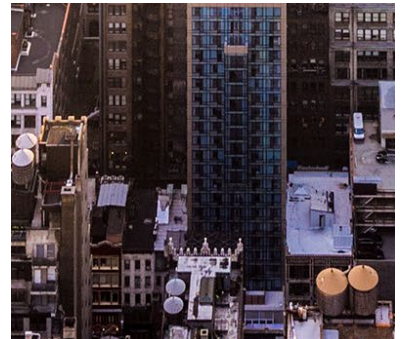


# 2024 POLICY AGENDA

A BREAKDOWN OF TOP PRIORITIES AND  
RECOMMENDATIONS FOR THE BUILDING INDUSTRY



## A MESSAGE FROM OUR CHAIR, AND PRESIDENT & CEO

As we seek to make 2024 a thriving and productive year, the incredible perseverance and adaptability of the building industry continues to inspire awe. Navigating through the transformative challenges of the past years - including the ongoing global economic shifts, sustainability demands, and evolving needs of a growing city - our members at the Building Congress have not just endured but thrived, reinforcing the foundation of New York's development and prosperity.

With a historic federal infrastructure bill and a governor who recognizes and values the importance of the building industry in New York, now is the time to leverage these opportunities for long-lasting impactful change. The New York Building Congress and its membership look forward to collaborating with our partners in government to streamline project approval processes and enhance zoning reforms in order to build more housing and infrastructure and foster a development-friendly environment.

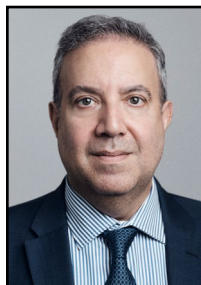
Our 2024 Policy Agenda reflects our ambition to be at the forefront of shaping an affordable, resilient, and prosperous New York. The agenda outlines strategic approaches for federal, state, and city collaboration, focusing on nurturing a skilled workforce, integrating cutting-edge technologies, and fortifying our infrastructure against future challenges.

With its rich legacy and forward-looking vision, the New York Building Congress remains committed to advocating for and working alongside our members. Together, we are not just building structures; we are creating the future. We eagerly anticipate another year of groundbreaking achievements and unwavering progress.



A handwritten signature in black ink.

**Gregory A. Kelly, P.E.**  
New York Building Congress Chair  
President & CEO  
STV



A handwritten signature in black ink.

**Carlo A. Scissura, Esq.**  
President & CEO  
New York Building Congress

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# INTRODUCTION

The New York Building Congress remains a steadfast advocate for its industry, playing a pivotal role in shaping the built environment of our city. Bringing together architects, engineers, contractors, developers, consultants, and labor, we navigate challenges and seize opportunities, consistently championing initiatives to foster growth, strengthen resilience, and propel the prosperity of New York.

This year, our focus is sharp, addressing critical infrastructure and housing needs, creating jobs, and cultivating an even better built environment for all New Yorkers.

Following a member survey, the top three issues for the Building Congress' focus in 2024 will include:

- Ensuring New York receives its fair share of federal funding - relative to its population, reliance on public transportation, and nationwide economic impact - in a timely and efficient manner.
- Housing policies (like a new tax incentive for housing development, eliminating the 12 FAR cap, authorizing and incentivizing office-to-residential conversions) that aim to reverse the deficit of housing and dearth of new development in New York.
- Sustaining robust capital budgets for New York State and City agencies, including the Metropolitan Transportation Authority (MTA), Port Authority of NY and NJ (PANYNJ), School Construction Authority, and other public authorities.

Our 2024 Policy Agenda serves as a pragmatic blueprint for our advocacy efforts, grounded in technical expertise and policies crafted to accelerate essential public and private projects to improve our state for years to come.

