

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

**July 15, 2010**

The meeting began at 2:10 p.m. The attendees were Chairperson Robert LiMandri; Elliott Barowitz, Public Member; Gina Bolden-Rivera, Public Member; LeAnn Shelton, Public Member; Chief Ronald Spadafora, Fire Department's Representative; Matthew Mayer, Owners' Representative and Chuck DeLaney, Tenants' Representative.

**CHAIRPERSON'S INTRODUCTION**

**Chairperson LiMandri** introduced himself and welcomed those present to the July 15, 2010 public meeting of the New York City Loft Board. **Chairperson LiMandri** congratulated Chief Spadafora for his promotion from Deputy Assistant Chief to Assistant Chief. He also congratulated Elliott Barowitz on the birth of his grandchild.

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**VOTE ON JUNE 17, 2010 MINUTES**

There were no corrections or comments by the Board.

**Motion:** Mr. DeLaney moved to accept the June 17, 2010 minutes. Mr. Mayer seconded the motion.

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

Adopted by the Loft Board on July 15, 2010

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**EXECUTIVE SESSION**

**Motion:** Mr. Mayer moved to accept the opening of the executive session. Ms. Bolden-Rivera seconded the motion.

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**REPORT OF THE EXECUTIVE DIRECTOR**

**Ms. Alexander** reported on the Legalization Status spreadsheet distributed to the Board and provided an explanation of the changes. She also reported that 215 buildings had registered thus far for the 2011 fiscal year which started July 1<sup>st</sup>.

**Ms. Alexander** stated that as a result of the passage of the expanded Loft Law, she would be working with the Department of Buildings and the Office of Management and Budget to hire additional staff. She will also be working with the Department of Buildings Technical Unit to modernize the Loft Board's databases and filing capabilities. Finally, the staff has already begun drafting new forms and rules and determining how best to enforce Loft Board rules given the anticipated influx of new buildings.

**Ms. Alexander** concluded that staff had prioritized the rules changes and plans to begin the process of enacting and amending the rules in September.

## **REPORT OF THE DEPUTY GENERAL COUNSEL**

**Ms. Cruz** reported that there are 43 cases in the Hearings Unit including the cases on today's agenda. Of those, 18 are removal cases and 25 are non-removal cases. The breakdown of the non-removal cases is as follows: 7 are presently pending at OATH; 1 is post-hearing or settlement; 6 applications are in the review process or waiting for additional information; 1 is a rent adjustment application; 5 are in the answer period; and the remaining 5 applications are on today's agenda.

**Ms. Cruz** stated that the status of the removal cases is as follows: 10 cases require additional information about the status of certain units; 1 case has other cases pending; 2 are pending corrections to the C of O; 1 is being reviewed for a future meeting and 4 cases on today's agenda.

**Ms. Cruz** reported that there are 7 A buildings with no LE pending.

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## **PUBLIC HEARING ON PROPOSED RULES 29 RCNY §§ 1-01 and 1-02**

**Chairperson LiMandri** welcomed those present to the Loft Board's public hearing on the proposed amendments to Loft Board rule §§ 1-01 and 1-02. The proposed amendments are essential to conform to the Executive Order 129 issued by Mayor Bloomberg on May 22, 2009.

**Chairperson LiMandri** stated that in accordance with the New York City Administrative Procedures Act, the text of these proposed rules change had been submitted to the New York City Department of Law for informal approval and circulated to the counsels of other mayoral agencies that may be affected by it.

The Loft Board approved the proposed amendments at its May 20, 2010 board meeting. The text of the proposed amendments and notice of this public hearing were published in the City Record.

Mr. Bill Hall of the Lower Manhattan Loft Tenants expressed his support on the proposed rules at the public hearing<sup>1</sup>.

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**Motion:** Ms. Shelton moved to accept the proposed rules as currently presented to the Board. Mr. Mayer seconded the motion.

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

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<sup>1</sup> Electronic copy of the public hearing is available under the Freedom of Information Law Request to the public. Copy may be requested from the Public Information Officer at 212-566-5663.

## SUMMARY CALENDAR

**The following cases were voted on as a group**

Case #1.	65-67 Greene Street LLC	67 Greene Street	LS-0202	MC/MC
Case #2.	Bahia Mehmet Bin Chambi	26 Bond Street	LS-0203	MC/MC
Case #3.	Korean American Association of Greater New York	149-155 West 24 <sup>th</sup> Street	LS-0204	MC/MC
Case #4.	Lahainna Management	124 Chambers Street	LS-0205	MC/MC
Case #5.	Laurel Emery & Ken Perkins	95 Grand Street	TN-0210	MC/MC

**Motion:** Mr. Mayer moved to accept the proposed orders. Mr. DeLaney seconded the motion.

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

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## MASTER CALENDAR

**The following cases were voted on as a group**

Case #6	David R. Brody, Esq. on behalf of Edward Enck	148 Duane Street	LE-0572	MC/MC
Case #7.	MVG Properties, LLC	311 Church Street	LE-0574	MC/MC
Case #8.	85 Mercer Street Associates Inc.	85-87 Mercer Street	LE-0575	MC/MC
Case #9.	31 Washington Street Condominium	31-39 Washington Street Brooklyn	LE-0576	MC/MC

**Motion:** Mr. DeLaney moved to accept the proposed orders. Mr. Barowitz seconded the motion.

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

**Chairperson LiMandri** concluded the July 15, 2010 Loft Board public meeting and thanked everyone for attending. He announced that the next public meeting will be held at Spector Hall, 22 Reade Street, on Thursday, September 16, 2010 at 2:00 p.m.

The meeting ended at 2:45 p.m.