

**MINUTES OF PUBLIC MEETING**  
**New York City Loft Board Public Meeting Held at**  
**22 Reade Street, 1<sup>st</sup> Floor**  
**Spector Hall**

**July 18, 2 013**

The meeting began at 1:09 p.m. The attendees were Gina Bolden-Rivera, Public Member; Chief Ronald Spadafora, Fire Department Representative; Chuck Delaney, Tenants' Representative; Matthew Mayer, Owners' Representative; Le Ann Shelton, Public Member; Elliott Barowitz, Public Member and Chairperson Susan Pogoda.

**INTRODUCTION**

**Chairperson Pogoda** introduced herself and welcomed those present to the July 18, 2013 public meeting of the New York City Loft Board.

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**VOTE ON JUNE 20, 2013 MINUTES**

**Motion:** Chief Spadafora moved to accept the June 20, 2013 minutes. Mr. Delaney seconded the motion.

**Members Concurring:** Barowitz, Spadafora, Pogoda, Delaney, Bolden-Rivera (5)

**Members Absent:** Foggin, Schachter (2)

**Members Abstained:** Mayer, Shelton (2)

Adopted by the Loft Board on July 18, 2013.

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**REPORT OF EXECUTIVE DIRECTOR**

Executive Director, Lanny Alexander was not present at the July 18, 2013 Board Meeting. In her absence, Martha Cruz, Deputy General Counsel, presented a breakdown of pending cases by application type and status and gave a brief overview of progress of the Rules.

**Ms. Cruz** reported that there are 266 cases pending. Of these, 171 are coverage applications, and 95 are non-coverage applications. The breakdown of cases by application type and status is:

- Breakdown of 39 Non- Oath Cases:
  - 1 Administrative Appeal Case
  - 3 Code Compliance Rent Adjustment Applications
  - 20 Removal Cases
  - 15 Extension Applications.
  
- Breakdown of 214 Cases in the Administrative Process:
  - 29 cases in the Pre-OATH status:
    - 7 cases incomplete/ defective,
    - 8 cases in the answer period, and
    - 14 ready to be transferred to OATH (9 cases are for the same building).
  - 101 OATH cases: 27 Non-Coverage; and 74 Coverage.
  - 84 cases were returned from OATH that are in the Post-Hearing/ Post Settlement status:
    - 34 Master cases:
      - 4 Abandonment;
      - 2 Non-Compliance with Code Compliance Deadline;
      - 1 Diminution of Service;

- 24 Coverage,
  - 2 Rent Dispute; and
  - 1 Challenge to Proposed Sale of Improvements.
- 50 Summary Cases:
    - 42 Coverage Cases, 2 Access Cases,
    - 1 Landlord-Initiated Rent Dispute,
    - 1 Tenant-Initiated Rent Dispute,
    - 2 Prime Lessee Compensation For Improvements;
    - 1 Landlord-Initiated Contest of Coverage Case; and
    - 1 Diminution of Service.
  - There are 3 cases in litigation, 4 cases are part of a Conference conducted by the Loft Board staff, and 6 cases will be presented today for discussion and vote.

**Ms. Cruz** reported that all of the Rules were transferred to the New York City Law Department for final review and approval.

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**Chairperson Pogoda** concluded the July 18, 2013 Loft Board public meeting at 1:40 pm and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on September 19, 2013 at 1:00 p.m.