

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON FINANCE

----- X

September 12, 2018

Start: 10:34 a.m.

Recess: 10:49 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
- BARRY S. GRODENCHIK
- RORY LANCMAN
- STEVEN MATTEO
- FRANCISCO P. MOYA
- KEITH POWERS
- HELEN K. ROSENTHAL
- JAMES G. VAN BRAMER

COMMITTEE ON FINANCE

2

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2 [gavel]

3 CHAIR: Okay, good morning and welcome to
4 today's Finance Committee meeting. My name is Council
5 Member Daniel Dromm and I'm the Chair of the
6 committee. We're joined today by Council Member
7 Adrienne Adams, Council Member Robert Cornegy,
8 Council Member Andy Cohen, Council Member Keith
9 Powers, Council Member Steve Matteo and Council
10 Member Barry Grodenchik and we will take... we... today
11 we will be voting on four items, Resolution 286 and
12 three Article XI property tax exemptions. First, we
13 have Resolution 286 sponsored by Council Member
14 Torres calling upon the state to grant the city broad
15 authority to use the design build method of
16 construction. Design build is a method of capital
17 project delivery in which one entity works under a
18 single contract to provide both design and
19 construction services. The primary benefits of design
20 build or that it's use substantially lessens the
21 likelihood of delays and cost overruns which we all
22 know firsthand currently plague many of the city's
23 capital projects. In 2016, the citizens budget
24 commission concluded that the city would have saved
25 as much as two billion dollars over ten years if the

1
2 state had authorized the use of design build. On the
3 BQE Triple Cantilever project alone the city expects
4 to save tax payers as much as 113.4 million dollars
5 and shave two years off the construction time.
6 Despite these obvious benefits, New York City is
7 generally barred from using the design build method
8 due to a variety of restrictions in state law. While
9 in this year's state budget the state did grant the
10 city authority to use design build contracts with
11 three specific capital projects, such authority was
12 extremely limited, we still lack broad authority to
13 use design build on the projects of the city's
14 choosing. While design build would be a useful... it
15 would be useful in many areas of the city's capital
16 program from transportation projects to NYCHA repairs
17 to DEP programs we are voting on this Resolution
18 today in the context of school construction. This
19 Resolution was first heard by the committee in April
20 of this year at a joint hearing with the Committee on
21 Education. It was heard as part of a package of bills
22 to support the recommendations made in the council's
23 school siting report called Planning to Learn, The
24 School Building Challenge. The report highlighted
25 existing overcrowding and the challenges related to

1
2 planning for new schools, called for greater
3 accountability in the school planning process, and
4 provided recommendations to help expedite new school
5 construction. To that last point, one recommendation
6 outlined in the report was that the state grant the
7 SCA design build authority, so it could build new
8 schools faster and cheaper. In order to help the SCA
9 build new schools faster and cheaper and to help the
10 city save valuable time and taxpayer dollars in many
11 other capital projects, I urge all of my colleagues
12 today to vote in favor of Resolution 286. Next, we
13 have the Land Use items. The first is 501 West 143rd
14 Street in Council Member Levine's district in
15 Manhattan which would provide a full 40-year Article
16 XI tax exemption to support the preservation of 37
17 units of affordable co-op housing. The second is
18 Morning... is Morningside Apartments also in Council
19 Member Levine's district which would provide a
20 partial 40-year Article XI tax exemption to support
21 the preservation of 49 units of affordable rental
22 housing. The third is 9 Argyle Road in Council Member
23 Eugene's district in Brooklyn which would provide a
24 full 40-year Article XI tax exemption to support the
25 preservation of 12 units of affordable co-op housing.

1

2 Both of the Council Members are in support... are in...
3 are supportive of the projects in their respective
4 districts. Those are all of today's items and if
5 there are any questions please raise them now. Okay,
6 seeing none I will ask Billy Martin the Committee
7 Clerk to call the roll.

8

CC: Roll call Committee on Finance,

9

Chair Dromm?

10

CHAIR: I vote aye.

11

CC: Cohen?

12

CM COHEN: [off mic] Aye.

13

CC: Cornegy?

14

CM CORNEGY: [off mic] Aye.

15

CC: Grodenchik?

16

CM GRODENCHIK: [off mic] Aye.

17

CC: Adams?

18

CM ADAMS: [off mic] Aye.

19

CC: Moya?

20

CM MOYA: [off mic] Aye.

21

CC: Powers?

22

CM POWERS: Aye and I just want to

23

request to add... be added to 286 as a sponsor.

24

CC: Matteo?

25

CM MATTEO: [off mic] Aye.

1
2 CC: By a vote of eight in the
3 affirmative, zero in the negative and no abstentions
4 all items have been adopted by the committee.

5 CHAIR: Okay, and I'm going to ask the
6 clerk to hold the vote open for about ten, ten
7 minutes or so until other members can join us, thank
8 you.

9 CC: Continuation of roll call, the
10 Committee on Finance, Council Member Gibson?

11 CM GIBSON: I vote yes.

12 CC: The vote now currently stands at
13 nine in the affirmative. Continuation of roll call,
14 the Committee on Finance, Council Member Cumbo?

15 CM CUMBO: I vote aye.

16 CC: Final vote, Committee on Finance,
17 all items in today's agenda have been adopted by a
18 vote of ten in the affirmative, zero in the negative
19 and no abstentions.

20 CHAIR: Okay and with that we will
21 adjourn this meeting at 10:50 in the morning, thank
22 you very much.

23 [gavel]
24
25

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

September 17, 2018