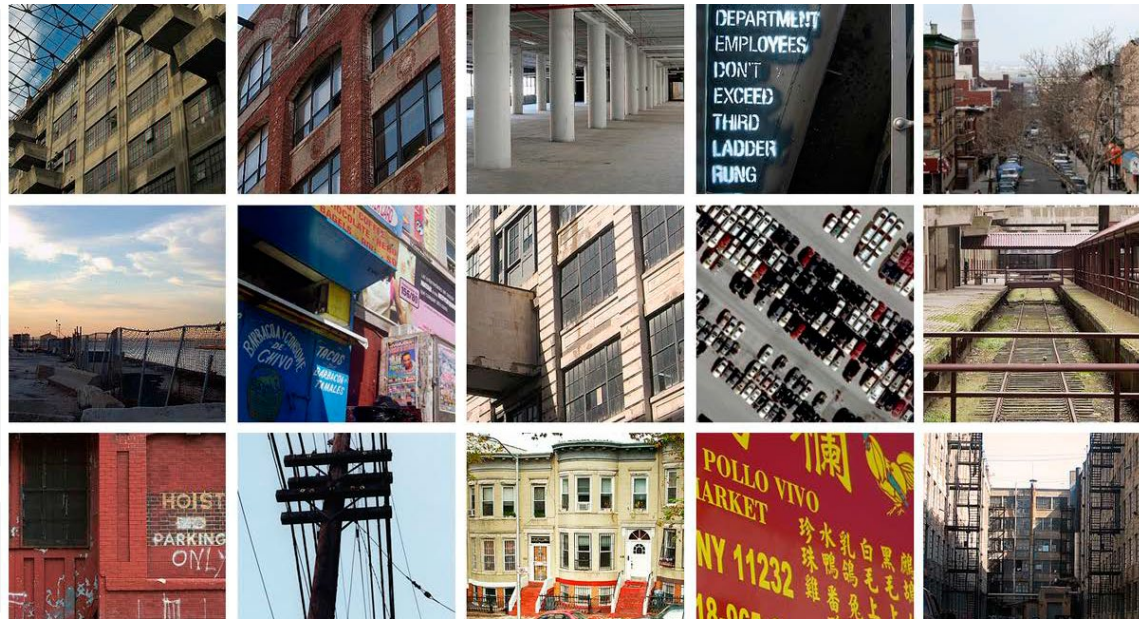


Sunset Park Task Force

June 22, 2021

NYC / **EDC**



Agenda

Part I

- Welcome, Introductions
- Sunset Park Task Force Evolution Update

Part II

- Site-Specific Updates
 - Made in NY Campus at Bush Terminal
 - South Brooklyn Marine Terminal
 - Brooklyn Army Terminal
- Districtwide Updates
 - One-way Pair Transportation Study
 - Infrastructure Project
- Workforce Trends
 - Workforce1 Center

Q&A

Membership List

Sahadi Fine Foods
SIMS Municipal Recycling
Uncommon Goods
Li-Lac Chocolates
NYU Langone
Center for Family Life
Chinese-American Planning Council
UPROSE
Community Board 7
Opportunities for a Better Tomorrow
Sunset Park Business Improvement District
Port Authority of New York and New Jersey
New York New Jersey Rail
NYC Department of Transportation

Co-Conveners

SBIDC
NYCEDC

Office of Council Member Carlos Menchaca
Office of Borough President Adams
Office of Representative Nadler
Office of Representative Velazquez
Office of State Assembly Member Mitaynes
Office of State Senator Brisport
Office of State Senator Savino
Office of State Senator Zellnor Myrie

Task Force Evolution Update

- Timeline
 - In 2020, we kicked off the 5-year reflection discussion
 - In 2021, we convened an Evolution Subcommittee to revise SPTF operations, and took our ideas to the Community Board for feedback and further revision
- Completed Work to Date – *(documented in the PPT circulated with today's agenda; and to be formally memorialized in Operating Procedures on edc.nyc)*
 - Updated Mission & Scope
 - Updated Membership Process
 - Enhanced Communication & Transparency Procedures
 - Creation of Operating Procedures
- Next Steps
 - Implement the changes requested over the course of the coming months
 - Membership application forms sent out, please circulate; Call for volunteers to review applications

Site Specific Updates

District Update

One Way Pair Study

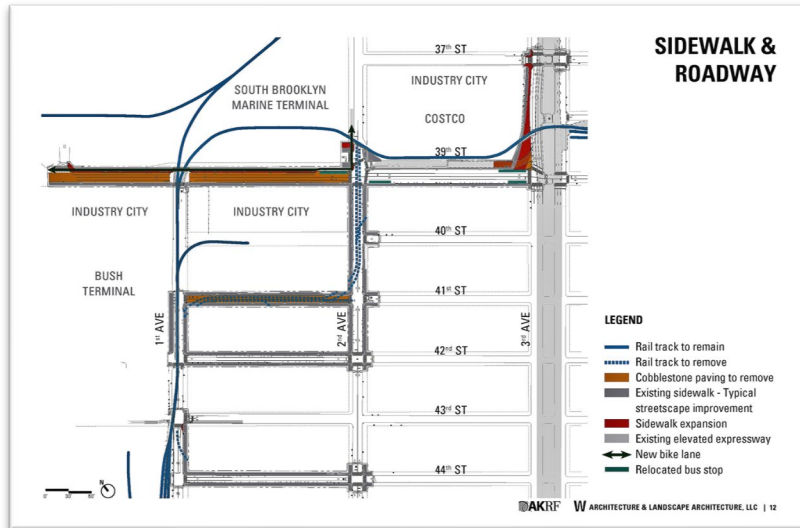
- Feasibility study reactivated April 2021
- Remaining traffic analysis work & final report to be complete by July 2021
- Stakeholder outreach & agency dialogue underway to discuss study recommendations



District Update

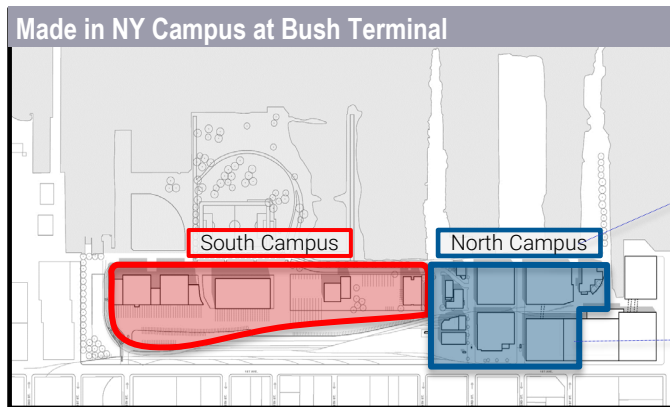
Infrastructure Project: Restarted


The project has been restarted. We are currently rebidding the construction work with an anticipated construction start in Fall 2021



Made in NY Campus at Bush Terminal

Eastern Effects, Inc.: New Tenant



 Future Location of Eastern Effects Facility



Made in NY Campus at Bush Terminal

Eastern Effects, Inc.: Company Background

- Eastern Effects, Inc. is a Brooklyn company with studio production facilities and a lighting/grip equipment rental business.
- The City exercised eminent domain to accommodate the Gowanus Canal Superfund Remediation to acquire the property where Eastern Effects, Inc.'s Gowanus studio production facility is currently located.
- The Deputy Mayor directed NYCEDC to provide relocation assistance to Eastern Effects, Inc. in the form of a sublease on a sole source basis within the Bush Terminal campus and the building and/or renovation of space therein.

