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**NEW YORK STATE
HOMES AND COMMUNITY RENEWAL
BOARD MEETING**
Rockland County RGB Public Hearing
Held Via Teleconference
Thursday, June 3, 2021
7:09 p.m.



1 [START RECORDING]

2 MR. PETER STECKER: Okay. We're -- we're all set to
3 go.

4 MS. PATRICIA CALDWELL: Okay. Good evening.

5 MS. APRIL GRAY-HUERTAS: Okay, Pat. You're good to
6 go.

7 MS. CALDWELL: Okay. Terrific.

8 Good evening. And I'll take this opportunity to
9 welcome you to our Zoom meeting. Today is Thursday, June
10 3rd. It's a public meeting with the Rent Guidelines
11 Board. And as such, we have several people who wished to
12 give us reasons or give us statements regarding increases
13 or lack thereof.

14 Before we start, Karen, could you please take
15 attendance?

16 MS. KAREN RODRIGUEZ: Certainly.

17 Patricia Caldwell.

18 MS. CALDWELL: Here.

19 MS. RODRIGUEZ: Kim Foskew.

20 MS. KIM FOSKEW: Here.

21 MS. RODRIGUEZ: Milagros Guzman.

22 MS. MILAGROS GUZMAN: Here.

23 MS. RODRIGUEZ: Jain Jacob. Alejandra Silva-Exias.

24 MS. ALEJANDRA SILVIA-EXIAS: Here.

25 MS. RODRIGUEZ: Jarrhett Oates. And Rabbi Hersh



1 Horowitz. That's the attendance.

2 MS. CALDWELL: Thank you. Okay.

3 At this time, if you don't mind, I would like to
4 turn this segment over to you, April, so that you can
5 introduce the guest speakers and give us some
6 information -- and give them information regarding the
7 time length in which they have to speak.

8 MS. GRAY-HUERTAS: I will give the information
9 concerning the time length everybody gets to speak. And
10 Peter will actually, since he's controlling it, be able
11 to introduce in the order that he has them and give them
12 the opportunity to speak.

13 So good evening. Welcome to this June 3rd hearing
14 for the Rent Guidelines Board. The meeting is set up in
15 such a way that individual speakers will be allowed three
16 minutes for a presentation to the board. Anyone that
17 represents an organization or a group will be allowed
18 five minutes to speak. We would appreciate it if you
19 keep your testimony to that time period. And we welcome
20 you this evening.

21 Peter, you want to put them up in whatever order
22 they've come in?

23 MR. STECKER: Sure. The first person to sign up is
24 Dan Freeman. So I'm going to go ahead and promote him to
25 panelist now so that he can make his remarks.



1 MS. GRAY-HUERTAS: Good evening, Mr. Freeman.

2 MS. CALDWELL: Is he muted?

3 MS. STECKER: Yep. I'm asking him to unmute right
4 now.

5 MR. DAN FREEMAN: Okay. Good evening. Can you hear
6 me?

7 MS. GRAY-HUERTAS: Yes.

8 MR. FREEMAN: Okay. Thanks for inviting me tonight
9 to participate. I am one of the partners in the Gardens
10 at Palisades in Pomona, New York which is in Rockland
11 County. That's a condominium community of which we have
12 forty-nine rent stabilized condominiums that fall under
13 your purview. And I'm here tonight to request an
14 increase in the rent.

15 On these particular units, included in the rent is
16 the heat, hot and cold water. And these expenses have
17 gone up substantially. You know, between the Suez Water
18 Company in Orange and Rockland, you know, we face some
19 big increases. In addition, obviously, the real estate
20 property taxes and the insurance are going up and going
21 up. And I know it's been customary in the past not to
22 have increases in Rockland County. And I just -- you
23 know, it's just not sustainable. It's just not, I mean,
24 as far as maintaining these properties and providing the
25 tenants with the services that they deserve and they



1 require. It's just not sustainable with continued zero
2 percent increases, particularly when you throw in the
3 fact that it does include almost all of the utilities.