# BIPARTISAN INFRASTRUCTURE LAW

The Bipartisan Infrastructure Law (BIL) heralds a rare opportunity to catapult our nation's infrastructure into the future, and New York must lead the charge in this transformation. Already, the state is starting to see the effects of this bill with almost \$11 billion announced for the Gateway Program, and almost \$9 billion allocated for New York's roads and bridges through formula funding alone. The New York Building Congress calls for the expedited allocation of BIL funds to invigorate infrastructure development and economic growth.

Key policies:

### **Advocate for Equitable Infrastructure**

**Funding:** Continue to advocate for faster project approvals and immediate release of all BIL funding announced to date for New York. These vital funds will catalyze growth, enhancing our infrastructure for years to come.

**Workforce Development:** Encourage lawmakers to maximize BIL funding for apprenticeship and pre-apprenticeship programs. To further capitalize on this historic legislation, we specifically support the following legislation:

- [HR 3734, Essential Workers for Economic Advancement Act](#)
  - o Creates a market-driven immigration visa program for workers in occupations that do not require a college degree to do year-round, non-farm work.
- [HR 4708, H-2 Improvements to Relieve Employers \(HIRE\) Act](#)
  - o Streamlines the issuance of nonimmigrant temporary work visas.



- [HR 6629, YouthBuild for the Future Act](#) (Senate Companion – S 3426)
  - o Reauthorizes the YouthBuild program, a national program that equips opportunity youth – people ages 16 to 24 who are disconnected from school and work opportunities – to education, employment, and leadership skills.
- [HR 6042, BUILDS Act](#)
  - o Provides workers with skills needed to fill infrastructure jobs by creating new grants for industry partnerships in the infrastructure sector. The bill includes funding for support services, such as childcare and transportation, to help workers with program retention and completion.
- [HR 3316, One Federal Decision for All Act](#)
  - o Extends One Federal Decision (OFD) environmental review streamlining provisions – such as combining environmental documents among agencies, concurrent agency reviews, creating reasonable page limits for documents, and reasonable time limits for reviews – to port, aviation, and pipeline projects, as applicable.
- [S 1449, RESTART Act](#)
  - o The RESTART Act includes provisions to streamline the agency review process with enforceable timelines, implement time limits to prevent endless legal challenges, and modernize current laws while maintaining environmental protections.

**Streamline Environmental Reviews:** Enact reforms to the National Environmental Policy Act (NEPA) to expedite reviews for eligible projects. Specifically, we support the following legislation:

**Expand BIL Education and Outreach:** Increase educational and outreach opportunities to state and local governments in order to ensure they have the tools necessary to determine funding eligibility for BIL related grants. We also seek better tracking and transparency of BIL spending at the Federal and State levels.

## PRIORITY LEGISLATION FOR FUTURE INFRASTRUCTURE INVESTMENT



[HR 490, Federal Infrastructure Bank Act](#) - Establishes the Federal Infrastructure Bank and the Federal Infrastructure Bank Holding Company. The bank is intended to provide equity investments, direct loans, and loan guarantees for the planning, predevelopment, design, construction, operation, or maintenance of infrastructure projects in the United States.



