

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

NEW YORK CITY ADVISORY COMMISSION ON  
PROPERTY TAX REFORM

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JUNE 16, 2021  
Start: 6:03 P.M.  
Recess: 6:59 P.M.

HELD AT: REMOTE HEARING VIRTUAL ROOM 1

B E F O R E: CHAIR MARC SHAW

MEMBERS: MARC SHAW  
ALLEN CAPPELLI  
CAROL O'CLEIRECAN  
KENNETH KNUCKLES  
JAMES PARROTT  
ELIZABETH VELEZ  
RAYMOND MAJEWSKI

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

MARGARET CHIN  
CAROLINA RIVERA  
MARY ANN ROTHMAN  
ANA CHAMPENY  
MARK WILLIS  
ROBERT FEINER  
MICAELA GRIMM  
ERIC OBENZINGER  
LAURA REYNOLDS  
GREGORY CARLSON  
GREGORY YODAN  
ALIT THOMAS  
ILAN RABINOVITCH  
LOIS MCCARTHY  
JUSTINE CUCCIA  
STATE SENATOR ROBERT JACKSON  
JOSEPH MADIA  
SUSANNE SOBEL  
LOUIS ROGERS ROAMAN  
TAL SHUB



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2  
3 SGT. POLITE: Recording to the computer  
4 all set.

5 SGT. PEREZ: Okay. Good evening.  
6 Welcome to the remote hearing of the New York City  
7 Advisory Commission on Property Tax Reform.  
8 Everyone, please turn on your video at this time.  
9 Silence all electronic devices. All written  
10 testimony can be submitted at  
11 [nyc.gov/propertytaxreform/testimony](https://nyc.gov/propertytaxreform/testimony). Close  
12 captioning is available and can be accessed by  
13 clicking on the live transcript icon on the bottom of  
14 your Zoom menu bar. Thank you. Chair, we're ready  
15 to begin.

16 CHAIR MARK SHAW: Thank you, Sergeant.  
17 Good evening. I'm Mark Shaw. I'm the Chair of the  
18 Commission and a Senior Advisor at the Community  
19 Institute for State and Local Governments. Today's  
20 Zoom's hearing is the last of five borough-based  
21 hearings on the cumulative report of the Advisory  
22 Commission. Hearings were previously held in the  
23 Bronx on June 14th, Queens June 9th, Brooklyn May  
24 27th, and Staten Island on May 11th. For members of  
25 the public who are listening who would like to submit

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2  
3 written testimony, please do so as soon as you can.

4 You may submit testimony at

5 [nyc.gov/propertytaxreform/testimony](https://nyc.gov/propertytaxreform/testimony). Thirty-four

6 people have signed up to testify tonight and 37

7 Manhattan residents have submitted written testimony,

8 some of whom are also presenting oral testimony.

9 Before we begin with public testimony, I want to say

10 thank you to all the members of the public who

11 submitted written testimony as well as those here

12 tonight who have taken time out of their schedules to

13 testify on the Advisory Commissions preliminary

14 report. We value what each of you has to say, so

15 please know that even if we don't directly respond to

16 your testimony today, we are listening, and your

17 testimony will part of our deliberations. With 34

18 people registered to testify tonight, it's in the

19 interest of time that that we cannot respond

20 individually. In January 2020, the Commission

21 release 10 preliminary recommendations to reform the

22 property tax system. Hearings were initially planned

23 to begin in March 2020 but delayed due to COVID-19.

24 We request that public testimony specifically respond

25

2 to the Commission's 10 recommendations. I will now  
3 read the Commission's 10 recommendations:

4 1. The Commission recommends we recalk  
5 condominiums and rental buildings with up to 10 units  
6 into a new residential class along with one to three  
7 family homes. The property tax system will continue  
8 consist of four classes of property: resident, large  
9 rentals, utilities, and commercial.

10 2. The Commission recommends using a sales-based  
11 methodology to value all properties in the  
12 residential class.

13 3. The Commission recommends assessing every  
14 property in the residential class at its full market  
15 value.

16 4. The Commission recommends that annual market  
17 value changes in the new residential class be phased  
18 in over five years at a rate of 20% per year, and  
19 that assessed value growth caps should be eliminated.

20 5. The Commission recommends creating a partial  
21 homestead exemption for primary resident owners with  
22 income below certain threshold. The exemption would  
23 be available to all eligible property resident owners  
24 in the residential class and would replace the  
25 current condo tax abatement.

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2 6. The Commission recommends putting a circuit  
3 breaker within the property tax system to lower the  
4 property tax burden on low-income primary resident  
5 owners based on the ratio of property tax paid to  
6 income.

7 7. The Commission recommends replacing the current  
8 class share system with a system that prioritizes  
9 predictable and transparent tax rates for property  
10 owners. The new system would freeze the relationship  
11 of tax rates among the tax classes for five-year  
12 periods after which time the city would conduct a  
13 mandated study to analyze if adjustments need to be  
14 made to maintain consistency in the share of taxes  
15 relative to the fair market value born by each tax  
16 class.

17 8. The Commission recommends that current  
18 valuation methods should be maintained for properties  
19 not in the new residential class that is rental  
20 buildings more than 10 units, utilities and  
21 commercial.

22 9. The Commission recommends a gradual transition  
23 to the new system for current owners with an  
24 immediate transition into the new system whenever the  
25 property in the new residential class is sold.

2 10. The Commission recommends instituting  
3 comprehensive reviews in the property tax system  
4 every 10 years.

5 I'd like to now introduce to the public the other  
6 members of the Commission. Well start, as we always  
7 do in alphabetical order with Allen Capelli.

8 ALLEN CAPELLI: Thank you. My name is Allen  
9 Cappelli. I am a member of the City Planning  
10 Commission and this Body. I've also been in  
11 government for 40 years in senior management  
12 position. I'm a single-family home

13  
14 owner in this city, a co-op owner. I have lived in  
15 this city my entire life and I, along with my  
16 exceptional colleagues here, am looking forward to  
17 your testimony as we're trying to make this a fairer  
18 system for everybody who lives in this city. So,  
19 thank you. We appreciate your testimony, and let's  
20 get on with it.

21 CHAIR MARK SHAW: Thank you, Allen. Next  
22 up, we have Carol O'Cleirecan.

23 CAROL O'CLEIRECAN: Hi, good evening. I'm  
24 Carol O'Cleirecan. I am a former New York City  
25 Finance Commissioner and Budget Director. I am



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2 current an adjunct profession at Columbia University  
3 School of International and Public Affairs. I am a  
4 resident and co-op owner in Manhattan and have been  
5 since 1980, and I want you to know I've read all the  
6 testimony that has been submitted and looking  
7 forward very much to hearing what you have to say  
8 tonight, and I thank you for coming, and I thank you  
9 for being interested and concerned, thanks.