4 You know, I can give you the increases in taxes over
5 the last few years if you'd like a spreadsheet. I don't
6 know if you guys require any documentation. I can
7 provide you with that. But in this particular community,
8 right now we're looking at a fifty-dollar per month per
9 unit increase in the HOA charges just to balance the
10 budget. And again, I -- you know, at this point, my
11 hands are tied. I can't pass a dollar of that off to my
12 tenants. And it's going to affect our repair and
13 maintenance budget. It has to. I don't know how else we
14 can -- we can make this work. And that was the reason I
15 really felt like it was important that I get this out
16 there tonight. This is not a community where everyone
17 pays separately. This is a community where we pay for
18 the utilities. And again, even the property taxes, we're
19 talking about years and years of property taxes and
20 insurance. Insurances are going up.

21 And thank you all for your time and your -- and your
22 patience with me. Thank you.

23 MS. CALDWELL: Mr. Freeman, how many units are
24 there?

25 MR. FREEMAN: Forty-nine stabilized units.



1 MS. SILVIA-EXIAS: Pat, if I could ask a question.

2 MS. CALDWELL: You certainly may.

3 MS. SILVIA-EXIAS: Where is this again? I'm sorry.
4 I didn't catch the name of the property.

5 MR. FREEMAN: It's the Gardens of Palisades. It's
6 in Pomona, New York, which is in Rockland County.

7 MS. SILVIA-EXIAS: And this falls under rent
8 stabilization?

9 MR. FREEMAN: It was a -- through a conversion,
10 yeah. This was a conversion from rental to condominium.

11 MS. SILVIA-EXIAS: Because I thought we only had
12 rent stabilization in Haverstraw and Spring Valley.

13 MR. FREEMAN: Well, it's the Township of Haverstraw.

14 MS. SILVIA-EXIAS: Okay, got it. All right.

15 MR. FREEMAN: Okay, yeah. It's weird because it's
16 right on the border of Haverstraw and Ramapo. So it's
17 the Town of Haverstraw geographically, but the children
18 will attend East Ramapo School District.

19 MS. SILVIA-EXIAS: Oh, wow. Okay. I never even
20 knew about that property.

21 MS. FOSKEW: Right off exit 13, right?

22 MR. FREEMAN: Correct, correct.

23 MS. SILVIA-EXIAS: Okay. I know where that is now.

24 MR. FREEMAN: Very nice community actually.

25 MS. SILVIA-EXIAS: Thank you.



1 MR. FREEMAN: Thank you.

2 MS. CALDWELL: Anyone else have any questions for
3 Mr. Freeman?

4 MS. FOSKEW: What -- can I ask -- I don't know if
5 this is -- what is the average rent you get for these
6 rent-stabilized apartments?

7 MR. FREEMAN: You know, I don't have an average, but
8 they -- they go from the high 800s and probably as high
9 as 1,500 for a two bedroom, two bath. But, you know, the
10 common charges now are 523.72 and another 400 dollars a
11 month for taxes. And those are both going up. So some
12 of them are, you know, substantially below market value.

13 MS. FOSKEW: And how many units total? I know
14 forty-nine are rent-stabilized. But how many total?

15 MR. FREEMAN: I believe it's 338 in total.

16 MS. FOSKEW: Thank you.

17 MR. FREEMAN: You're welcome.

18 MS. SILVIA-EXIAS: Pat, I have another question if I
19 may.

20 MS. CALDWELL: sure.

21 MS. SILVIA-EXIAS: What would you say is the
22 percentage of your units in arrears?

23 MR. FREEMAN: Well, two. Two out of -- about four
24 percent, two out of forty-nine, not badly in arrears but
25 in arrears.



1 MS. SILVIA-EXIAS: Would you say -- how much in
2 arrears? Are we talking months? Are we talking ten
3 months, a year?

4 MR. FREEMAN: No, no, no, maybe three months. I've
5 had, you know, over the last -- there's been -- there's
6 really two tenants that are -- I would say that are
7 struggling to keep current. And they've fluctuated
8 between two and four months arrears.

9 MS. SILVIA-EXIAS: Okay.

10 MR. FREEMAN: And just to be clear regarding the
11 last question, there are 338 units most of which are
12 individually owned. These were all sold. So, you know,
13 these are owned by individual condominium owners.

