

July 7, 2004

Honorable Gifford Miller
Speaker of the City Council
City Hall
New York, New York 10007

Dear Speaker Miller:

I am writing to you today about the cost to taxpayers of Forest City Ratner's proposed Atlantic Yards Development.

Earlier this year, you were quoted in the Daily News as saying, "A number of questions have to be answered – starting with how much this transaction will cost the City."

It is now possible to answer that question. The report that I am enclosing with this letter represents an independent economic analysis undertaken by two private citizens on their own time and without compensation. The report demonstrates based on a conservative estimate, **Forest City Ratner's project will *lose half a billion dollars of City and State taxpayer money***, and potentially much more.

The report, which draws on facts and methodologies from a previous study commissioned by Forest City Ratner, further concludes that taxpayers will spend from \$674.9 million to \$1.027 billion to subsidize Mr. Ratner's private development.

As you are aware, the New York Times referenced both of these studies in an editorial published on July 4th, which called for an independent analysis and warned against "risking hundreds of millions of dollars in public money."

I could not agree more. That is why **I call on you to request a study of this proposal by the Independent Budget Office.** Such a study was conducted for the proposed West Side Stadium; do the people of Brooklyn deserve less?

Further, the City Council must not abdicate its rightful role in supervising the largest public/private partnership ever proposed in Brooklyn. A project of this magnitude must be channeled through the City's ULURP process—not put in the hands of a State authority that can act without legislative oversight, public input or review.

I thank you in advance for your support, and look forward to working with you to ensure that the Independent Budget Office immediately begin an economic analysis of this proposal.

Very truly yours,

Letitia James
35th Council District

CC: Governor George Pataki
Mayor Michael Bloomberg
Deputy Mayor Dan Doctoroff