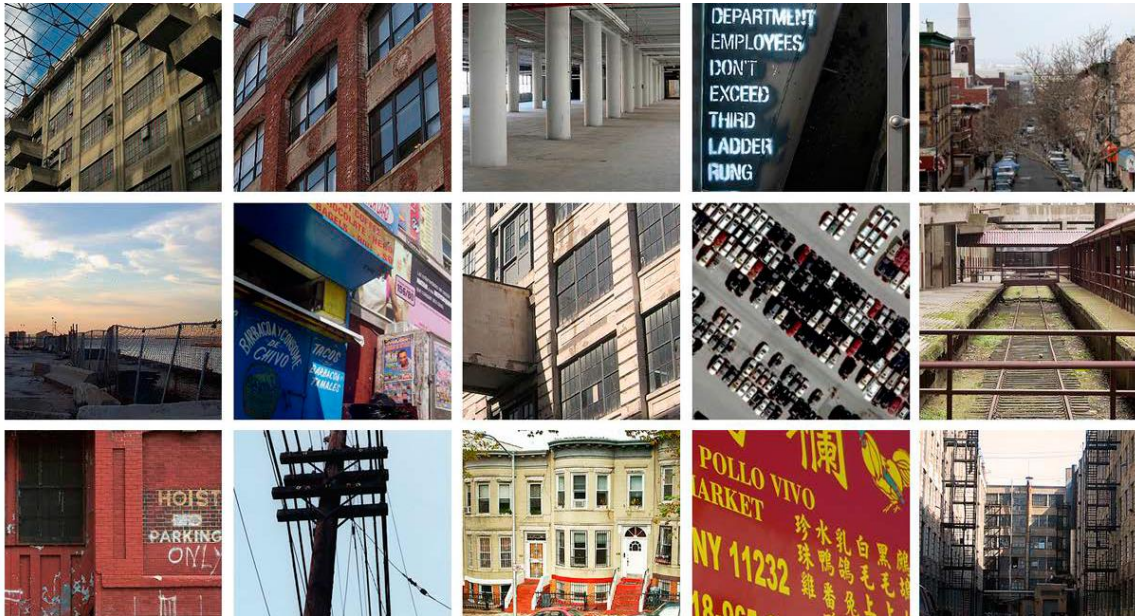


# Sunset Park Task Force



# Today's Meeting

## Agenda

- 00/ Sunset Park Task Force Purpose & Housekeeping
- 01/ Looking Ahead: Special Purpose Projects Fund
- 02/ EDC Sunset Park Updates
- 03/ Q&A and Discussion

## Housekeeping

- Today's meeting is hybrid (in-person and virtual) and open to the public.
- Meeting minutes, attendee list, and presentations are emailed to all Task Force members.
- All materials and recordings are posted on the Sunset Park Task Force website.

## How To Participate

- In-Person:
  1. Please raise your hand (you will be called on to speak).
- From Your Computer:
  1. Click Raise Hand (you will be called on to speak).
  2. Unmute yourself and speak.
- From Your Phone:
  1. Dial \*9 to Raise Hand (you will be called on to speak).
  2. Dial \*6 to unmute and speak.

# **01/ Special Purpose Projects Fund**

# 2015 Points of Agreement Letter

In 2015, NYCEDC entered into an agreement that established the creation of a Special Purpose Projects Fund that serve the local Sunset Park community.

From the Agreement Letter:

Subject to all applicable legal requirements and the necessary consent and cooperation of third parties, NYCEDC will pursue the following:

Establishment of a **dedicated fund** to be applied to the costs of **special projects serving the local community**, funding by setting aside and reserving an amount equal to **not more than five percent (5%)** of the annual gross rent actually received from future SBMT subleases, excluding operating expenses and any amount attributable to any PILOT payments required to be made by the applicable subtenant. **NYCEDC will consult regularly with the Task Force on potential uses of the fund.**

# SBMT Lease Timeline & Special Fund

- SBMT Timeline:

- 2015 – SBMT Master Lease between the City and NYCEDC executed.
- 2015 – In a Points of Agreement Letter between NYCEDC and NYC Council Member Carlos Menchaca, NYCEDC commits to establishing a fund that sets aside 5% of annual gross revenue generated by SBMT subleases.
- 2015 – EDC issues RFP for reactivation of SBMT with industrial maritime uses and selected SSBMT, LP.
- 2019 – Lease between NYCEDC and S-SBMT LP executed.
- 2022 – Lease with S-SBMT LP was amended and restated to better align with site development for OSW purposes.
- 2022 – SSBMT sublease with OSW developer Equinor executed.
- 2024 – Equinor to take full possession of the site by April 2024.

