



## NEW YORK CITY BANKING COMMISSION

66 John Street, New York, NY 10038

Telephone: (212) 291-4840

Mary Christine Jackman, *Secretary*

### NYC Banking Commission Meeting Minutes May 12, 2022<sup>1</sup>

#### Attendees:

- Bassal Omar, Deputy Chief of Staff to the 1<sup>st</sup> Deputy Mayor, Representative of the Mayor
- Annie Levers, Asst. Comptroller for Policy, Representative of the Comptroller
- Mary Christine Jackman, Asst. Commissioner and Treasurer, Representative of the Commissioner of the Department of Finance (DOF)
- Antonio Whitaker, DOF, Treasury Division, Banking Commission Support
- Adam Rabiner, DOF, Treasury Division, Banking Commission Support
- Tina Coye, DOF, Treasury Division, Banking Commission Support

- I. The roll was called.
- II. The minutes from the May 26, 2021 meeting were unanimously accepted. Bassal Omar motioned to approve, and Annie Levers seconded the motion.
- III. Mary Christine Jackman read the following resolutions to the Commission for vote:

#### **RESOLUTION NO. 1 – FY2023 EARLY PROPERTY TAX PAYMENT DISCOUNT RATE RECOMMENDATION**

**WHEREAS**, pursuant to Section 1519-a of the New York City Charter, the Banking Commission shall send a written recommendation to the City Council of a proposed discount percentage for the early payment of property taxes for the ensuing fiscal year no later than the thirteenth of May, and

**WHEREAS**, from April 2021 to May 2022, NYC's monthly average rates on City investments ranged from .07% to .44%. The Banking Commission's impact analysis for FY2023 projects that the return on investments rate will result in \$1.4 Million of interest earned on taxes collected early. This will not offset estimates of forgone tax revenue of negative \$10.8 Million (discount given) plus forgone interest income on forgone taxes of (\$10k), resulting in a net loss in revenue to the City of negative \$9.5 Million, and

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<sup>1</sup> This meeting was held via Microsoft Teams Live teleconference.

**WHEREAS**, Semi-annual payers are billed twice per year and Quarterly payers four times, at an estimated total cost of \$7.40 per invoice. When taxpayers pay their entire year's property tax early, eliminating the need for further billing, the City saves from processing fewer invoices. In FY2022, a total of 177,966 taxpayers made early payments saving NYC an estimated \$1.3 million in invoicing and administrative costs. If similar savings are realized in FY2023, the total impact of the 50 bps discount will be negative \$8.2 Million, and

**WHEREAS**, New York City's Cash Flow projection for June 30th, 2022, the end of FY22, is \$7 billion. At the close of FY21 on June 30th, 2021, actual cash on hand at the close of the business day was \$8.7 billion, a difference of \$1.7 billion. The Banking Commission does not recommend increasing the discount rate from 50 bps (0.50%) to 100bps (1.0%). A 1.0% rate will not materially increase the cash flow but would further reduce the City's net income from negative \$9.5 million to negative \$20.3 million, and

**WHEREAS**, there is no economic reason for the Banking Commission to change the discount rate of 50 bps (0.50%) in FY2023. The impact of having this discount rate in place translates to a total net loss to the City of negative \$8.2 Million. If the Council default rate of 53 bps (0.53%) were to be invoked, the City's net loss would increase to negative \$10.1 Million. If the Banking Commission were to increase the discount rate to 100 bps (1.0%), this would result in an even greater revenue loss of approximately negative \$20.3 Million; now, therefore be it

**RESOLVED**, the Banking Commission recommends to the City Council that the discount rate for the early payment of real property taxes shall remain at 50 basis points (0.50%) per annum for FY2023, and be it further

**RESOLVED**, that said discount rate is to be offered only for that portion of the real estate tax that is paid before the due date.

