

DRAFT- ~~6/6/02~~ 6/7/02

[DATE]

Mr. Brad Gair
Federal Emergency Management Agency (FEMA)
26 Federal Plaza
New York, New York 10278

Dear Mr. Gair:

The collapse of the World Trade Center (WTC) towers on September 11, 2001 resulted in the depositing of dust and debris on and/or in many buildings in lower Manhattan. Recent inspections of building exteriors near the WTC site revealed that, while many of the buildings are now free of debris, other buildings still have visible deposits of material from the WTC collapse.

The City of New York believes that it is in the public interest to remove this material from the exterior of buildings in the vicinity of the WTC site. Samples collected during the inspections indicate that asbestos may be present in some of the debris. Long-term exposure to elevated levels of airborne asbestos can, in certain circumstances, cause health-related problems. The removal of this material will thereby protect against any adverse effects on air quality or public health and safety.

In addition to removal of debris from building exteriors, area residents have expressed concerns about the possible presence of debris or dust in their homes, which is perceived as a health concern. While some interior spaces have been cleaned by building owners or residents, others have not. The City believes that it is also in the public interest to institute a program of cleaning interior residential spaces, to prevent asbestos (if present) from becoming airborne, and to provide assurance to residents that their concerns are being addressed.

By any measure, the events of September 11 have had a major negative impact on the City's economy in general, and on Lower Manhattan in particular. Research conducted by the New York City Partnership and Chamber of Commerce (Partnership) indicates that the City's economy will sustain a gross loss of approx. \$83 Billion due to the attack and its aftermath, including \$30 Billion in capital losses and \$39 Billion in loss of economic output. The Partnership further estimates that the attack will cost the City a net loss of 57,000 jobs by the end of 2003. The City itself is forecasting a decrease in tax revenues of more than \$3.1 Billion between August 2001 and April 2002, of which at least \$650 Million is directly attributable to the events of September 11, including destruction of real property, closure of businesses, and a decline in tourism and tourism-related industries.

Lower Manhattan, of course, was most affected by September 11. The attacks on the World Trade center destroyed or damaged nearly 30 million square feet of office space, or almost 30%

Perhaps, most importantly, residential occupancy rates fell dramatically following the attack, by almost 40%, leaving Lower Manhattan without much of its vital 24 hour community. One of the most important issues that has been raised by local residents is the environmental risks of returning to the area. ~~See~~ This program ~~will~~ would be an essential part of rebuilding New Yorkers confidence.

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of the Class A space available downtown. For four working days after 9/11, every business south of Canal Street was closed. Many never resumed operations and others took months to reopen their doors. The City's Office of Management and Budget estimates that business shutdowns in Lower Manhattan between 9/11 and the end of 2001 cost the City almost \$10 Billion in economic output. The financial services sector, which the Partnership estimates as contributing 24% of the City's total economic output, was particularly hard hit. The combination of real estate and infrastructure damage forced more than 100,000 workers to relocate to different areas or work from home. Seven major financial services firms have temporarily relocated. Approximately 19,000 workers who previously worked in Manhattan are now working outside of New York City. Many of them may not return, even after transport, communication and other essential services are fully restored.

Lower Manhattan is the financial capital of the world, and its revival is therefore critical not only to the City but to the nation as a whole. Anecdotal evidence suggests that confidence in the area's environmental safety – especially with regards to its air quality – is a primary concern for many area business executives. The exterior cleaning program outlined above seeks to address these concerns. ~~We hope that~~ These efforts will play an important part in the City's ongoing efforts to retain and attract area businesses.

As you well know, Lower Manhattan is also home to a growing residential community, which plays an important role in the economic health of the area as well. ~~We hope that~~ The programs outlined above will encourage residents to continue living there and contributing to the economic and social vitality of the area.

The City must also communicate these active steps that are being taken to maintain the confidence of businesses, employees, and residents in the area's environmental safety. These programs reflect the effort of the City and the EPA to address these concerns and to maintain public confidence in Lower Manhattan, and as such are absolutely essential to the area's revival and long-term economic health.

The City therefore requests that FEMA provide the necessary funding for the hiring of contractors to perform the cleaning and/or testing of building exteriors and interior residential spaces in lower Manhattan, as appropriate.

Very truly yours,

NEW YORK CITY DEPARTMENT OF
ENVIRONMENTAL PROTECTION

NEW YORK CITY DEPARTMENT OF
HEALTH

By _____
Christopher O. Ward, Commissioner

By _____
Title:

NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION

By _____
Title:

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