

Title: "Goldman Sachs' CEO demanded all employees return full-time to the office. Only half showed up".  
Decided to look into the construction of that building and to no surprise they built it with 1.65 billion in tax exempt "Liberty Bonds" that were suppose to rebuild New York after 9/11.

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Highly recommend taking a look at these links. I may write something more detailed in the future but I don't have time unfortunately right now so this was the best I could do. I wonder how many bank headquarters were built with massive tax exemptions like this. The other thing on my mind is what the quality of these bonds are.

To quote Wall Street Journal

"Liberty Bonds are tax-exempt private-activity securities authorized by Congress in 2002 to jump-start redevelopment of lower Manhattan. Most private-activity bonds have to meet stringent Internal Revenue Service tests to qualify for tax-exemption, but Liberty Bonds have carte blanche."

<https://www.wsj.com/articles/SB112783196927053276>

These bonds were used specifically for the area labeled the "Liberty Zone" affected by the 9/11 attacks. They were supposed to spur development in the area after the clearing of damaged surrounding buildings.

<https://www.gao.gov/assets/gao-04-72.pdf>

Instead Goldman got a big chunk of it for their new corporate offices.

"More singular still, state and local governments decided to give the firm another big subsidy by letting it use \$1.65 billion in tax-exempt Liberty Bonds, intended to stimulate economic development after 9/11, to cover part of the building's \$2.1-billion cost. Last month, Goldman announced that it had made a profit of nearly three and a half billion dollars in the first quarter of this year—enough to have paid for the entire building, in cash, in a couple of months, without any help from taxpayers."

<https://www.newyorker.com/magazine/2010/05/17/shadow-building>

My statement of them getting the largest share of the bonds was from this government report

"To date the largest allocation of Liberty Bonds was for \$1.65 billion issued for Goldman Sachs to remain downtown, where the company has been located for 136 years"

<https://www.govinfo.gov/content/pkg/CPRT-109HPRT20452/html/CPRT-109HPRT20452.htm>

A government report looking back at the program I found interesting as well..

"For example, the actual usage of the benefits before authority expires, such as in the case of the New York Liberty Bonds, is uncertain. Also the Internal Revenue Service (IRS) is not tracking actual use of the Liberty Zone benefits and, consequently, little data will be available on the value of the tax benefits to the Liberty Zone. Further, even if IRS were to collect data, it would at best only be able to make an estimate, not a verifiable measure of the tax benefits."

<https://www.gao.gov/assets/gao-04-72.pdf>

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Here is what looks like the official document for this deal where these “Liberty Bonds” are classified as Series 2005 Bonds which were also classified as “Original Series 2005 Bonds” . This document appears to be about a second set of bonds they secured valued at over 19 million dollars.  
[https://esd.ny.gov/sites/default/files/2016\\_NYLDC\\_OfficialStatement.pdf](https://esd.ny.gov/sites/default/files/2016_NYLDC_OfficialStatement.pdf)

Original article about people choosing to not go into the headquarters.

<https://fortune.com/2022/03/11/goldman-sachs-return-to-work-employees-david-solomon/>