

**MANHATTAN BOROUGH BOARD**  
**RESOLUTION FOR GOOD JOBS & RESPONSIBLE DEVELOPMENT**

**Whereas**, responsible economic development can be a boon to a community, its residents and workers; and

**Whereas**, economic development performed in an irresponsible manner can be both a danger to the community, as well as result in the mistreatment of workers; and

**Whereas**, real estate developers with records of irresponsible behavior may have appeared before Community Boards, or may appear before Community Boards in the future; and

**Whereas**, the Manhattan Borough Board has been requested to support the fair and equitable treatment of all workers by all employers at all times; and

**Whereas**, all workers have the right to seek fair and just compensation for their services, including wages, benefits, training and opportunity to advance, and the right to join together to collectively bargain with any employer in seeking such compensation, without fear of reprisals; and

**Whereas**, workers who are paid family sustaining wages, with affordable health care and retirement benefits help create strong communities, a strong middle class and a growing local and national economy; and

**Whereas**, many labor unions, community-based organizations and responsible employers work diligently to ensure job security, industry standard wages and benefits, safety training, advancement opportunities, secure retirement, and affordable family healthcare for their members, constituents and employees;

**Therefore, be it is resolved**, that the Manhattan Borough Board strongly supports the rights of all workers, union and nonunion alike, within its borders and beyond, to seek and receive the industry standard wages and benefits for their services; and

**Be it Further Resolved**, that the Manhattan Borough Board strongly supports the rights of all workers to seek to organize as a collective bargaining unit to negotiate with their employer, as provided by law, to secure the industry standard wages and benefits for their services; and

**Be it Further Resolved**, that the Manhattan Borough Board shall call upon all employers who appear before the Community Boards to engage, without undue delay, in meaningful, good-faith discussion and negotiation as may be necessary to assure that the rights of all parties are recognized, respected, and protected under the law in a timely and expeditious manner; and

**Be it further Resolved**, that Manhattan Community Boards shall call on all developers and/or property owners who appear before the Board or who have a request before the board to publish their plans to ensure that the workers performing the construction, operations or maintenance on the building to receive appropriate training including opportunities through apprenticeship programs that they participate in, and an opportunity to advance in their career.

**Be it Further Resolved**, that Manhattan Community Boards shall call on all developers and/or property owners who appear before the Board or who have a request before the board to submit their plans to ensure that all

construction managers, general contractors, contractors and subcontractors provide a workplace that is safe for the workers, the nearby homes and businesses, pedestrians and traffic near the site as part of their application process; and

**Be it Further Resolved**, that Manhattan Community Boards shall call on all developers and/or property owners to appear before the Board or who have a request before the Board to grant access to City of New York Building Inspectors, OSHA and other regulatory agencies to facilitate the inspection of the workplace and relevant records to ensure compliance with local, state and federal laws; and

**Be it Further Resolved**, that Manhattan Community Boards shall call upon all developers and/or property owners who appear before the Board to include with their application for a zoning change, variance or other land use action:

1. a list of all projects undertaken by the developer/property owner, or any other developer/property owner having common owners, in the five boroughs of New York City during the five years preceding the application. Such list shall include the address of each project and the name and address of each project's developer/property owner.
2. a list of the names and addresses of all construction managers, general contractors, contractors and subcontractors of any tier which were utilized on such projects.
3. a list of the names and addresses of the construction managers, general contractors, contractors and subcontractors of any tier which may be utilized on the particular project before the board.

THEREFORE BE IT RESOLVED that on November 6 2012  
Manhattan Community Board 10 supports "Manhattan  
Borough Board Resolution for Good Jobs and Responsible  
Development" with a vote of 24 in favor,  
3 opposed and 0 abstentions.