- Approximate Funds Expected By Calendar Year End:

- Balance as of November 2023: \$116,000
- Anticipated 2024: \$358,000
- Anticipated 2025: \$395,000
- Anticipated 2026: \$405,000
- Anticipated 2027: \$415,000
- Anticipated 2028: \$426,000

# Special Purpose Project Fund

## Proposed Framework and Fund Structure

	Framework	Timeline
Facilitation	EDC exploring best process to engage in the following questions: <ul style="list-style-type: none"><li>• What kinds of projects should the fund support?</li><li>• How frequently should the fund be disbursed?</li></ul> And other relevant questions	6+ months
Engagement	Task Force Members and the CMs office will be engaged throughout the framework development process at intervals that will be determined once the facilitator has started work	Approx 1 year
Fund Administration	EDC launches fund, based on framework and ongoing engagement with the CM and interested task force members	6+ months

# Special Purpose Project Fund – Next Steps

- **TF Q2 Meeting**
  - Review best practices of fund set up, present comparative fund structures
  - Finalize procedure for special purpose projects fund
- **TF Q3 Meeting**
  - Ideate types of projects that the fund would support
  - Finalize roles and responsibilities for fund set up
- **TF Q4 Meeting**
  - Finalize procedure and governance for special purpose projects fund

# **02/ EDC Updates**



**Made in New York & Piers 6 and 7**

**NYC / EDC**

# Made in New York Campus at Bush Terminal

## North Campus

### Building A Construction

Construction work ongoing and expected to be substantially complete Q3 2024.

### Sitework and Public Realm

Site work including waterfront esplanade and pedestrian realm is ongoing and expected to be substantially complete in Q4 2024.

## South Campus (Steiner)

### Site Work

Team is making progress towards key pre-development milestones, anticipating a closing in Q3 2024

Steiner commenced abatement at Unit G in February with anticipated building demo in mid-March.

### Construction Planning

Steiner is currently engaged in the design development and extensive permits and approvals process and plans to break ground in Q3 2024.

### Park Planning

Received PDC approval for park improvements December 2023.

## Pier 6

### Early Design Phase

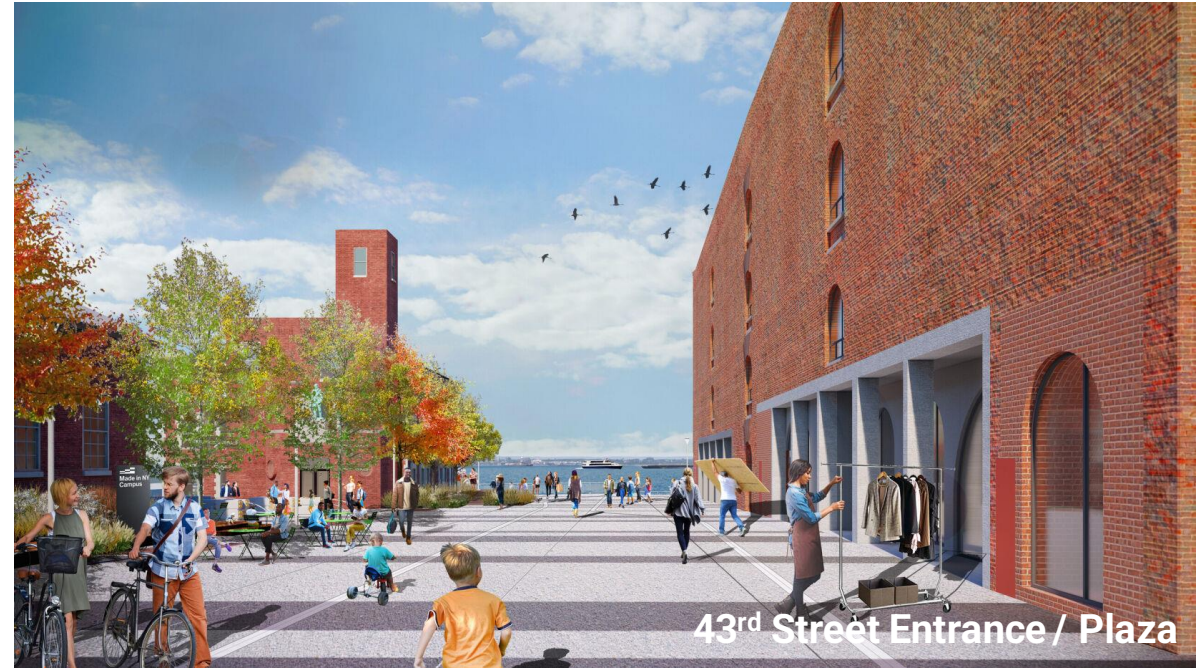
Public engagement began with a Town Hall & Workshop on February 12<sup>th</sup>. A second town hall to discuss update design will happen in the Summer.

