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Community Board 7 Public Hearing Kingsbridge Armory ULURP

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**Lehman College  
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Good evening. My name is Allison Lack and I am a Research Analyst at Good Jobs New York, a joint project of the Fiscal Policy Institute with offices in Albany and New York City, and Good Jobs First, based in Washington, DC. Good Jobs New York promotes accountability to taxpayers in the use of economic development subsidies. Our website contains the only publicly available database of the city's large corporate retention deals, and we have released numerous reports on the city's use of economic development incentives to create and/or retain jobs.

The Kingsbridge Armory redevelopment process began as an exemplary model for proposed developments during the Bloomberg Administration, as the Economic Development Corporation included community members in a task force planning for the project. Including residents in the early phases of project planning promotes a more transparent, efficient, fiscally viable and accountable development process.

Yet, while including community members at planning meetings is a crucial first step towards incorporating them in the development process, it is only a first step. Neighborhood residents must be actively engaged throughout the process and their concerns and suggestions must be addressed. Unfortunately, the Armory project has moved substantially forward without this being the case.

In March of this year, the New York City Industrial Development Agency (IDA) preliminarily approved about \$17.8 million in city and state tax breaks for the Related Companies for the Armory redevelopment. While two of the IDA's Board members requested that the vote be postponed until community concerns regarding job standards at the Armory's shops and appropriate community space were addressed, they were overruled by the rest of the Board. The IDA tax breaks are in addition to tens of millions more in historic tax credits and a steeply discounted sale of the Armory from the city to the Related Companies for only \$5 million.

Before this project moves even further ahead, the concerns of the community members who have been engaged with this process since its start must be addressed: public subsidies should be used to leverage good jobs for local residents, rather than jobs that pay the Bronx's average retail wages; the facility should contain adequate community space; and there should be an agreement on other key issues affecting neighborhood character and environmental quality.

Thank you for the opportunity to speak to you today.