10 CHAIR MARK SHAW: Thank you Carol. Next up,  
11 we have Ken Knuckles. Well, we had Ken Knuckles.

12  
13 EMRE EDEV: Commissioner Knuckles, you're on  
14 mute.

15 KEN KNUCKLES: I'll start. My name is Ken  
16 Knuckles. I am Vice Chair of the New York City  
17 Planning Commission. I have served as a Commission  
18 of general services in the city of New York as well  
19 as a Deputy Borough President. I'm an attorney and  
20 I live in the borough of the Bronx in a two-family  
21 home that I have owned since 1984, and I look  
22 forward to your testimony this evening. Thank you.

23 CHAIR MARK SHAW: Thank you, Ken. Next up,  
24 we have James Parrott.

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2 JAMES PARROTT: Good evening. James  
3 Parrott, Director of Economic and Fiscal Policies at  
4 the Center for New York City Affairs at the new  
5 school. I'm a single-family home owner in Brooklyn  
6 and have been for the past 25 years. I look forward  
7 to hearing your testimony this evening. Thank you  
8 all for turning out and participating in this  
9 undertaking. Thank you.

10 CHAIR MARK SHAW: Thank you, James, and last  
11 but not least, we have Elizabeth Velez.

12  
13  
14 ELIZABETH VELEZ: Good evening all. My name  
15 is Elizabeth Velez. I'm a business owner in  
16 Manhattan. I reside in the Bronx and am a renter.  
17 Thank you very much for your contributions to New  
18 York City by coming out tonight and participating in  
19 this process.

20 CHAIR MARK SHAW: Thank you, Elizabeth. So,  
21 in addition to our Commission Members, we also have  
22 with us the ex officio members representing the  
23 mayor's office and the city council. I'd like to  
24 now turn things over to Emre, our moderator for the  
25 hearing this evening.

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2 EMRE EDEV: Thank you, Chair Shaw. My name  
3 is Emre Edev, and I work at the New York City  
4 Council's Finance Division. Before we begin, I want  
5 to remind everyone that you will be on mute until  
6 you are recognized to speak, at which time, you will  
7 be unmuted by the Zoom host. If you mute yourself  
8 after you have been unmuted, you will need to be  
9 unmuted again by the host. Please be aware that  
10 there could be a delay in muting and muting, so  
11 please be patient. I will be calling on panelist to  
12 testify one-by-one, so, please listen for your name  
13 to be called.

14  
15 Commission members, you have the ability to unmute  
16 yourself during the hearing. So, if you have a  
17 question for a panelist, you may unmute yourself at  
18 the appropriate time, but please remember to go back  
19 on mute once you have completed your question. We  
20 will now start with testimony from elected  
21 officials, followed by the public. Panelist, once  
22 your name is called, a member of our staff will  
23 unmute you and the Sergeant at Arms will give you  
24 the go ahead to begin. Please wait for the Sergeant  
25 to announce that you may begin your testimony before

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2 giving your testimony. You will have two minutes to  
3 present your testimony. With that, I will first  
4 call on Council Member Margaret Chin, followed by  
5 Katie Lobe on behalf of Council Member Carolina  
6 Rivera.

7 CM CHIN: Thank you. Good evening and thank  
8 you to the Commission for allowing me to testify and  
9 all the Commissioners for all of your hard work. My  
10 concern is that as one of your recommendations stand  
11 that small rental with 10 units or less are going to  
12 be grouped together with homeownership (inaudible)  
13 three family home  
14  
15 along with co-op and condo, and that leaves all the  
16 other rentals in a separate category. My concern is  
17 that the small and medium-sized rental, let's say 16  
18 unites, they're going to be grouped with a larger  
19 group, so what is the difference when you say 10  
20 units or less? I mean, what about 11 units? Why  
21 are they grouped with the larger buildings in the  
22 city, and in my District, especially in China Town  
23 of the lower east side, I have lots of buildings  
24 that are much smaller, in the 20s and 30s units and  
25 these are buildings that are own by, you know,

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2 families for generations and it's also owned by what  
3 we call family association like the Chins and Wongs  
4 and the Lis, and those are our ancestors who saved  
5 money to purchase the building, and these buildings  
6 offer a lot a lot of affordable housing. There are  
7 a lot of rent-controlled units, and rental-  
8 stabilized units, but they are always burdened by,  
9 you know, the high property tax and the rent that  
10 they collect are not enough for the maintenance and  
11 often times, it's the commercial unit on the ground  
12 floor that helps subsidize. So, I just want the  
13 Commission to

14  
15 really think about how we can help these small-sized  
16 rental and medium-sized rentals that are creating  
17 and preserving affordable housing in our city. So,  
18 based on conversation that I have been having with  
19 our Council Committee on Finance, I want to make  
20 some recommendations that would make the property  
21 taxes fair and more transparent, especially for  
22 buildings with rent-regulated apartments. One is  
23 create a new class for smaller and older rent-  
24 regulated properties that are more than the 10 units  
25 that you have recommended, and look closely at how

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2 these units are being evaluated as well as their  
3 taxation level and think about providing long term  
4 tax deferral programs so the tax increases are only  
5 collected if the property is sold to a new owner  
6 cause often times, a lot of these legacy owners and  
7 family associations, they don't want to sell their  
8 building. They want to keep it, but they are having  
9 a tough time, you know, with the increase in  
10 property tax. So, I thank you for your time and I  
11 really look forward to continuing working with you  
12 to make sure that we have a more fair and  
13 transparent tax system. Thank you.

14

15 SGT. POLITE: Time expired.

16 CAROL O'CLEIRECAN: Council Member, could  
17 you put this in writing in some form so that it gets  
18 into the written testimony?

19 CM CHIN: Yes.

20 CAROL O'CLEIRECAN: Thank you.

21 CM CHIN: Thank you very much.

22 CAROL O'CLEIRECAN: I appreciate it. Thank  
23 you.

24

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2 EMRE EDEV: Thank you Council Member Chin.

