



**Carlos Menchaca**  
**New York City Council Member- District 38**

**Dear Neighbors,**

I want to share with you some news about Sunset Park, specifically on Industry City.

On Monday, Industry City again delayed their pursuit to rezone their privately-owned property.

**This is a major victory for our community.** It is proof that when we exercise our power, we dictate what happens to our neighborhoods and when.

Industry City delayed their effort because they agreed to a set of conditions I outlined last week, first in my presentation, and then in a letter I sent to Industry City.

**There were three conditions:**

1. Industry City must modify their proposal to include solutions for addressing our most pressing challenges. That means no hotels, no big box retail, and lots of space set aside for manufacturing businesses and jobs.
2. Industry City must work with me to get the Mayor's Office involved. We need the City to invest in a new technical high school, affordable housing, and other supports and resources;
3. Industry City must agree to enter into a legally binding contract with the Sunset Park community. This will allow Sunset Park to hold them accountable and bind any future property owner to the terms.

I want to be clear about how I developed these conditions. I did not make them lightly, and no single group or individual in Sunset Park influenced my thinking.

Instead, I spent the last six months listening to all of you. I met with community organizations, institutions, local businesses, and experts on housing, jobs, and climate change.

My team or I attended every Community Board town hall and listened to countless residents express a wide range of opinions on Industry City - from concern to support, and hope to fear.

My team and I researched neighborhood trends around housing, jobs, affordability, manufacturing, and climate change.

I did not want to analyze all of this information alone. So I convened a group to help me, comprised of many Community Board 7 committee chairs and several non-profits who are experts in understanding our neighborhood's history and needs.

I asked this advisory group to engage with all the research I was doing, and grapple with the complexity of the concerns. **While I relied on their advice and analysis, the solutions I developed are my own.** I believe we must pursue them to address the most pressing challenges facing our neighborhood.

Industry City has almost certainly exacerbated gentrification, displacement, and rising rents. Our neighbors continue to experience tenant harassment and eviction, poor housing, and we are not prepared for climate change, nor do we have a means for preserving the manufacturing and industrial character of our working waterfront, a clear call from the 197-a neighborhood plan.

It is clear to me that modifying Industry City's proposal is the best way to start tackling and hopefully start reversing these trends. **The alternative of doing nothing, of saying "no" outright, is unacceptable to me.** Housing pressures will worsen as investment on our waterfront continues without associated investment in housing stabilization. Manufacturing and industrial property owners will continue to take advantage of our extremely flexible zoning rules and convert to office and retail uses.

I believe we as a community, and especially I as your Council Member, have an obligation to engage Industry City so we can start putting in place solutions on over 5 million square feet of our waterfront to stand against these harmful trends.

Now that Industry City has agreed to delay, I have asked this advisory group to help me devise a clear and timely process for creating a community contract. A group from Sunset Park must arise to negotiate the contract and enforce its terms in the future. The group must have the tools necessary for negotiating the strongest contract possible. I will share next steps in this process once they are decided.

**In the meantime, I know many of you still have questions or concerns about my position--or even about the very idea of engaging a private developer. I welcome those questions and concerns. Invite me to your office, your events, or your living rooms. I want to have these conversations with you.**

I also want to remind everyone that even if we get a contract started, and even if ULURP starts, I can still say no. I will oppose this rezoning at any stage unless it benefits our community.

Let's talk. Call my office at **718-439-9012** or email at [ICfeedback@council.nyc.gov](mailto:ICfeedback@council.nyc.gov).

In your service,

A handwritten signature in black ink that reads "Carlos M." with a stylized flourish at the end.

Carlos Menchaca  
Council Member  
District 38