Made in NY Campus at Bush Terminal

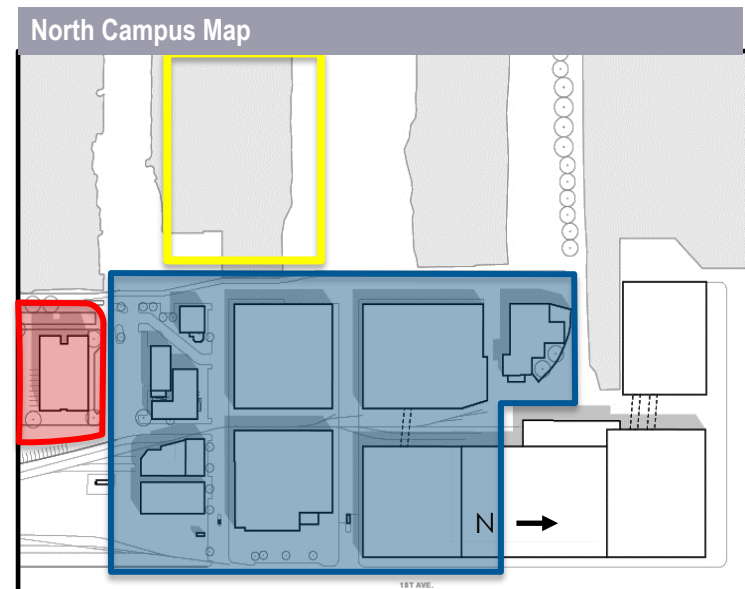
Eastern Effects, Inc.: Lease Overview

	Select Details
Site	North Campus – Unit D Site
Term	20 years, plus 12-year renewal option
Size (SF)	70,000 SF New Construction
Uses	2 Soundstages (40,000 SF)
	Support Space, Production Offices, and Ancillary Uses (30,000 SF)
	Rooftop space for film shoots/staging (5,000 SF, if feasible)
Jobs	200 – 300 Permanent Jobs (FTEs)
Target Opening Date	July 2025
HireNYC	Yes
Living Wage & Prevailing Wage	Yes
Design & Construction	NYCEDC

Made in NY Campus at Bush Terminal

Pier 6

- New project to create a public amenity at MiNY by rehabilitating the pier to support the campus, similar to Pier 4 at the Brooklyn Army Terminal
- Detailed project scope to be determined, comprising public walkway access, maritime uses, public parking and components of the ecopier concept, if feasible
- Project scoping to kick off later this year, with public engagement on the scoping for public access and ecopier components, if feasible



Made in NY Campus at Bush Terminal

Other North Campus Updates

- **Garment Hub:** Construction work restarted July 2020; Expected to be substantially complete by June 2022.
- **R&D Center/Workforce Training Partner Procurement:** Selection process is ongoing, with selection expected later this calendar year.
- **Public Realm:** Public Realm design and permitting underway; construction work to start July 2021; anticipate substantial completion August 2022.

South Campus: Steiner Studios

- **Site Work:** The team is making progress toward key pre-development milestones, anticipating a closing in 2021/22; site plans advancing for agency approvals and infrastructure design work underway
- **Construction Planning:** Steiner is currently engaged in the design development and extensive permits and approvals process and plans to break ground Q2 2022
- **Park Planning:** The developer initiated public engagement on Bush Terminal Piers Park playground in January

Bush Terminal Piers Park

- **Lighting Project:** Most lights to be installed by the end of June, including the soccer field sports lights, the pathway and roadway lights. Two baseball field lights will be completed later this summer.
- **Sinkhole:** Funding documents are with OMB; more subsurface investigation is now required; a contractor has been identified for this work.

South Brooklyn Marine Terminal

Offshore wind at SBMT

- In January 2021, New York State announced the awards of its second offshore wind solicitation awarding Equinor's 2nd phase of its Empire Wind project (1260MW) and the first phase of its Beacon Wind project (1230MW)
- This adds to the existing commitment from New York State made in July 2019 awarding the 1st phase of Equinor's Empire Wind project (816MW)
- Equinor will transform SBMT into a large-scale offshore wind working industrial facility that positions New York to become an offshore wind industry hub
 - Equinor plans to use SBMT as a potential site for staging and assembly, operations and maintenance, and transmission to support its total energy generation award of 3300MW
 - NYSERDA will invest up to \$200 million in New York State funds for port infrastructure upgrades, which will include SBMT and the Port of Albany
 - In conjunction with this use, Equinor has made various community benefit commitments around prioritizing local hiring, setting up an OSW Ecosystem Development Fund, utilizing low emissions technologies, MWBE procurement and establishing an OSW community outreach/educational center
- Equinor & SSBMT expect to finalize their updated lease for the use of SBMT as OSW in summer
- Equinor is planning to locate Project Office and OSW Outreach Center at Industry City

Brooklyn Army Terminal

Campus Updates

- **Citi Bike Expansion** project coordination to bring two Citi Bike docking stations onto the BAT campus are ongoing. Agreements are being finalized with installation of docking stations anticipated during Summer 2021. DOT completed installation of docking stations at 52nd St and 1st Ave, 57th St and 1st Ave, 58th St and 2nd Ave, and 42nd St and 1st Ave.

New Tenants

- APSCO, Bush tenant, garment manufacturing (1G, 7H-1)
- R. Ben Toe, Bush tenant, packaging, warehousing, distribution (2K A)
- Jewelry Pak, Bush tenant, customizing and distribution of jewelry boxes (7F-B)
- Joyride Bikes, Bike design and assembly, (Annex 203)
- RIND, Vegan cheese producer, (Annex 202)
- NYWD, Eyeglass manufacturer (6L)
- City League Coffee – Coffee Cart at the Ferry Terminal

Events

- Rooftop Films planning two screenings at BAT on June 26th & 27th. More information to come

Workforce Trends

Hires facilitated by the Brooklyn Industrial & Transportation Center:

- From November 1st, 2020, to May 31st, 2021, the Brooklyn Industrial & Transportation Workforce1 Career Center connected New Yorkers to 119* jobs (100% full-time) with an average wage of \$16.26 per hour.

Sunset Park residents (zip codes 11220, 11232) connected to employment by the Workforce1 system (across all locations):

- From November 1st, 2020, to May 31st, 2021, the Workforce1 system connected Sunset Park residents to 53* jobs with an average wage of \$18.37 per hour.

