

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

April 5, 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; Daniel Schachter, Public Member; Le Ann Shelton, Public Member and Chairperson LiMandri.

INTRODUCTION

Chairperson Robert LiMandri introduced himself and welcomed those present to the April 5, 2012 public meeting of the New York City Loft Board.

VOTE ON MARCH 15, 2012 MINUTES

The Board voted on the prior month's minutes after Ms. Alexander made changes to the original draft, which had not included the vote for an executive session.

Motion: Ms. Shelton moved to accept the March 15, 2012 minutes. Ms. Bolden-Rivera seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson LiMandri, Schachter, Spadafora, Shelton, (7)

Members Absent: Mayer, Foggin (2)

Adopted by the Loft Board on April 5, 2012.

REPORT OF EXECUTIVE DIRECTOR

Ms. Alexander reported that there are 330 buildings in the Loft Board's jurisdiction. Forty one buildings are in the A category. Of these 22 have pending removal applications and 19 have a final certificate of occupancy but have not begun the removal process. There are 208 B buildings. Thirty nine buildings have a temporary certificate of occupancy; 68 have 7-B compliance; four have 100% of the work done; 94 have permits; and three have amended their Alt 1 application and are back in the narrative statement process.

There are 42 C buildings. Eighteen buildings have completed the narrative statement process but have not obtained a permit and 24 have not completed the narrative statement process. There are 39 D buildings. Of these, 18 have filed an alteration application and 21 have not.

Ms. Alexander referred the members to the draft regulatory agenda that she had e-mailed to them previously and asked that if they have anything they wished to add, they contact her.

Ms. Alexander informed the members that a member of the Department of Buildings staff would be coming to the next board meeting to speak on the issue of handicap accessibility. She requested that anyone having specific questions send them to her so that she can forward the questions to the speaker in advance of the meeting.

Ms. Alexander reported that the process of editing rules 2-02 Harassment; 2-06.2 Interim Rent Guidelines; 2-07 Sale of Improvements; 2-09 Subletting; 2-10 Sale of Rights; and 2-12 Rent Adjustments are close to completion. She reminded the members that none of the rules would be published until the Law Department and the Mayor’s Office of Operations completed the review of rule 2-11.1 Fines.

Ms. Alexander explained that she modeled rule 2-11.1 after rule 2-04 the Housing Maintenance Standards by combining the written rule and a chart to state clearly the fines. She added that she had added language to rule 2-02 to define “occurrence.” After a discussion of the definition of “occurrence,” the Chairman instructed the Loft Board staff to redraft the definition.

Ms. Alexander reminded the members that in rule 2-07(g)(2)(iii)(2) the proposed draft rule had shifted the cost of the appraiser of the sale of improvements from the Loft Board to the Owner. In so doing, the fee for filing an application had been reduced to \$100. **Ms. Alexander** stated that in order to get the rule’s implementing language enacted, they would revisit the section at issue after all of the rules had gone into effect and would return that portion of the rule to its original language.

Ms. Alexander stated that the Law Department would not be reviewing the rules in their entirety, but would be focusing on the needed changes relating to the enabling aspects of the rules, and that any additional possible issues could be brought up at future Board meetings.

The Board agreed that the quality-of-life harassment charges penalty range would be \$2,000 to \$5,000.

DISCUSSION AND VOTE ON RULE 2-11.1

Motion: Ms. Shelton moved to accept the rule. Mr. Delaney seconded the motion.

Members Concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson LiMandri, Schachter, Spadafora, Shelton, (7)

Members Absent: Mayer, Foggin (2)

Adopted by the Loft Board on April 5, 2012.

DISCUSSION AND VOTE ON CASES

The two cases presented were voted on at the same time.

1.	JR BUILDINGS ASSOICATES	321 WEST 29 TH ST.	LE-0498	MC/MC
2.	141 SOUTH 5 TH LLC	141 SOUTH 5 TH ST.	LE-0553	MC/MC

Motion: Ms. Shelton moved to accept the recommendations. Ms. Bolden-Rivera seconded the motion.

Members concurring: Barowitz, Bolden-Rivera, DeLaney, Chairperson LiMandri, Schachter, Chief Spadafora, Shelton, (7)

Members absent: Mayer, Foggin (2)

Adopted by the Loft Board on April 5, 2012

Chairperson LiMandri concluded the April 5, 2012 Loft Board public meeting at 2:55 pm and thanked everyone for attending. The next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, April 19, 2012 at 2:00 p.m.