



Legislation Details (With Text)

File #: Res 1138-2025 **Version:** * **Name:** LU 432 - BK Cluster Phase I: Block 2669, Lot 9, Block 2697, Lot 45, Bronx, Community District No. 2 and 3, Council District No. 17.

Type: Resolution **Status:** Adopted

In control: Committee on Finance

On agenda: 11/12/2025

Enactment date: **Enactment #:**

Title: Resolution approving an exemption from real property taxes for property located at Block 2669, Lot 9, Block 2697, Lot 45 Bronx, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 432).

Sponsors:

Indexes:

Attachments: 1. Memorandum, 2. Res. No. 1138, 3. Committee Report 11/12/25, 4. Committee Report - Stated Meeting, 5. November 12, 2025 - Stated Meeting Agenda, 6. Hearing Transcript - Stated Meeting 11-12-25

Date	Ver.	Action By	Action	Result
11/12/2025	*	Committee on Finance	Approved by Committee	
11/12/2025	*	City Council	Approved, by Council	Pass

Preconsidered Res. No. 1138

Resolution approving an exemption from real property taxes for property located at Block 2669, Lot 9, Block 2697, Lot 45 Bronx, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 432).

By Council Member Brannan

WHEREAS, The New York City Department of Housing Preservation and Development (“HPD”) submitted to the Council its request dated October 30, 2025, that the Council take the following action regarding a housing project located at Block 2669, Lot 9, Block 2697, Lot 45 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 “Owner”) 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; now, therefore, be it

RESOLVED:

1. For the purposes hereof, the following terms shall have the following meanings:
 - a. “Community Facility Space” shall mean those portions of the Exemption Area which the Regulatory Agreement requires to be devoted solely to community facility uses.
 - b. “Company” shall mean JOE BK Cluster LLC or any other entity that acquires the beneficial interest in the Exemption Area with the prior written consent of HPD.
 - c. “Effective Date” shall mean July 1, 2025. “Exemption” shall mean the exemption from real property taxation provided hereunder.
 - d. “Exemption” shall mean the exemption from real property taxation provided hereunder.
 - e. “Exemption Area” shall mean the real property located in the Borough of the Bronx, City and State of New York, identified as Block 2669, Lot 9 and Block 2697, Lot 45 on the Tax Map of the City of New York.
 - f. “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.
 - g. “HDFC” shall mean BK Cluster Housing Development Fund Corporation or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.
 - h. “HPD” shall mean the Department of Housing Preservation and Development of the City of New York.
 - i. “Owner” shall mean, collectively, the HDFC and the Company.
 - j. “Regulatory Agreement” shall mean the Affordable Housing Regulatory Agreement between HPD and the Owner dated May 13, 2021 and recorded on May 27, 2021 (CRFN 2021000198623) and the First Amendment to Regulatory Agreement between HPD and the Owner dated May 7, 2024 and recorded on June 20, 2024 (CRFN 2024000156600), both establishing certain controls upon the operation of the Exemption Area.
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 or commercial use other than the Community Facility Space), 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. Notwithstanding any provision hereof to the contrary:
 - a. The 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 Exemption shall prospectively terminate.

- b. The 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.
4. In consideration of the Exemption, the owner of the Exemption Area shall, for so long as the Exemption shall remain in effect, 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. 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 November 12, 2025, on file in this office.

City Clerk, Clerk of Council