

December 8, 2003

Hon. Jerilyn Perine  
Commissioner  
Department of Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

**Re: Support for McKinney Welding Supply Co., Inc. proposal for 533-541 W. 52<sup>nd</sup> St. (part of Clinton Urban Renewal Area Site 7A)**

Dear Commissioner Perine:

Manhattan Community Board No. 4 is pleased to provide its preliminary support for the proposal by McKinney Welding Supply Co., Inc. to purchase the property it currently occupies at 533-541 West 52<sup>nd</sup> Street. As you know, McKinney is a family-owned business that has operated at this location since 1943. It has been owned by the Mattiace family since 1962. In the 1970s the property was acquired by the City for redevelopment pursuant to the Clinton Urban Renewal Project Urban Renewal Plan. Pending redevelopment, the property was leased back to McKinney, whose business has continued uninterrupted. To date no such redevelopment has been proposed, and McKinney now wishes to start the process of re-acquiring the property from the City.

Members of the Mattiace family came to the November 12, 2003 meeting of this Board's Clinton/Hell's Kitchen Land Use Committee to provide information about the business and their preliminary thoughts as to redevelopment of the property. They currently propose to replace the roof, update the electrical, plumbing and heating systems, and clean up the buildings' exteriors.

The Mattiacs have long been participants in the Clinton community's discussions about the remaining undeveloped properties in the CURA. Through those discussions, the area's residents, business owners, community organizations and other stakeholders have developed a collaborative and comprehensive plan intended to create more low and moderate income housing, while including such uses as commercial, retail, light manufacturing, cultural arts, not-for-profits and open/garden space. It has always been a part of that plan that productive, contributing businesses like McKinney should remain. That sentiment was firmly and eloquently confirmed by many in attendance at the committee meeting; no one spoke in opposition.

We therefore encourage HPD to begin discussions with McKinney about this project.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Simone Sindin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Anna Hayes Levin  
Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

This letter was approved at Manhattan Community Board No. 4's December 3, 2003 full board meeting.

cc: Steven Mattiace, McKinney Welding  
Michael Polo, HPD  
Robert N. Swetnick  
Local elected officials