Brooklyn ITC Community Partner Hires

- From November 1st, 2020, to May 31st, 2021, = 13*

Top Community Partners:

- CAMBA
- Center for Family Life
- New York City Dept. of Corrections
- Opportunities for a Better Tomorrow



Thank you!

Appendix

Made in New York Campus at Bush Terminal – North Campus

CB7 Economic Development-Waterfront Committee

June 21, 2021

NYCEDC's Sunset Park Portfolio





Good jobs in
"Core 4" industrial sectors

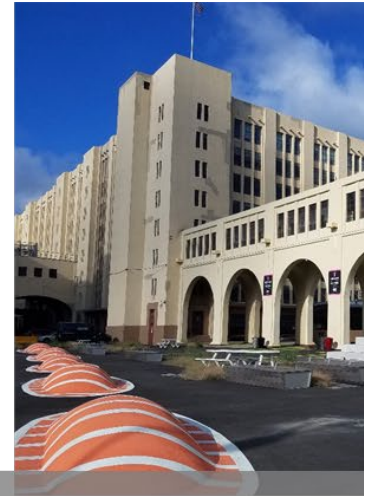


1. Traditional Manufacturing
2. Advanced Manufacturing
3. Food Manufacturing

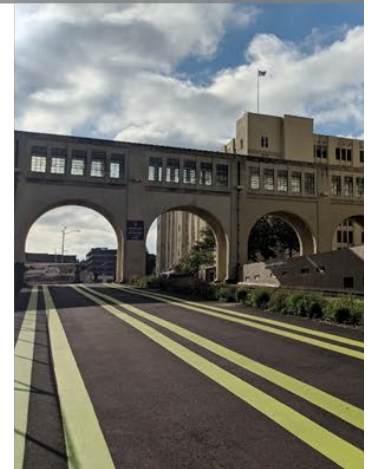


4. Made in NY
(Garment Manufacturing &
Film/TV/Media Production)

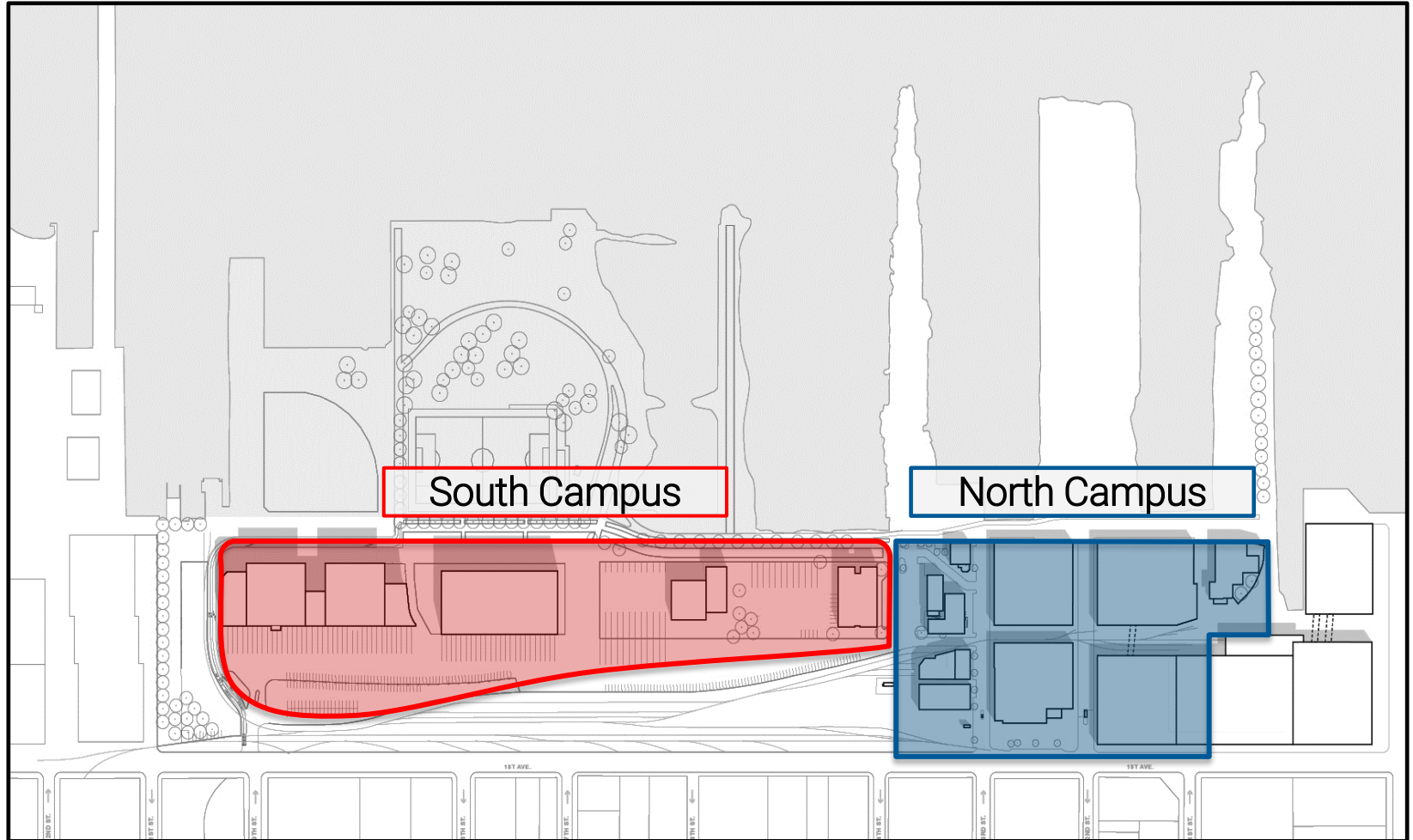




Open space for tenants and community to enjoy



Made in NY Campus Map

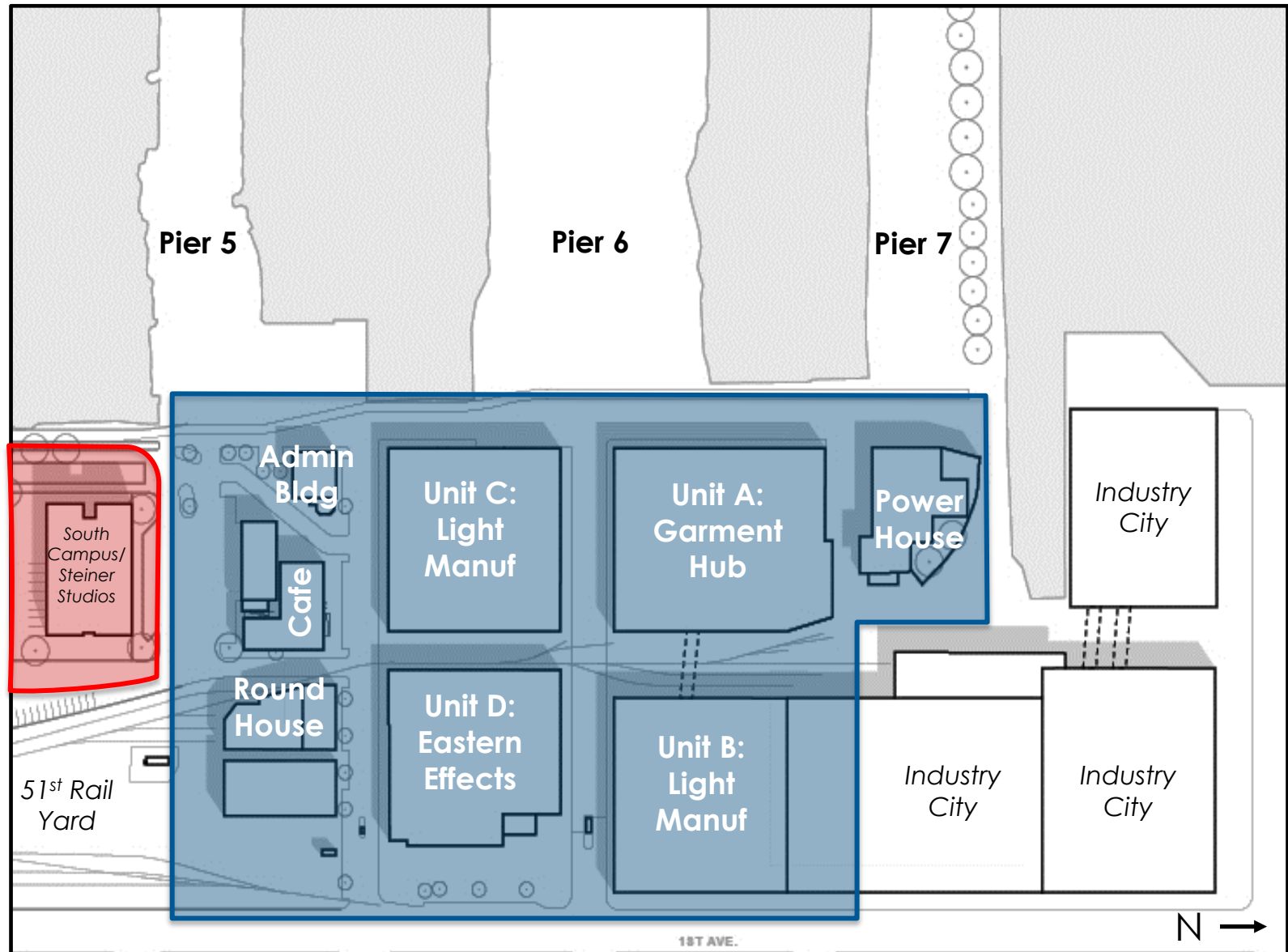


Background

2017 Made in NY Campus Announcement

- Dedicated Garment Hub
- Light Manufacturing
- Film/TV/Media Soundstage Development
- Public Realm Improvements

North Campus

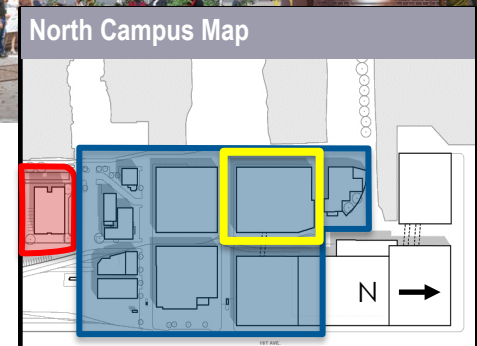


North Campus

Project Components

- Major renovations to existing assets to create a 211,000-square-foot **garment manufacturing hub**
- Upgrading **industrial space** in a 160,000-square-foot building
