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THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

VIA E-MAIL

January 10, 2019

The Honorable Bill de Blasio
Mayor of the City of New York
City Hall
New York, NY 10007

The Honorable Corey Johnson
Speaker of the New York City Council
250 Broadway, Suite 1804
New York, NY 10007

The Honorable Mark Gjonaj
Chair of the New York City Council Committee on Small Business
250 Broadway, Suite 1847
New York, NY 10007

Resolution supporting New York City Council Introduction 0737-2018, the “Small Business Jobs Survival Act”

At the January 9, 2019 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

WHEREAS, small businesses are a vital contribution to the health of the local and national economy;

WHEREAS, small businesses are hubs of innovation, often developing new technologies, creating new products, and improving services;

WHEREAS, small businesses fulfill needs for the local community, employ local residents, reinvest in the local community, support other small businesses, organizations, and institutions, and represent the spirit and values of the local community;

WHEREAS, from 1945 – 1963, New York State authorized a commercial rent-control law that limited rent increases to 15% at first, with provisions established for arbitration upon a lease renewal;

WHEREAS, since the expiration of this commercial rent-control law, commercial tenants in New York City have had almost no rights, not even the right to renew their lease when in good standing;

WHEREAS, the impact of lost space and empty storefronts in the neighborhood is detrimental to the mental and physical health of small business owners, artists, and local residents;

WHEREAS, iterations of the Small Business Jobs Survival Act have been proposed in 1986 and 2009 unsuccessfully;

WHEREAS, the most recent version of the Small Business Jobs Survival Act would provide commercial tenants with a minimum 10-year lease with right to renewal, equal negotiation terms with recourse to binding arbitration by a third party, and restrictions to prevent landlords from passing property taxes on to small business owners;

WHEREAS, this proposed bill supports successful small businesses from failing due to rent gouging and unfair lease practices;

WHEREAS, this proposed bill prevents job losses due to businesses failing from excessive rent increases and unfair lease demands;

WHEREAS, the protections provided under this bill promotes business expansion and creation of jobs;

WHEREAS, this proposed bill will hinder illegal extortion by unscrupulous landlords;

WHEREAS, this proposed bill establishes the guidelines for the process of commercial lease renewals;

WHEREAS, this proposed bill will help support local artists, entrepreneurs, immigrants, low-income individuals to become upwardly mobile, as well as providing our communities with services, jobs, and culture;

THEREFORE, BE IT RESOLVED that to restore economic equality to small business owners, to preserve our art and cultural institutions, to maintain the character of our neighborhoods, to save a pathway to social mobility for low-income families, and to reestablish New York City as the catalyst for the American Dream, Manhattan Community Board Six (CB6) supports the passage of New York City Council Int 0737-2018, the Small Business Jobs Survival Act, with the following improvements;

BE IT FURTHER RESOLVED that CB6 urges New York City legislators to define “small business”;

BE IT FURTHER RESOLVED that CB6 urges New York City legislators to focus the benefits and protections of the Small Business Jobs Survival Act on small businesses, instead of to all commercial businesses, which includes large corporate and formulaic businesses;

BE IT FURTHER RESOLVED that CB6 urges New York City legislators to provide stipulations that prohibit formulaic businesses from repeating establishments within a specified vicinity;

BE IT FURTHER RESOLVED that CB6 urges New York City legislators to create provisions within the bill to encourage landlords to lease to new businesses;

BE IT FURTHER RESOLVED that CB6 urges New York City legislators to create provisions within the bill to encourage landlords to lease to minority-owned, women-owned, and veteran-owned businesses;

BE IT FURTHER RESOLVED that CB6 urges New York City to establish a network of qualified third-party arbitrators to address the demand that this proposed bill may cause;

BE IT FURTHER RESOLVED that CB6 urges New York State legislators to create and pass a similar bill, with the above described stipulations, in order to legally solidify the protections and benefits at the State level.

VOTE: 33 in Favor 0 Opposed 3 Abstention 0 Not Entitled

Best regards,



Cody Osterman
Assistant District Manager

Cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Keith Powers, Council Member
Hon. Carlina Rivera, Council Member
Hon. Ben Kallos, Council Member
Hon. Ydanis A. Rodriguez, Council Member
Hon. Liz Krueger, State Senator
Hon. Brad Hoylman, State Senator
Hon. Dan Quart, State Assembly Member
Hon. Richard Gottfried, State Assembly Member
Hon. Harvey Epstein, State Assembly Member
Kyle Athayde, Chair, CB6 Business Affairs & Street Activities Committee