

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, May 26, 2011

10:00 AM

250 Broadway - Committee Rm, 14th Fl.

Committee on Housing and Buildings

Erik Martin Dilan, Chair

*Members: Gale Brewer, Leroy G. Comrie, Jr., Elizabeth Crowley, Lewis A. Fidler,
James F. Gennaro, Robert Jackson, Letitia James, Brad S. Lander, Melissa
Mark-Viverito, Rosie Mendez, Joel Rivera, Jumaane D. Williams,
Eric A. Ulrich and James S. Oddo*

Roll Call

Present:

Dilan, Brewer, Comrie Jr., Crowley, Fidler, Jackson, James, Lander,
Mark-Viverito, Mendez, Oddo, Rivera, Ulrich and Williams

Absent:

Gennaro

Res 0700-2011

**Resolution calling upon the New York State Legislature to renew
and strengthen the laws regulating rents and the eviction of
tenants.**

Attachments: Committee Report 5/9/11, Hearing Testimony 5/9/11, Hearing Transcript
5/9/11, Committee Report 5/26/11, Hearing Transcript 5/26/11

This Resolution was Hearing Held by Committee

Attachments: Committee Report 5/9/11, Hearing Testimony 5/9/11, Hearing Transcript
5/9/11, Committee Report 5/26/11, Hearing Transcript 5/26/11

**A motion was made that this Resolution be Approved by Committee approved by
Roll Call.**

Affirmative: 12 -

Dilan, Brewer, Comrie Jr., Crowley, Fidler, Jackson, James, Lander,
Mark-Viverito, Mendez, Rivera and Williams

Negative: 2 -

Oddo and Ulrich

Absent: 1 -

Gennaro

Res 0813-2011 **Resolution (1) to permit Mutual Redevelopment Houses, Inc. (Housing Company) to impose an annual capital assessment, beginning on June 1, 2011, of \$204.00 per room per year payable in equal monthly installments of \$17.00 in each year of the ten (10) year period from June 1, 2011 through May 31, 2021, to be used for capital improvements, including the Housing Company's HVAC replacement project; (2) to permit the Housing Company to impose a fifteen percent increase in carrying charges in future years, in appropriate amounts as and when needed to meet increases in operating expenses, in consultation with the New York City Department of Housing Preservation and Development (HPD); (3) to approve a Sixth Amendatory Agreement to the Contract between the City of New York and the Housing Company which (i) modifies the real estate tax exemption language to provide additional tax exemption for eight additional years; (ii) modifies the language with regard to income eligibility requirements at the time of admission, (iii) modifies the language with regard to division of surcharge revenue, (iv) modifies the language permitting tenant/cooperators to finance the purchase of the Housing Company's stock allocated to their apartments, and (v) adds a new provision expanding the Housing Company's right to future development of portions of its property, thereby providing funding for major capital projects and sustaining affordability; (4) to authorize the Mayor or any Deputy Mayor or the Commissioner of the New York City Department of Housing Preservation and Development to execute the Sixth Amendatory Agreement when approved as to form by the Corporation Counsel and directs the City Clerk to attest to the same and to affix the seal of the City thereto; and (5) to permit the Housing Company to modify its existing program of imposing a capital assessment to be paid by sellers on the sale of shares of apartments.**

Attachments: Cover Sheet, Committee Report 5/26/11, Hearing Testimony 5/26/11, Hearing Transcript 5/26/11

This Resolution was Hearing Held by Committee

Attachments: Cover Sheet, Committee Report 5/26/11, Hearing Testimony 5/26/11, Hearing Transcript 5/26/11

A motion was made that this Resolution be Approved by Committee approved by Roll Call.

Affirmative: 14 -

Dilan, Brewer, Comrie Jr., Crowley, Fidler, Jackson, James, Lander, Mark-Viverito, Mendez, Oddo, Rivera, Ulrich and Williams

Absent: 1 -
Gennaro

Res 0840-2011 **Resolution authorizing the Speaker to file amicus briefs on behalf of the Council (i) in support of the defendant tenants in the judicial proceedings captioned Dime Savings Bank of Williamsburgh v. 262-272 45th St. Owners Group LLC (Index No. 8211/2010, Kings County) and National Bank of New York City v. 296 5th Avenue Group, LLC (Index No. 29057/09, Kings County), for the purpose of supporting those tenants' motions which request that the court in each case order the court-appointed mortgage foreclosure receiver to cure conditions constituting violations of City and State housing maintenance laws on the subject property and the plaintiff bank to advance the funds necessary for the receiver to comply with his obligations, at the Supreme Court, Appellate Division, and/or Court of Appeals level; and (ii) in other foreclosure cases in which the same relief is appropriate.**

Attachments: Committee Report 5/26/11, Hearing Transcript 5/26/11

This Resolution was Hearing on P-C Item by Comm

Attachments: Committee Report 5/26/11, Hearing Transcript 5/26/11

A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.

Affirmative: 12 -
Dilan, Brewer, Comrie Jr., Crowley, Fidler, Jackson, James, Lander, Mark-Viverito, Mendez, Rivera and Williams

Abstain: 2 -
Oddo and Ulrich

Absent: 1 -
Gennaro