- Pedestrian-friendly **streetscape improvements and new plaza space**, including improvements to the 43rd Street corridor within the campus to improve visitor access to Bush Terminal Piers Park
- Lease to **Eastern Effects** for a film/TV studio
- **Pier 6** Rehabilitation
- **Other** North Campus Sites

Garment Manufacturing Hub



Garment Manufacturing Hub

Construction progress photo



Garment Manufacturing Hub

Construction progress photo



Garment Manufacturing Hub

Construction progress photo



Garment Manufacturing Hub

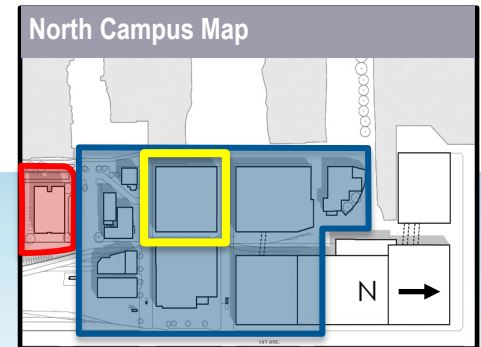
R&D Center/Workforce Training Partner Procurement

- Procurement process to locate at the Garment Hub:
 - An **R&D Center, Innovation Laboratory, and/or Business Accelerator** for garment advanced manufacturing, material technology & textile innovation, fashion circular economy, supply chain model evolution etc.
 - **Training** for at least 100 garment sector and local workers annually on traditional and advanced manufacturing technologies and/or **Programming** to advance sustainability and circular economy thought leadership, enhance business-to-business networking for the garment industry, etc.
- Selection process is ongoing, with selection expected later this calendar year.



