

❑ DISTRICT OFFICE

4417 4th AVE
BROOKLYN, NY 11220
TEL: (718) 439-9012
FAX: (347) 599-0604

❑ CITY HALL OFFICE

250 BROADWAY, SUITE 1728
NEW YORK, NY 10007
TEL: (212) 788-7372
FAX: (212) 788-7768

E-MAIL: cmenchaca@council.nyc.gov



THE COUNCIL
OF
THE CITY OF NEW YORK

CARLOS MENCHACA

COUNCIL MEMBER
38th DISTRICT, BROOKLYN

CHAIR

IMMIGRATION COMMITTEE

COMMITTEES

COURTS AND LEGAL SERVICES

GENERAL WELFARE

RECOVERY AND RESILIENCY

SMALL BUSINESS

STANDARDS & ETHICS

TRANSPORTATION

July 31, 2019

Protect Sunset Park
Artists Against Displacement
BAD Barcode
Sunset Park for a Liberated Future
Youth Against Displacement

Dear Neighbors,

Thank you for organizing and delivering the letter expressing your thoughts on the Industry City proposal to rezone property along the waterfront. Our neighborhood's voice is strongest when we unite around a common vision and plan. Sunset Park's vulnerability to rising rents, overcrowding, and developer-driven exploitation means we must be extremely diligent as we review any proposal that seeks public benefits for private gain. It is critically important we all remain engaged in these discussions.

I believe the Uniform Land Use Review Procedure (ULURP) has proven itself inadequate for communities to analyze the consequences of large-scale development proposals and then to make changes to those proposals (or reject them) once the process is underway.

That is why in March I asked Industry City to delay their request for certification from the City's Planning Commission. I wanted to make more transparent a process that is largely concealed from the public, and to give us enough time to weigh the proposal's consequences so that if a rezoning did make sense, we would negotiate the terms *before* the initiation of ULURP.

The other option is also still on the table – rejecting Industry City's proposal outright and thereby saving the City time and resources from starting ULURP in the first place.

I am not making a determination at this point. The rezoning proposal is extremely complex and worth the time to analyze. Whatever decision I make, I want to have detailed analyses and

arguments for my decision, so that Industry City and the City at large understands that this decision is based on values and facts.

I believe this is important because what we are creating is a new model for how communities should partner with their Council Members to make land use decisions, which involves delaying proposals until communities have had adequate time to shape a possible negotiating process, or make clear why no negotiation is worthwhile.

We will show the model's superiority, and ensure that more Council Members adopt it, if what we present is detailed, fact-based, and comprehensive.

Later in September, I will announce my findings with respect to Industry City's rezoning. It will use my own research and consultations with planning experts, community leaders, and organizations like yours, as well as the outcome of Community Board 7's town halls and analysis.

I share your vision for the neighborhood. I will work hard to communicate my view, and encourage you to continue holding me accountable for what you think is right.

Sincerely,

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

Carlos Menchaca
NYC Council Member | 38th District