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**NEW YORK STATE HOMES AND
COMMUNITY RENEWAL BOARD MEETING
Nassau County RGB Public Hearing
Certification Meeting
Held Via Zoom
Thursday, September 23, 2021
7:32 p.m.**



1 [START RECORDING]

2 MR. MICHAEL MILLER: Ladies and gentlemen, welcome
3 to the certification hearing of the Nassau County Rent
4 Guidelines Board. Tonight we will be certifying our last
5 meeting. I'm going to go ahead and introduce members of
6 the Board in alphabetical order. Go ahead, please.
7 Jeanetta?

8 MS. JEANNETTA ALEXANDER: Good evening. Jeanetta
9 Alexander, public member.

10 MR. ANDREW COHEN: Andrew Cohen, owners member.

11 MS. ALEXANDER: You hear me?

12 MR. MILLER: Yes.

13 Andy, you can go.

14 MR. COHEN: I did. Andy Cohen, owners member.

15 MR. MILLER: Okay.

16 Ms. Cathryn? Adam, go ahead.

17 MR. ADAM MAHONEY: Adam Mahoney, public member.

18 MR. MILLER: Martin?

19 MR. MARTIN MELKONIAN: Martin Melkonian, public
20 member.

21 MR. ROBERT RYCHLOWSKI: Rob Rychlowski, tenant
22 member.

23 MR. BARRY STEIN: Barry Stein, landlord member.

24 MR. MILLER: My name is Mike Miller and I'm a public
25 member. We're going to read a statement into the



1 minutes. Go ahead, Counsel.

2 MR. JAMES FERRARA: Yes. Present for DHCR is James
3 Ferrara, associate attorney, and Michael Guttentag,
4 senior attorney. Pursuant to Senate Bill S50001, part E,
5 this Board shall be authorized to meet and take such
6 action authorized by law without permitting in-public
7 in-person access to meetings and authorize such meetings
8 to be held remotely by conference call or similar
9 service, provided that the public has the ability to view
10 or listen to such proceeding, and that such meetings are
11 recorded and later transcribed. The transcription of
12 this will be uploaded to the DHCR website for the Office
13 of Rent Administration. That's all.

14 MR. MILLER: Thank you very much. Did everyone get
15 a chance to review the last -- the minutes for the last
16 meeting? I know we have some adjustments. Go ahead,
17 please. Andy?

18 MR. COHEN: What are the adjustments?

19 MR. MILLER: I thought there was. No?

20 MR. COHEN: In the minutes? I don't recall that.

21 MR. MILLER: Yes. No? Okay. Well, that's fine,
22 then. All right. May we have a motion to accept the
23 minutes?

24 MR. MAHONEY: Motion to accept the minutes.

25 MR. MILLER: Okay. Seconded by?



1 MR. COHEN: Second.

2 MR. MILLER: Okay. Thank you very much. All in
3 favor, say aye?

4 MR. COHEN: Aye.

5 MS. ALEXANDER: Aye.

6 MR. GRAY: Aye.

7 MS. HARRIS-MARCHESI: Aye.

8 MR. MAHONEY: Aye.

9 MR. RYCHLOWSKI: Aye.

10 MR. MILLER: Okay. I appreciate it. Any dissents?
11 No one? All right. So this call tonight is to certify
12 the guidelines accommodated by last meeting on the
13 Emergency Tenant Protection Act for one- and two-year
14 leases on October 1, '21 and September 30, 2022. Just by
15 roll call, please just say if you are in favor based on
16 our last -- what we voted on, starting in the same
17 alphabetical order.

18 MS. ALEXANDER: Jeanetta Alexander, for.

19 MR. COHEN: Andy Cohen, for.

20 MR. MAHONEY: Adam Mahoney, for.

21 MR. MELKONIAN: Marty Melkonian, for.

22 MR. RYCHLOWSKI: Rob Rychlowski, for.

23 MR. STEIN: Barry Stein, for.

24 MR. MILLER: Mike Miller, for.

25 Again, I want to thank everyone for your service and



1 certainly DHCR for their input and guidance. The IT
2 guys, Michael, you've done an outstanding job as always.
3 I wish everyone a very, very happy, safe season. It's
4 been turbulent. Hopefully the next time we get together,
5 we certainly can be in person again. Until then, I wish
6 everybody the best. May I have a motion for adjournment?

7 MR. FERRARA: Yes. Before we do that, Michael, just
8 to --

9 MR. MILLER: Go ahead.

10 MR. FERRARA: -- just to remind you to sign the
11 certification page that I sent you. I will join that
12 with guideline number 56 as an original document and file
13 it in DHCR records.

14 MR. MILLER: Absolutely. It's ready. The ink is
15 wet.

16 MR. COHEN: Just one question.

17 MR. STEIN: Just made it, Garrett. Just a little
18 while.

19 MR. COHEN: Just made it, phew. Will we get a final
20 copy not marked draft?

21 MR. FERRARA: Yes, that should have been emailed to
22 you by Jeff on --

23 MR. COHEN: No, we got the draft. We got the draft.
24 Once it's final, will we get a clean copy?

25 MR. FERRARA: Yes, that's what I'm saying. I think



1 he emailed it to you with the watermark off on Friday.

2 MR. COHEN: I don't remember seeing it.

3 MR. FERRARA: Did everyone else get it?

4 MR. MAHONEY No. I think it said draft on it.

5 MR. GUTTENTAG: We'll forward a final copy over to
6 you guys by tomorrow morning.

7 MR. FERRARA: Yes.

8 MR. COHEN: Last question. I assume seven of us is
9 a quorum?

10 MR. MILLER: Yes.

11 MR. COHEN: Okay.

12 MR. MILLER: You are welcome.

13 MR. COHEN: Okay.

14 MR. MILLER: All right, guys. May I have a motion
15 for adjournment?

16 MR. COHEN: I did see him. Okay.

17 MR. MILLER: Motion for adjournment?

18 MR. STEIN: Aye.

19 MR. MILLER: Did I move for it before? Yes, I did.
20 Seconded by Barry. All in favor, aye?

21 MR. MAHONEY: Aye.

22 MR. MELKONIAN: Aye.

23 MR. MILLER: All right, guys. Be safe. Thank you
24 all for your time. We appreciate you, and members of the
25 public, we'll see you next year.



1 MR. GRAY: Stay safe, everyone.

2 MR. MILLER: Stay safe. Bye-bye.

3 [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 September 30, 2021



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