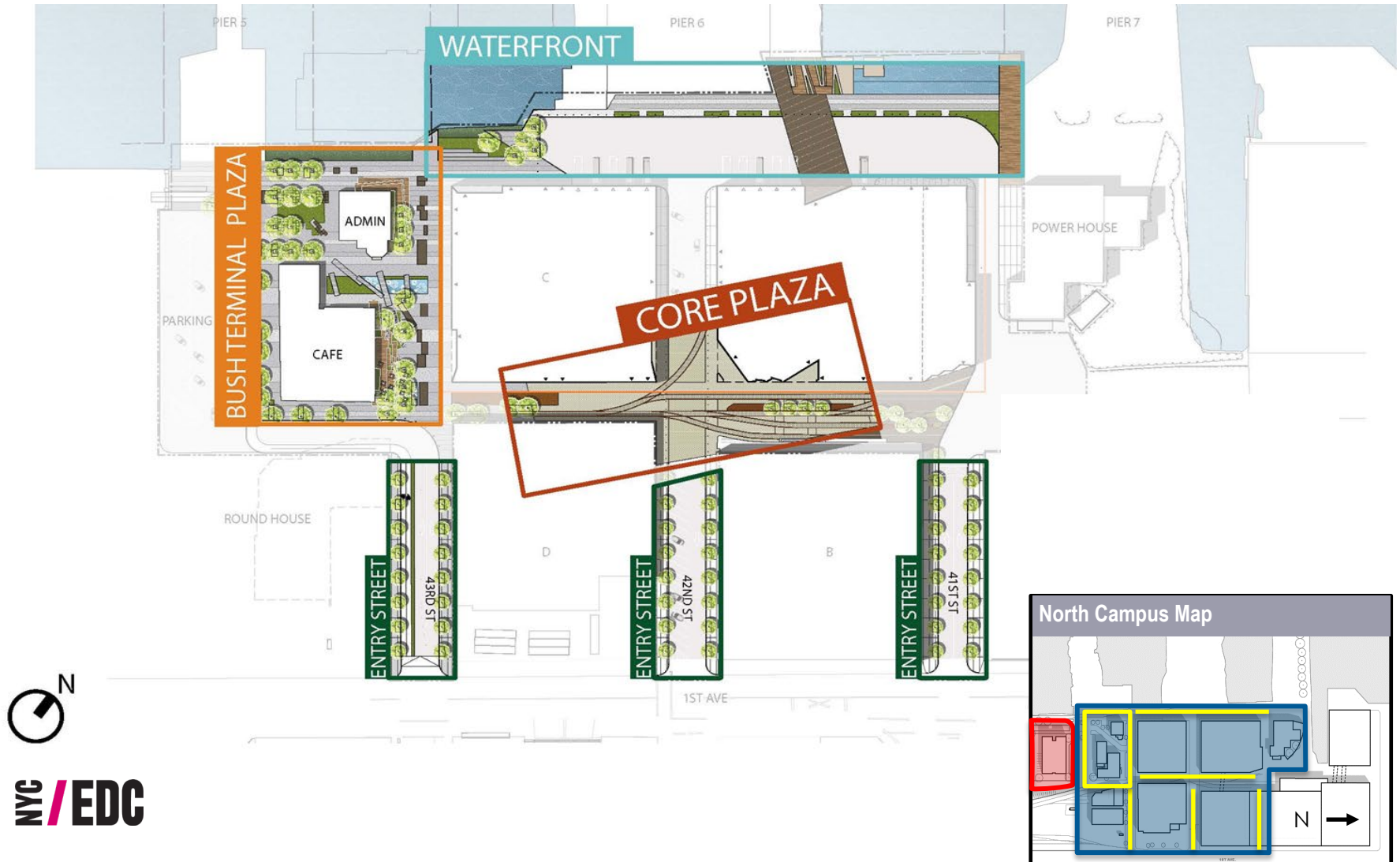
Unit C: Light Manufacturing

View from the water



Public Realm

Overview



Public Realm

Overview



Public Realm

Waterfront



Public Realm

Core Plaza / MiNY Lane



Garment Hub, Unit C & Public Realm Status

Project Timeline

- After being paused during Covid, the projects restarted in July 2020.
- Garment Hub construction work is fully underway; anticipate substantial completion June 2022.
- Unit C design and permitting underway; construction work to start July 2021; anticipate substantial completion March 2022.
- Public Realm design and permitting underway; construction work to start July 2021; anticipate substantial completion August 2022.

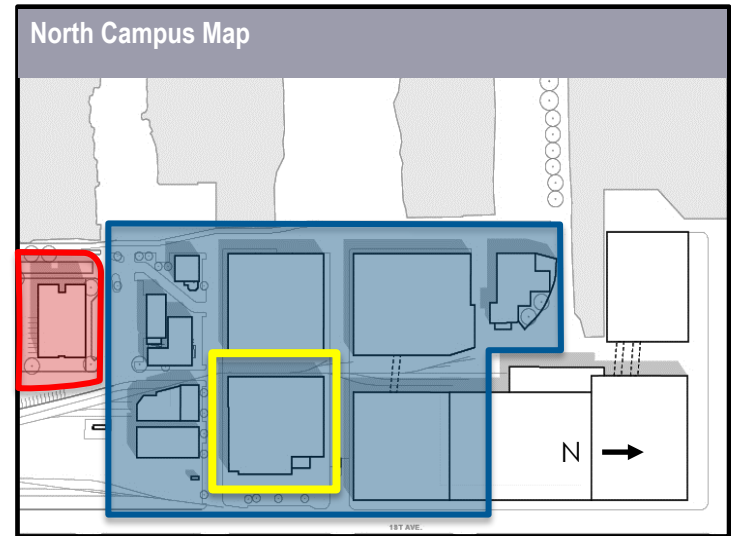
MWBE Participation

- Construction manager's overall MWBE Goal is 38% for the MiNY projects
- Current rate of awards to MWBE firms is 79%.

Eastern Effects, Inc. Lease

Background

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- The City exercised eminent domain to accommodate the Gowanus Canal Superfund Remediation to acquire the property where Eastern Effects, Inc.'s Gowanus studio production facility is currently located.
- The Deputy Mayor directed NYCEDC to provide relocation assistance to Eastern Effects, Inc. in the form of a sublease on a sole source basis within the Bush Terminal campus and the building and/or renovation of space therein.



Eastern Effects, Inc. Lease

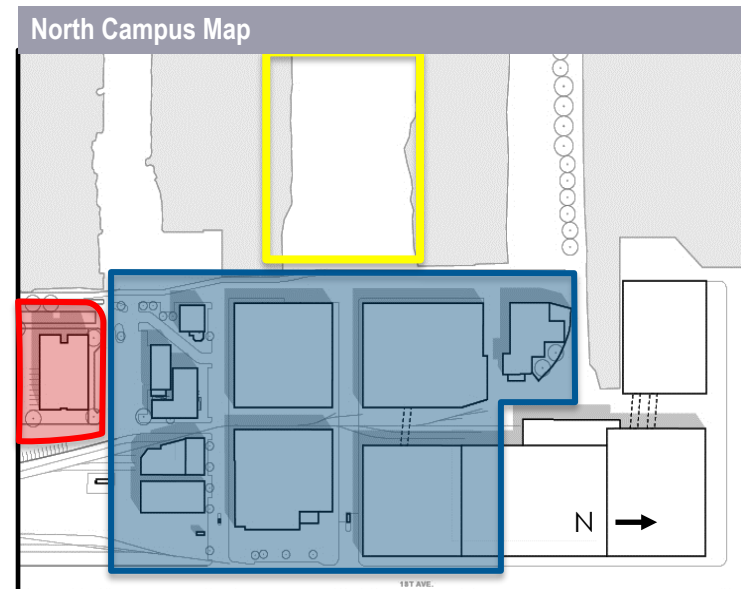
Facility Overview

	Select Details
Site	North Campus – Unit D Site
Term	20 years, plus 12-year renewal option
Size (SF)	70,000 SF New Construction
Uses	2 Soundstages (40,000 SF)
	Support Space, Production Offices, and Ancillary Uses (30,000 SF)
	Rooftop space for film shoots/staging (5,000 SF, if feasible)
Jobs	200 – 300 Permanent Jobs (FTEs)
Target Opening Date	July 2025
HireNYC	Yes
Living Wage & Prevailing Wage	Yes
Design & Construction	NYCEDC