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NEW YORK BUILDING CONGRESS



## HOUSING FOR ALL NEW YORKERS

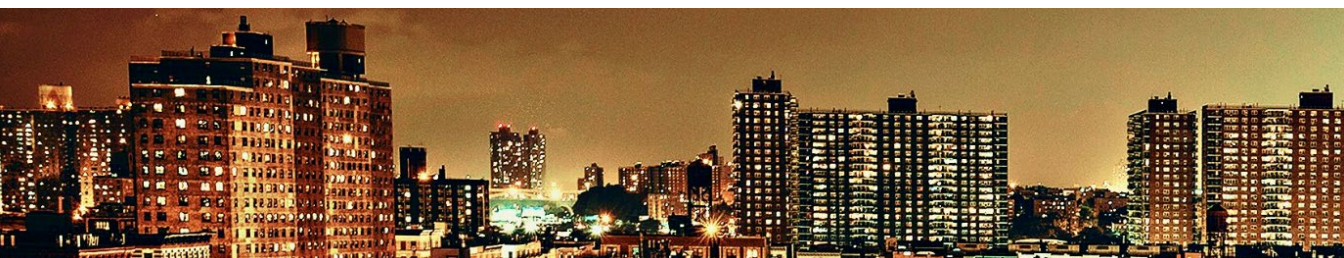
Affordable and quality housing is the bedrock of our city's well-being, and we are proud to continue to champion policies that expedite housing development across all income levels. The single most effective way to bring down housing costs for all New Yorkers is by dramatically increasing our housing supply to meet growing demand. **New York is in a dire housing crisis, exacerbated by losing the number-one driver for residential housing development in decades** when 421-a expired. Since then, we have seen a dramatic drop in the construction of new residential housing. In New York City alone our annual projections for new units dropped from 30,000 to just over 11,000. This situation is unsustainable, and it is incumbent upon our state legislature to reignite housing development through a renewed tax abatement program. A truly impactful housing development program must also include removing barriers that restrict housing growth today. More specifics are outlined below.

### Housing Supply Acceleration:

Our vision for a modern and improved housing development tax abatement program includes first extending the completion deadline for 421-a vested projects through at least 2028. This would save over 33,000 rental units currently in the pipeline. Extending the deadline is appropriate to account for delays and construction challenges due to the pandemic. Further, we seek a new tax abatement policy to fill the void left by 421-a, to provide a much-needed shot in the arm for our statewide housing stock.

We endorse a plan that builds upon prior legislation to continue supporting an adequate prevailing wage on these critical projects.

- *State-Level Tax Incentives:* Institute state-level tax incentives to galvanize private-sector investment in affordable housing construction.
- *Lifting the 12 FAR Cap:* Removing the arbitrary residential 12 FAR cap is crucial for increasing housing density in urban areas, facilitating the construction of more residential units as well as promoting office conversions. Lifting this obstacle, which doesn't apply to offices, or other tall buildings in New York City, is a critically important step in providing more affordable housing for working families, at a time when we need it most.
- *Commercial Space Conversion:* We support incentivizing the conversion of underutilized office spaces into residential units, addressing the urgent need for housing while optimizing existing urban spaces. The first step is removing barriers to allow existing commercial buildings across New York City, especially in Manhattan below 96th Street, to convert to residential use to expand affordable housing across the city. We need to match the year of eligibility for office conversions to 1990 or eliminate date-based eligibility requirements entirely. The state must also provide dedicated funding to facilitate office conversions.



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2024 POLICY AGENDA

Further, we need to promote more flexible office conversions, including expanding the range of buildings eligible for conversions per the recommendations made in January 2023 by the Office Adaptive Reuse Task Force. Offices conversions must be advanced for a variety of different uses, whether it's to support new facilities in education, dormitory-style housing, technology, healthcare and life sciences, manufacturing, or other creative public spaces.

- **Mass Transit Hub Development:** As detailed in our March 2023 report “Next Stop: Transit-Oriented Development TOD),” building housing around major transit hubs promotes sustainable living and reduces reliance on private vehicles. We have seen successful TOD policies in other states like Massachusetts, who passed [Section 3A](#), a zoning act to promote multifamily housing as-of-right near major transit hubs.
- **Zoning for Affordable Housing:** Enable as-of-right construction of affordable housing in districts where less than 10% of housing is available at below-market rents.
- Dramatically increase funding to expand Empire State Development’s Pilot program for residential development in Gowanus, known as The Gowanus Neighborhood Mixed Income Housing Development Program. This bold initiative by Governor Hochul offers real property tax abatement for affordable housing projects located in the Special Gowanus Mixed Use District. This pilot program has already garnered new applications and should be expanded across the entire city.
- Establish a minimum dwelling unit requirement for new multiple-dwelling projects.
- Anti-exclusionary zoning.
- Advance the New York City Housing Authority’s 5 Year Capital Plan.

- **Accessory Dwelling Units (ADUs):** Champion legislative actions that facilitate the creation of ADUs, legalize existing ADUs that are or can be brought up to code, and incentivize ADU development.

