

□ DISTRICT OFFICE

4417 4<sup>th</sup> 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](mailto:cmenchaca@council.nyc.gov)



THE COUNCIL  
OF  
THE CITY OF NEW YORK

**CARLOS MENCHACA**

COUNCIL MEMBER  
38<sup>th</sup> DISTRICT, BROOKLYN

CHAIR

IMMIGRATION COMMITTEE

COMMITTEES

ECONOMIC DEVELOPMENT

ENVIRONMENTAL PROTECTION

PUBLIC SAFETY

PUBLIC HOUSING

TRANSPORTATION

July 15, 2020

Andrew Kimball  
Chief Executive Officer  
Industry City  
220 36th Street, Suite #2-A  
Brooklyn, NY 11232

Dear Mr. Kimball,

Since COVID-19 hit New York City, Sunset Park has experienced devastating loss of life and high rates of illness. Moreover, businesses across the neighborhood were forced to close and countless neighbors have lost their jobs. As you undoubtedly know, the economic consequences of this crisis are profound, and will likely be with us for years to come. It is with these concerns in mind I write to request an update on the impact of COVID-19 on the workers and business at Industry City, as well as how Industry City's ownership may have modified its near- and long-term development strategy given the global pandemic and economic fallout.

These are questions I am posing to all major property owners in the Southwest Brooklyn Industrial Business Zone, and my goal is to convene everyone soon to discuss the IBZ's economic outlook in the coming months and year. I appreciate your willingness to engage on these issues, and look forward to your perspective on the following questions:

## **Businesses and workers at Industry City**

1. How have Industry City's tenant businesses fared through the COVID-19 pandemic?
2. Have any new businesses signed leases at Industry City since March 2020?
3. How many businesses operated at Industry City on March 1, 2020? How many as of July 1, 2020?
4. How many employees of businesses operating at Industry City were employed in March 2020? How many are still employed as of July 1, 2020? Please include employees of contractors and subcontractors.
5. What types of businesses do you anticipate being more or less capable of staying at Industry City, or growing, given internal projections?
6. How have Industry City's workforce development initiatives changed since March 2020, and what role do you anticipate it will play as New York City continues to reopen?
7. How did the following industries at Industry City change during the COVID-19 pandemic, and do you anticipate those changes being temporary or permanent?
  - a. Light and/or high-tech manufacturing
  - b. Warehouse/distribution
  - c. Media/Technology/Design
  - d. Restaurant/Food Retail
  - e. Other Retail

## **Economic Outlook of the Southwest Brooklyn IBZ**

8. In general, what impact do you think the COVID-19 pandemic will have on the overall economic outlook of the Southwest Brooklyn Industrial Business Zone?
9. What types of businesses do you anticipate being more or less capable of staying in the IBZ, or growing, given your perspective?
10. What opportunities or challenges do you think the City Council or the Mayor must keep in mind as we continue to devise policies to ensure a just and equitable recovery for all New Yorkers?

## **Industry City's Land Use Application**

11. Industry City's land use application was undergoing City Planning Commission review when Emergency Executive Order 100 (March 16, 2020) suspended the ULURP clock. Do you anticipate your application resuming its formal review, and what were you told about the suspension and how it would work?
12. Does Industry City intend to continue pursuing the rezoning as written in your current land use application?

13. If Industry City intends to continue pursuing the rezoning, are there any changes that you anticipate making to the application given the changing economic situation?

Thank you and I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Menchaca". The signature is stylized with a large "C" and a prominent "M".

Carlos Menchaca  
NYC Council Member | 38<sup>th</sup> District