Pier 6

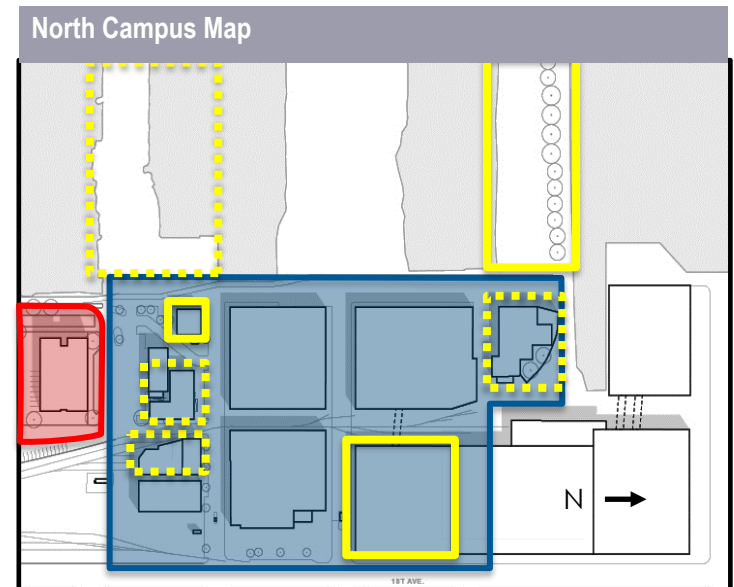
Overview

- New project to create a public amenity at MiNY by rehabilitating the pier to support the campus, similar to Pier 4 at the Brooklyn Army Terminal
- Detailed project scope to be determined, comprising public walkway access, maritime uses, public parking and components of the ecopier concept, if feasible
- Project scoping to kick off later this year, with public engagement on the scoping for public access and ecopier components, if feasible

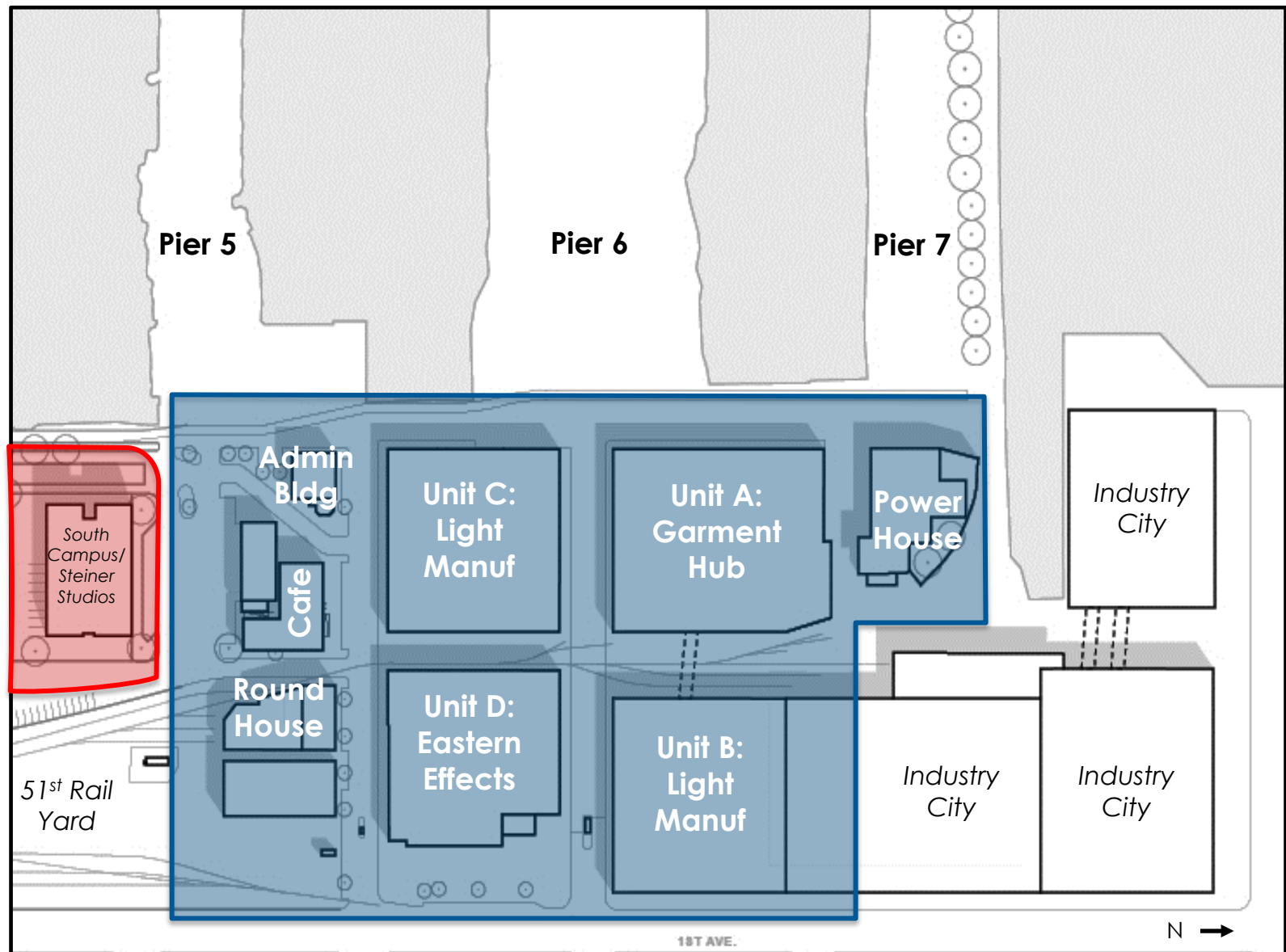


Other North Campus Sites

- Occupied/In-Use (solid yellow lines)
 - Administration Building – Currently tenanted with arts uses
 - Unit B – Currently tenanted with light manufacturing uses
 - Pier 7 – Habitat Restoration
- Vacant (dotted yellow lines)
 - Café Building – Deteriorated condition
 - Roundhouse – Deteriorated condition
 - Powerhouse – Deteriorated condition
 - Pier 5 – Deteriorated condition



North Campus (blue)



Appendix

South Campus – Soundstages RFP (NYCEDC & MOME)

Timeline

- July 2018: Released RFP seeking proposals from film, television, sound recording and/or other media production companies to lease and develop portions of the southern part of the campus
- February 2019: RFP Proposals Due
- August 2020: Selection of Steiner Studios Announced

Goals

- Create a dynamic film, TV, sound-recording or other media production campus at Bush Terminal;
- Maximize quality jobs in the media/production/manufacturing sectors;
- Advance gender equity, diversity, and inclusion within the film, TV, sound-recording, and media production fields;
- Plan and execute a financially feasible development that ensures the above goals will be achieved;
- Responsibly develop the site by delivering on a comprehensive hiring and wage program that strengthens the community, helps create quality local job opportunities, and creates employment opportunities for low-income persons, enabling them to participate in New York City's economic growth; and
- Incorporate design excellence in the site plan and building designs

Project Overview

	Select Details
Site	South Campus
Term	49 years, plus five 10-year renewal options up to 99 years (Note: NYCEDC's Master Lease goes through 2095)
Size (SF)	250,000 SF New Construction
	250,000 SF Renovation
	On-Site Parking (>500 Spaces)
Uses	Soundstages (at least 8)
	Support Space, Production Offices, Related Media Business, and Ancillary Uses
Jobs	2,200 Permanent Jobs (FTEs)
	1,800 Construction Jobs
Target Opening Date	2025
M/WBE Participation Goal	25%
HireNYC	Yes
Resiliency	Raising site elevation for new construction; dry flood proofing renovated facilities; wet flood proofing parking structure; landscaping to absorb stormwater
Sustainability	Energy efficient building systems and lighting; Water conserving plumbing fixtures; installation of green roofs on renovated facilities.

