

“SAFETY NETS PLAN”

The DDDb 10 Plank Plan for the Coming Months

Step #1:

Immediate implementation of the city's standard Uniform Land Use Review Procedure (ULURP) to allow community review of the Ratner Plan. The City Council must demand that the Mayor and Governor ensure that this Plan goes through ULURP.

Step #2:

As part of the ULURP process, open public hearings to explore and establish (a) the best development plan for the MTA/LIRR's Atlantic Yards; and (b) the best and most appropriate location for a proposed Nets arena (possible alternative sites to be considered -- Coney Island, East New York, Brooklyn Navy Yard, sites to be determined in Queens).

Step #3:

Full public disclosure of all City and State subsidies being requested by the Developer, including but not limited to: True cost of the rail yards, based on intended use; moving and/or platforming over the rail yards; true cost of the city streets to be acquired and demapped; development and improvement of infrastructure, including (but not limited to) new and/or upgraded roadways and transit facilities, schools, police and fire services, sanitation, water, power, etc.; subsidies to corporate tenants to induce them to occupy the office space; rent paid by city or state agencies to occupy the office space. True cost of the project financing borne by NYC and NYS, including direct underwriting/structuring/legal costs, "float costs", increased interest rates due to project uncertainties (manifested by lower debt ratings) associated with bonds and other financial instruments used to finance the arena, commercial, and residential buildings, infrastructure or other improvements.

Step #4:

Open bidding process to determine true value of the MTA/LIRR's Atlantic Yards site " which Ratner is proposing to use for his development " including an independent, verifiable, published appraisal based on the intended future use of the site, not its current state

Step #5:

Formal analysis by NYC's Independent Budget Office, the State and City Comptrollers, the City Council's Economic Development Committee and the State Financial Control Board to establish the economic impact of the Ratner Plan on the taxpayers of New York City and State

Step #6:

Eminent domain and the threat of eminent domain must NOT be used for this project. Therefore full public disclosure of the exact boundaries of the Ratner Plan footprint to determine which residences, businesses and community resources will be directly affected, must be forthcoming immediately.

Step #7:

Public Scoping Hearing to determine which elements of the Ratner Plan require an environmental impact study and how that study will proceed.

Step #8:

Signed, legally binding guarantees from the developer (or developers) regarding pollution, noise, and rat abatement if and when construction begins.

Step #9:

Signed, legally-binding contract with the City committing to publicly-promised job creation and affordable housing targets based on Brooklyn's median income, with clear definitions and specific numbers for all categories.

Step #10:

Approval by City Council, State Assembly and State Senate of any Memorandum of Understanding executed by unaccountable state corporations and/or authorities (MTA, ESDC) and a private developer that commit any city or state subsidies to the project.