



City Council Member Carlos Menchaca
NEW YORK CITY COUNCIL • DISTRICT 38

CONTACT:

Anthony Chiarito
achiarito@council.nyc.gov
917-887-6294

For Immediate Release

**MENCHACA STATEMENT ON HIS
PRESENTATION ON THE INDUSTRY CITY
REZONING PROPOSAL**

September 16, 2019, New York, NY -

“On Monday night, I held a community meeting in Sunset Park to present my findings and recommendation about the Industry City rezoning.

I was not able to finish the presentation, and that is okay. Industry City has a mixed record of success, and has almost certainly exacerbated gentrification, displacement, rising housing and commercial rents, and the loss of manufacturing on our waterfront. Given this record, it was completely understandable that many of my neighbors who are anxious, excited, fearful, or angry about what Industry City has and hasn’t done would want to make me aware of those feelings and make sure I got it.

I got it.

That’s why I am unequivocally against, and will never, ever, allow Industry City to move forward with a rezoning proposal through ULURP in the form that they submitted to the City Planning Commission in February earlier this year.

However, while Industry City has certainly contributed to the trends that have hurt our community, saying no without a plan to confront those challenges will not fix those issues but allow them continue. Industry City owns their property as of right. They are

building out a business plan without any influence from their neighbors. They can continue to build and make all those trends worse or we can use this as an opportunity to change the zoning rules to stop them and steer them in a direction that benefits our community.

To do that, we need to take all the ideas that the community has shared with me over the last six months and insist that Industry City acquiesce to what the community needs before I am willing to accept certification for any application for ULURP.

I have a plan for how to that, which I was unable to be present on Monday. Here it is. There are three conditions that must be met before I will support any rezoning certification to begin ULURP:

1. Industry City must agree to pull their current application and replace it with a rezoning proposal that incorporates all the modifications I discussed today. It is the only way for them to prove that they are committed to following the community's lead and work with us to do something that benefits the community. I will memorialize this in a letter that I plan to send to Industry City on Tuesday.
2. The Mayor's Office must commit, in writing, that they are willing to work with the community to make the investments I described, like working to fund a public technical high school and make commitments to fund tenant advocates, affordable housing initiatives, and other investments that only the City can provide.
3. Organizations or individuals in Sunset Park who believe that this is an opportunity worth taking advantage of must come together and form a formal association to be one end of a community benefits agreement that memorializes in legal contract the community benefits I discussed on Monday. I will organize a community forum where the pitfalls of community benefits agreements can be discussed so we can avoid past failures and succeed.

Unless these conditions are met, I will never accept a rezoning proposal from Industry City. The ball is in Industry City's court about whether we can partner in a way that benefits everyone. I look forward to Industry City's response to my letter by Thursday and look forward to continuing this conversation with the community."