3 We'll now hear from Katie Lobe on behalf of Council  
4 Member Rivera.

5 SGT. POLITE: Time starts now.

6 KATIE LOBE (COUNCIL MEMBER RIVERA): Hi,  
7 thank you. I'm Katie Lobe. I'm the Budget Director  
8 for Councilwoman Carolina Rivera who represents  
9 District 2 on the lower east side of Manhattan. I'm  
10 going to read prepared testimony, so you'll hear me  
11 say I or my, but it refers to the Councilwoman. So,  
12 thank you for your work on these 10 recommendations  
13 which show a dedication to reforming the tax system  
14 to be more equitable to residents and families of  
15 New York City. The first recommendation to move co-  
16 op and condos  
17  
18 from class 2 properties to class 1 properties  
19 represents a big step in fair and more transparent  
20 assessments as these properties will no longer be  
21 assessed as revenue generating rentals, but as  
22 single-family homes based on market sales. Rather a  
23 house in Staten Island or a co-op in Kips Bay, these  
24 are homes for New Yorkers, and these should be  
25 treated equally. However, in Manhattan, sky-high

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2 condominiums sells, and continued luxury development  
3 threatened to distort the value of existing  
4 apartments and could potentially increase the tax  
5 bill for long time homeowners, many of whom are  
6 seniors on a fixed income or young families who  
7 cannot afford to absorb these higher costs. While  
8 these newer developments should be taxed at their  
9 proper values, we need to put measures in place to  
10 protect people from displacement or foreclosure. As  
11 a member of the lien sell task force, I understand  
12 what is at stake and that these reforms must be  
13 designed to protect New York home owners. You have  
14 provided two recommendations which I believe will  
15 help achieve this goal. The homestead exemption in  
16 recommendation 5 and the

17  
18 circuit breaker in recommendation 6, which caps  
19 property taxes at a certain percentage of income for  
20 low-income New Yorkers. The homestead exemption  
21 should be broadly defined so as many people who  
22 actually live in New York can receive the benefit  
23 and while this will go a long way to helping keep  
24 taxes affordable, the circuit breaker will be  
25 necessary for a lot of people. In my District, the



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2 most vulnerable to displacement are seniors who are  
3 retired and living on a fixed income or retirement  
4 savings, and while they might not traditionally  
5 qualify as low income, an increase in their expenses  
6 can be financially destabilizing. I propose  
7 considered earned income differently from retirement  
8 savings payouts as these are fixed and can't adjust  
9 a market, and also considering the ... (crosstalk).

10 SGT. POLITE: Time expired.

11 KATIE LOBE (COUNCIL MEMBER RIVERA): Depth  
12 in certain medical expenses, from the circuit  
13 breaker calculations. Similarly, consider  
14 evaluating a deduction for certain childcare costs  
15 to help stabilize families as well. I thank you so  
16 much for your time, and I  
17  
18 can answer any questions, or you can contact me, and  
19 you'll have my email address and contact.

20 EMRE EDEV: Thank you, Council Member  
21 Rivera. We will now hear from Mary Ann Rothman ...  
22 (crosstalk).

23 CAROL O'CLEIRECAN: And, and, sorry, and you  
24 will also put this in writing?

25

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2 KATIE LOBE (COUNCIL MEMBER RIVERA): Yeah,  
3 absolutely.

4 CAROL O'CLEIRECAN: Okay ... (crosstalk).

5 KATIE LOBE (COUNCIL MEMBER RIVERA): I put  
6 it in just 20 minutes ago, so, you'll have it.

7 CAROL O'CLEIRECAN: Okay, terrific. I know,  
8 I hadn't seen it. Thank you.

9 EMRE EDEV: Thank you. We will now hear  
10 from Mary Ann Rothman, followed by Ana Champeny.

11 SGT. POLITE: Time starts now.

12 MARY ANN ROTHMAN: Good evening. My name is  
13 Mary Ann Rothman. I am the Executive Director of  
14 the Council of New York Cooperatives and  
15 Condominiums representing hundreds of the  
16  
17 housing co-ops and condos in all five boroughs of  
18 New York City and beyond. Since 1990 when we  
19 founded the Action Committee for Reasonable Real  
20 Estate Taxes, we've advocated for fair, equitable,  
21 and easily understood property taxes for all of New  
22 York City. Our thanks to the Advisory Commission  
23 for the preliminary report and for this series of  
24 hearings where some very good ideas have come  
25 forwards. Their hearings have also made it clear,

2 however, that there's great misunderstanding of how  
3 property taxes work, that when assessment are  
4 higher, then lower rates will still adequately fill  
5 the city coffers and that market value assessments  
6 are not the depth now for affordable homeownership.  
7 We will be amending the testimony we've already  
8 submitted to make suggestions about possible  
9 education to relay fears of being taxed out of one's  
10 home or livelihood, and some other suggestions  
11 relating to the consideration of a tax credit for  
12 first responders and others who put their lives on  
13 the line to protect and serve New Yorkers, improving  
14 ways that the star exemption is distributed, making  
15 adjustments to the threshold programs like  
16  
17 J51 to coordinate with new assessment practices and  
18 providing some form of tax credit for major energy  
19 conservation or carbon reduction expenditures. We  
20 look forward to your final recommendations and dare  
21 to hope that they will include a two-class property  
22 tax system, easy to understand and to implement the  
23 deals fairly and equitably with all New York City ...  
24 (crosstalk).

25 SGT. POLITE: Time expired.

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2 MARY ANN ROTHMAN: Tax payers through the  
3 use of the homestead exemption for anyone whose  
4 house, condo, or co-op is their primary residence  
5 and with a wide range of circuit breakers attentive  
6 to owner's special needs, their economic status,  
7 their service to the country or to our city, their  
8 efforts to improve their physical plan, plus energy  
9 and carbon status of their building, and social  
10 justice issues as well. Thank you very much for  
11 these many opportunities to express our views at  
12 these hearings.

13 EMRE EDEV: Thank you for your testimony.  
14 We'll now hear from Ana Champeny followed by Mark  
15 Willis.

16 SGT. POLITE: Time starts now.

17 ANA CHAMPENY: Good evening and thank you for the  
18 opportunity to testify. I am Ana Champeny, the  
19 Director of City Studies at the Citizen Budget  
20 Commission, a non-profit, non-partisan think tank  
21 focused on constructive (inaudible) constructive  
22 change in the services and finances of New York City  
23 and New York State government. CBC and many New  
24 Yorkers have called for reform to the city's  
25 byzantine and unfair property tax system for

2 decades. Your thoughtful work will be a significant  
3 contribution on the long road to comprehensive  
4 reform. The preliminary reports recommendations  
5 focused in great part on reducing the inequities and  
6 tax burdens among residential properties and largely  
7 align with prior CBC testimony. We would like to  
8 recommend that the Commission further address four  
9 areas in the final report. First, to develop a  
10 simple and transparent rate setting process that  
11 eliminates the function of class shares and  
12 distributes the levy based on clearly articulated  
13 policy rationales for the differential levels of  
14 taxations. The preliminary reports recommendations  
15 do not alter the relative burdens between the  
16 classes and in fact, in vision maintaining the  
17 effective tax rates over time which misses the  
18 opportunity to address the high tax burdens for  
19 rental and commercial property in New York City and  
20 perpetuate time disparities. CBC has recommended  
21 that homeowners have the lowest effective tax rates,  
22 followed by rental properties and then commercials  
23 properties, but that the existing disparities be  
24 narrowed. Second, expand this scope to address  
25 disparities within the rental and commercial

2 classes. While we agree with you that the net  
3 income capitalization is appropriate method to value  
4 large rental and commercial property, improvements  
5 are needed. DOF should conducting sells ratio  
6 studies, modifying their models to ensure  
7 consistency within the classes and providing greater  
8 transparency on how assessment guidelines and  
9 capitalizations rates are set. Third, provide  
10 details on how the homestead exemption and circuit  
11 breaker should be structured ... (crosstalk).

