



**Testimony of Duilio Bini
SEIU 32BJ Member
Community Board Hearing
May 12, 2016**

Good evening members of Community Board 5.

My name is Duilio Bini. I am a building service worker and an SEIU 32BJ union member. I am here today testifying on behalf of my union, 32BJ, the largest property service union in the nation and a neighbor of the Adorama. (Our offices are directly across the street from 42 West 18th Street.) 32BJ represents 70,000 building service workers across New York City. My union brothers and sisters maintain, clean, and provide security services in schools and in residential and commercial buildings, including buildings like the one being proposed at 42 West 18th St.

I'm here today because I want to make sure that the new development at 42 West 18th Street truly benefits all the communities it will impact by creating new high quality jobs for building service workers like me. I want to thank the Land Use Committee for supporting these efforts and including in its resolution a recommendation that the buildings' owners provide high-quality building service jobs to their future employees.

This Community Board's support on this issue is particularly important because the owners of the Adorama have a bad track record when it comes to doing right by workers. In 2008, they purchased a residential building on 92nd Street where the workers were union members. At the time of purchase, individuals affiliated with the Adorama signed an explicit agreement saying that they would assume the union contract that existed at the building. Nevertheless, after the purchase, the owner engaged in union busting practices, which resulted in almost all of the previous unionized staff losing their jobs.

When the Land Use Committee met last week to discuss the project, the lobbyist representing the Adorama said that the owners planned to work with us after the project was approved. We have since reached out to the owners and they have assured us that they will work with us during the ULURP process. Because of our

past experience working with the Adorama's owners we want them to make this commitment publicly.

Union jobs like the ones destroyed at the 92nd street building let me and my brothers and sisters in 32BJ support our families. We have health insurance, retirement benefits, and access to job training courses. Workers at the 92nd Street building don't have these kinds of benefits and some have to worry how they are going to be able to support themselves once they retire.

Even with our union jobs, it has become increasingly difficult for service workers to live in New York as the cost of housing has risen. For that reason, 32BJ fought hard to ensure that new residential housing in New York City be affordable to working people. In light of the recent passage of MIH, we also believe the community board should insist that the developer commit to setting aside a percentage of the new units at affordable rates. It is critical that discretionary land use decisions benefit working people not just the super-rich.

These are two important steps towards ensuring that the redevelopment of this historic building truly benefits the neighborhood by creating high quality permanent jobs. Thank you.