Project Overview

	Select Details
Bush Terminal Piers Park	Complete Rain Garden, Picnic Area & South Meadow from original NYCEDC park construction scope (to PDC-approved Feb/March 2013 Plans)
	Construct Playground
	20 – 40 Public Parking Spaces
	\$25,000 annual funding for park programming
	Rerouted southern entrance
Gender Equity, Diversity & Inclusion	\$25,000 per year for first 10 years of lease to non-profit advancing gender equity, diversity and inclusion in the sector
	Free 2,500 SF office space for length of lease for non-profit(s) advancing racial equity in sector, and free access to production space during stage down time for same non-profit
Workforce Development	\$50,000 per year for length of lease to fund slots for 25 - 30 students in Made in NY Production and Post-Production Assistant Program
	Creation of a new, offsite (location TBD) local program for high school students to train for jobs in the films and TV industry, with a commitment of up to \$50,000 towards its establishment, and an additional \$25,000 per year for resources and programming
	School year internships at the Bush Studios and other industry organizations for students in this program
	Summer internship program (two 10-week positions, focusing in the areas of stage operations, lighting and grip, and production facilities management) filled through local community organizations



 Park area to be completed

Site-Specific Project Update:

Bush Terminal

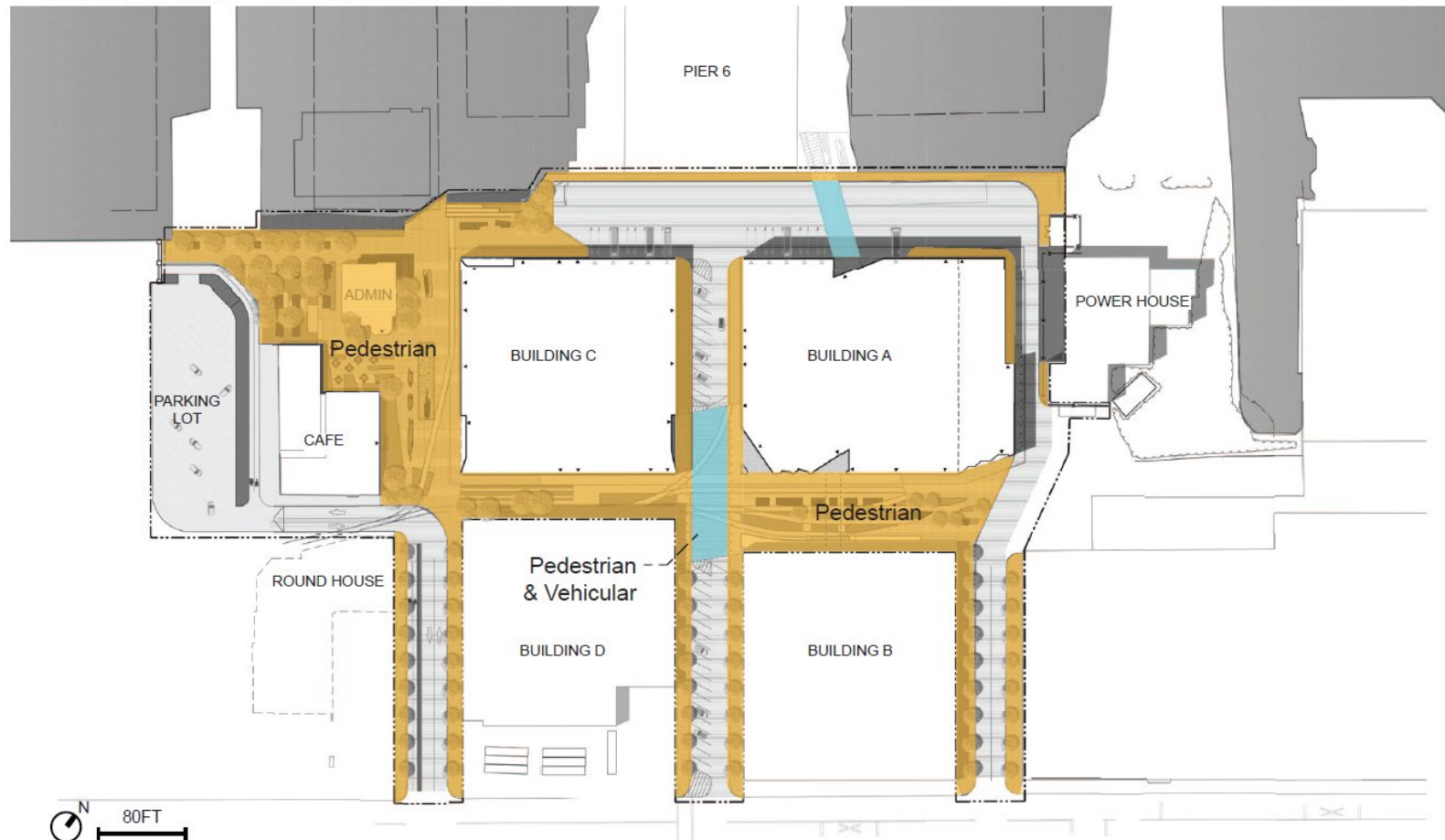
Site Plan



Site-Specific Project Update:

Bush Terminal

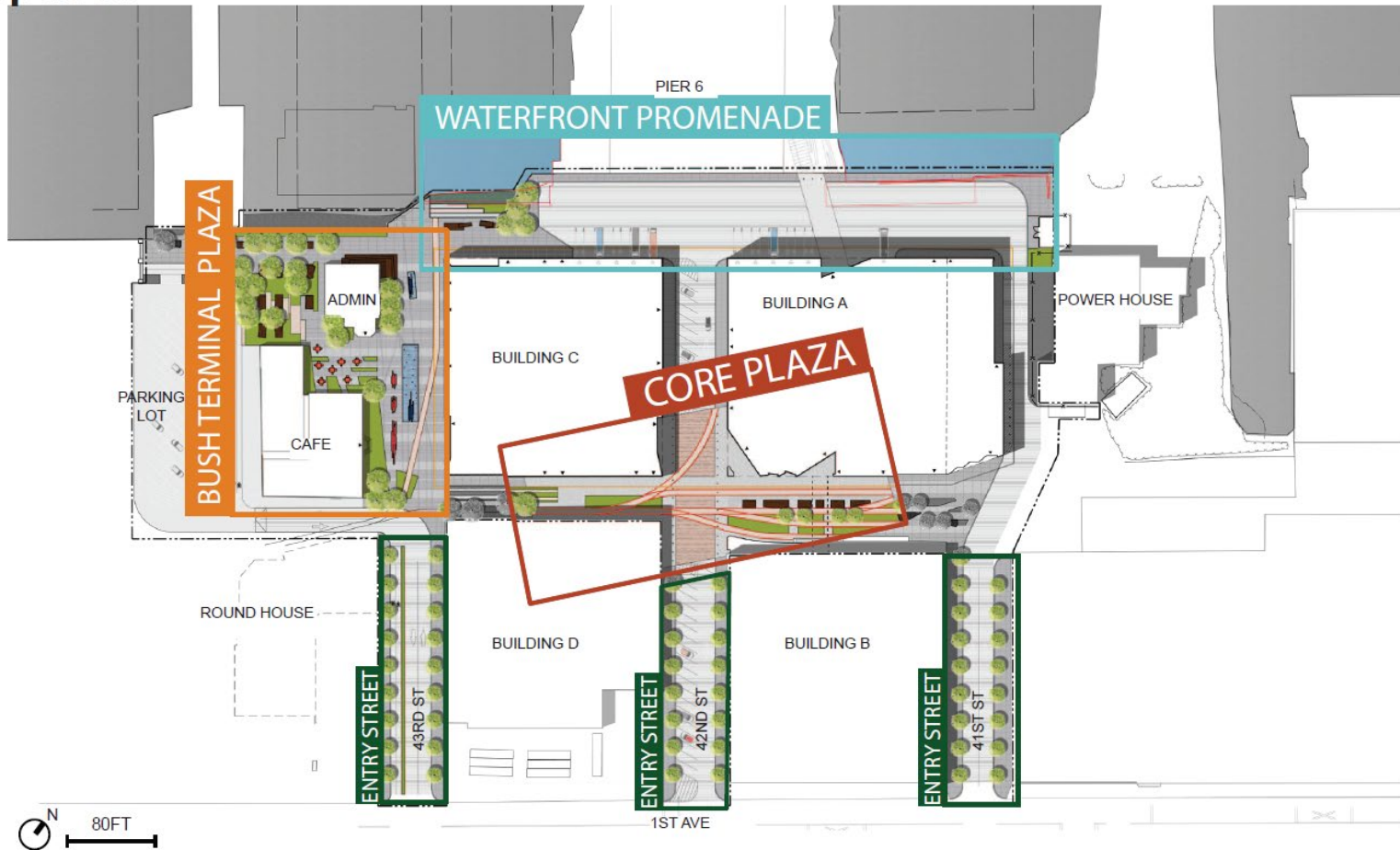
Pedestrian Circulation



Site-Specific Project Update:

Bush Terminal

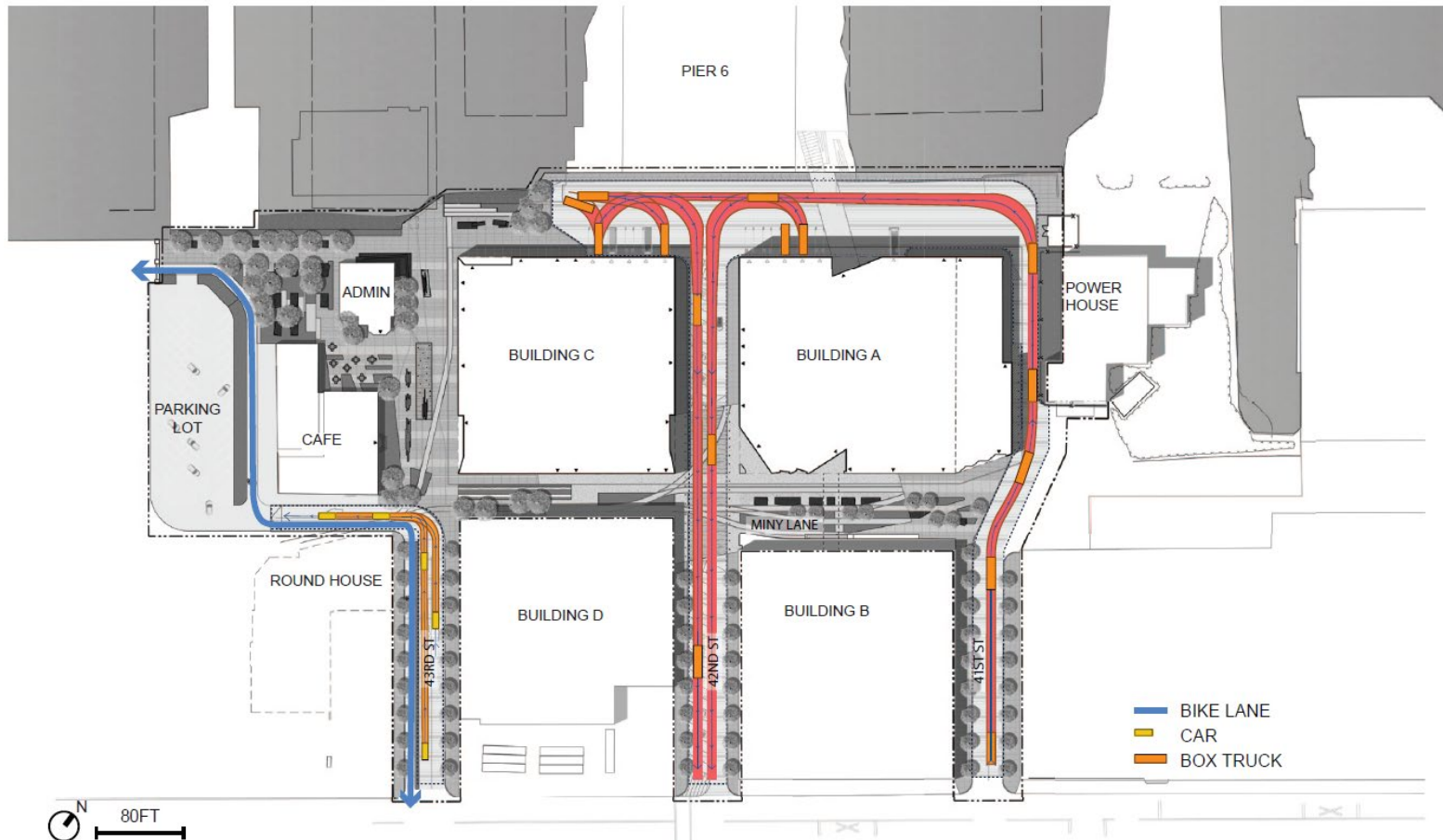
Spaces



Site-Specific Project Update:

Bush Terminal

Vehicular Circulation



Site-Specific Project Update:

Bush Terminal

Garment Manufacturing Hub Exterior



Site-Specific Project Update:

Bush Terminal

Garment Manufacturing Hub

Tenant Workspace



Site-Specific Project Update:

Bush Terminal

Pedestrianized Plaza with water feature



Site-Specific Project Update:

Bush Terminal

Waterfront Open Space
with walkway and seating