## Pier 7

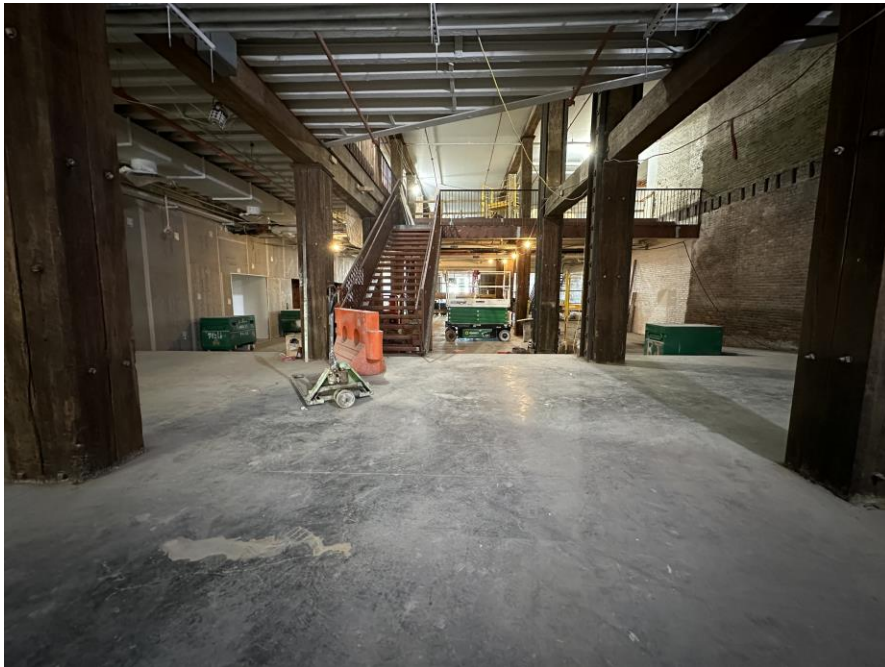
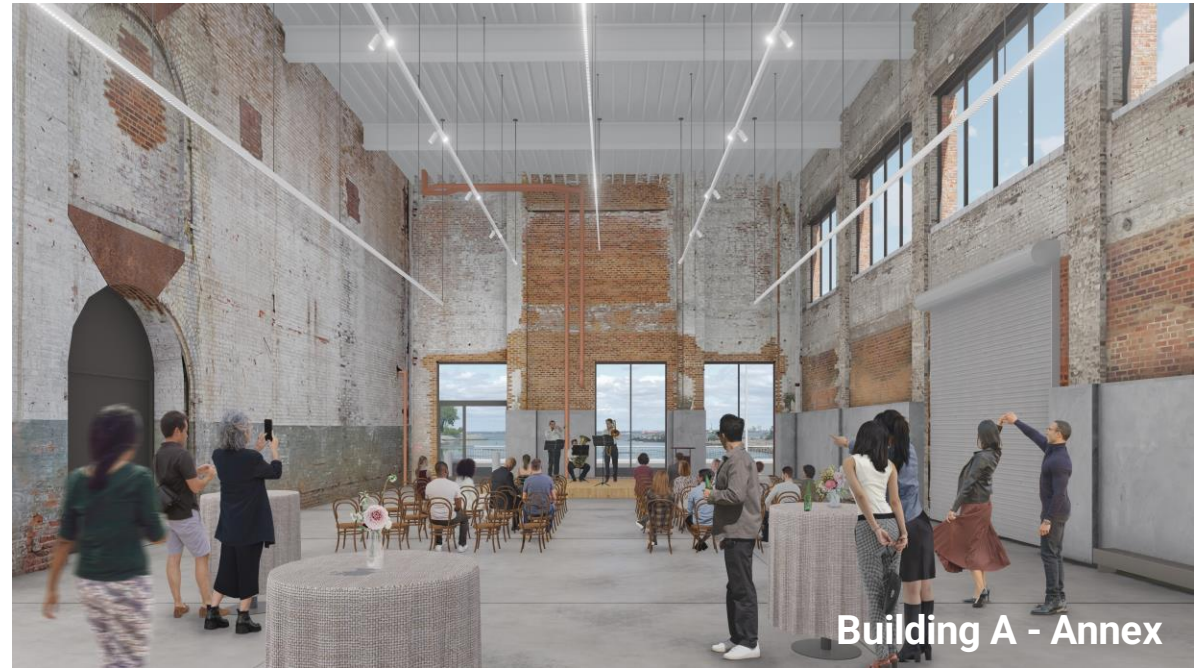
### Restoration Planning and Permitting

Project summary for "Citywide Umbrella Mitigation Bank" and Bush Pier 7 restoration available for public comment

