

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

**January 12, 2012**

The meeting began at 2:10 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 Designee Susan Pogoda.

**INTRODUCTION**

Chairperson Designee Pogoda introduced herself and welcomed those present to the January 12, 2012 public meeting of the New York City Loft Board.

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**VOTE ON DECEMBER 8, 2011 MINUTES**

**Motion:** Ms. Bolden Rivera moved to accept the December 8, 2011 minutes. Mr. Foggin seconded the motion.

**Members concurring:** Barowitz, DeLaney, Mayer, Chairperson Designee Pogoda, Chief Spadafora, Schachter, Shelton, Foggin Bolden-Rivera (9)

Adopted by the Loft Board on January 12, 2012.

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**REPORT OF EXECUTIVE DIRECTOR**

**Ms. Alexander** reported that there are currently 327 buildings in the Loft Board's jurisdiction. Of these, 37 have a final certificate of occupancy; 39 have TCO's; 70 have 7-B compliance; four have 100% of the work done; 96 have permits; 15 have Loft Board certification but have not pulled a permit; 29 still in the narrative statement, 15 buildings that have applied for a permit; and that have not done anything as of this month. **Ms. Alexander** explained the process for the review of the draft rules and where each draft of the rules was in the process. In response to **Mr. DeLaney's** question of whether the discussion of the rules was done in emails, **Ms. Alexander** responded that the work on the rules was done either in conference calls or in person.

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**DISCUSSION AND VOTE ON RULE 2-06.2**

The Loft Board staff had prepared two drafts of rule 2-06.2. One draft contained a zero percent increase and the other contained a 3% increase (2.5% increase where tenant paid for heat). At the conclusion of the Board's discussion of the two drafts, **Chairperson Designee Pogoda** asked the members for a motion to adopt the draft that called for a zero percent increase.

As has been the Board's custom, it agreed to a preliminary vote on the draft rule with the understanding that upon certification by the Law Department and the Mayor's Office of Operations, the rule could be published for public hearing if the Law Department and the Mayor's Office of Operation make no substantive changes otherwise the Board would reconsider the Rule.

**Motion:** Mr. DeLaney moved to accept Rule § 2-06.2 and Mr. Barowitz seconded the motion.

**Members concurring:** Barowitz, Delaney, Chairperson Designee Pogoda, Chief Spadafora, Bolden-Rivera, Foggin : (6)

**Members opposed:** Mayer, Schachter, Shelton (3)

Adopted by the Loft Board on January 12, 2012.

**Chairperson Designee Pogoda** concluded the January 12, 2012 Loft Board public meeting at 3:05 p.m. and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, February 16, 2012 at 2:00 p.m.