*Ultimately, increasing our housing supply is essential for maintaining a healthy fiscal environment, increasing state and local tax revenues, as well as increasing paid riders on transit and commuter rail lines, offsetting state subsidies to the Metropolitan Transportation Authority.*

### **NYC Housing Focus:**

An archaic and overly complex land use process is often cited as a significant barrier to growing our housing supply citywide. One key hurdle is often an unwritten policy within the City Council to entirely defer to the local elected official on land use issues. While, in theory, that deference has its benefits, more recently, it has been a hindrance to housing growth — one we can no longer afford. It also led to an inequitable distribution of housing development, where some districts build zero homes, and some are bearing the burden for the city as a whole. We encourage a land use process that balances citywide needs as well as neighborhood concerns via an appeals process or a supermajority vote rather than deference to any individual City Council member.

### **Mayor Adams’ Visionary Initiatives:**

- The Building Congress wholeheartedly supports Mayor Adams’ “Get Stuff Built” campaign to tackle the affordable housing crisis.
- **Zoning reforms for Housing and Economic Opportunity:** Implement the proposed “City of Yes” Text Amendments, incorporating zoning reforms that sweep away antiquated restrictions and reduce minimum parking requirements.
- Deepen zoning exemptions within Special Transit Land Use Districts citywide.



# THINKING OUTSIDE OF THE BOX: “SUSTAINABLE HOUSING AND AFFORDABLE RENTAL PROGRAM (SHARP)”



New York has a renowned capacity for innovation and problem-solving. SHARP is a novel approach to solve two public policy issues at once. This plan tackles two critical issues simultaneously: the urgent need for sustainable, carbon-neutral development, and the growing demand for affordable housing. This policy would introduce a nuanced, tiered tax abatement system, offering extended tax relief for developments that integrate affordable housing and achieve carbon neutrality, extending tax benefits accordingly. Further, it capitalizes on New York City’s Green Fast Track program, expediting project approvals that meet these stringent standards. To bolster this ambitious initiative, we also seek expanded state subsidies through the capital budget. These incentives are crucial to offsetting some of the higher construction costs associated with sustainable building practices, ensuring that builders are financially supported in their efforts to contribute to a greener, more affordable New York.

Why wait until 2050 for carbon neutrality when we can start today?

## Comprehensive Rezoning Initiatives in Growing Neighborhoods:

- Midtown South and Atlantic Avenue Mixed-Use Plans: Support the Department of City Planning’s Mixed-Use Plans to promote sustainable urban development in these two critical neighborhoods to support improved housing and economic opportunities for city residents.
- Bronx Metro-North Rezoning to best implement TOD around brand-new Metro North Stations and increase our housing stock by over 6,000 homes.
- The Broadway Junction Rezoning for TOD in one of Brooklyn’s busiest transit hubs to grow the neighborhood into a regional transit center and leverage large recent government investments in the station is simply good urban planning.

- Long Island City Rezoning to best facilitate future growth of a neighborhood quickly becoming an economic powerhouse in the city.

## Federal priorities for increasing our housing supply:

- [HR 6199, the Build More Housing Near Transit Act of 2023](#)
  - o Encourages the development and construction of low- and middle-income housing in transit-served, walkable locations.
- [HR 3940, Neighborhood Homes Investment Act](#) (Senate Companion - S 657)
  - o This bill allows a business-related tax credit for certain development costs for the acquisition, rehabilitation, or remediation of qualified real property.







# TRANSPORTATION

High quality public transportation has long been viewed as the cornerstone of New York City's economy: the great equalizer, where New Yorkers of all walks of life share a commute. Every \$1 invested in public transportation generates \$4 in economic returns, and we intend to help deliver those returns to hard working New Yorkers who deserve a clean, safe, and affordable public transit system. We call upon the state to fully fund the MTA to ensure a robust capital program and the successful implementation of their 20-Year Needs Assessment and upcoming 5-Year Capital Plan.

