



Legislation Text

File #: Res 0644-2006, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 644

Resolution approving a partial exemption from real property taxes for property located at 166-01 Linden Boulevard (Block 12322, Lot 1), Queens, pursuant to Section 577 of the Real Property Tax Law (Preconsidered L.U. No. 342).

By Council Member Weprin

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its request dated November 29, 2006 that the Council take the following action regarding a housing project to be located at 166-01 Linden Boulevard (Block 12322, Lot 1), Queens, ("Exemption Area"):

Approve a partial exemption of the Project from real property taxes pursuant to Section 577 of the Real Property Tax 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 held a hearing on the Project on December 6, 2006;

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

RESOLVED:

The Project shall be 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 hereby grants an exemption from real property taxes as follows:

1. For the purposes hereof, the following terms shall have the meanings set forth below:
 - a. "Effective Date" shall mean the date of repayment or refinancing of the HUD Mortgage.
 - b. "Exemption Area" shall mean the real property located in the Borough of Queens, City and State of New York, known as Block 12322, Lot 1 on the Tax Map of the City.
 - c. "Expiration Date" shall mean the earlier to occur of (i) a date which is thirty (30) years from the Effective Date, (ii) the date upon which the Exemption Area ceases to be owned by the Sponsor, (iii) the date upon which the Partnership or any successor of the Partnership ceases to be controlled by a housing

development fund company, or (iv) the date upon which the Regulatory Agreement ceases to bind all parties in interest to the Exemption Area.

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

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e. "HUD" shall mean the Department of Housing and Urban Development of the United States of America.

f. "HUD Mortgage" shall mean the original loan made by HUD to Sponsor in connection with the Section 202 Supportive Housing Program For The Elderly, which loan is secured by a mortgage on the Exemption Area.

g. "New Exemption" shall mean the partial exemption from real property taxes provided hereunder with respect to the Exemption Area.

h. "Owner" shall mean the Sponsor and Partnership, collectively.

i. "Partnership" shall mean Linden Blvd. 166 Limited Partnership.

j. "Prior Exemption" shall mean the partial exemption from real property taxes approved by the Board of Estimate on September 28, 1978 (Cal. No. 25), with respect to the Exemption Area.

k. "Regulatory Agreement" shall mean a regulatory agreement by and between Owner and HPD which commences on or before the Effective Date, runs with the land, binds all subsequent parties in interest to the Exemption Area until a date which is thirty (30) years from the Effective Date, and requires that (i) notwithstanding any term of the Use Agreement or any other agreement to the contrary, the Exemption Area shall remain subject to the terms of the Use Agreement until a date which is thirty (30) years from the Effective Date, (ii) in the event of a breach or a threatened breach of any of the covenants and agreements contained in the Use Agreement, in addition to any other remedies that HPD has or may have at law or in equity, HPD shall be entitled to institute legal action to enforce specific performance of such covenants and agreements and to enjoin any acts which violate such covenants and agreements, (iii) the Sponsor shall exercise any and all available options to obtain and renew Rental Subsidy for eligible tenants, and (iv) the Sponsor shall not cause or permit the Rental Subsidy to expire, to not be extended, to not be renewed, or to be terminated.

l. "Rental Subsidy" shall mean Section 8 rental assistance and any similar form of rental assistance from any governmental entity.

m. "Sponsor" shall mean Linden 166 Housing Development Fund Company, Inc., or another housing development fund company approved by HPD.

n. "Use Agreement" shall mean the original Section 202 loan agreement.

2. The Prior Exemption shall terminate upon the Effective Date.

3. All of the value of the property in the Exemption Area, including both the land and improvements

(excluding those portions, if any, devoted to business or commercial use), shall be exempt from real property taxes, other than assessments for local improvements, commencing upon the Effective Date and terminating upon the Expiration Date; provided, however, that the Sponsor shall make an annual real property tax payment commencing upon the Effective Date and terminating upon the Expiration Date.

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4. Commencing upon the Effective Date and during each year thereafter until the Expiration Date, the Sponsor shall make real property tax payments in the sum of (i) \$567,765 plus (ii) an additional amount equal to twenty-five percent (25%) of the amount by which the total contract rents applicable to the housing project for that year (as adjusted and established pursuant to Section 8 of the United States Housing Act of 1937, as amended) exceeds the total contract rents which are authorized as of the Effective Date. Notwithstanding the foregoing, the total annual real property tax payment by the Sponsor shall not at any time exceed the lesser of either (i) seventeen percent (17%) of the contract rents, or (ii) the amount of real property taxes that would otherwise be due in the absence of any form of tax exemption or abatement provided by any existing or future local, state, or federal law, rule or regulation.

5. In consideration of the New Exemption, prior to or simultaneous with repayment or refinancing of the HUD Mortgage, Owner, for itself, its successors and assigns, shall (i) execute and record a Bond Regulatory Agreement with HDC, (ii) execute and record a Regulatory Agreement with HPD, and (iii) waive, for so long as the New Exemption shall remain in effect, the benefits, if any, of additional or concurrent real property tax abatement and/or real property tax exemption 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 December 6, 2006, on file in this office.

City Clerk, Clerk of Council