



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

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For Immediate Release

## COUNCIL MEMBER MENCHACA STATEMENT ON INDUSTRY CITY'S REZONING APPLICATION

**March 5, 2019, New York, NY** - City Council Member Carlos Menchaca issued the following statement regarding Industry City's submission of an application to initiate ULURP for a rezoning proposal on the Southwest Brooklyn Industrial Zone (IBZ):

"If Industry City does not delay the application, and continue to follow the Sunset Park community's lead, then this application is dead on arrival.

Community Board 7 and I sent a joint letter to Industry City's CEO Andrew Kimball today explaining why he must rescind the application until the Sunset Park community has completed the engagement process CB7 initiated last year.

ULURP was established in 1975 to prevent large-scale development projects from undermining social welfare. But after 44 years we now know it is not meeting this goal. Developers have used the promise of good-paying jobs, schools, community centers, recreation centers, union contracts, and a host of other incentives during ULURP to extract community support. The result is almost always the same: gentrification, rising rents, pollution, congestion, and the one thing it was meant to mitigate, displacement.

What matters therefore in evaluating the proposal is not just the number of jobs it may create, or businesses it will tenant, or local residents it will employ, but whether the proposal will exacerbate these negative economic, social, and environmental trends.

This is why the Queens community opposed Amazon, and it is why the Sunset Park community has been very skeptical of Industry City's proposal thus far.

To initiate a ULURP before addressing these concerns satisfactorily would demonstrate a lack of seriousness on the part of Industry City. It would also demonstrate a disregard of the Sunset Park community's priorities in how it wants to evaluate proposals with enormous citywide ramifications.

More fundamentally, it would betray a misunderstanding of why ULURP is inadequate to discuss these issues. ULURP operates like a negotiation, not a fact-finding mission. For the negotiation to succeed, the community must come ready with its vision and desired outcomes in place. The two months allotted to the Community Board by ULURP is not enough time to work out those positions. Nor will they be well-informed positions if the pressures on those discussions are transactional rather than transparent.

There is a better way forward. It requires taking the community's lead and allowing the process initiated last year to finish. In a post Amazon world, we have an opportunity to show New York City how to evaluate large-scale development proposals to address twenty-first century challenges. The process that the Sunset Park community initiated last year must be allowed to finish before any rezoning is considered or approved."