*Bassal Omar motioned to approve the resolution. Annie Levers seconded. Resolution No. 1 was unanimously approved by all three representatives.*

Dated May 12, 2022

## **RESOLUTION NO. 2 – FY2023 LATE PROPERTY TAX PAYMENT INTEREST RATE RECOMMENDATION FOR PROPERTIES ASSESSED NO MORE THAN \$250,000**

**WHEREAS**, pursuant to the New York City Administrative Code Section 11-224.1, the Banking Commission is required to recommend to the City Council, no later than the thirteenth of May, the proposed interest rates to be charged for non-payment of taxes for properties with an assessed value of not more than two hundred fifty thousand dollars (\$250,000), or not more than two hundred fifty thousand dollars (\$250,000) per residential unit for co-ops, and

**WHEREAS**, the proposed interest rate shall be at least equal to the prevailing interest rate charged for commercial loans extended to prime borrowers by commercial banks operating in the City (the "prime rate"), and

**WHEREAS**, the Banking Commission notes that as of May 12, 2021 said prime rate stands at four percent (4.0%), as published by the Board of Governors of the Federal Reserve System, and

**WHEREAS**, the Federal Reserve plans to raise interest rates multiple times this year, and has acted to scale back other pandemic-era economic supports, in order to strengthen its efforts to fight the highest inflation in 40 years. The Federal Reserve is expecting that a steady series of rate hikes will slash inflation and stabilize the economy, at a time when there is much uncertainty in the global economy, and

**WHEREAS**, it is in the City's best interest to encourage the prompt payment of real estate taxes by all taxpayers, and, therefore, be it

**RESOLVED**, the Banking Commission recommends to the City Council that the penalty interest rate to be charged for non-payment of taxes for all properties with an assessed value of not more than two hundred fifty thousand dollars (\$250,000), or not more than two hundred fifty thousand dollars (\$250,000) per residential unit for co-ops, be set at six per cent (6.0%) per annum for tax year

*Bassal Omar motioned to approve the resolution. Annie Levers seconded. Resolution No. 2 was unanimously approved by all three representatives.*

Dated May 12, 2022

**RESOLUTION NO. 3 – FY2023 LATE PROPERTY TAX PAYMENT INTEREST RATE RECOMMENDATION FOR PROPERTIES ASSESSED GREATER THAN \$250,000 BUT LESS THAN OR EQUAL TO \$450,000**

**WHEREAS**, pursuant to Local Law 24 of 2021, the Banking Commission is required to recommend to the City Council, no later than the thirteenth of May, the proposed interest rate to be charged for non-payment of taxes for properties with an assessed value of more than two hundred fifty thousand dollars (\$250,000) but less than or equal to four hundred fifty thousand dollars (\$450,000), or more than two hundred fifty thousand dollars (\$250,000) but less than or equal to four hundred fifty thousand dollars (\$450,000) per residential unit for co-ops, and

**WHEREAS**, said provisions of Local Law 24 require the Banking Commission to propose a rate at least four percentage points (4.0%) per annum greater than the prevailing interest rate charged for commercial loans extended to prime borrowers by commercial banks operating in the City (the "prime rate"), and

**WHEREAS**, the Banking Commission notes for the record that as of May 12, 2022 said prime rate stands at four percent (4.0%), as published by the Board of Governors of the Federal Reserve System, and

**WHEREAS**, it is in the City's best interest to encourage the prompt payment of real estate taxes by all taxpayers, now, therefore, be it

**RESOLVED**, the Banking Commission recommends to the City Council that the penalty interest rate to be charged for non-payment of real property taxes where the assessed value of a property

is more than two hundred fifty thousand dollars (\$250,000), but less than or equal to four hundred fifty thousand dollars (\$450,000), or more than two hundred fifty thousand dollars (\$250,000) but less than or equal to four hundred fifty thousand dollars (\$450,000) per residential unit for co-ops, be set at twelve per cent (12%) per annum for FY2023.

*Bassal Omar motioned to approve the resolution. Annie Levers seconded. Resolution No. 3 was unanimously approved by all three representatives.*

Dated May 12, 2022

**RESOLUTION NO. 4 – FY2023 LATE PROPERTY TAX PAYMENT INTEREST RATE RECOMMENDATION FOR PROPERTIES ASSESSED GREATER THAN \$450,000**

**WHEREAS**, pursuant to the New York City Administrative Code Section 11-224.1, the Banking Commission is required to recommend to the City Council, no later than the thirteenth of May, the proposed interest rate to be charged for non-payment of taxes for properties with an assessed value of more than four hundred fifty thousand dollars (\$450,000), or more than four hundred fifty thousand dollars (\$450,000) per residential unit for co-ops, and