12 SGT POLITE: Time expired.

13 ANA CHAMPENY: While CBC endorses these  
14 approaches, we cannot support them without greater  
15 details regarding eligibility structure and benefits  
16 levels, and fourth, clarify how the assessed values  
17 for the new residential class will be set. We  
18 support your work and look forward to continuing to  
19 participate in this important policy dialogue and  
20 are here if you have any additional questions.

21 EMRE EDEV: Thank you for your testimony.

22 We will now hear from Mark Willis, followed by  
23 Robert Finan.

24 SGT. POLITE: Time starts now.

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2 MARK WILLIS: Thank you for the opportunity  
3 to testify. My name is Mark Willis, Senior Policy  
4 Fellow t NYU Ferman Center and I'm speaking on my  
5 own behalf. I appreciate the opportunity to testify  
6 again. At this time, I'd like to highlight one  
7 particular point, what has been a key impediment in  
8 the past to the reform. We can talk as much as we  
9 want to about the great ideas, and I think a lot of  
10 those have already been incorporated in the  
11 Commission's suggestion, but in the end, if we can't  
12 pass reform in some form, all of those good ideas  
13 are not of value. So, what I want to focus on the  
14 AV caps, the assessment value of caps because they  
15 have contributed to growing inequities for one-to-  
16 three-unit residential buildings, class one and for  
17 small multi-family buildings part of class 2. In  
18 winding these inequities will cause the assessed  
19 values of properties which have been benefiting from  
20 the caps to increase relative to those properties  
21 which have not been benefitting. These high  
22 irrelative assessed values can mean in turn, higher  
23 capped bills and a lowering of property values.  
24 (inaudible) has traditionally built a lot of  
25 opposition. So, (inaudible) cannot be an option,

2 it's a goal of reform a fairer property tax system.

3 For the remainder of my testimony, I want to lay out

4 a couple options, one of which (inaudible) available

5 to the Commission, but it is to lower tax rates on

6 the effective property clients. They (inaudible)

7 mitigating the effects of increases and assessed

8 values. All properties within each of the affective

9 property types would benefits, and all of these

10 property types have now conveniently been suggested

11 by the Commission to be put into the residential,

12 what's called the residential class. Obviously the

13 down side is ...

14 SGT. POLITE: Time expired.

15 MARK WILLIS: Record our reduction in

16 revenue. This is a problem that needs to be

17 obviously considered. You can do a narrow

18 reduction, a more focused reduction such as would be

19 possible with the partial homestead exemption where

20 at least a lower-income homeowners can benefit from

21 a reduction lower effective tax rate. A completely

22 different approach which is not incompatible. I

23 stress here, you talk about five-year phase in, I

24 think you should consider a much longer phase in.

25 There is no rush to do this, many of which your



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2 proposals from the year 1980, we're now many years  
3 later and still have made no progress, in fact,  
4 things have gotten much worse in terms of inequity.  
5 So, I suggest that you give serious consideration to  
6 a much longer phase in than the five years, and also  
7 (inaudible) the circuit breaker that you have  
8 proposed. I think the Commission has the right  
9 goals, (inaudible) the challenge is to get there.  
10 Thank you.

11 RAYMOND MEJEWSKI: Mark, we have your  
12 written testimony, and thank you.

13 MARK WILLIS: Yes, thank you.

14 EMRE EDEV: Thank you for your testimony.  
15 We'll now hear from Robert Feiner, followed Micaela  
16 Grimm.

17 SGT. POLITE: Time starts now.

18 ROBERT FEINER: Good morning and thank you  
19 for the opportunity to speak. My name is Robert  
20 Feiner. I live on the upper east side in a co-op.  
21 I'm also on the Board of Director. My building is a  
22 mid-size co-op of 110 units and if this  
23 recommendation is enacted, what you will find is  
24 that most of my residents, including myself will not  
25 be able to afford to live in the city anymore. Our

2 co-op is basically a middle-class co-op. We have  
3 people that are comprised of small families, we have  
4 retirees, and we have people who are soon to be  
5 retirees, and if this is enacted, I know myself, I  
6 couldn't afford to live in the city. I would have  
7 to sell my co-op and I don't want to do that. I've  
8 lived there for 30 years. What is see is so many  
9 giveaways to billionaire developers. For example,  
10 Yankee Stadium cost 2.3 billion to build, and the  
11 city funded 1.2 billion of that in tax payer money  
12 in 2009. In the same year, City Field cost 830  
13 million to build and 614 million in tax payer money.  
14 Now, let's take a look at most recent development  
15 which is boondoggle, Hudson Yards, which tax payers  
16 are on the hook for 5.6 billion with B, dollars,  
17 including 1 billion dollars for special tax breaks  
18 for commercial developers, 500 million dollars for a  
19 pocket parts, the most expensive expenditure per  
20 acre in the city ever. You want to get that money  
21 for tax revenue? Don't give these billionaires this  
22 kind of a break. They are going to build here  
23 anyway. Do you think George Steinbrenner was really  
24 going to take the Yankees to New Jersey or

2 elsewhere? Come on. Okay, you're balancing ...  
3 (crosstalk).

4 SGT. POLITE: Time expired.

5 ROBERT FEINER: On the backs of the middle  
6 class. Okay, I think you need to go back to the  
7 drawing board about how to really get money to fund  
8 this city. Thank you.