14 MS. FOSKEW: And in response to Alejandra's
15 question, anybody at threat of being evicted?

16 MR. FREEMAN: No, no.

17 MS. CALDWELL: Any other questions? Thank you, Mr.
18 Freeman.

19 MR. FREEMAN: Thank you all. I appreciate the
20 opportunity.

21 MR. STECKER: Okay. The next person on the list is
22 Andrew Loyal. So I'm promoting him to speak right now.

23 MR. ANDREW LOYAL: Hello. Can I be heard?

24 MS. CALDWELL: Yes.

25 MR. STECKER: Yes, we can hear you.



1 MR. LOYAL: Hi. Good evening, everyone. A pleasure
2 to be here and speak to all of you. My name is Andrew
3 Loyal. I live in Meadowland Apartments in Spring Valley,
4 New York. And we all received notice that the rent was
5 being raised there. And all of the other tenants here
6 and I would like to say that rent here is a bit of a
7 touchy subject.

8 The rent we don't believe should be raised here any
9 higher. Spring Valley itself is -- some would call it a
10 distressed area. There's not many jobs here. And the
11 ones that are are low pay. It's to the point that many
12 people here have complained on and off again about
13 landlords, about maintenance here. There's not much
14 being done here anyway. Sometimes you can go for, let's
15 say, a week or two without hot water sometimes. This
16 happened recently to a lot of people here. Then
17 maintenance can say you'll be without hot water maybe for
18 one day, and it just continues on. Things here will
19 break. There will be tons of roaches, mice, other
20 insects.

21 This is not a place that people necessarily like but
22 they have to endure living with. I don't believe that
23 anyone wants to see their rent go up when living here is
24 already a pain for many, many people.

25 And on that point as well, of course, we're not back



1 to normal yet. Coronavirus is still going on. There's
2 still a pandemic. A lot of people are still unemployed.
3 I believe the Department of Labor put the number at 6.1
4 percent which would be around ten million people still.

5 In an area that's, like I said, some would call
6 distressed where people don't have many jobs available
7 and they're low paying, raising rent on them, I don't
8 think it's fair. I don't think anyone thinks it's fair.
9 In fact, I'd go as far as to say it would be unreal and
10 idealistic to make them pay a higher amount, especially
11 when conditions here aren't the best.

12 There are many -- many, what I believe, would be
13 violations here like broken staircases. There are
14 barely -- I've seen canopies start to fall off of the
15 railing here right in front of the front doors. There's
16 so much that goes on here that some tenants at this point
17 don't go to the maintenance office because it doesn't
18 feel like the maintenance office takes them seriously.
19 Many tenants just call the police just to voice any
20 complaints or to tell them, hey, these things need to be
21 fixed, these things need to be fixed. Many people don't
22 know what to do while being here. There's lights in the
23 hallways that don't even work half the time. I don't
24 believe this is a place where rent should go up when
25 nothing about this place makes the tenants feel like this



1 a good place to live.

2 I can say from what I've heard from other tenants.

3 I wish other tenants were here able to speak at the
4 moment, but people are busy. So I'm taking it upon
5 myself to pass on to all of you how we feel about
6 Meadowlands.

7 MS. CALDWELL: Mr. --

8 MR. LOYAL: I'm now -- yes.

9 MS. CALDWELL: Do you know the rental range?

10 MR. LOYAL: I would -- if I remember correctly, from
11 what I've heard from other tenants, anywhere from 1,200
12 to 1,500.

13 MS. CALDWELL: 1,200 for a one-bedroom?

14 MR. LOYAL: Two.

15 MS. CALDWELL: 12- to 15-. Okay. Do you have any
16 idea about a one-bedroom?

17 MR. LOYAL: One bedroom I wouldn't be certain of.

18 MS. SILVIA-EXIAS: Pat, may I ask a question?

19 MS. CALDWELL: Sure.

20 MS. SILVIA-EXIAS: Mr. Loyal, did I understand you
21 say that the rent has been going up from -- in your
22 year-to-year leases?

23 MR. LOYAL: What we saw, there was handouts sent to
24 all of us that the rent would be going up currently. I
25 don't believe rent has gone up too much from the last



1 year or so. But from what we were told, it is going to
2 be going up now.

3 MS. SILVIA-EXIAS: Who told you that? Because we're
4 the board that actually sets those increases or if we
5 freeze it. We're the body that does that. So who told
6 you that? Was it the landlord that told you that?