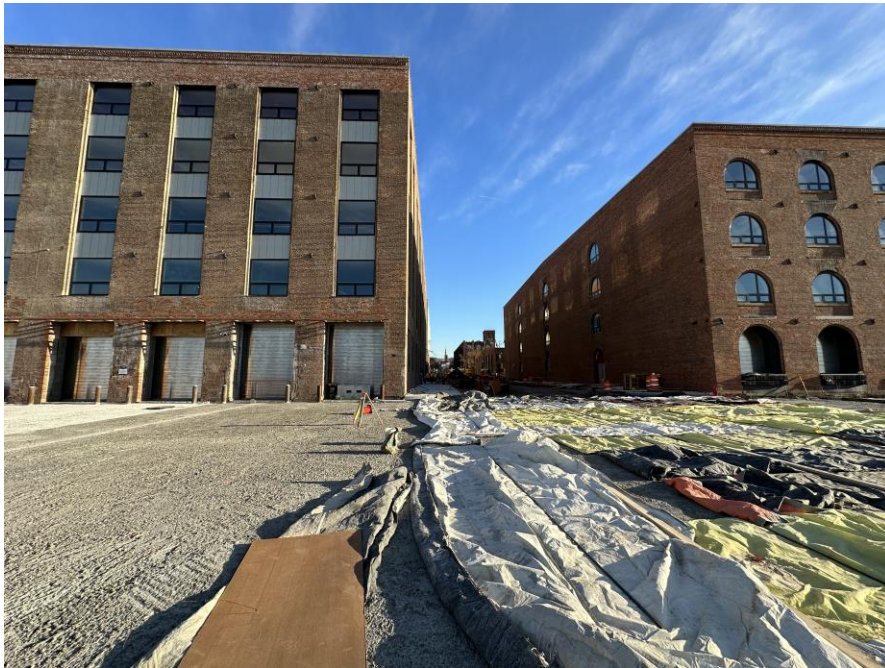
# Site / Civil Progress



# Building A Progress



# Building A Progress

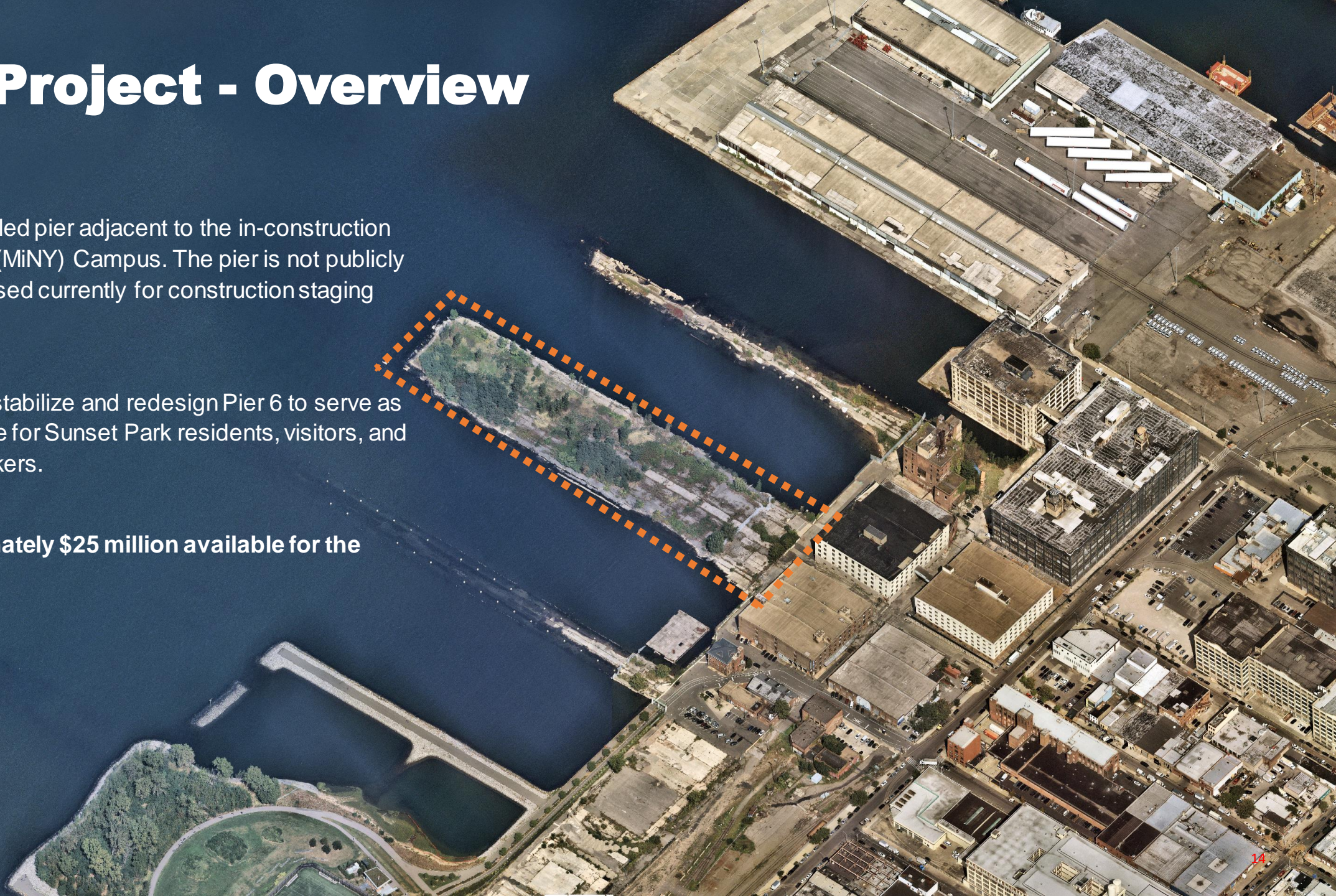


# Pier 6 Project - Overview

Pier 6 is a 5-acre filled pier adjacent to the in-construction Made in New York (MiNY) Campus. The pier is not publicly accessible and is used currently for construction staging and parking.

NYCEDC plans to stabilize and redesign Pier 6 to serve as a public open space for Sunset Park residents, visitors, and MiNY Campus workers.

There is approximately \$25 million available for the project.



## **PURPOSE:**

### **STABILIZE THE PIER**

Respond to current erosion to preserve the pier for future use as open space.

## **GOALS:**

### **SAFE & ACCESSIBLE**

Provide a safe and accessible waterfront public space.

