

**June 29, 2016**

<https://www.politicopro.com/states/new-york/albany/story/2016/06/flanagan-421-a-could-be-resolved-if-cuomo-put-everybody-in-a-room-103363>

## **Flanagan: Cuomo leadership could resolve 421-a**

By [CONOR SKELDING](#)

A deal could be reached on 421-a, the expired development tax break, if Gov. Andrew Cuomo provided “leadership,” Senate Majority Leader John Flanagan said Wednesday morning.

“No one can provide greater leadership in this area than the governor of the state of New York,” Flanagan said. “In my humble opinion, he puts everybody in a room, sits everybody down, tells everybody nobody’s going home ’til things are negotiated and compromised, then I think we can get there. He proved it with the MTA and other issues like that.”

421-a, the \$1.1 billion program for certain developments, expired Jan. 15. Groups representing both the real estate and labor [have acknowledged](#) that a tentative deal they reached was unacceptable to Cuomo.

Cuomo spokeswoman Dani Lever did not immediately have a comment.

“421-a, I believe, is an opportunity, but to date, it has proven to be a missed opportunity,” Flanagan said. “And I guarantee you this: if we come to a compromise, the last thing you’ll ever hear it referred to again as is 421-a. I don’t care if it’s peanut butter and jelly, macaroni and cheese, it’s not gonna be 421-a. Everyone’s tired of talking about that.”

The Republican leader also implied that a compromise over a new version of 421-a should include include a city property tax cap, which he said was also a part of promoting affordable housing.

Flanagan, who hails from Long Island, spoke at a New York Building Congress breakfast event held at the Metropolitan Club, where he said he stayed on Tuesday night.

“What a beautiful club. And I’m going to use that as a microcosm to take about the City of New York. The more time I spend in the city ... the more I appreciate the history, the beauty, the complexity,” he said.

Flanagan also spoke about his relationship with State Senator Jeff Klein, leader of then Independent Democratic Conference. He said that relationship was good and getting better.

“I enjoy a very warm relationship with him, which keeps growing,” he said. “The only reason I’m telling that to you, as professionals, is because people say, ‘Well, he’s a Democrat, how could you possibly work with him?’ That’s what we’re supposed to do.”