9 EMRE EDEV: Thank you for your testimony.  
10 We will now hear from Micaela Grimm, followed by  
11 Eric Obenzinger.

12 SGT. POLITE: Time starts now.

13 MICAELA GRIMM: Thank you very much. I  
14 have lived in this city since 1994 and I have been a  
15 condo owner since 1997. I've also submitted written  
16 testimony to you all. I have been trying to correct  
17 a situation that's been occurring in our specific  
18 condo, but I know that's happened to others, and  
19 this seemed like the best time to do that. I've  
20 been actually trying to work on this situation for  
21 over 10 years and hopefully in the new policy, that  
22 this something that can be kind of corrected that  
23 you can basically work on. Basically, since 2004,  
24 I've lived in and owned an apartment at 3-7 Wooster  
25 Street. Our building has 11 units. We were the

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2 first unit to be purchased from the sponsor and we  
3 were given an exclamation tax bill from the sponsor  
4 as part of our condo package as they have not yet  
5 been decided from the Department of Finance because  
6 the certificate occupancy hadn't come until a year  
7 later. What had happened is that the market value  
8 of the sponsor units that are exactly like my unit,  
9 in fact, they're actually higher floors, three of  
10 them specifically were given very significantly  
11 lower market values basically than all the other  
12 units so that they actual property tax burden for  
13 our building has laid on everybody but the sponsors.  
14 I pay four times as much property tax as does the  
15 sponsor. I have not been able to correct this  
16 because you need a unanimous decision by the  
17 building and those, obviously that are taking this  
18 huge benefit are not in favor of changing this. So,  
19 I basically ask you in the kind of element of fair  
20 and transparency and fairness that we can have a way  
21 that you can try to change the wrongs that are  
22 already done by the Department of Finance or the  
23 sponsor of whomever because basically the financial  
24 property tax burden for our family is ownerless and  
25 it's very, very difficult every year for us to

2 basically meet our property tax, you know,  
3 situation, and this was, you know, a benefit given  
4 to sponsors for no apparent reason, I don't know ...  
5 (crosstalk).

6 SGT. POLITE: Time expired.

7 MICAELA GRIMM: And was also inconsistent  
8 with the estimated tax bill that I received at our  
9 condo, so it came out of the blue, if you want to  
10 say, it was not what was part of my schedule, and  
11 I've documentation to that point, so, thank you so  
12 very much.

13 EMRE EDEV: Thank you for your testimony.  
14 We'll now hear from Eric Obenzinger, followed by  
15 Lauren Reynolds.

16 SGT. POLITE: Time starts now.

17 ERIC OBENZINGER: Thank you all for your  
18 time for this important policy dialogue. My name is  
19 Eric Obenzinger. I spent most of my life in co-ops  
20 in the upper west side where my family has lived,  
21 worked, and voted continuously for over a century.  
22 I encourage you to see the assessed value growth cap  
23 as a blunt, but important driver of fairness in line  
24 with the Commission's goals to not induce this  
25 placement among long term homeowners. After the

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2 adjustment period for new values, I suggest they  
3 blanket cap on tax appreciation for all co-op,  
4 frankly all housing tied to inflation plus 2  
5 percent. This cap is necessary for co-op stability  
6 and affordability. Two points to consider. One,  
7 as I'm sure you've heard many times before, co-ops  
8 provide wholesale housing. They don't make profits.  
9 Tax increases are passed on to shareholders in  
10 reduced co-ops capacity to spend on repairs and  
11 capital projects which is increasing critical as our  
12 housing staff ages and we have needs to comply with  
13 important mandates. Two, above inflation tax  
14 increases are a silent killer for all housing. When  
15 my current building went co-op in 1980, my father  
16 joined the Board. Real estate taxes were 12 percent  
17 of the building's operating costs. In 2019, I  
18 joined the same Board where real estate taxes are 40  
19 percent of its operating budget, so that 12 percent  
20 to 40 percent, in real dollar terms, the tax for  
21 this increase 10x faster than inflation. Our  
22 buildings face major expenses for the façade work,  
23 heating, plumbing, energy efficiency update,  
24 pandemic rent flexibility to commercial tenants.  
25 This is typical across the city. Without inflation,

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2 limited cap, higher costs will be passed along to  
3 co-op owners simply because their neighbors choose  
4 to sell, and effectively, this forces a tax burden,  
5 a tax penalty on long term co-op owners who see no  
6 cash benefit when their neighbors sell. Costs must  
7 legally apportion all taxes by share counts. So, I  
8 don't really see how the homestead exemption will  
9 help. Keep it simple. Limit to inflation plus 2  
10 percent. Just to wrap it up, cost provide a  
11 wholesale housing to New Yorkers, the ultimate  
12 unfairness for anyone is above inflation tax burdens  
13 that push ... (crosstalk).

14 SGT. POLITE: Time expired.

15 ERIC OBENZINGER: New Yorkers to  
16 jurisdictions with more stable taxes. Thank you so  
17 much.

18 EMRE EDEV: Thank you for your testimony.  
19 We will now hear from Lauren Reynolds, followed by  
20 Gregory Carlson.

21 SGT. POLITE: Time starts now.

22 LAUREN REYNOLDS: So, I just want to express  
23 my gratitude to the Commission for their efforts in  
24 trying to create a more equitable system, and I'm  
25 also grateful to have this opportunity to speak to

2 you. I'm representing a 20-unit co-op in the East  
3 Village. We live on 13th Street, and so I wanted to  
4 offer our co-op's perspective. Since 2016, we have  
5 seen our property tax rise by 20 percent roughly  
6 \$25,000.00 and like Eric, who spoke previously, a  
7 driver of our maintenance is property tax, and so, I  
8 don't quite understand all the Commission's proposal  
9 and how it affects co-ops, so one recommendation  
10 would be to try to make your proposal a little bit  
11 more accessible so that people who are not expert in  
12 finance can sort of apply it to our situation and  
13 understand how it works. In addition to that, in  
14 our co-op, we have a number of low-income people and  
15 also people who are retiring soon, and so the  
16 increase in maintenance is making it quite a burden  
17 on them to live. So, anything you can do to prevent  
18 property tax going up from year to year, for us,  
19 it's been like five to 10 percent each year, that  
20 would be very helpful and appreciated. I want to,  
21 that's all I have to say, so, I just want to again,  
22 thank you for having this hearing and I appreciate  
23 your efforts.



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2 EMRE EDEV: Thank you for your testimony.

3 Now, we'll hear from Gregory Carlson, followed by  
4 Gregory Youdan.

5 SGT. PEREZ: Time starts now.

6 GREGORY CARLSON: Yes, I want to thank the  
7 Commission for doing its preliminary work and for  
8 holding hearings in each borough even though we are  
9 all tuning in Zoom. My name is Greg Carlson. I'm  
10 the Executive Director of the Federation of New York  
11 Housing Cooperatives and Condominiums. Now, I'm  
12 here in support of my sister organization, the  
13 Council of New York Co-ops, and my dear friend and  
14 colleague, Mary Ann Rothman, so, I'm here to support  
15 her testimony and where both organizations are on  
16 the same page. So, I yield back the rest of my  
17 time. Thank you.