We also cannot forget the importance of maintaining and continuously upgrading our roads, bridges and highway networks, a key focus of federal infrastructure funding and often the lifeblood of New York's supply chain for essential goods we rely on.

## Key Transportation and Mobility Policies and Projects:

### Projects for Today:

- *Penn Station Redevelopment:* Fast-track the comprehensive Penn Station Redevelopment project, a linchpin in modernizing regional transportation and passenger experience.
- *Gateway Program:* Prioritize the Gateway Program to ensure the resilience and reliability of our rail infrastructure. While The Hudson Tunnel Project is on track to get a full funding grant agreement, with construction underway at Hudson Yards Concrete Casing, Section 3 and on the Tonnelles Avenue Bridge ,and Utility Relocation Project, it is essential that every component part of Gateway Program is funded and functioning to get the maximum benefit for this section of the Northeast Corridor, including Phase 2 Projects.

- *Reimagine the BQE:* Champion innovative solutions for the Brooklyn-Queens Expressway to ease congestion and fortify connectivity. Many have strong feelings about the specific design and layout of the new roadway, but one thing is clear, in order to even begin a discussion of how to reconstruct the BQE, we first need to secure funding from Washington and get started on as much preliminary safety work as possible.
- *MTA Station Accessibility Improvements:* Allocate resources to make MTA stations more accessible, catering to the diverse needs of all riders.
- Continue to advance the I-81 Viaduct Project in Syracuse.
- *Congestion Pricing:* Implementation of congestion pricing to fund MTA capital improvements and alleviate traffic congestion.
- Further John F. Kennedy Airport's Transformation.
- Second Avenue Subway Phase 2.

### Projects for Tomorrow:

- Begin planning Second Avenue Subway Phase 3
- *Interborough Express (IBX):* Advocate for the realization of the Interborough Express project, which would revolutionize intra-city transit options.
- New Outerbridge Crossing
- New York State Thruway Improvements
- Ferry Service Expansion across the region.
- Willets Point development.
- Feasibility study for Rikers Island to Hunts Point Crossing
- Feasibility study for Long Island Sound Crossing
- Explore options for decking over the Cross Bronx Expressway and other roadways to create green spaces, housing, and enhance urban living.





## MODERNIZING ENERGY INFRASTRUCTURE

New York State has committed to an aggressive and forward-thinking approach to renewable energy development. However, achieving these objectives is not without challenges. The state's energy agenda reveals a disparity between goals and current achievements: out of 123 renewable energy projects awarded contracts by the New York State Energy Research and Development Authority (NYSERDA), only 25 are operational, with an additional five under construction. Several critical barriers are impeding progress. Key among these are the hurdles in the permitting and siting processes, which often delay project initiation and completion. Another significant obstacle is the inadequacy of current transmission infrastructure, which is essential for the efficient distribution of renewable energy.

- *Decarbonization and Electrification:* Invest significantly in renewable energy statewide and grid electrification to combat climate change. A key component in improving our state's capacity for renewable energy is investing in proper energy storage. To incentivize this investment the state should ensure that stand alone energy storage projects are eligible for a sales tax exemption.
- Further, as buildings seek to meet carbon emissions targets, state and local governments should exclude heat pump heating systems from sales taxes.
- *Offshore Wind Initiatives:* Invest ambitiously in large-scale renewable energy projects, such as Attentive Energy One, Community Offshore Wind, Empire Wind, and Excelsior Wind projects, to reduce carbon emissions. Advance and rapidly implement the Environmental Bond Act approved as a ballot measure by voters in 2022.

- Establish a property tax abatement and exemption for capital improvements that reduce carbon emissions statewide.
- Set aside state bond funding for renewable energy procurements so that costs do not fall on ratepayers.



