

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

December 8, 2011

The meeting began at 2:15 p.m. The attendees were Elliott Barowitz, Public Member; Gina Bolden-Rivera, Public Member; Chief Ronald Spadafora, Fire Department's Representative; Chuck DeLaney, Tenants' Representative; Matthew Mayer, Owners' Representative; Daniel Schachter, Public Member; Le Ann Shelton, Public Member; Mark Foggin, Manufacturing Representative and Chairperson Robert LiMandri.

INTRODUCTION

Chairperson LiMandri introduced himself and welcomed those present to the December 8, 2011 public meeting of the New York City Loft Board.

VOTE ON NOVEMBER 17, 2011 MINUTES

Motion: Ms. Shelton moved to accept the November 17, 2011 minutes. Mr. Mayer seconded the motion.

Members concurring: Barowitz, DeLaney, Mayer, Chairperson LiMandri, Chief Spadafora, Schachter, Shelton, Foggin (8)

Members absent: Bolden-Rivera (1)

Ms. Bolden-Rivera arrived after the vote on the November 17, 2011 minutes.

Adopted by the Loft Board on December 8, 2011.

DISCUSSION OF RULE 2-06

After a brief review of Multiple Dwelling Law section 286(2) and (3), the Board discussed various methodologies to apply to Rule 2-06.2.

At the conclusion of the discussion, **Chairperson LiMandri**, directed the staff to review the Rent Guideline Board's information relative to Mr. Schachter's suggested methodology, and, directed the staff to draft rule 2-06.2 consistent with the Board's discussion using two alternatives.

- The first alternative was to have a zero percent increase as Mr. DeLaney and Mr. Foggin suggested.
- The second alternative, suggested by Mr. Schachter, would have a one-time, non-cumulative increase using a RGB rent guideline percentage with a reduction of that percentage where a tenant paid for utilities and fuel.

Chairperson LiMandri concluded the December 8, 2011 Loft Board public meeting at 4:43 p.m. and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, January 12, 2012 at 2:00 p.m.