18 EMRE EDEV: Thank you for your testimony.  
19 We'll now hear from Gregory Youdan, followed by Ajit  
20 Thomas.

21 SGT. PEREZ: Time starts now.

22 GREGORY YODAN: Thank you. I am the  
23 Research and Advocacy Coordinator at Dance NYC, a  
24 service organization serving the dance sector in the  
25 metro New York City area. The enduring cost of the

2 pandemic is significant for both independent arts  
3 workers and organization and is disproportionately  
4 impacting BIPOC, immigrant, and disabled arts  
5 communities. Dance NYC has been conducting  
6 comprehensive research on the impact of COVID-19 on  
7 the dance sector, 18 percent of dance organizations  
8 believe that permanent closure is extremely likely  
9 and 84 percent of those facing permanent closure  
10 have budgets under 100,000. We have tracked at  
11 least 24 different organizations that have closed  
12 due to the pandemic. Most of these were primarily  
13 small businesses and beacons in their community. 83  
14 percent of these have existed in New York City for  
15 over a decade and 43 percent have existed for more  
16 than 20 years. Property taxes remain a primary  
17 concern for non-profits that own and manage property  
18 as well as landlords at least to non-profits. We  
19 are recommending tax exemption for non-profit  
20 property owners and tax-exempt incentives for  
21 landlords renting to non-profit cultural  
22 organizations and business. This tax incentive  
23 could be made city specific with the creation of a  
24 voucher-based tax break provided by the city for  
25 landlords. These policy changes would ensure the

2 long-term survival of cultural spaces mitigating  
3 their displacement and in term improving the real  
4 estate market in New York City, not just for artist  
5 and organizations, but for the communities that they  
6 serve. The Arts and Culture sector has long  
7 contended that non-profits should universally  
8 receive the same benefits that are afforded to  
9 religious and educational institutions, exemption  
10 from real estate taxes. Non-profits directly  
11 benefit the communities which they are embedded and  
12 extending property tax incentives to landlords that  
13 rent to non-profits on a minimum of three to five  
14 leases at 30 to 40 percent below market value.

15 SGT. PEREZ: Time expired.

16 GREGORY YODAN: Supporting the financial  
17 liability and sustainable longevity of organizations  
18 that would otherwise risk losing their space and  
19 reducing the administrative and economic burden on  
20 for-profit institutions that lease to non-profits.  
21 Thank you for your consideration and your time.

22 EMRE EDEV: Thank you for your testimony.  
23 We'll now hear from Ajit Thomas, followed by Ilan  
24 Rabinovitch.

25 SGT. PEREZ: Time starts now.

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2 AJIT THOMAS: Hi. I'm the president of co-  
3 op in the upper west side. We have 85 apartments of  
4 which 80, that's 8-0 are studios or one bedroom. We  
5 have zero rental apartments. The fact that our  
6 building has zero small apartments with no renters  
7 stand either our residents are neither wealthy nor  
8 are investors exploding our pockets. However, our  
9 property taxes have 8 percent year over year since  
10 2008 on annual component basis. The Department of  
11 Finance as it appraises values of cop-ops, tries to  
12 come up with comparable rental buildings. It then  
13 delivers that since the rental market is heating up,  
14 a building such as our in spite of having zero  
15 renters must have its value and hence its taxes  
16 rise. This methodology to us as building value has  
17 zero connection with the type of residents of the  
18 physical property itself. In fact, even within co-  
19 ops, my friends who own 3- or 4-million-dollar  
20 apartments near me, in three separate co-ops that  
21 are clearly wealthier than us have only seen their  
22 property taxes increase one to three percent year  
23 over year for the last 12 years. Why did the  
24 Department of Finance penalize a middle class  
25 building and small apartments is a mystery to us?

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2 Most people in our building are over 50 years old,  
3 several are retirees, and almost all are on fixed  
4 income that does not increase as much as their  
5 property taxes have. Department of Finance is  
6 actually forcing many of us to consider leaving the  
7 city due to the unjust tax regime that we cannot  
8 afford. So, I employee to reconsider the property  
9 as methodology for co-ops such as our, and also to  
10 rebound the current appeal process which done by  
11 lawyers, finance and tax commission which provide  
12 zero transparency to co-op or condo apartment  
13 owners. Thank you.

14 EMRE EDEV: Thank you for your testimony.  
15 We'll now hear from Ilan Rabinovitch, followed by  
16 Lois McCarthy.

17 SGT. PEREZ: Time starts now.

18 ILAN RABINOVITCH: Yes, hello. I will be  
19 submitting my testimony in writing, so if you can  
20 please give me the email address, I will submit it.  
21 Thank you.

22 CHAIR MARC SHAW: Ilan, you can use the  
23 online form that you used to register for this  
24 hearing to submit your testimony that way.

25 ILAN RABINOVITCH: Thank you.

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2 EMRE EDEV: We'll now hear from Lois  
3 McCarthy, followed by Justine Cuccia.

4 SGT. PEREZ: Time starts now.

5 EMRE EDEV: Lois, you need to unmute.

6 LOIS MCCARTHY: Now, am I unmuted?

7 EMRE EDEV: Yes, we can hear you now.

8 LOIS MCCARTHY: Okay, good evening. My name  
9 is Lois McCarthy and I have condo on the upper west  
10 side. We are writing to inform you of an unfair  
11 situation concerning condominiums, which has been  
12 going on for 20 years in our condo and continues to  
13 this day. While your report does not address these  
14 issues, we feel that the abuse is so unfair that it  
15 requires a resolution. Since 2007, all new condos  
16 and new conversions to condo have their individual  
17 units taxed based on their common interest. This  
18 became the rule based on a memorandum on condominium  
19 property tax allocation to individual owners, put  
20 forth by the Department of Finance. Before July  
21 2007, sponsors, assessors and other administrator  
22 could and did use other methods. In 2007,  
23 Department of Finance gave all pre-existing condos  
24 the opportunity to inform DOF if they chose to be  
25 taxed using that percentage of common interest.

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2 This would require the Board of Mangers to submit an  
3 affidavit signed by all unit owners to reallocate  
4 their real estate taxes using this method. I am not  
5 aware that our law brought this opportunity to us to  
6 vote on because it only affected 5-unit owners and  
7 all others were benefiting from this misallocation.  
8 It was not until 2010 that I discovered this  
9 misallocation while talking with a neighbor in the  
10 building. She has a higher common interest than I  
11 and we both were shocked to realize that her  
12 property taxes were literally half of mine. In  
13 fact, my tax allocation is 5.6977 from the DOF and  
14 my common interest is 3.7. This caused me to pursue  
15 this situation vigorously because it is so unfair.

