

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

July 21, 2011

The meeting began at 2:05 p.m. The attendees were Elliott Barowitz, Public Member; Gina Bolden-Rivera, Public Member; Elena Ferrera, Fire Department's Representative; Charles DeLaney, Tenants' Representative; Matthew Mayer, Owners' Representative; Leann Shelton, Public Member; Daniel Schachter, Public Member, and Chairperson Robert LiMandri.

INTRODUCTION

Chairperson Robert LiMandri introduced himself and welcomed those present to the July 21, 2011 public meeting of the New York City Loft Board. He stated that he would have to leave prior to the conclusion of the meeting and designated Susan Pogoda, Deputy Commissioner for Legal Affairs, as his designee to continue the meeting in his absence.

VOTE ON JULY 7, 2011 MINUTES

There were no comments or questions regarding the minutes.

Motion: Mr. Delaney moved to accept the July 7, 2011 minutes. Mr. Mayer seconded the motion.

Members concurring: Barowitz, DeLaney, Chairperson LiMandri, Mayer, Schachter, Bolden-Rivera: (6)
Members abstain: Chief Spadafora, Shelton (2)

Adopted by the Loft Board on July 21, 2011.

REPORT OF EXECUTIVE DIRECTOR

Ms. Alexander announced that she had posted the updated legalization spreadsheet and the legalization summary on SharePoint. However, she updated information on the A and A-buildings after she posted the legalization spreadsheet and therefore distributed the first two pages, which contained the changes.

Ms. Alexander stated that the total number of buildings registered with the Loft Board had increased from 314 to 321. There are currently 38 A buildings: 25 with LE's pending and 13 that have not filed for rent adjustment. There are also LE's pending for four buildings where the IMD spaces had been returned to commercial use.

Ms. Alexander reported that there are 210 B buildings: 34 with TCO's; 71 with 7-B compliance; four with 100 % of the work done; 98 with permits; and three that had been placed back in the Narrative Statement process. There are 46 C buildings: 15 with Loft Board certification but no permit and 31 without Loft Board certification. There are 27 D buildings: 13 that have filed alteration applications and 14 that have not yet filed.

Ms. Alexander stated that during the month of July, the Loft Board received 34 new coverage applications: 29 in one building; two in another building; and one each in three other buildings. Thus far, under the new expanded Loft Law the Loft Board received a total of 148 coverage applications in 82 buildings for a total of 318 units. Under the new expanded Loft Law, the Loft Board has received 26 registrations for a total of 439 units.

Ms. Alexander reported that of the 314 registration renewal invoices sent out by the Loft Board staff, 221 owners have renewed their registration for a total in collected registration renewal fees of \$643,500.

Ms. Alexander reported that there are 214 total applications pending which includes, 29 LE's, 140 coverage cases, ten rent adjustment or extension applications that do not go to OATH, and 35 non-LE and non-coverage cases. Of the 35 non-LE and non-coverage cases, seven applications are ready to go to OATH, four applications are waiting for answers, five are pending at OATH and nine are being prepared to go to OATH.

Ms Alexander discussed the Article 78 Report, which had been distributed to the Board. She stated that there had previously been nine open cases. Of these nine cases, seven cases are now closed. Of these seven, two were settled and the Loft Board prevailed in five.

Ms Alexander reported that the removal case scheduled on the agenda would not go forward because the Loft Board staff needed to confirm information regarding the second and fourth floors of the building.

The RULE TRACKING CHART has been adjusted and distributed.

PUBLIC HEARING ON RULE 29 RCNY § 2-04

The Loft Board held its public hearing on the proposed amendment to Title 29 of the Rules of the City of New York, § 2-04 Minimum Maintenance Housing Standards.

Ms. Alexander summarized the rule and then set forth the procedures pertaining to a public hearing. Three members of the public addressed the Board. The Chairman then closed the public hearing. The Board discussed the public comments. No vote was taken.

PRELIMINARY VOTE ON DRAFT AMENDMENT RULE 29 RCNY § 2-07

The Board suggested some minor changes to the rule.

Motion: Ms. Shelton moved to accept the proposed amendments to the rule. Mr. Mayer seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson Pogoda, Mayer, Ferrera, Schachter, Shelton (8)

Adopted by the Loft Board on July 21, 2011.

PRELIMINARY VOTE ON DRAFT AMENDMENT RULE 29 RCNY § 2-11

The Board suggested some minor changes to the rule.

Motion: Ms. Ferrera moved to accept the proposed amendments to the rule. Ms. Bolden-Rivera seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson Pogoda, Mayer, Ferrera, Schachter, Shelton (8)

Adopted by the Loft Board on July 21, 2011.

Chairperson designee Susan Pogoda concluded the July 21, 2011 Loft Board public meeting at 3:35 p.m. and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, September 15, 2011 at 2:00 p.m.