**WHEREAS**, said provisions of the Administrative Code require the Banking Commission to propose a rate at least six percentage points (6.0%) per annum greater than the prevailing interest rate charged for commercial loans extended to prime borrowers by commercial banks operating in the City (the “prime rate”), and

**WHEREAS**, the Banking Commission notes for the record that as of May 12, 2022 said prime rate stands at four percent (4.0%), as published by the Board of Governors of the Federal Reserve System, and

**WHEREAS**, it is in the City’s best interest to encourage the prompt payment of real estate taxes by all taxpayers, now, therefore, be it

**RESOLVED**, the Banking Commission recommends to the City Council that the penalty interest rate to be charged for non-payment of real estate taxes where the assessed value of a property is more than four hundred fifty thousand dollars (\$450,000), or more than four hundred fifty thousand dollars (\$450,000) per residential unit for co-ops, be set at eighteen per cent (18%) per annum for FY2023.

*Bassal Omar motioned to approve the resolution. Annie Levers seconded. Resolution No. 4 was unanimously approved by all three representatives.*

Dated May 12, 2022

**RESOLUTION NO. 5 – 2022 APPROVAL OF WEBSTER BANK AS A NYC DEPOSITORY BANK**

**WHEREAS**, pursuant to Section 1524 of the New York City Charter, the Banking Commission is responsible for designating banks that are permitted to hold City funds; and

**WHEREAS**, pursuant to Title 22 of the Rules of the City of NY (RCNY) Section 1-03(b), the term of a designation shall be for a period of no longer than two years, unless the Banking Commission by majority vote extends such designation period; and

**WHEREAS**, Sterling National Bank, which is currently a NYC Designated Bank, was acquired by Webster Bank as of February 1, 2022; and

**WHEREAS**, the former Sterling National Bank has been active in supporting approved affordable housing projects for the NYC Department of Housing Preservation and Development (HPD), such as working with the Banana Kelly Community Improvement Association in the Bronx, the West Farms Project, and the Acacia Network in East Harlem to create and preserve affordable housing units for those New Yorkers most in need of a home, and

**WHEREAS**, the former Sterling National Bank has entered into various loan servicing agreements with HPD, recently closing on two additional transactions with subsidy loan funds from HPD being held until designation for Webster Bank can be obtained; and

**WHEREAS**, Webster Bank has submitted the required documents and met the requirements to become a NYC Depository Bank.

Therefore, be it;

**RESOLVED**, the Banking Commission hereby approves the designation of Webster Bank as a NYC Depository Bank for a period beginning on May 12, 2022, lasting no later than May 31, 2023.

*Annie Levers made a statement on behalf of Comptroller Lander. Bassal Omar motioned to approve the resolution. Annie Levers seconded. Resolution No. 5 was unanimously approved by all three representatives.*

Dated May 12, 2022

#### **RESOLUTION NO. 6 – RIDGEWOOD SAVINGS BANK BDD DEPOSIT**

**WHEREAS**, the New York State Department of Financial Services has approved a third branch of Ridgewood Savings Bank to participate in the Banking Development District (BDD) program; and

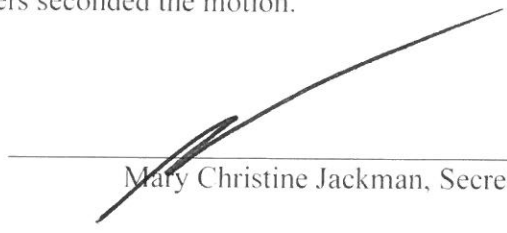
**WHEREAS**, Ridgewood Savings Bank has requested that the City of New York make a \$10 Million deposit at its Bronx BDD branch located at 3889 Sedgwick Avenue in the Bronx: therefore, be it

**RESOLVED**, the Banking Commission approves a \$10 Million City BDD deposit at the Ridgewood Savings Bank Bronx BDD branch.

*Bassal Omar motioned to approve the resolution. Annie Levers seconded. Resolution No. 6 was unanimously approved by all three representatives.*

Dated May 12, 2022

Bassal Omar moved to adjourn the meeting. Annie Levers seconded the motion.



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Mary Christine Jackman, Secretary

**5.11.2023**  
Date