### **ENGAGING & FLEXIBLE**

Design engaging and flexible spaces for all and connect people with the harbor.

### **ECOLOGICAL & INDUSTRIAL**

Celebrate the pier's rich industrial and ecological history and engage with current harbor ecosystems and industrial activity.

### **SUSTAINABLE & ADAPTABLE**

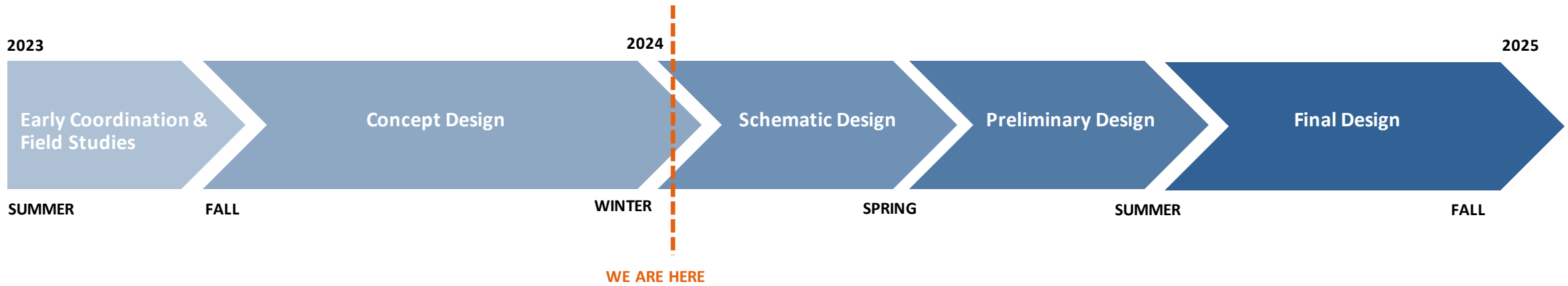
Design a place that is sustainable and adaptable to a changing environment.

### **IMPLEMENTABLE & MAINTAINABLE**

Implement the design goals cost-effectively and open a maintainable, redesigned pier in the near-future.

# Pier 6 – Project Schedule

Delivery Q3 2026



## WHAT WE ARE DOING





# Pier 6 – Engagement and Upcoming Milestones

Currently evaluating public feedback on concepts

## Engagement to Date

- Concentrated Roundtable with elected officials, local organizations, and local businesses
- Public survey (1/25 – 2/25)
- Public Town Hall #1 (2/12)