- **Encourage the New York Power Authority (NYPA) to invest in energy transmission upgrades statewide:** NYPA should actively engage in resolving the transmission capacity challenges that are currently hindering New York's grid decarbonization efforts. These transmission constraints are a major obstacle, limiting the interconnection of new renewable energy projects and often leading to congestion or curtailment of renewable power. NYPA should collaborate with the Public Service Commission (PSC), New York Independent System Operator (NYISO), and New York State Energy Research and Development Authority (NYSERDA) to pinpoint and improve grid areas with high potential for renewable energy development but constrained by inadequate transmission capacity.





## BUILDING RESILIENCE AND COMBATING CLIMATE CHANGE

The devastating effects of climate change threaten the lives of New Yorkers and our offices, businesses, infrastructure networks, and housing alike. Efforts to reduce carbon emissions in the long term are essential and must be combined with resiliency measures to meet immediate threats to our city from sea level rise and the devastation caused by storm surges.

The Building Congress will lead efforts to incentivize energy efficient construction and building retrofits, electrify our energy grid with renewables, clean up toxic sites, promote clean water infrastructure, and support resiliency efforts that bolster our shorelines and keep our city safe. Specifically, we aim to:

- Fortify our sewage and drainage infrastructure systems to mitigate flooding effects from storms.
- Begin planning and design work on the Army Corps of Engineers' proposed system of storm surge gates along coastal areas from Upper Manhattan to Jamaica Bay.
- *Clean Water Infrastructure*: Bolster the Clean Water State Revolving Fund to upgrade our water infrastructure, guaranteeing a sustainable water supply.
- *Safeguard Tomorrow through Ongoing Risk Mitigation (STORM Act)*: Increase STORM Act funding to augment hazard mitigation.
- **Local Law 97 Compliance**: Grant exemptions from FAR caps for all projects that comply with Local Law 97, stimulating energy-efficient construction.
  - *Ensure that LL97 implementation includes practical exemptions, and clearer guidelines regarding good faith efforts, especially for critical public health and safety facilities.*

- *Invest heavily in grid upgrades to support electrification efforts by building owners.*
- *Expand and deepen financing options incentives for LL97-related building upgrades.*
- *Citywide Greenway Master Plan*: Implement the Citywide Greenway Master Plan and other green initiatives that promote sustainable transportation options are emphasized as essential for a greener future for NYC.



## PUBLIC PROCUREMENT IMPROVEMENT

Efficiency in project delivery methods is the lifeblood of cost-effective and timely infrastructure development. We would like to underscore the importance of adopting a range of alternate project delivery methods that stress increased flexibility and diversification of project delivery approaches within public procurements. The Building Congress will continue to advocate for the proliferation of government tools for alternative delivery, many have been common within the private sector for years and are known for reducing costs while ensuring a high level of project quality and transparency in the procurement process.



We will advocate for the state legislature to provide authorization for:

- *Progressive Design-Build Adoption:* This procurement method is used by several states including California, Texas, and Virginia, NYS authorities, and the private sector regularly, and NYCHA will begin to do so under State legislation enacted in 2022 to establish a NYCHA Trust. This method must be allowed for New York City as well. Authorization of progressive design-build, a one-step procurement process that will allow procurement agencies to quickly select a team based on qualifications who can collaborate throughout the essential early phases of design, expands upon the range of projects that can be delivered using design-build or design-bid-build.
- *CM-Build and CM-at-Risk:* These methods allow agencies to engage a construction manager early in the process, using quality-based selection, to collaborate with the designer as part of an integrated project delivery team — much sooner than typically done using design-bid-build. This procurement method is already used by the federal government, and the private and non-profit sector regularly. The City has successfully used CM-Build with emergency authority, during the COVID emergency when the Department of Design and Construction (DDC) built testing sites in an average of seven days and built three permanent healthcare facilities in an average of 192 days. Further, during this period, using alternative delivery mechanisms, the DDC reached historic levels of M/WBE utilization.
- *Emergency Completion Contracts:* For critical projects, this method allows DDC to use an on-call CM to replace a contractor under circumstances where the contractor is unable to complete the project without the need to go back through a lengthy procurement process a second time.

