544, Lots 140, 142, and 144; Block 4596, Lot 51; Block 4669, Lots 71 and 72; Block 4685, Lots 161 and 162; Block 4716, Lot 118; Block 4723, Lots 140, 141, 142, 143, and 144; Block 4762, Lots 160 and 161; Block 4870, Lots 40 and 41; Block 4958, Lot 12; Block 4982, Lots 89, 90, 91, and 92; Block 5099, Lots 19 and 108; Block 5107, Lot 58) Bronx, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 440).

Sponsors: Daniel Dromm

Indexes:

Attachments: 1. Res. No. 927, 2. Housing Preservation and Development Letter, 3. Memorandum, 4. June 13, 2019 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 6-13-19, 6. Minutes of the Recessed Meeting of May 29, 2019 Held on June 13, 2019, 7. Minutes of the Stated Meeting - June 13, 2019, 8. Minutes of the Recessed Meeting of June 13, 2019 Held on June 18, 2019, 9. Minutes of the Recessed Meeting of June 13, 2019 Held on June 19, 2019

Date	Ver.	Action By	Action	Result
6/13/2019	*	Committee on Finance	P-C Item Approved by Comm	
6/13/2019	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RES. NO. 927

Resolution approving an exemption from real property taxes for property located at (Block 4447, Lot 36; Block 4450, Lots 14, 112, and 113; Block 4544, Lots 140, 142, and 144; Block 4596, Lot 51; Block 4669, Lots 71 and 72; Block 4685, Lots 161 and 162; Block 4716, Lot 118; Block 4723, Lots 140, 141, 142, 143, and 144; Block 4762, Lots 160 and 161; Block 4870, Lots 40 and 41; Block 4958, Lot 12; Block 4982, Lots 89, 90, 91, and 92; Block 5099, Lots 19 and 108; Block 5107, Lot 58) Bronx, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 440).

By Council Member Dromm

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its request dated May 28, 2019 that the Council take the following action regarding a housing project located at (Block 4447, Lot 36; Block 4450, Lots 14, 112, and 113; Block 4544, Lots 140, 142, and 144; Block 4596, Lot 51; Block 4669, Lots 71 and 72; Block 4685, Lots 161 and 162; Block 4716, Lot 118; Block 4723, Lots 140, 141, 142, 143, and 144; Block 4762, Lots 160 and 161; Block 4870, Lots 40 and 41; Block 4958, Lot 12; Block 4982, Lots 89, 90, 91, and 92; Block 5099, Lots 19 and 108; Block 5107, Lot 58) Bronx, ("Exemption Area"):

Approve an exemption of the Project from real property taxes pursuant to Section 577 of the Private

Housing Finance Law (the "Tax Exemption");

WHEREAS, the project description that HPD provided to the Council states that the purchaser of the Project (the "Sponsor") is a duly organized housing development fund company under Article XI of the Private Housing Finance Law;

WHEREAS, the Council has considered the financial implications relating to the Tax Exemption;

RESOLVED:

The Council hereby grants an exemption from real property taxes as follows:

1. For the purposes hereof, the following terms shall have the following meanings:

    a. "Company" shall mean Justin's Corner, LLC or any other entity that acquires the beneficial interest in the Exemption Area with the prior written consent of HPD.

    b. "Effective Date" shall mean the later of (i) the date of conveyance of the Exemption Area to the HDFC, or (ii) the date that HPD and the Owner enter into the Regulatory Agreement.

    c. "Exemption Area" shall mean the real property located in the Borough of the Bronx, City and State of New York, on the Blocks and Lots on the Tax Map of the City of New York that are identified in Schedule A attached hereto.

    d. "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 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.

    e. "Gross Rent" shall mean the gross potential rents from all residential and commercial units on the Exemption Area without regard to whether such units are occupied or vacant, including, but not limited to, Section 8, rent supplements, rental assistance, or any other subsidy.

    f. "Gross Rent Deadline" shall mean three hundred and sixty-five (365) days from the date of the HPD letter requesting the information that HPD needs to calculate the Gross Rent Tax for the applicable tax year.

    g. "Gross Rent Tax" shall mean, with respect to any tax year, an amount equal to one percent (1.0%) of the Gross Rent in such tax year; provided, however, that if the Owner fails to provide the Gross Rent on or before the Gross Rent Deadline, Gross Rent Tax shall mean an amount equal to real property taxes that would otherwise be due in such tax year in the absence of any form of exemption from or abatement of real property taxation.

    h. "HDFC" shall mean HP Justin's Corner Housing Development Fund Company, Inc. or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.

    i. "HPD" shall mean the Department of Housing Preservation and Development of the City of New York.

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j. "New Exemption" shall mean the exemption from real property taxation provided hereunder with respect to the Exemption Area.

k. "Owner" shall mean, collectively, the HDFC and the Company.

l. "Prior Exemption" shall mean the existing tax exemption for a portion of the Exemption Area pursuant to Section 421-a(1-15) of the Real Property Tax Law.

m. "Regulatory Agreement" shall mean the regulatory agreement between HPD and the Owner establishing certain controls upon the operation of the Exemption Area during the term of the New Exemption, and providing, *inter alia*, for the termination of the Prior Exemption.

2. 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, commercial or community facility 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.

3. Commencing upon the Effective Date, and during each year thereafter until the Expiration Date, the Owner shall make real property tax payments in the sum of the Gross Rent Tax. Notwithstanding the foregoing, the total annual real property tax payment by the Owner shall not at any time exceed the amount of real property taxes that would otherwise be due in the absence of any form of exemption from or abatement of real property taxation provided by an existing or future local, state, or federal law, rule, or regulation.

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 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) any interest in the Exemption Area is conveyed or transferred to a new owner without the prior written approval of HPD, or (v) the construction or 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, the Owner, or any other person or entity to a refund of any real property taxes which accrued and were paid with respect to the Exemption Area prior to the Effective Date.

5. In consideration of the New Exemption, the owner of the Exemption Area shall, for so long as the New Exemption shall remain in effect, waive the benefits of any additional or concurrent exemption from or

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abatement of real property taxation which may be authorized under any existing or future local, state, or federal law, rule, or regulation. Notwithstanding the foregoing, nothing herein shall prohibit the granting of any real property tax abatement pursuant to Sections 467-b or 467-c of the Real Property Tax Law to real property occupied by senior citizens or persons with disabilities.

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 June 13, 2019, on file in this office.

_____
City Clerk, Clerk of Council

Stagg 2-Justin's Corner
Schedule A
Borough of the Bronx

Block	**Lot(s)**
4447	36
4450	14, 112, and 113
4544	140, 142, and 144
4596	51
4669	71 and 72
4685	161 and 162
4716	118
4723	140, 141, 142, 143, and 144
4762	160 and 161
4870	40 and 41
4958	12
4982	89, 90, 91, and 92
5099	19 and 108
5107	58