

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

October 17, 2013

The meeting began at 1:09 p.m. The attendees were Chief Ronald Spadafora, Fire Department Representative; Chuck Delaney, Tenants' Representative; Matthew Mayer, Owners' Representative; LeAnn Shelton, Public Member; Elliott Barowitz, Public Member; Daniel Schachter, Public Member; Mark Foggin, Manufacturing Representative, and Chairperson Robert LiMandri

INTRODUCTION

Chairperson LiMandri introduced himself and welcomed those present to the October 17, 2013 public meeting of the New York City Loft Board.

VOTE ON September 19, 2013 MINUTES

Motion: Ms. Shelton moved to accept the September 19, 2013 minutes. Mr. Mayer seconded the motion.

Members Concurring: Barowitz, Mayer, Spadafora, LiMandri, Delaney, Schachter, Shelton (7)

Members Absent: Bolden-Rivera (1)

Members Abstained: Foggin (1)

Adopted by the Loft Board on October 17, 2013.

REPORT OF EXECUTIVE DIRECTOR

Ms. Alexander reported that 49 buildings have not renewed their building registration for fiscal year 2014. The staff will begin enforcement proceedings within the next two weeks.

DISCUSSION AND VOTE ON SUMMARY CASES

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| 1. | Uki Mori, Catherine Lepp, Skylar Pittman, Luke Brown, Medhi Zollo, Christopher Ambrose, Lexi Balaoing, Scott Fowler, Carl Russell, and John McDonald | 385-387 Troutman Street, Brooklyn | TH-0190 | MC/MC |
| 2. | Adrienne Bordes | 365-369 Seventh Avenue | TH-0195 | MC/MC |
| 3. | Jacques Salle | 365-369 Seventh Avenue | TH-0196 | MC/MC |
| 4. | Uki Mori, Catherine Lepp, Skylar Pittman, Luke Brown, Medhi Zollo, Christopher Ambrose, Lexi Balaoing, Scott Fowler, Carl Russell, and John McDonald | 385-387 Troutman Street, Brooklyn | TM-0071 | MC/MC |
| 5. | Adrienne Bordes | 365-369 Seventh Avenue | TM-0075 | MC/MC |
| 6. | Jacques Salle | 365-369 Seventh Avenue | TM-0076 | MC/MC |
| 7. | Richard Law | 333 Park Avenue South | TR-0791 | MC/MC |
| 8. | Joseph Lawrence Giffin, Lauren Spohrer, Kevin Haverly, Jason Fox, Fred Gayton, Emily Gunter-Gayton and Paul Nocera | 950 Hart Street, Brooklyn | TR-0805 | MC/MC |
| 9. | Sylvain Flanagan, Christopher Lee, Rosa Valado, Philippe Neull, Michael Bennardo, Matt Bua, David Opdyke, Massanobu Motoya, Fulvia Zambon Rafferty, Cemre Gungor, Emiko Kasahara, Andrea Haenggli, Lowell Schulman, Cathy Diamond, Jirka Kolar and Toi Hoang | 338 Berry Street, Brooklyn | TR-0843 | MC/MC |
| 10. | Carl Russell, Scott Fowler, Catherine Lepp, Maxwell Deter, Skylar Pittman, Luke P. Brown, Medhi Zollo, and Christopher Ambrose | 385-387 Troutman Street, Brooklyn | TR-0871 | MC/MC |

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| 11. | Luke Fehrer, Patrick Schofield, Beatrice Shleyer, Keith Pavia, Rachel North, Aleksander Lokensgard, Amy Small, Jalile Nunez, Greg Henderson, Robin, Frohardt, Chloe Swantner, Mike O'Toole, Porter Fox, Conrad Carlson, and Pablo Airdi | 169 Spencer Street, Brooklyn | TR-0893 | MC/MC |
| 12. | Laura Braslow | 330 Melrose Street, Brooklyn | TR-0904 | MC/MC |
| 13. | Marcia Hills | 39 Pearl Street, Brooklyn | TR-0908 | MC/MC |
| 15. | Andrew Lord | 357 Bowery | TR-1018 | MC/MC |

Motion: Mr. Delaney moved to accept the proposed orders. Mr. Barowitz seconded the motion.

Members Concurring: Barowitz; Mayer; Spadafora; LiMandri; Delaney; Foggin; Schachter; Shelton (8)

Members Absent: Bolden-Rivera (1)

DISCUSSION

The Board discussed the following:

- Strategies relating to use of information, effective data mining.
- Whether the Loft Board maintains a list of buildings in which tenants have applied for coverage but withdrew without being registered.
- Are buildings where tenants withdrew coverage applications without being registered ever cross-referenced with a list promulgated by the legislature of buildings potentially eligible for Loft Law coverage?
- Would it be possible to have DOB and FDNY address buildings found not to be covered by the Loft Law, but in which tenants are believed to reside illegally?
- Are property tax rates on commercial manufacturing buildings v. residential buildings, an incentive for Owner's not to convert to residential? Can there be a tax incentive for legalization of IMD's?
- Could Loft Board staff provide more geographical and demographic context when listing IMD statistics?
- Could there be a map on which the IMD buildings could be color-coded according to status i.e., buildings with coverage application given one color, registered buildings a different color. This would help the members visualize where the IMDs are, borough by borough.

DISCUSSION AND VOTE ON MASTER CASE

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| 16. | Robert Burton | 413-415 West Broadway | TM-0068 | MC/MC |
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After a brief discussion and questions from the Board regarding roof rights, the Commissioner tabled the vote. The staff will provide information to the Board on how roof rights are treated under the NYC Rent Stabilization.

DISCUSSION AND VOTE ON MASTER CASE

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| 17. | Robert Lewis Gurkin | 206-208 Bowery | TR-0792 | MC/MC |
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Motion: Mr. Delaney moved to accept the proposed orders. Mr. Barowitz seconded the motion.

Members Concurring: Barowitz; Mayer; Spadafora; LiMandri; Delaney; Foggin; Schachter; Shelton (8)

Members Absent: Bolden-Rivera (1)

DISCUSSION AND VOTE ON MASTER CASE

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| 18. | Elizabeth Kelleher | 475 Kent Avenue, Brooklyn | TR-0803 | MC/MC |
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Motion: Mr. Foggin moved to accept the proposed orders. Ms. Shelton seconded the motion.

Members Concurring: Barowitz; Mayer; Spadafora; Delaney; Foggin; Schachter; Shelton (7)

Members Absent: Bolden-Rivera, LiMandri (2)

DISCUSSION AND VOTE ON MASTER CASE

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| 19. | Roger Bittenbender | 84 Wooster Street | LE-0592 | MC/MC |
| 20. | Croft Building Condominium | 27-31 John Street | LE-0626 | MC/MC |

Motion: Mr. Foggin moved to accept the proposed orders. Mr. Barowitz seconded the motion.

Members Concurring: Barowitz; Mayer; Spadafora; Delaney; Foggin; Schachter; Shelton (7)

Members Absent: Bolden-Rivera, LiMandri (2)

Ms. Alexander concluded the October 17, 2013, Loft Board public meeting at 3:30 pm and thanked everyone for attending. The next public meeting will be held at 280 Broadway, 3rd Floor on November 21, 2013 at 1:00 p.m.