

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON FINANCE

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May 29, 2019
Start: 10:33 a.m.
Recess: 10:40 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: DANIEL DROMM
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Andrew Cohen
Robert E. Cornegy, Jr.
Laurie A. Cumbo
Vanessa L. Gibson
Mark Gjonaj
Barry S. Grodenchik
Rory I. Lancman
Steven Matteo
Francisco P. Moya
Keith Powers
Helen K. Rosenthal
James G. Van Bramer

A P P E A R A N C E S (CONTINUED)

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2 [sound check] [background comments/pause]
3 [gavel]

4 CHAIRPERSON DROMM: Okay. Good morning
5 and welcome to today's Finance Committee meeting. My
6 name is Council Member Daniel Dromm, and I'm Chair of
7 the Committee. We have been joined by Council Member
8 Jimmy Van Bramer, Council Member Robert Cornegy,
9 Council Member Vanessa Gibson, Council Member Helen
10 Rosenthal, Minority Leader Steve Matter, Council
11 Member Keith Powers, Council Member Barry Grodenchik
12 and Council Member Adrienne Adams. Today, the
13 committee will be voting on 11 items, 3 resolutions
14 relating to the Banking Commissions recommendations
15 on interest rates and 8 Article XI property tax
16 exemptions. Let's start with the Resolutions that
17 would set certain interest rates for Fiscal 2020.
18 Every year the Banking Commission provides
19 recommendations to the Council relating to the
20 discount received by property owners who pay their
21 taxes early and the interest rates paid by the
22 property owners who pay their taxes late. For Fiscal
23 2020, the Banking Commission has made the following
24 recommendations: A one-half percent discount rate
25 for those who pay their property taxes early; a 7%

2 interest rate for the late payment of property taxes
3 on properties with an assessed value of \$250,000 or
4 less, which is approximately 95% of all properties in
5 the city, an 18% interest rate for the late payment
6 of property taxes on properties within an assessed
7 value of more than \$250,000. After careful
8 consideration of the Banking Commission's submission
9 to the Council, the Council is recommending that the
10 interest rates be approved as set forth by the
11 Banking Commission's recommendations. As per state
12 law, the interest rates for the late payment of water
13 and sewer bills will match the rates set for the late
14 payment of property taxes. A representative of the
15 Banking Commission is here to answer any questions
16 that we may have on interest rates. Lastly, we have
17 the Article XI Property Tax Exemptions. The first is
18 Fairstead at 48th Street in the Speaker's district in
19 Manhattan, which would—which would provide a partial
20 40-year exemption to preserve 54 units of affordable
21 housing. The second is Fairstead 53rd Street in the
22 Speaker's District in Manhattan, which would provide
23 a partial 40-year exemption to preserve 51 units of
24 affordable housing. The third is Jennings Terrace
25 Gardens in Council Member Gibson's district in the

2 Bronx, which would provide a full 30-year exemption
3 to preserve 41 units of affordable housing. The
4 fourth is Walton Avenue Senior Housing also know as
5 the Fanny Lou Hammer Apartments in Council Member
6 Gibson's district in the Bronx, which provide a
7 partial 40-year exemption to preserve 75 units of
8 affordable housing. The fifth is Black Spruce -
9 Central Harlem in Council Member Perkins' district in
10 Manhattan, which would provide a partial 30-year
11 exemption to provide 224 units of affordable housing.
12 The sixth is Black Spruce Washing Heights in the
13 districts of Council Members Levine and Rodriguez in
14 Manhattan, which would provide a partial 40-year
15 exemption to preserve 420 units of affordable
16 housing. The seventh is 5 Teller HDFC in Council
17 Member Salamanca's district in the Bronx, which would
18 provide a partial 40-year exemption to preserve 42
19 units of affordable housing. The eighth is Lexington
20 Courts in the districts of Council Members Ayala and
21 Perkins in Manhattan, which would provide a partial
22 30-year exemption to preserve 229 units of affordable
23 housing. Each of the Council Members are supportive
24 of the projects in their districts. Representatives
25 from HPD are here to answer any questions that we may

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2 have on any of the Land Use items. Those are all of
3 today's items. Are there any questions? Okay, Billy
4 Martin, will you please call the roll.

5 CLERK: William Martin, Committee Clerk,
6 roll call vote Committee on Finance. All items are
7 coupled. Chair Dromm.

8 CHAIRPERSON DROMM: I vote aye.

9 CLERK: Gibson.

10 COUNCIL MEMBER GIBSON: Permission to
11 briefly explain.

12 CHAIRPERSON DROMM: Yes.

13 COUNCIL MEMBER GIBSON: Thank you Chair
14 Dromm and good morning colleagues. I wanted to
15 certainly go on record and speak in support of the
16 two Article XI items on today's agenda. Jennings
17 Terrace Garden co-op apartments in my district are
18 co-op apartments that were formerly scatter site
19 owned by the Housing Authority, and over the years
20 since I've been in the Council I've have had a great
21 relationship with President Kathy Johnson, and we're
22 done tremendous work on behalf of her and her board,
23 and all of the shareholders, and I'm really proud
24 that today we not only vote to preserve these
25 affordable homes, but we continue to invest in the

2 Bronx, and Wilton Avenue Senior Apartments with
3 Samuel Hammer is operated by Midblock (sic) Senior
4 Citizens Council in my district, but it's been a
5 longtime provider of affordable senior housing, and
6 I'm grateful that today we are affirmed to preserve
7 41 more units, and these are housing units that are
8 average about 50% AMI for many of seniors and single
9 and one-bedroom units. So, I'm very, very proud of
10 that, and I want to thank HPD and certainly the
11 management's Midblocks (sic) and Jennings Terrace for
12 their support through this process, and making sure
13 that once again as a collective the City Council
14 continues to invest in the city and specifically
15 preserve housing in the Bronx. So, I vote aye on
16 all, and urge all of my colleagues please vote yes on
17 Walton Avenue Apartments and Jennings Terrace. Thank
18 you so much.

19 CLERK: Cohen.

20 COUNCIL MEMBER COHEN: Aye.

21 CLERK: Cornegy.

22 COUNCIL MEMBER CORNEGY: Aye.

23 CLERK: Cumbo.

24 COUNCIL MEMBER CUMBO: I vote aye.

25 CLERK: Rosenthal.

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2 COUNCIL MEMBER ROSENTHAL: With
3 congratulations to my colleague in the Bronx, I vote
4 aye on all.

5 CLERK: Van Bramer.

6 COUNCIL MEMBER VAN BRAMER: Aye.

7 CLERK: Grodenchik.

8 COUNCIL MEMBER GRODENCHIK: Aye.

9 CLERK: Adams.

10 COUNCIL MEMBER ADAMS: Congratulations
11 Council Member Gibson. I enthusiastically vote aye.

12 CLERK: Powers.

13 COUNCIL MEMBER POWERS: Aye.

14 CLERK: Matteo.

15 COUNCIL MEMBER MATTEO: In relation to
16 Resolution 889, I think the interest rate should be
17 lower, so I'm going to vote no on Reso 88-0889 and
18 aye on the rest.

19 CLERK: All items on today's Finance
20 agenda have been adopted by a vote of 11 in the
21 affirmative, 0 in the negative and no extensions with
22 the Resolution 889 being adopted by a vote of 10 in
23 the affirmative, 1 in the negative and no
24 abstentions.

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2 CHAIRPERSON EUGENE: Okay. Alright and
3 with that, thank you very much. This meeting is
4 adjourned at 10:40 in the morning. [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date June 15, 2019