16 SGT. PEREZ: Time has expired.

17 LOIS MCCARTHY: We estimate that this  
18 manipulated allocation has shifted approximately  
19 2.75 million of the building's taxes onto the five  
20 units in question above our residential common  
21 interest over the 20 years that we have been a  
22 condo. This is truly egregious. Also, so, 43 of  
23 the 48 units, we're paying part of their taxes, five  
24 of us, five units. The 2007 rule change was  
25 required to stop the uses by sponsors, assessors,

2 and other administrators while DOF recognized this  
3 abuse and changed it in 2007, the condo conversions  
4 going forward, they in fact, allow the abuse to  
5 continue for earlier conversions. As noted above,  
6 earlier conversions can elect to use common interest  
7 on a tax allocation, but it requires 100 percent  
8 agreement from unit owners. This election was  
9 unrealistic and generally not feasible in those  
10 benefiting from their reduced tax allocations. We  
11 were not likely to agree that we're not benefitting  
12 from their reduced tax allocations. It is our  
13 position that the rule provided pre-2007 conversions  
14 was ineffective and extremely unfair that  
15 affectively allows a recognized abuse to continue  
16 indefinitely. We ask that you provide a way to  
17 prevent this abuse from continuing. Thank you.

18 KENNETH KNUCKLES: Ms. McCarthy, may I ask a  
19 question?

20 LOIS MCCARTHY: Yes.

21 KENNETH KNUCKLES: When you say common  
22 interest, do you mean, your percentage of the  
23 cooperative ownership?

24 LOIS MCCARTHY: Is it is a condo, it is my  
25 percentage of the condo and when we purchased our



2 apartment, we were told that everything goes by  
3 common interest, and taxes, my monthly, you know,  
4 maintenance fee, my common, you know, everything  
5 goes by that, the assessment, everything, however,  
6 we were a new condo in 20, you know, 20,000, and  
7 when we became a condo, somebody shifted literally  
8 10 percent of the building's taxes onto the first  
9 five people who bough and literally the others have  
10 skated the (inaudible) they got their percentage,  
11 common interest for taxable taxes, residential  
12 taxes, lowered, they shifted that back onto us, onto  
13 five of us in the building. It's insane.

14 KENNETH KNUCKLES: Okay, thank you. You've  
15 answered my question. Thank you very much.

16 LOIS MCCARTHY: Okay.

17 EMRE EDEV: Thank you (crosstalk).

18 LOIS MCCARTHY: I have submitted this in  
19 written testimony.

20 KENNETH KNUCKLES: Thank you as well.

21 EMRE EDEV: Thank you for your testimony.  
22 We'll now hear from Justine Cuccia, followed by  
23 State Senator Robert Jackson.

24 SGT. PEREZ: Time starts now.

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2 JUSTINE CUCCIA: Thank you so much. My name  
3 is Justine Cuccia, she/her pronouns, and I am a  
4 class two homeowner on unseated (inaudible) Lands  
5 who is being forced out of my home and out of New  
6 York City at the unfairness built into the property  
7 tax system that this Commission aims to reform.  
8 This is a complicated issue and two is not nearly  
9 enough time to offer a cogent response to your work,  
10 so please refer to my written testimony for more  
11 depth. However, two minutes is all I got, so, the  
12 first thing I'm asking you to do is go back to the  
13 drawing board. Your proposals as set forth, will do  
14 nothing to fix inequities in the current system or  
15 create a simpler cleaner, fairer property tax  
16 system. In your plan, middle and fixed-income  
17 homeowners and senior will continued to be forced  
18 from their homes, not by rent, but by taxes, and  
19 you've heard from other people tonight who said the  
20 same thing. Second, don't touch or diminish in any  
21 way the protections currently enjoyed by class one  
22 homeowners. We do not cure unfairness by spreading  
23 it around more widely. You cure unfairness by  
24 stopping it, and reforming New York's property tax  
25 system will not work if your goal is to make more

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2 people suffer more equally. The goal must be to  
3 reduce the suffering for everybody. Third, extend  
4 all class two homeowners in homeowner occupied  
5 dwellings the same protections that class one  
6 homeowners now receive. To achieve these goals,  
7 this Commission must reject the scam that is revenue  
8 and neutral tax reform. Yes, this is going to take  
9 political courage on your parts, yes, this will cost  
10 the city a lot of money which will have to be found  
11 elsewhere, and this is because it should. The city  
12 has no business punishing or penalizing anybody for  
13 working hard and saving money to buy a home  
14 regardless of what class that home falls into.  
15 Owner occupied, class two homeownership has gone  
16 from being a local version of the American dream to  
17 a dysfunctional New York City nightmare, and in  
18 order for our nightmare to stop, decision makers  
19 like you will have to wake up and if you don't, if  
20 you continue to force middle class homeowners to  
21 abandon New York, you're going to destroy  
22 communities and neighborhood while returning our  
23 city to municipal meltdown (inaudible) of the mid-  
24 1970s.

25 SGT. PEREZ: Time has expired.

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2 JUSTINE CUCCIA: You have been given the  
3 opportunity to prevent this. I really ask you all  
4 to use it. Thank you.

5 EMRE EDEV: Thank you for your testimony.  
6 We'll now hear from State Senator Robert Jackson,  
7 followed by (crosstalk) yeah.

8 SGT PEREZ: (crosstalk). Time starts now.

9 SENATOR ROBERT JACKSON: I yield my time. I  
10 want to listen more so than talk.

11 EMRE EDEV: Okay, thank you, State Senator.  
12 We'll then hear from Joseph Media, followed by  
13 Susanne Soble.

14 SGT. PEREZ: Time starts now.

15 JOSEPH MADIA: Hi Commissioners. Thank you  
16 for allowing me to testify. I submitted this. The  
17 importance of the property tax system is obviously,  
18 however, any changes put onto this system of  
19 taxation must carefully and thoroughly consider the  
20 impact on all of those who bear the responsibility  
21 of paying for it. My review of the Commissioner's  
22 preliminary report indicates that they have not  
23 considered the pain and burden their recommendations  
24 will cause on those who pay property taxes. For  
25 example, recommendation three, assessing every

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2 property in the residential class at full market  
3 value; this is a non-starter because it will cause a  
4 very large step change in property tax because it  
5 will overwhelm the tax paying middle class. Such  
6 residents will (inaudible) as it will be no longer  
7 financially conducive to live in the city.