## NEW YORK CITY'S DEPARTMENT OF DESIGN AND CONSTRUCTION AS AN AUTHORITY



Using the NYC School Construction Authority as an example, we call to transform the NYC Department of Design and Construction into a public authority to help fast-track capital projects by eliminating red tape, providing flexibility in project delivery methods, and ensuring continuous funding streams for capital projects.

- Advance capital planning aimed at a holistic project prioritization and interagency coordination among city agencies.
- Prioritize DDC + OMB's Capital Coordination Task force recommendations focusing on reducing redundancies and a push for standardization.
  - o Key element: Removing the Certificate to Proceed approval process out of the critical path for capital projects, saving months of time.
  - o Revise Procurement Policy Board (PPB) rules to eliminate prescriptive requirements.
- Joint Bidding Extension: The state legislature must extend the authorization for joint bidding in city procurements. This approach, first authorized in 2004, has proven effective in streamlining the development of underground infrastructure by allowing coordinated work between the city and utility companies under a single contract.





## WORKFORCE DEVELOPMENT

A highly skilled and safe workforce is the bedrock of the construction industry. Technical excellence is the cornerstone of our workforce development, safety, and training initiatives. We must continue to grow our commitment to expanding our construction workforce development and providing more accessible pathways to the middle class for workers of all backgrounds.

Specifically we aim to increase:

- **Childcare Support for the Workforce:**
  - *Early Childcare Access:* Allocate funds to childcare centers that open at 6 a.m., ensuring that early work hours don't limit workforce participation.
- **Advanced Training Programs:**
  - *OSHA Training Expansion:* Further subsidize and expand 40-hour OSHA training courses, opening the industry's doors to more workers.
  - *Green Technologies Adoption:* Promote specialized training for the adoption of green technologies and sustainable construction practices to reduce carbon emissions.
  - Increase Workforce Innovation and Opportunity funding for programs that effect the Construction and Building trades such as the funding the Youth Activities program, the Adult Employment and Training Activities program, and the Dislocated Worker Employment and Training Activities program.
  - Increase support for workforce training programs statewide: Many Building Congress members award scholarships

and provide workforce training programs today to create a more robust construction industry workforce. One shining example of includes the Building and Construction Trades Union's apprenticeship/pre-apprenticeship programs, known as the Apprenticeship Readiness Collective (ARC).

- **STEAM Learning Programs:**

- *Public STEAM Education Expansion:* Increase funding for public programs that facilitate apprenticeships, STEAM education, and job training across all boroughs, driving the technical workforce of the future.



## MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES (M/WBES)

It is essential that we advance and broaden M/WBE opportunities and develop policies to ensure meaningful economic prospects for M/WBE firms throughout the building industry, such as expedited payment processing to M/WBE firms, expanding the city's mentorship program, and standardizing the registration process across city and state agencies to make it easier for M/WBES to do business in New York. Specifically, we look to prioritize the following:

- *Timely Contract Payments:* Revamp contract payment processes to guarantee that contracted partners, especially M/WBE firms, receive timely payments.
- *One-Stop-Shop for M/WBE Procurements:* Create a streamlined one-stop-shop for all M/WBE procurements to save valuable time and resources for firms looking to do business with government entities, having one centralized procurement portal for all M/WBE firms is a great first step in advancing M/WBE utilization statewide.
- *Reciprocity for M/WBE Certification* between the state and New York City.



## GOVERNMENT AGENCIES

Government agencies play a pivotal role in project success. A technically sound approach underscores policies aimed at enhancing the efficiency, transparency, and impact of government agencies:

- Update hiring and promotion processes within New York City agencies, including accelerating OMB’s approval process.
- Exempt all housing and construction-related agencies from hiring freezes and austerity budget cuts.
- Streamline permit approval and change order processes to encourage efficiencies across all procurement agencies.
- Combatting inflation: To avoid lengthy change order processes and/or contract renegotiations, due to rapidly fluctuating material prices, we encourage government partners to buy and store critical materials up front for large scale projects.
  - Government contracting agencies should also incorporate larger contingency line items to account for material price escalation.
- Policies to improve cooperation and collaboration between government entities at the federal, state, and city level including public authorities whether through memoranda, agreements, or legislation requiring multi-agency approaches to public problems.
- Progress the Borough Based Jails program.