7 MR. LOYAL: It wasn't the landlord. There were a
8 group of people that were going around explaining the
9 situation. They went to --

10 MS. SILVIA-EXIAS: Okay.

11 MR. LOYAL: -- multiple tenants around here. They
12 hand out fliers explaining that there would be a meeting
13 about the possibility of the rent going up.

14 MS. SILVIA-EXIAS: Okay.

15 MR. LOYAL: So --

16 MS. SILVIA-EXIAS: Okay, got you. All right. I
17 thought you were seeing these rent increases in your --
18 like, as you were paying your rent, that you were being
19 told you had to pay more.

20 MR. LOYAL: No. So far --

21 MS. SILVIA-EXIAS: Okay.

22 MR. LOYAL: -- that has not been --

23 MS. SILVIA-EXIAS: Okay.

24 MR. LOYAL: -- the case.

25 MS. SILVIA-EXIAS: Because that --



1 MR. LOYAL: But a lot of --

2 MS. SILVIA-EXIAS: That's actually illegal.

3 MR. LOYAL: Yes.

4 MS. SILVIA-EXIAS: They can't do that.

5 MR. LOYAL: A lot of -- a lot of people here are
6 worried about the fact that it is going to go up during a
7 time where, frankly, we should believe it shouldn't.

8 MS. SILVIA-EXIAS: Okay.

9 MS. CALDWELL: One other question, Mr. Loyal. Has
10 your -- well, has your management company made you aware
11 that as of June 1st, people who are behind in their rent
12 for any reason, if they were laid off or even if their
13 hours were cut on their positions, they are now eligible
14 to qualify for rent arrears to be paid by the government
15 and all they have to do is file the form online and
16 get -- the landlord, of course, has to sign off on it
17 saying -- giving the actual amount that's indebted to
18 them? Have they made --

19 MR. LOYAL: There's been no -- there's been no
20 notices from management.

21 MS. CALDWELL: Anybody there.

22 MR. LOYAL: No notices from the management company.

23 MS. CALDWELL: Oh, that's unfortunate because they
24 should have been notified. And --

25 MR. LOYAL: The only -- to tell you -- to tell you



1 the truth, there's barely any communication between
2 management and the tenants besides the occasional flier
3 that will go in the front of doors saying water will be
4 off, don't do certain activities, so on and so forth.

5 MS. SILVIA-EXIAS: Mr. Loyal?

6 MR. LOYAL: Yes.

7 MS. SILVIA-EXIAS: And actually Pat -- not Pat --
8 April, you would know this. This was one of the
9 properties that I had mentioned to you had a lot of
10 issues with repairs. This is one of the properties that
11 I had previously gone door to door, knocking on people's
12 doors, advising them of these public hearings. And --

13 MS. GRAY-HUERTAS: A couple of years ago, right?

14 MS. SILVIA-EXIAS: Yeah. And --

15 MS. GRAY-HUERTAS: Yeah.

16 MS. SILVIA-EXIAS: -- there was, like, ten
17 properties that I had identified that needed someone to
18 go in and inspect because they were in such bad shape
19 that something needed to be done. I believe they were
20 cited for violations.

21 MS. GRAY-HUERTAS: I believe you are correct. I
22 would have to go back to our enforcement unit to actually
23 find out what the final real -- final decisions were on
24 that. A lot of the owners made repairs and settled.

25 MS. SILVIA-EXIAS: Uh-huh.



1 MS. GRAY-HUERTAS: And I'd actually have to go and
2 look up whether or not any complaints had been filed.

3 But, Mr. Loyal, you can go on DHCR's website and
4 actually file service complaints concerning this building
5 if there's problems building wide or individual
6 apartments.

7 MR. LOYAL: Okay. Thank you very much.

8 MS. FOSKEW: And Mr. Loyal, I'm sorry. You had
9 mentioned that many tenants call the police rather
10 than -- so what has happened when the police have come?

11 MS. SILVIA-EXIAS: Right.

12 MR. LOYAL: From what I've seen, not really much
13 happens. But they don't know what else to do besides
14 calling the police. Instead of going to management
15 because, if you go to management, nothing will
16 necessarily happen.

