

BIG SIX TOWERS, INC.

A HOUSING COOPERATIVE SPONSORED BY
NEW YORK TYPOGRAPHICAL UNION NO. 6

60-10 Queens Blvd Woodside, NY 11377 | (718) 898-7022 Management@bigsixtowers.nyc

December 15, 2023

TO: All Shareholders

FROM: Board of Directors, Big Six Towers, Inc.

The purpose of this memo is to inform all Shareholders that a utility pass-through has been **approved** by the New York City Department of Housing Preservation and Development (HPD). A copy of the HPD approval letter is on the reverse side of this letter.

The approved pass-through is for the full amount which reflects an increase in fuel cost of \$547,682.00 between the periods of March 1, 2021 through February 28, 2023. The pass-through shall be collected over six (6) months. Please see the following chart which explains how much each respective apartment will be responsible for on a total and monthly basis. These charges will begin February 1, 2024 and will continue for a period of six (6) months. If you need clarification on how many rooms your apartment has, please call Management at 718-898-7022.

Number of Rooms	Total Utility Pass-Through Per Apartment	Total Monthly Payment
2.5	\$288.16	\$48.03
3	\$345.80	\$57.63
3.5	\$403.43	\$67.24
4	\$461.06	\$76.84
4.5	\$518.69	\$86.45
5	\$576.33	\$96.05
6	\$691.59	\$115.27
6.5	\$749.22	\$124.87



**Department of
Housing Preservation
& Development**

Nyc.gov/hpd

Office of Asset & Property
Management
Division of Housing
Supervision
100 Gold Street
New York, N.Y. 10038

ADOLFO CARRIÓN, JR.
Commissioner

JULIE WALPERT
Assistant Commissioner

December 6, 2023

Neil Kaufman, CPA
Newman, Newman & Kaufman, LLP
115 Broadhollow Road, Suite 215
Melville, NY 11747

Re: Big Six Towers, Inc.
Utility Pass-Through

Dear Mr. Kaufman:

I am writing in response to the request by the board or directors of Big Six Towers, Inc. for a utility pass-through.

HPD has reviewed the utility pass-through request and supporting documentation submitted on behalf of Big Six Towers, Inc., which reflects an increase in fuel cost of \$547,682.00 between the periods of March 1, 2021, through February 28, 2023. Pursuant to Section 3-11 of the Mitchell-Lama rules, HPD approves the utility pass-through in the amount of \$115.27 per room. The pass-through shall be collected over six (6) months at a rate of \$19.21 per rental room per month.

In accordance with the Mitchell-Lama rules, shareholders must be given at least 15 days' notice prior to the implementation of the surcharge by either ordinary mail or distribution under each apartment door, and by posting a copy of the approval letter in a prominent public place on the lobby floor of each affected building.

Please be advise shareholders at the development may be eligible for a Senior Citizen Rent Increase Exemption subsidy as a result of this surcharge. If you need additional information regarding the SCRIE program, please contact Marla Collymore Scipio at 212-863-8494 or collymom@hpd.nyc.gov.

Sincerely,

Peter Donohue
Executive Director of Operations
Housing Supervision

Cc: Julie Walpert
Michael Reilly

Carl Hicks
Maria Platis

Ivette De Jesus
John Gillooly