## Upcoming Milestones

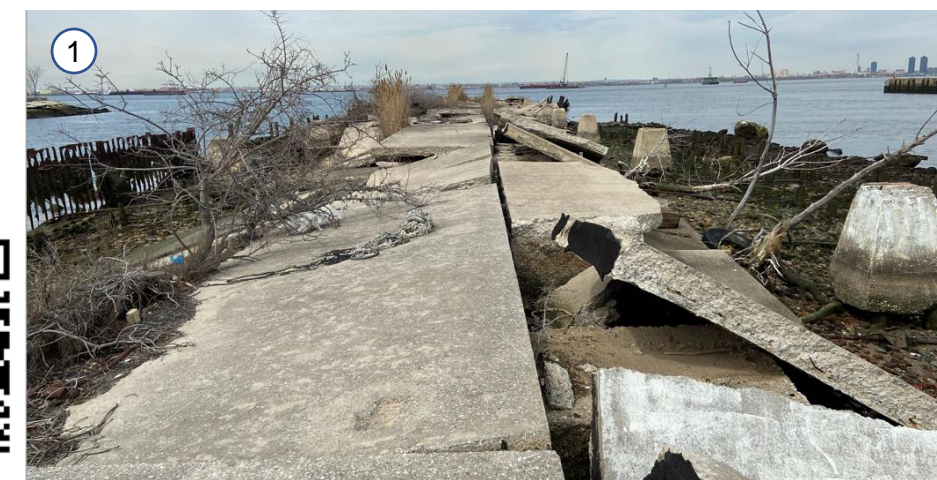
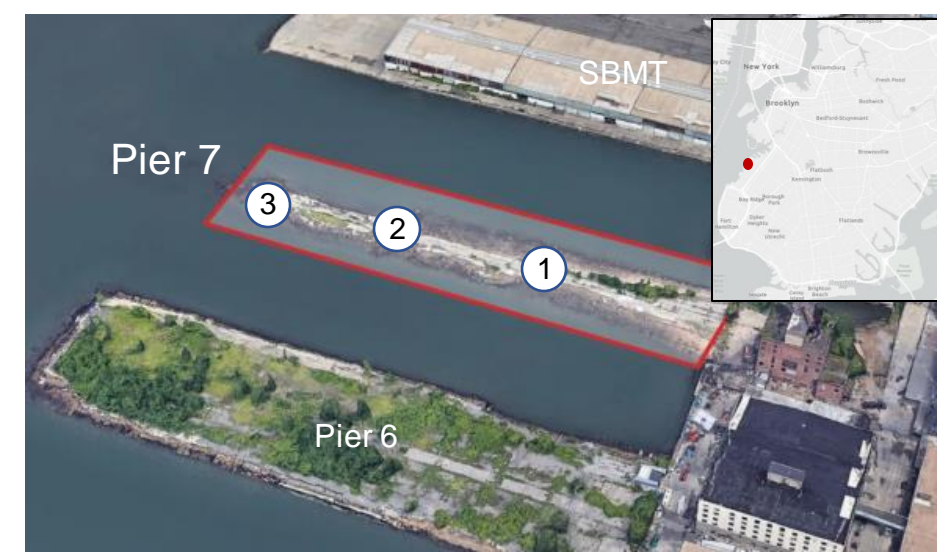
- Ongoing concentrated roundtables with elected officials, local organizations, and local businesses
- Incorporating community feedback into the preferred design concept, moving into the schematic design phase
- Public Town Hall #2 to present schematic design



# Bush Terminal Pier 7

- **Project Site:** Pier 7 is the remnant of a former earthen pier at Bush Terminal on the Sunset Park waterfront. The pier is in state of extreme disrepair and poses public safety and navigational safety concerns.
- **Goals:** Remove fill, contaminants, garbage and debris to create marine habitat, and establish a mitigation source to enable permitting of NYC waterfront projects. The mitigation "bank" documents environmental uplift, generating impact offsets and ensuring long-term management and protection of the aquatic environment.
- **Status:** Seeking state and federal approvals to establish bank site by restoring Pier 7 under a citywide mitigation banking program. [The Prospectus for the Citywide Umbrella Mitigation Bank and Pier 7 mitigation program was released by the US Army Corps of Engineers for 30-day public comment available through 3/8/2024.](#)

(<https://www.nan.usace.army.mil/Missions/Regulatory/Regulatory-Public-Notices/>)



