

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

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.

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 form 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.

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.