



MEMORANDUM

To: The Chairperson and Members

From: Eric Enderlin *E.E.*
President

Date: September 21, 2022

Re: Resolution of Declaration of Intent
Innovative Urban Village Phase 1B
12074 Flatlands Avenue
Brooklyn, New York
Block 4434, Lot 1

Attached is a Resolution of Declaration of Intent (the “Resolution”) for a proposed new construction project located at 12074 Flatlands Avenue, Brooklyn, New York, which is currently under review by the Corporation. The developer will be a single purpose entity to be formed and owned by Gotham Organization, Inc., whose principals are David L. Picket and Bryan Kelly; Monadnock Development LLC, whose principals are Alphonse M. Lembo, Kirk Goodrich, Greg Bauso, Nicholas Lembo, and Jens Peter Hansen; and Christian Cultural Center, Inc., whose officers are Reverend A.R. Bernard, James Halak, Larry Weiss, and Jamal Bernard. The developer has requested that the Members adopt the Resolution on the project’s behalf. Should HDC utilize tax-exempt bond proceeds to provide financing for the proposed project, it will be operated in accordance with the restrictions of the Internal Revenue Code.

As indicated in the attached project summary sheet, the developer intends to construct two buildings with 454 units located at 12074 Flatlands Avenue in Brooklyn.

The Resolution is an official intent of the Corporation for tax code purposes which can enable certain expenditures incurred as early as 60 days prior to the date of such Resolution to qualify for tax-exempt bond financing. However, the Corporation’s agreement to issue bonds may only be authorized by further action by the Members.

A fact sheet with a brief description of the project is attached (see Attachment “1”).

**RESOLUTION OF DECLARATION OF INTENT
OF THE NEW YORK CITY**

HOUSING DEVELOPMENT CORPORATION

WHEREAS, Article 12 of the Private Housing Finance law, constituting the New York City Housing Development Corporation Act (the “Act”), authorizes the New York City Housing Development Corporation (the “Corporation”) to encourage the investment of private capital and provide dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations, or for units located in an area certified or designated as blighted; and

WHEREAS, the Corporation may be requested to provide all or part of the construction and/or permanent financing of a residential development located at 12074 Flatlands Avenue, Brooklyn (the “Project”) as more fully described in Exhibit A. A portion of the Project is expected to provide dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations and/or provide housing accommodations in an area certified or designated as blighted; and

WHEREAS, the Corporation is desirous of assisting in the financing of such Project, to the extent permitted by law, if such assistance will either increase or assure the availability of dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations and/or provide housing accommodations in an area certified or designated as blighted.

NOW THEREFORE, the Corporation does hereby resolve as follows:

1. The Corporation may provide financing for the Project and pursuant to that intention the staff of the Corporation is authorized to develop a program for financing of the Project to the extent permitted by law, and for such purpose may consult with the proposed mortgagor entity of the Project, and such others as may be deemed appropriate, subject in all events to the final approval of the terms of any financing by the Members of the Corporation.
2. The Corporation expects to finance the Project by the issuance of its obligations in an aggregate principal amount presently anticipated not to exceed \$184,955,000, all or a portion of which would be issued on a tax-exempt basis.
3. This resolution shall constitute official intent of the Corporation with respect to such Project for purpose of the Internal Revenue Code and otherwise.

This resolution shall be effective immediately.

Attachment "1"

**Innovative Urban Village Phase 1B
Brooklyn, NY**

Project Location: 12074 Flatlands Avenue
Block 4434, Lot 1

HDC Program: ELLA

Project Description: The project will consist of two new construction buildings (the first between 12-14 stories and the second between 11-12 stories) containing 454 residential rental units, as well as approximately 11,500 square feet of commercial space, 12,000 square feet of community facility space, and 65,000 square feet of below-grade parking in the East New York neighborhood of Brooklyn. All of the units will be affordable to households earning at or below 80% AMI and will include additional tiers of deeper affordability.

Expected Total Units:	<u>Unit Size</u>	<u>No. of Units</u>
	Studio	150
	1 bedroom	156
	2 bedroom	121
	<u>3 bedroom</u>	<u>27</u>
	Total Units*	454

*Total Units includes two 2-bedroom superintendent units

Expected Tax Abatement Type: 420(c)

Estimated Tax-Exempt Bonds: \$184,955,000

Developer: A single purpose entity formed by Gotham Organization, Inc., whose principals are David L. Picket and Bryan Kelly; Monadnock Development LLC, whose principals are Alphonse M. Lembo, Kirk Goodrich, Greg Bauso, Nicholas Lembo, and Jens Peter Hansen; and Christian Cultural Center, Inc., whose officers are Reverend A.R. Bernard, James Halak, Larry Weiss, and Jamal Bernard.

Architect: SLCE Architects

General Contractor: Monadnock Construction