17 MS. SILVIA-EXIAS: Uh-huh.

18 MS. CALDWELL: Well, what about the building
19 department or what about the health department? Those
20 are violations that they certainly would have to cite
21 them for. And they're --

22 MR. LOYAL: I'm not -- I'm not sure if the other
23 tenants have done such a thing, but I would like to, if
24 possible, gather tenants to go to the building department
25 and the health department to explain these situations.



1 MS. CALDWELL: Well, the Rockland County Health
2 Department does respond and so does the Village of Spring
3 Valley. Now, and if you're not getting a response,
4 there's something drastically wrong here. And I know the
5 Rockland County Health Department is active right now.
6 They had been in so much -- because of the pandemic, they
7 hadn't been as -- as they've normally been. But now
8 they're back and they're up and running. And they're
9 physically making visits.

10 MS. SILVIA-EXIAS: Right. Environmental unit that
11 you have to call. They're the ones that are in charge of
12 doing the inspections and sending an inspector there to
13 see what the violations are and then cite the landlord
14 for failing to fix or make repairs.

15 MR. LOYAL: Right.

16 MS. SILVIA-EXIAS: You have a legal right to live in
17 an apartment that's in good condition. So the fact that
18 they are not making the repairs, that's a violation of
19 the law. So yeah, I would definitely -- Pat, that's good
20 advice, call the health department because they have a
21 special unit that's in charge of that.

22 MR. LOYAL: Wonderful. That's good to know. I'm
23 going to try to speak to other tenants as well to do the
24 same. That way we can have multiple people going to them
25 and saying that, hey, these are the things that need to



1 be fixed here, these are the issues. So thank you very
2 much for the advice.

3 MS. FOSKEW: Absolutely. Power in numbers.

4 MS. CALDWELL: Absolutely. Okay. Thank you, Mr.
5 Loyal.

6 MR. LOYAL: Thank you for allowing me to speak.

7 MS. CALDWELL: Peter?

8 MR. STECKER: Okay. So there were two other
9 individuals that contacted our Rockland County RGB email
10 address saying that they wanted to address the board.
11 One of them said that they didn't actually want to
12 address the board. They wanted comments read into the
13 record. The other one hasn't shown up tonight. They did
14 send some comments. I don't know if, you know, you would
15 want those read into the record or if you want to give
16 that individual an opportunity to show up at the second
17 public hearing, kind of --

18 MS. CALDWELL: Well, the one that -- the first one
19 that you have, I'd like that read into public record.
20 And maybe while that's being done, this third person may
21 come.

22 MR. STECKER: Okay. April, do you want me to read
23 it into the record or do you want to do that or --

24 MS. GRAY-HUERTAS: Can you read it, please?

25 MR. STECKER: Sure. Okay. So this is a letter from



1 Aryeh Munk. It's addressed to the board members.

2 MS. GRAY-HUERTAS: Peter, is he the person that was
3 a candidate or no?

4 MR. STECKER: No. The candidate --

5 MS. GRAY-HUERTAS: Okay.

6 MR. STECKER: -- was Mr. Loyal actually.

7 MS. GRAY-HUERTAS: Okay. This is -- Aryeh Munk is
8 from Renaissance Management Group. So Mr. Munk says,
9 "I'd like to take this opportunity to thank you for your
10 public service on behalf of property owners and residents
11 in Rockland County. Your work is appreciated.

12 "As we turn a page from this very challenging year,
13 we begin to heal and hopefully emerge stronger than
14 before. I wish everyone well in a speedy recovery as we
15 go back to normal.

16 "As you know, rent increases have been paused since
17 2016 and vacancy increases since 2019. Since then, our
18 economy has experienced a typical two to three percent
19 annual inflation and more recently inflation exceeding
20 that amount which is yet to be determined.

21 "At the property, we are experiencing significantly
22 higher material costs for ordinary maintenance repairs.
23 In addition to inflated material costs, this past year we
24 incurred many large capital repairs, for example, roof
25 repairs, boiler repairs, and mainline plumbing repairs.



1 Large capital repairs continue to arise as buildings
2 governed by ETPA regulations can be fifty-plus years old.

3 "The inability to increase rent pari passu to
4 inflation is hurtful to property owners. The local
5 property taxes in Ramapo were just increased with no
6 consideration to the property owners' burden of
7 subsidized rents.

