



Legislation Details (With Text)

File #:	Res 0393-2018	Version:	*	Name:	LU 104 - Planning, Culver El Phase I, Brooklyn (20185359 HAK)
Type:	Resolution	Status:		In control:	Adopted Committee on Land Use
On agenda:	6/7/2018				
Enactment date:		Enactment #:			
Title:	Resolution approving a tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112, and 113, Community District 12, Borough of Brooklyn, (L.U. No. 104; Non-ULURP No. 20185359 HAK).				
Sponsors:	Rafael Salamanca, Jr., Ben Kallos				
Indexes:					
Attachments:	1. Resolution, 2. May 23, 2018 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of May 28, 2018 - June 1, 2018, 4. Hearing Testimony - Planning 5-30-18, 5. Land Use Calendar - June 5, 2018, 6. June 7, 2018 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 6-7-18, 8. Minutes of the Recessed Stated Meeting - June 7, 2018, 9. Minutes of the Stated Meeting - June 7, 2018, 10. Committee Report				

Date	Ver.	Action By	Action	Result
6/5/2018	*	Committee on Land Use	Approved by Committee	
6/7/2018	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 393

Resolution approving a tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112, and 113, Community District 12, Borough of Brooklyn, (L.U. No. 104; Non-ULURP No. 20185359 HAK).

By Council Members Salamanca and Kallos

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on May 15, 2018 its request dated May 14, 2018 that the Council approve an exemption from real property taxes pursuant to Section 577 of the Private Housing Finance Law (the "Tax Exemption Request") for property located at Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112, and 113, Community District No. 12, Borough of Brooklyn, Council District No. 39 (the "Exemption Area");

WHEREAS, HPD's request is related to previously approved City Council Resolution No. 656; L.U. No. 307 of 2011 (the "Prior Resolution");

WHEREAS, upon due notice, the Council held a public hearing on the Tax Exemption Request on May 30, 2018;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Tax Exemption Request;

RESOLVED:

Pursuant to Section 577 of the Private Housing Finance Law, the Council approves an exemption of the Exemption Area from real property taxes as follows:

1. For the purposes hereof, the following terms shall have the following meanings:
 - a. “Company” shall mean Culver Housing Developments LLC.
 - b. “Effective Date” shall mean November 25, 2014.
 - c. “Exemption” shall mean the exemption from real property taxation provided hereunder.
 - d. “Exemption Area” shall mean the real property located in the Borough of Brooklyn, City and State of New York, identified as Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112, and 113 on the Tax Map of the City of New York.
 - e. “Expiration Date” shall mean with respect to any individual tax lot, now existing or hereafter created, within the Exemption Area, the earlier to occur of (i) a date which is six (6) years from the Effective Date, (ii) the date of the expiration or termination of the Regulatory Agreement, or (iii) the date upon which any such tax lot ceases to be owned by either a housing development fund company or an entity wholly controlled by a housing development fund company.
 - f. “HDFC” shall mean NYC Partnership Housing Development Fund Company, Inc. or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.
 - g. “HPD” shall mean the Department of Housing Preservation and Development of the City of New York.
 - h. “Owner” shall mean, collectively, the HDFC and the Company.
 - i. “Regulatory Agreement” shall mean the regulatory agreement between HPD and the Owner establishing certain controls upon the operation of the Exemption Area during the term of the Exemption on or after the date such Regulatory Agreement is executed.
2. All of the value of the property in the Exemption Area, including both the land and any improvements (excluding those portions, if any, devoted to business, commercial or community facility use), shall be exempt from real property taxation, other than assessments for local improvements, for a period commencing upon the Effective Date and terminating upon the Expiration Date.
3. Notwithstanding any provision hereof to the contrary:
 - a. The Exemption shall terminate if HPD determines at any time that (i) the Exemption Area is not being operated in accordance with the requirements of Article XI of the Private Housing Finance Law, (ii) the Exemption Area is not being operated in accordance with the requirements of the Regulatory Agreement, (iii) the Exemption Area is not being operated in accordance with the requirements of any other agreement with, or for the benefit of, the City of New York, (iv) any interest in the Exemption Area is conveyed or transferred to a new owner without the prior written approval of HPD, or (v) the construction or demolition of any private or multiple dwelling on the Exemption Area has commenced without the prior written consent of HPD. HPD shall deliver written notice of any such determination to Owner and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than sixty (60) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the Exemption shall prospectively terminate.
 - b. The Exemption shall apply to all land in the Exemption Area, but shall only apply to buildings on the Exemption Area that have a permanent certificate of occupancy or temporary certificate of occupancy for all the residential areas on or before six years from the Effective Date.
 - c. Nothing herein shall entitle the HDFC, the Owner, or any past owner to a refund of any real property taxes which accrued and were paid with respect to the Exemption Area prior to the Effective Date.
4. In consideration of the Exemption, the owner of the Exemption Area shall (a) execute and record the Regulatory Agreement, and (b) for so long as the Exemption shall remain in effect, waive the benefits of any additional or concurrent exemption from or abatement of real property taxation 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 June 7, 2018, on file in this office.

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City Clerk, Clerk of The Council