# Brooklyn Army Terminal

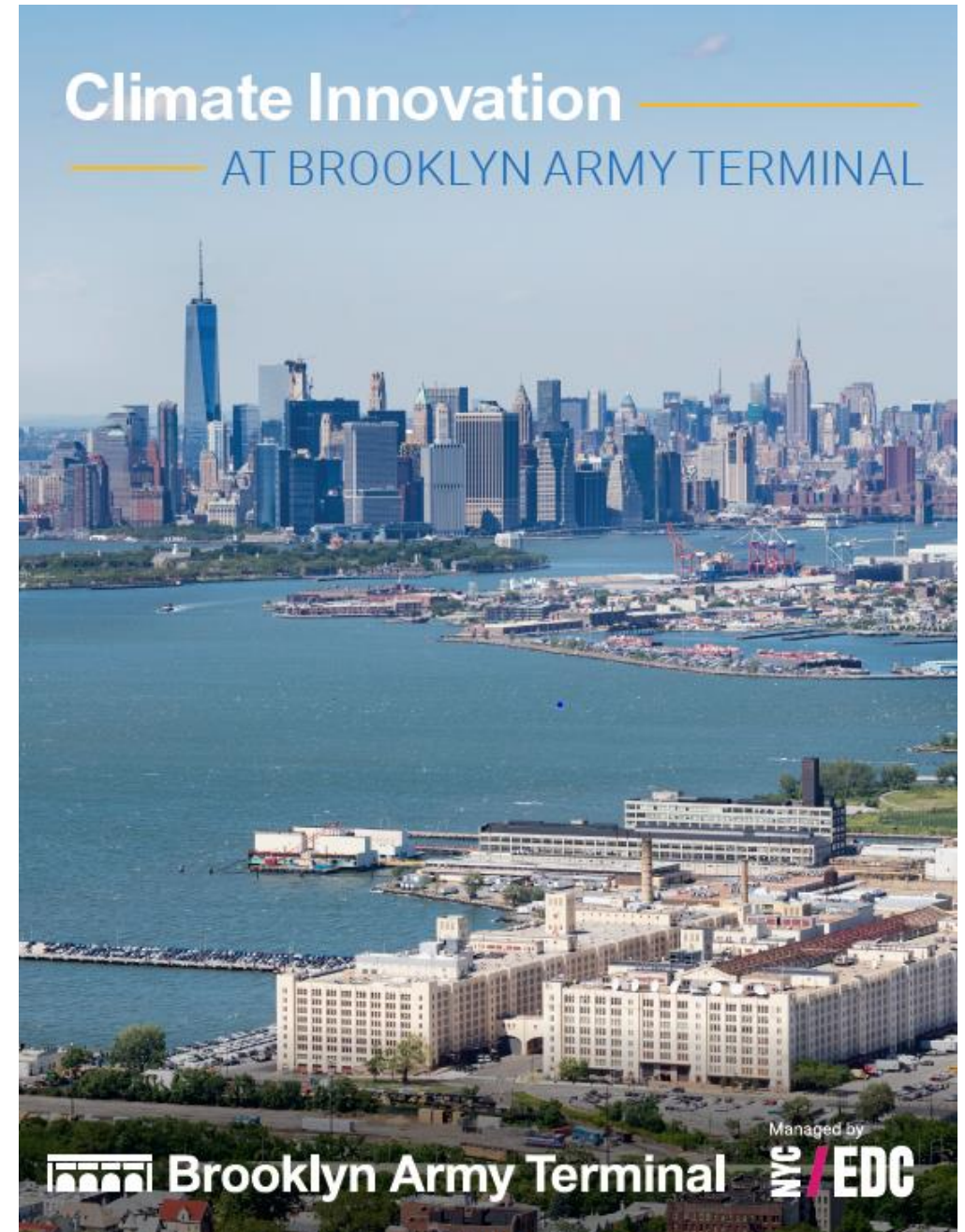
# Green Economy Action Plan

- Today, the City announced the release of the [Green Economy Action Plan](#) – a first-of-its-kind plan that lays out a roadmap to growing the city’s green economy. The plan invests in jobs and sectors that will help the city combat climate change, and train and position New Yorkers – particularly those from environmentally-disadvantaged communities – to benefit from the nearly 400,000 projected ‘green-collar’ jobs in New York City by 2040.
- Highlights of the plan include:
  - **Establishing a Climate Innovation Hub**
  - **Creating Green Training Facilities in Every Borough**
  - **Activating a Harbor Climate Collaborative**
  - **Activating Public Sites for Electric Vehicle (EV) Charging**
  - **Creating Tax Incentives for Battery Storage**



# Climate Innovation at Brooklyn Army Terminal

- Launching Request for Proposals for a world class Climate Innovation Hub at BAT
  - Seek a consortia to develop and operate the Hub with cutting edge facilities
  - Pilot climate technologies and solutions at this historic industrial site
  - Business development services to accelerate both start up and incumbent climate innovation businesses
  - Create workforce development programming for New Yorkers, including the immediate Sunset Park community, to engage in green job training and opportunities
  - \$100 M in City Capital invested



# Engagement

## Elected Officials:

- Borough President Reynoso
- Borough President Gibson
- Borough President Fossella
- Borough President Levine's Office
- Borough President Richards' Office
- Councilmember Aviles
- Councilmember Restler
- Councilmember Gennaro
- Councilmember De La Rosa
- Assemblymember Mitaynes
- Senator Gounardes
- Congressman Goldman

## Sunset Park:

- UPROSE
- Community Board 7
- Chinese-American Planning Council
- Sunset Park Taskforce
- South Brooklyn Industrial Dev. Corp.
- Brooklyn Workforce Innovations
- Center for Family Life
- Genspace

## Workforce Development Stakeholders:

- Workforce Professional Training Institute
- The HOPE Program
- Workforce Development Institute
- Cypress Hills
- New York City Employment and Training Center
- NY SunWorks
- Kingsborough Community College
- YearUp
- Urban Upbound
- RETI Center
- Company Ventures
- Perch Advisors

## What We've Heard

- New Yorkers are being prepared for new and transitioning jobs
- Language accessibility being a critical part of the outreach process
- Creating paid internships, mentorships, microgrants and other incentives to support new and existing workers to excel in the workforce
- Sunset Park residents are prioritized for incoming jobs
- Essential to create pathways for people of all educational backgrounds

# South Brooklyn Marine Terminal

# South Brooklyn Marine Terminal

## Upcoming Milestones

### February 2024

- Empire Wind Construction and Operations Plan (COP) approved.

