



THE CITY OF NEW YORK INDEPENDENT BUDGET OFFICE

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IBO Analysis of Sanitation Garage Pledge in the 2017 East Harlem Points of Agreement

March 7, 2024 – Per the request of Manhattan Community Board 11 (CB11), the New York City Independent Budget Office (IBO) conducted an analysis on the Department of Sanitation’s fulfillment of point 53 of the 2017 East Harlem Points of Agreement (POA).

As part of the neighborhood rezoning process, the City creates a POA in negotiation with local elected officials and with input from the community board. In a POA, the City agrees to provide the rezoned neighborhood with various services and infrastructure investments, such as affordable housing, open space, transportation, education, sustainability, and more. Point 53 of the 2017 East Harlem POA states “DSNY will immediately begin planning for a permanent, long-term facility to serve District 11 sanitation needs.”

Also, in 2017 but separate from the neighborhood rezoning process, DSNY identified a site for the current District 11 garage, which is an “interim solution” to the deteriorating previous garage. Despite opposition from CB11 and the Borough President, this site was approved, and the interim-solution garage opened in December 2022.

IBO found per [its analysis](#) that:

- Four recent new garage projects in the design phase, being constructed, or recently completed have inflation-adjusted costs ranging from \$259 million to \$646 million.
- East Harlem’s POA did not stipulate any funding for site acquisition or construction of a sanitation garage, making it a “policy pledge” rather than a “capital pledge”. Such policy pledges have no capital funding stipulated in the POA because fulfilling the pledge does not require the City to add money to its budget.
- The construction process for new garages has multiple phases and often takes a decade or more to complete.



New York City Independent Budget Office

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