## 9/11 AS A STATE “DAY OF SERVICE” HOLIDAY



In recognition of the profound impact and enduring legacy of September 11, 2001, and in honor of those we lost that devastating day, we propose the establishment of September 11 as an official public holiday with an intentional focus on service to others across New York. While 9/11 Remembrance Day has been recognized on the state level, government buildings, schools, and most offices remain open. We aim to expand upon the legislation, signed in 2019, to fully realize this day as a solemn commemoration to honor the bravery, sacrifice, and resilience of the workers, first responders, and families who faced unimaginable loss, many of whom were hard-working members of the construction industry. By marking this day, we aim to ensure that the lessons of courage, community, and unity that emerged from the tragedy are forever remembered and passed down through generations. This observance will also provide an opportunity for educational initiatives and community service activities, fostering a spirit of togetherness and reflection across the state and New York City, setting the example for our nation.





## HEALTHCARE AND LIFE SCIENCES

New York recognizes the need for robust healthcare infrastructure. The pandemic brought to light the importance of a modern, resilient healthcare system, capable of handling emergencies and everyday health needs. It's essential to continue investing in healthcare facilities, including hospitals, ambulatory centers, and residential care, along with expanding life sciences and medical research sectors. These investments will not only address current healthcare requirements but also ensure preparedness for future crises.

Healthcare and life sciences is one of the largest employment sectors statewide and contributes significantly to the state's economic vitality. We call on state and local governments to significantly increase investments in healthcare to address workforce shortages and facility upgrades. We call on the state to improve the [Certificate of Need](#) process so that vital expansions can be built in a timely manner to ensure that New York remains at the forefront of healthcare innovation and service, particularly as demographic trends move us towards a growing aging population.

- *Smart Infrastructure Development:* Facilitate the creation of smart infrastructure through innovative technologies, reducing maintenance costs and enhancing efficiency.
- Encouraging digital transformation in public agencies to better streamline project development and completion across all stages.
- Drones are a modern solution to reduce inspection time and cut costs. Drones can serve as a reliable and precise inspection model. With high-tech sensors, drones can fly around buildings to generate 3-D models and high-quality images. The Building Congress will work with our partners in government to advance a safe and sensible system that allows for commercial drone use.
- *AI for Safety and Inspection:* Leverage artificial intelligence for safety inspections, reducing human error and enhancing project safety, while ensuring safeguards to protect jobs.
- *Affordable Broadband Access:* Advocating for affordable broadband access for all New Yorkers to support a digital transformation in New York.



## TECHNOLOGY FOR THE FUTURE

Innovation is the crucible in which the future of construction and infrastructure development is forged. To best build New York's future, our policies must be adaptable. The capability to leverage advancements in construction technologies, such as robotics, modular construction, building sensors, and 3D printing, will increase overall productivity, safety, and efficiency. We fervently advocate for the integration of groundbreaking technology to enhance construction processes:

## CONCLUSION

The New York Building Congress is committed to advancing these technical, innovative, and development-focused policies in 2024. We invite all stakeholders, from government officials to industry leaders, to join us in our mission. Together, we can shape a vibrant, sustainable, and thriving New York for generations to come. Through these policies, we forge a path to prosperity and development that benefits all New Yorkers.





**1040 AVENUE OF THE AMERICAS  
21<sup>ST</sup> FLOOR  
NEW YORK, NY 10018**

The New York Building Congress, a broad-based membership association celebrating its 103<sup>rd</sup> year, is committed to promoting the growth and success of the construction industry in New York City and its environs.

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