### March 2024

- Equinor expected to receive the permits and approvals necessary to commence construction.

### April 2024

- Groundbreaking/Commencement of construction.



# Renderings



- *Rendering of SBMT (Credit: Equinor)*



- *Rendering of O&M Building (Credit: Equinor)*

# RAISE Grant

# RAISE Grant Application: One Way Pair, 51<sup>st</sup> Street Float Bridge/Rail Yard

## *Convert First And Second Avenues into a pair of one-way streets*

- Developed from EDC-led 2016 Sunset Park Transportation Study to provide various safety, circulation, and operational recommendations
- Sam Schwartz study undertaken jointly by EDC and DOT completed in 2022
- First Ave will be redesigned as a northbound street and Second Ave will be redesigned as a southbound street

## *Rebuild 51st Street Float Bridge*, previously damaged by Superstorm Sandy, to resume serving as the hub of Brooklyn Waterfront Rail system

- Activities include transferring cars to and from the car float to New Jersey and allowing transloading by local businesses

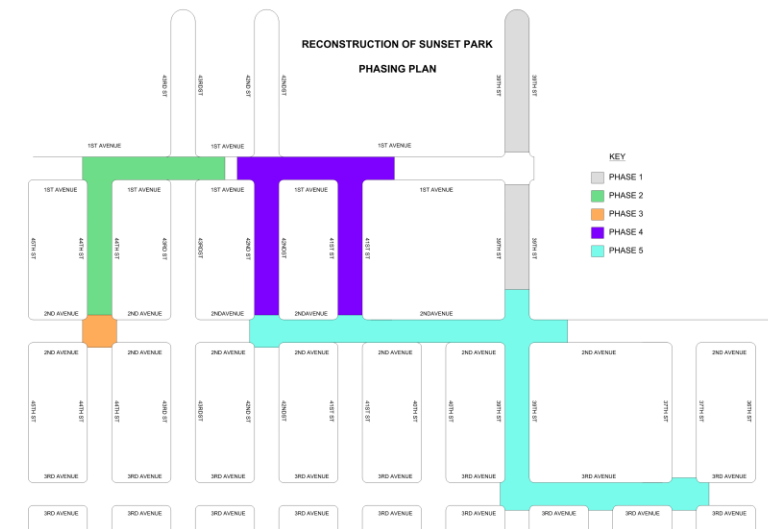
### Project Benefits:

- The OWP will reduce street congestion; improve traffic flow and safety for pedestrians, bicyclist, and vehicles
- Reduce greenhouse gas emissions through use of maritime and rail freight instead of trucks
- Support the creation of good paying jobs in maritime and rail freight
- Increases rail transload
- Reduces "street running"
- Introduces redundancy in float system allowing for regular maintenance reducing risk of service disruption
- Provides for modern track alignment to accommodate larger, modern rail equipment

# Infrastructure Work

# Sunset Park Infrastructure Project Update

- Construction started October 2022 and will be complete in summer 2024
- NYCEDC has retained AECOM to manage the construction work
- Work to be completed in 5 Phases:
  - Scope of work includes: new catch basin installation, removal of cobblestones and inactive rails, bike lane and sidewalk reconstruction, landscaping and tree planting, street restoration work, and enhancing the intersections of 39th and 2nd Ave and 39th and 3rd Ave.
  - Phase I is approaching 100% completion, work is progressing for various upgrades in the other 4 Phases and currently on target to be completed within the 18-month duration.
- AECOM's Community Liaison Oscar Jonas (Burtis Consulting Group) has been notifying local businesses and acting as the main point of contact for questions on the project status. You can reach Oscar at [sunsetparkproject@burtiscg.com](mailto:sunsetparkproject@burtiscg.com)



## **03/ Q&A and Discussion**

# Q&A and Discussion

## How To Participate

- In-Person:
  1. Please raise your hand  
(you will be called on to speak).
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  2. Dial \*6 to unmute and speak.

## Upcoming Events

- **March 11th: Climate Innovation Hub at BAT Webinar**
- **March 12th & 13th: District 15 Art Fair, BAT**
- **March 14th at 5.30pm: Made in New York Town Hall**
- **March 16th: Girl Scout Cookie Distribution, BAT**
- **March 21st: NY Blood Center Drive, BAT Annex**
- **Pier 6 Town Hall #2, Date TBD**

**Thank You!**