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HDFC Taskforce Tuesday, February 3, 2017, 6:00 p.m. Board Office

*** Minutes ***

- Present: Brodie Enoch, Emily Grajales, Marissa Mack, Peggy Morales, Nilsa Orama, Xavier Santiago, Jemar Ward
- Excused: Alvin Johnson, Wendy Hewlett
- Absent:
- Guests: Nilsa Orama (CB11), Christine Johnson (Local HDFC President)

1. Call to Order – Adoption of Agenda

Mr. Santiago called the meeting to order at 6:17pm. A motion to begin the meeting and adopt the agenda Ms. Marissa Mack and seconded by Ms. Peggy Morales and passed unanimously.

2. Informational Updates

Mr. Santiago relayed the updates from the previous week's conference call to all committee members. HPD is aware of the many concerns and will hold one more informational presentation in Brooklyn during February. Then the process of review and public hearings with city council will commence. Council hearings are TBD. Ms. Diana Ayala of the Speaker's Office conveyed that a hearing would be scheduled. Assemblyman Rodriguez will assist in any possible through his contacts in the city.

3. Presentations & Discussions

- a. Ms. Mack presented a letter provided written by Mr. Edward Joseph Filemyr IV, ESQ addressing the concerns of 601 West 136 Street HDFC. Please see attached letter. The letter conveys in the simplest terms what the new agreement entails. Many of the observations in the letter are what viable, healthy HDFCs take issue with and desire another alternative. Both Ms. Mack and Ms. Morales discussed the primary concerns of self-governance. Ms. Orama expressed that a successful managing agent should be retained if there are no issues.
- b. In order to for the committee to gain insight, Mr. Santiago asked for two committee members and one guest to share their status and thoughts. Mr. Ward, who resides in a HDFC that possesses twelve buildings, is currently working toward a successful strategy to maintain affordability and ease any financial stressing. However, both HPD and Dept. of Finance cannot give an accurate calculation of tax liabilities. Nonetheless, their approach will lead to a positive outcome but require careful financial planning. Ms. Mack

resides in a smaller HDFC but has been without financial issues for many years. Ms. Christine Johnson who resides in a HDFC and served as their president explained that the educational curve was significant. Although they are net positive, she found that the options in the new regulatory agreement were limited. During the conversation, it was revealed that some HDFCs are managed by NYCHA; in many instances HPD was unaware of this fact. A few members recommended that there should be multiple options reflecting the states of our HDFCs: Opt-Out / Opt A / Opt B / Opt-In.

- c. This concept prompted discussions on the best strategy. The taskforce determined that data through a survey would be needed to further determine a position. The survey would cover primary areas of origination, size and financial concerns. Given the current environment, the Taskforce will research information on the contacts for all the HDFCs within our community. A request to HPD will be sent to determine those that are at risk of third-party receivership. Mr. Angel Mescaïn reminded the committee of 220 East 127th Street that was in the TIL program and stuck in purgatory status. He reminded everyone that the survey should be as neutral as possible. Several board members recommended that once data was collected, we would need testimony to reinforce our positions. Others recommended collecting information from other Community Boards and Coalitions. Ms. Mack relayed she had contacted the HDFC Coalition but no return outreach had been received. Mr. Santiago reminded everyone that we should exercise our due diligence. Assignments: Ms. Mack and Mr. Ward will obtain contact information for the HDFCs within our community. Ms. Grajales will begin the draft letter and potential resolution. Mr. Santiago will create the online folder, initial draft of the survey and contact HPD for a list of at-risk HDFCs. Other members will review and participate with the drafts. The objective is to expedite a position in the event city council waives hearings. Ideally a position will be delivered for the March Full Board meeting or at the very latest in April.
4. Old Business
 5. New Business
 6. Announcements
 - a. CB11 will hold a public hearing on the proposed ECF East 96th Street project during its Full Board meeting on February 21, 2017. The community board review period for the certified land use applications began on January 26, 2017 and must be completed by March 27, 2017.
 - b. CB11 will hold a public hearing on the FY 2018 Preliminary Budget during its Full Board meeting on February 21, 2017
 - c. The next HDFC Taskforce will be February 27th at 6:30PM at the Board Office.
 7. Adjournment

Motion to adjourn by Ms. Emily Grajales, seconded by Mr. Jemar Ward and passed unanimously. Meeting adjourned at 8:05pm.