8 Recommendation number four also a non-starter  
9 because it seeks to eliminate assessment value  
10 growth cap which has been an advantage for tax  
11 paying home owners and protected them from step  
12 changes in the tax. Recommendation number five is  
13 faulty because the partial homestead exemption for  
14 primary residence for those with income at a certain  
15 threshold. This recommendation does not define what  
16 the threshold is, thus subjecting it to favoritism  
17 and inequity. The recommendation must be open to  
18 all homeowners regardless of any income threshold.  
19 Commissioner's recommendation number six to create  
20 circuit breaker to lower tax burden on low-income  
21 property residents should be expanded to all primary  
22 residences to protect all tax paying property  
23 owners. Recommendation number nine indicates a  
24 gradual transition to a new system for current  
25 owners. How long does this gradual is? It is ill-

2 defined. Some owners may need more time than others  
3 due to the gap between their market value and  
4 effective market value. Your report offers no real  
5 improvement for what was described in the 1970s tax  
6 reform and its aftermath. It adopts a path that  
7 will result in an immediate upending our current  
8 assessment practice and reassessment of all  
9 properties at full market value causing fiscal havoc  
10 to our residential homeowners. Above and beyond the  
11 recommendations, the commissioners must go after  
12 extremely large property owners such as Columbia  
13 University and NYU and Madison Square Garden and  
14 many other like them will pay no property taxes.

15 SGT. PEREZ: Time expired.

16  
17 JOSEPH MADIA: This is millions in some,  
18 whatever methodology is completed, must be taxed  
19 neutral. We cannot tolerate step changes in  
20 taxation which are unfair, inequitable, chaotic, hap  
21 hazardous, and capricious. The capping of growth of  
22 assessed values with market conditions, the  
23 equalization changes of no more than 6 percent and  
24 20 percent cumulative must remain in place. This is  
25 the circuit breaker that protects us. Thank you for  
listening.

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2 EMRE EDEV: Thank you for your testimony.

3 We'll now hear from Susanna Sobel, followed by Louis  
4 Rogers Roaman.

5 SGT. PEREZ: Time starts now.

6  
7 SUZANNE SOBEL: My name is Suzanne Sobel. I  
8 reside in Manhattan and own in an apartment in a co-  
9 op building and I object to this proposed change in  
10 the tax assessment calculations using current market  
11 value of co-op condo buildings. The proposed change  
12 affects senior citizens and retirees in a negative  
13 and harmful way. Senior citizen and retirees are  
14 often on fixed incomes. They make certain financial  
15 assumptions that will upended by the proposed  
16 prevision of the tax assessments. Notably affecting  
17 their largest and most secure asset, their home.  
18 Simplicity and consistency are not appropriate goals  
19 that will result in harm to senior citizens and  
20 retirees. I urge you to consider seniors and not to  
21 make these changes. Thank you.

22 EMRE EDEV: Thank you for your testimony.

23 We'll now hear from Louis Rogers Roaman, followed by  
24 Tal Shub.

25 SGT. PEREZ: Time starts now.

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2 LOUIS ROGER ROAMAN: Hi. This is Louis  
3 Rogers Roaman, it's Louis, not Luis, and I am a  
4 retired person. I cannot afford a 20 percent  
5 increase on my rent on an annual basis, and I had  
6 written to Rebecca Seibrigh (SP?) about this  
7 recently and she, this was in March, and she had  
8 said that she was definitely going to, you know,  
9 rebuke this particular tax, so I don't have a whole  
10 lot more to say, but I am, again, a retired person  
11 and this absolutely out of the question. Thank you.

12 EMRE EDEV: Thank you for your testimony.  
13 We'll now hear from Tal Shub.

14 SGT. PEREZ: Time starts now.

15 TAL SHUB: Hi. My name is Tal Shub. I'm  
16 here to represent 65 Nassau Street in Manhattan.  
17 We're a co-op and financial district consisting of  
18 just under 30 units. Our co-op is home to  
19 hardworking families, many of us are immigrants, the  
20 majority of us send our kids to public schools, many  
21 of us have stuck through some of the toughest times  
22 in New York History including 9/11 which was around  
23 the corner from our building and obviously the past  
24 year with COVID-19. It's a nice building, but it's  
25



2 far from being a luxury resident, and every year our  
3 taxes go up dramatically, disproportionate to the  
4 actual appreciation of property value, inflation or  
5 our income. So, it clear that the current  
6 methodology of calculating the value of co-ops and  
7 based on some made up potential income from rent is  
8 ridiculous and counter intuitive as many have  
9 pointed out, fundamentally co-ops are created and  
10 structured to this day for people to own property  
11 that they person live in. These are not  
12 investments; we're not generating any income from  
13 it. So, conceptually, it seems that the  
14 Commission's recommendations pertaining to  
15 calculating taxes based on sale prices are a step in  
16 the right direction, however, it is unclear from the  
17 preliminary report what would be the direct  
18 implications for a building like ours when we get to  
19 the actual math, will our already incredibly high  
20 property tax go up or down, it's absolutely critical  
21 that we put a reasonable cap on the rate of year by  
22 year tax increases for co-ops. It is also vital  
23 that we ensure proper transparency of the assessment  
24 process. I also recognize that so much of this  
25 comes form the nuts and bolts of the implementation,

2 so I do welcome the effort of this Commission to  
3 correct the broken system, and I hope that it  
4 results in more fair distribution of the tax  
5 responsibility as many have pointed out. We know  
6 that the billionaires and the huge rentals are not  
7 equally responsible. At the same, you know, I'm  
8 equally concerned that major changes like this,  
9 unfortunately, marginalize smaller groups of the  
10 population in the decision-making process, in this  
11 case, it could be co-op owners in Manhattan. So, I  
12 hope that your findings and decisions will translate  
13 a reform that will benefit more New Yorkers in our  
14 city in the long run. Thank you.

15 EMRE EDEV: Thank you for your testimony.  
16 This now concludes the public testimony. If we have  
17 inadvertently forgotten to call on someone to  
18 testify, if that person could raise their hand using  
19 the Zoom raise hand function, we'll try to hear from  
20 you now. Chair Shaw, it appears that no other  
21 members would like to testify.

22  
23 CHAIR MARC SHAW: I guess everyone wants to  
24 watch the debates that starts in a couple minutes.  
25 So, thank Emre. This concludes the last of the five  
borough-based public hearings to solicit feedback on

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2 the Commission's 10 recommendations to reform New  
3 York City's property tax system. I'd like to thank  
4 all the members of the public and elected officials  
5 who joined us tonight and over the past several  
6 weeks to give feedback on the Commission's  
7 preliminary report. Your comments are important as  
8 the Commission develops its final recommendations.  
9 For members of the public who are listening and  
10 would like to submit written testimony, please do so  
11 as soon as you can. To submit written testimony,  
12 please visit the Commission website at  
13 [nyc.gov/propertytaxreform](http://nyc.gov/propertytaxreform). Finally, I'd like to  
14 thank the members of the Commission for their time  
15 tonight and especially the staff of the city council  
16 and the mayor's office for making this hearing  
17 possible. Thank you and good evening everybody.

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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 July 23, 2021