8 "Our company supports rent stabilization and
9 recognizes how important it is for many renters. We'd
10 like to strengthen its policy and suggest a change which
11 was used in the past. In 2015 the guidelines allowed for
12 an increase of 1.25 percent plus a twenty-five-dollar
13 increase for rents 950 dollars or less. We would like to
14 suggest implementing a change for this coming year to
15 allow an increase of 2.5 percent plus a fifty-dollar
16 increase for rents 1,250 or less. We arrived at this
17 number with consideration to our increased operating
18 costs while being sensitive to our residents.

19 "We implore the board to consider making these
20 sensible changes so that we continue to provide a
21 beautiful and safe community to our beloved residents.
22 Thank you for your time. Aryeh Munk, Renaissance
23 Management Group."

24 MS. CALDWELL: Peter, did they say where this --
25 these projects are located?



1 MR. STECKER: I know they mentioned Ramapo in here,
2 but I can't tell from here how many buildings, where the
3 buildings are.

4 MS. CALDWELL: Ramapo is a township, so it could be
5 anywhere in any municipality in Ramapo.

6 MS. GRAY-HUERTAS: Well, it would have to be
7 Haverstraw, right?

8 MS. CALDWELL: No. It could be -- it could be
9 Monsey.

10 MS. GRAY-HUERTAS: But Monsey is not covered by us.

11 MS. CALDWELL: Well, it --

12 MS. SILVIA-EXIAS: It would have to be Spring
13 Valley.

14 MS. GRAY-HUERTAS: Spring Valley? Okay.

15 MS. SILVIA-EXIAS: It would have to be Spring
16 Valley.

17 MS. GRAY-HUERTAS: Okay.

18 MS. SILVIA-EXIAS: Probably Spring Valley.

19 MS. GRAY-HUERTAS: You guys have so many different
20 lines. I have a hard time keeping track. I apologize.

21 MS. CALDWELL: It's okay.

22 MS. SILVIA-EXIAS: Peter, would it be possible to
23 provide that statement to all of the board members?

24 MR. STECKER: Yes, absolutely. I'll email it to the
25 board after the hearing today.



1 MS. SILVIA-EXIAS: Okay, thank you.

2 MS. CALDWELL: Thank you. The other gentleman has
3 not appeared yet?

4 MR. STECKER: That's right. Let me just double
5 check that. Yeah, the other individual has not joined on
6 yet. As I mentioned, they did send an extensive email
7 with comments that they wanted to address to the board.
8 And at the end of it, they were somewhat vague as to
9 whether they actually wanted to address the board. I did
10 send them the information to join the call today, but
11 they haven't joined on as of yet. So if you wish, I
12 can -- I can read -- it's Eric Levy from Levy Properties.
13 I can read those comments if you want me to.

14 MS. CALDWELL: Okay. Because I was thinking maybe
15 just send it to us and we can put him on for the 17th and
16 give him an opportunity to appear, a second opportunity
17 to appear.

18 MS. GRAY-HUERTAS: We can send a responses email and
19 ask him if he'd like to appear. Otherwise, we can read
20 into the record at the next public hearing.

21 MS. CALDWELL: Okay. That's great.

22 MS. GRAY-HUERTAS: Or even next week at the -- at
23 the public meeting.

24 MS. CALDWELL: Oh, all right.

25 MR. STECKER: And I'll follow up with an email to



1 him and see if one of those options works for him or if
2 he just wants the comments read into the record.

3 MS. CALDWELL: Okay.

4 MS. FOSKEW: Can we also request from Renaissance
5 Management Group where they represent -- or which
6 buildings they represent or --

7 MS. CALDWELL: That would be good to know.

8 MR. STECKER: I guess maybe it's appropriate for me
9 to -- I understand that they may be watching on the
10 livestream. It might be most appropriate to see if they
11 want to appear at the next public hearing, April, to
12 answer --

13 MS. GRAY-HUERTAS: Or address -- or address the
14 board tonight if they'd like to.

15 MS. FOSKEW: I Googled it, but all it said was,
16 like, Fieldstone. But I don't know if that makes any
17 sense to us, if there's any --

18 MS. CALDWELL: Today would -- we'd have to put them
19 on for the 17th because the 10th --

20 MS. GRAY-HUERTAS: Is just a meeting.

21 MS. CALDWELL: -- is just a meeting. We're not
22 taking any testimony. So if you could email them and let
23 them know that they have until the 17th -- or before the
24 17th. We'll have a cutoff date we have to adhere to.
25 The --



1 MS. GRAY-HUERTAS: I believe -- I believe on the
2 notice it was the 16th is the last date but --

3 MS. CALDWELL: Yeah, the 16th. So they'll have
4 until then to respond -- I mean, to tell us whether or
5 not they want to come or whether they just want their
6 information read into our minutes. Thank you, Peter.

