



October 28, 2019

Hon. Carlos Menchaca  
New York City Council Member  
4417 4th Avenue  
Brooklyn, NY 11220

CC: Cesar Zuniga, Chair, Brooklyn Community Board #7

Dear Council Member Menchaca:

I am writing to confirm that Industry City's rezoning application was certified today by the City Planning Commission and to thank you for your leadership in addressing a wide range of issues and concerns in advance of today's formal commencement of ULURP. We are pleased to reach this milestone four years after we originally indicated that we would seek adjustments to the current zoning regulations to allow the plan to create 20,000 jobs to be fully realized.

Much has been achieved since that time. Some \$400 million has been invested to stabilize and improve the property, creating a home for approximately 550 businesses that employ almost 8,000 people (up from just 1,900 jobs when the effort was launched).

And as the reactivation effort was underway, based on your position and that of Community Board Chair Zuniga, that ULURP as structured doesn't best serve communities, you and other community leaders implemented the most extensive community-sponsored engagement process ever to take place in New York City. This process has included at least 10 Community Board sponsored town halls meetings, a review of aspects of the plan by experts hired by the Community Board, several "speak-outs" and other public discussions hosted by you, the Community Board and others.

We now look forward to continuing to work constructively with you and other stakeholders throughout the review process to ensure that this project results in the historic, community-based development scenario we have worked toward collaboratively over the past several months.

As you know, the previous delays in certification have allowed for the creation of a structure for additional community involvement and a framework for a legally binding Community Benefits Agreement. Now that Ad Hoc Steering Committee for a Community Benefits Coalition is actively forming and is poised to begin its important work, we are confident that the range of issues identified over several months of pre-ULURP discussions and Community Board meetings can, and will, be addressed during the legally-mandated, 7½ month land use review period.

You had made clear that you believed the ULURP process was structurally flawed and that many of the types of issues we have been discussing should be resolved in advance of certification, which is why we had agreed in our letter of September 19, 2019 to adjust our vision to more fully align with the one you had articulated, including:

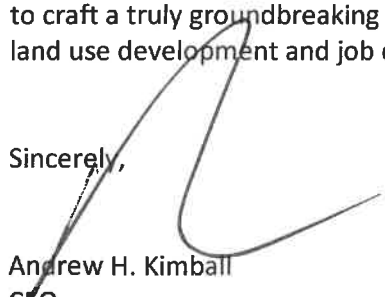
- Support for the removal of hotels from the Special Permit that we are seeking;
- Establishment of a mechanism to ensure the provision of an irreducible amount of space restricted for industrial uses within the proposed Special District;
- Establishment of a manufacturing hub managed by a mission-driven non-profit; and
- Further restriction of the total amount and location of retail uses within the proposed Special District.

We also confirmed that we are fully prepared to negotiate and execute a legally binding Community Benefits Agreement with a community-based organization with support of the appropriate City agencies on the following:

- Establishing a public technical high school and adult education center at Industry City;
- Expanding and enhancing the Innovation Lab to connect more Sunset Park residents to jobs, support worker cooperatives, and provide training and research around green manufacturing;
- Establishing a manufacturing hub that is managed by a mission-driven non-profit to ensure industrial businesses—including those focused on climate resilience and adaptation—have long term access to space and support in Sunset Park;
- Promoting existing Sunset Park businesses through the tenancing process, and establishing programs to incentivize Industry City tenants to source locally;
- Providing Industry City roof space to expand the Sunset Park Solar Cooperative; and
- Providing support for tenant organizing, education and advocacy efforts in Sunset Park.

In light of these unprecedented commitments, working together, we believe we have an opportunity to craft a truly groundbreaking rezoning initiative that will set a precedent for thoughtful, sustainable land use development and job creation in NYC.

Sincerely,



Andrew H. Kimball  
CEO