

Pacific Park

BROOKLYN

Quality of Life Meeting Tuesday, September 15, 2020

*Due to the COVID-19 public health crisis, restrictions on large gatherings, and social distancing directives this meeting was held virtually.

NOTES

1. Empire State Development / Atlantic Yards Community Development Corp.

The meeting started with introductory remarks from AYCDC Director, Tobi Jaiyesimi, and instructions on how attendees were to submit questions and comments during the meeting presentations. Tobi reviewed the meeting's agenda and announced the date for the next Quality of Meeting – November 17, 2020. The next AYCDC Directors meeting has not been scheduled, but details will be distributed when available.

The condemnation proceedings for Site 5 have been stayed until the litigation between P.C. Richards and Brookfield/ FCR is resolved.

2. Barclays Center

On Thursday, September 10, the fourth food distribution event was held on the arena plaza. Fresh food and groceries were distributed to 580 families, and in total over 10,000 New Yorkers have been served by the arena's efforts with the Food Bank of NY.

The Barclays Center will be used as an early voting site from October 24 – November 1 and will also be a polling site on Election Day, November 3. Resources on voting and the 2020 Census are available on the Barclays Center site - barclayscenter.com.

Nets' owners, Clara Wu Tsai and Joe Tsai have announced a five-point plan to support social justice and promote equality. The five-point plan includes a commitment of \$50 million over the next 10 years, with a focus on addressing issues facing the local Brooklyn community.

3. Greenland Forest City Partners

Providing the Developer update, Scott Solish went over the Atlantic Yards Project map and highlighted the status of construction across the site. Four residential buildings and the Barclays Center are open, two buildings are currently under construction in the superstructure phase and two more are under construction in the foundation and excavation phase. Focusing on the buildings currently under construction, Scott noted that concrete pours have resumed at B4 after a Partial Stop Work order was lifted by the Department of Buildings. Superstructure work is underway, with interior fit-out, façade work and glass curtain wall installation progressing. The building is expected to be completed in late 2021 – early 2022. At B15, concrete pours are complete, and the building is topped out. Interior fit-out work, exterior brickwork and window installation activity continues at the site.

At B12 and B13 on Dean Street, foundation and excavation work has commenced. Chelsea Piers is still part of the development; an indoor recreational facility will be built below grade. As construction progresses, the current Open Space at 550 Vanderbilt Avenue and 535 Carlton Avenue will be connected to the Open Space planned for B12 and B13.

While there are no details on the AMI bands and affordability levels for the buildings under construction, the four sites will deliver 30% of all units as affordable. Lottery information for the affordable units at B4 and B15 will be available in early 2021.

Below is a list of the questions submitted during the meeting via the chat feature and email. Applicable responses follow.

Questions

Barclays Center

- Will the arena atrium be used for small events?

The atrium will be used for early voting sand on election day, but there are currently no public events planned.

Affordable Housing & Current Construction

- What are the AMI bands for the buildings under construction?
- Will there be any condos built at the Project?
- What is the programming for the current buildings?
- Please clarify if Chelsea Piers is going up right next to 550 Vanderbilt? If so, do you know when construction will begin?
- Any update on B5 and the platform over the railyards?
- Is a contractor signed for the platform?
- When will B9 and B10 be built?

There is no information available on the AMI bands and income levels for the buildings under construction. Details on the affordable housing lottery for B4 and B15 will be available in early 2021. 550 Vanderbilt Avenue (B11) is the only condominium building at the Project, all other sites are rentals. There are currently no plans for another condo building at the Project. 535 Carlton Avenue (B14) and 38 Sixth Avenue (B3) are 100% affordable buildings. 461 Dean Street (B2) is a 50% affordable and 50% market rate building. Parcels B4, B12, B13 and B15 will deliver 30% of all units as affordable. There will be a recreational facility operated by Chelsea Piers in the below grade space of both B12 and B13. Foundation and excavation work has commenced for both sites. There are no updates on B5, design development continues with the Department of Buildings. There are no updates on the contractor for the platform; coordination with the LIRR on the substantial completion of the railyards continues. There are currently no construction schedules available for B9 and B10 – the platform buildings will start on the western side of the Project from the first building - B5 to the eastern side ending on B10.

Miscellaneous

- What are the total number of meeting attendees? ● There will be a neighborhood cleanup event on Saturday, September 26 from 9 AM to 12 PM. Support from ESD, LIRR, and the Developer would be appreciated.
- Pending the litigation, what will be going on at Site 5?
- Photo on display (for B4) says June 2020 but was described as a recent image during the presentation. Please clarify.
- Have you reached out to NYC SBS and other government programs to incorporate MWBEs into the project?
- How are the numbers reported?

There was a total of 25 meeting attendees. The neighborhood cleanup event details will be distributed to building residents. The Modell's and P.C. Richards businesses will continue to operate on Site 5 while the litigation is still pending. The photo of B4 was taken September 2020. The presentation has been corrected.

The Developer is committed to the Project's MWBE goals and works with the construction managers and union labor representatives to maximize outreach efforts. There's a focus on MWBE contracting, diverse hiring, and retail leasing. The Developer reports its MWBE numbers and efforts to ESD.