7 MR. STECKER: You're welcome. Those are the four
8 individuals that contacted us about addressing the board
9 for this evening. And I don't see any other attendees
10 who've joined on looking to address the board tonight.

11 MS. CALDWELL: Okay. Having heard all the speakers
12 and having heard the comments coming from one gentleman,
13 what is the board's position? Do we want to continue or
14 do you want to -- none of our other three members have
15 shown up, right? Jarrhett has not, the rabbi has not
16 come, and Jain has not come. Has any of them shown up?

17 MR. STECKER: No.

18 MS. CALDWELL: Peter?

19 MR. STECKER: No.

20 MS. CALDWELL: They didn't come?

21 MR. STECKER: No.

22 MS. CALDWELL: I didn't see anyone coming in.

23 MS. GUZMAN: Can we continue?

24 MS. CALDWELL: Yeah. That's pretty much what --

25 that pretty much covers our agenda, unless you have some



1 additional comments or information you'd like to share.

2 Hello? Does anyone on the board? April, do you have any
3 comments to make?

4 MS. GRAY-HUERTAS: I do not. I just wanted to
5 advise the board, I had mentioned this to Pat earlier,
6 because we're doing it by Zoom, all of our meetings are
7 being transcribed. So we're not providing individual
8 minutes that get approved by the board. But I will have
9 the minutes sent out if anybody has any interest in them.
10 And I'm eighty percent positive that we post it on DHCR's
11 website. But that's just an FYI to the board.

12 Other than that, we will have somebody from research
13 and analysis next Thursday provide the presentation. And
14 I believe everybody was sent a copy of the survey
15 information this afternoon. If anybody didn't get it,
16 please let me know. It was sent by Jeff Horowitz.

17 MS. GUZMAN: Yes, I received it.

18 MS. SILVIA-EXIAS: Yes, I received it as well.

19 MS. GRAY-HUERTAS: Okay.

20 MS. CALDWELL: Yes.

21 MS. FOSKEW: I did too.

22 MS. GRAY-HUERTAS: Okay, perfect.

23 UNIDENTIFIED SPEAKER: Patricia, you received the
24 information?

25 MS. CALDWELL: Yes, I did. I'm sorry. I left that



1 out.

2 UNIDENTIFIED SPEAKER: Thank you.

3 MS. CALDWELL: I actually received it. I was able
4 to print everything.

5 UNIDENTIFIED SPEAKER: Okay.

6 MS. CALDWELL: I'm proud of me. Okay. Having no
7 other business to come before us tonight, I'll entertain
8 a motion to adjourn.

9 MS. SILVIA-EXIAS: Motion to adjourn.

10 MS. CALDWELL: Is there a second?

11 MS. GUZMAN: Second.

12 MS. CALDWELL: All in favor?

13 IN UNISON: Aye.

14 MS. CALDWELL: Aye. Motion is adjourned -- I mean,
15 meeting is adjourned. And everybody continue to be
16 healthy and be safe.

17 MS. SILVIA-EXIAS: Likewise. Bye.

18 MS. GRAY-HUERTAS: You'll be back here next
19 Thursday.

20 MS. FOSKEW: Yep, next Thursday.

21 MS. CALDWELL: Yes.

22 MS. GRAY-HUERTAS: Have a good week.

23 MS. GUZMAN: You too.

24 MS. FOSKEW: Thanks, everybody.

25 [END RECORDING]



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The prior proceedings were transcribed from audio files and have been transcribed to the best of my ability. I further certify that I am not connected by blood, marriage or employment with any of the parties herein nor interested directly or indirectly in the matter transcribed.

Signature



Date June 9, 2021



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