

The New York City Council

City Hall New York, NY 10007

Legislation Details (With Text)

File #: Res 1433-2000

Version: * Name: UDAAP, 279 Albany Avenue, Brooklyn,

(20005394HAK)

Type: Resolution

Adopted Status:

Committee on Finance In control:

On agenda: 6/28/2000

Enactment date:

Enactment #: Title: Resolution approving an Urban Development Action Area Project located at 279 Albany Avenue

(Block 1376/Lot 1), Brooklyn, and waiving the urban development action area designation requirement

and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General

Municipal Law (L.U. No. 755; 20005394 HAK).

June M. Eisland, Guillermo Linares Sponsors:

Indexes:

Attachments: 1. Committee Report

Date	Ver.	Action By	Action	Result
6/22/2000	*	Committee on Land Use	Approved by Committee and Referred to Finance pursuant to Rule 6.50 of the Council	
6/28/2000	*	City Council	Approved, by Council	Pass

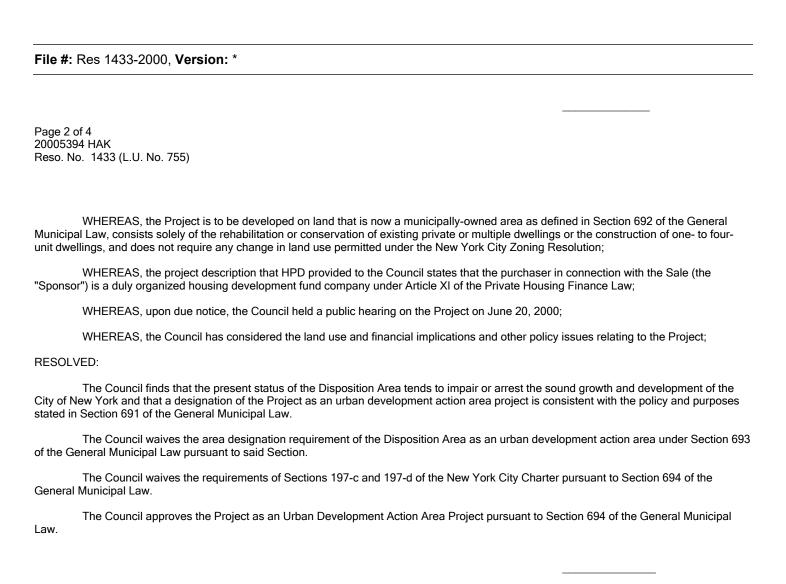
THE COUNCIL OF THE CITY OF NEW YORK **RESOLUTION NO. 1433**

Resolution approving an Urban Development Action Area Project located at 279 Albany Avenue (Block 1376/Lot 1), Brooklyn, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 755; 20005394 HAK).

By Council Members Eisland and Linares

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its request dated April 6, 2000 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at 279 Albany Avenue (Block 1376/Lot 1), Borough of Brooklyn (the "Disposition Area"):

- Find that the present status of the Disposition 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. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
- Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
- Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
- Approve a partial exemption of the Project from real property taxes pursuant to Section 577 of Article XI of the Private Housing Finance Law (the "Tax Exemption");



Page 3 of 4 20005394 HAK Reso. No. 1433 (L.U. No. 755)

The Project shall be disposed of and developed upon the terms and conditions set forth in the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

The Council approves the partial Tax Exemption as follows:

The partial tax exemption provided hereunder shall commence upon the date of conveyance of the housing project to Sponsor ("Effective Date") and shall terminate upon July 1, 2029 ("Expiration Date"); provided, however, that such partial tax exemption shall terminate if the Department of Housing Preservation and Development determines that Sponsor is not organized as a housing development fund company or that Sponsor is not operating the housing project in accordance with the requirements of Article XI of the Private Housing Finance Law.

Those portions of the property included in the housing project which are devoted to business or commercial use (collectively, "Commercial Property"), if any, shall not be eligible for real property tax exemption hereunder. The Commercial Property shall be subject to full real property taxation; provided, however, that nothing herein shall prohibit Sponsor from utilizing any abatement, exemption, or other tax benefit for which the Commercial Property would otherwise be eligible.

All of the value of the property, other than the Commercial Property, included in the housing project (collectively, "Residential Property") shall be exempt from real property taxes, other than assessments for local improvements; provided, however, that Sponsor shall make a partial annual real estate tax payment on the Residential Property. Sponsor shall make such partial annual real estate tax payment on an assessed valuation equal to the lesser of (i) an amount equal to the full assessed valuation of the Residential Property, or (ii) an amount calculated by multiplying \$3500 times the number of residential units included in the housing project and increasing such product by six percent (6%) on July 1, 1990 and on July 1 of each successive year, but not by more than twenty percent (20%) in any five-year period.

File #: Res 1433-2000, Version: *				
Page 4 20005394 HAK Reso. No. 1433 (L.U. No. 755)				
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 June 28, 2000, on file in this office.				
City Clerk, Clerk of Council				