NOTICE OF PUBLIC HEARING

NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a EMPIRE STATE DEVELOPMENT
1024 FULTON STREET REDEVELOPMENT PROJECT

HEARING DATE and TIME: October 22, 2026, from 6:00 PM to 8:00 PM, Eastern Standard Time

PURPOSE OF HEARING: The hearing will be conducted pursuant to Sections 6 and 16 of the New York State Urban Development Corporation Act to inform the public about the 1024 FULTON STREET REDEVELOPMENT PROJECT and to receive and consider public comments on a GENERAL PROJECT PLAN for the Project.

HEARING LOCATION: Virtual (see internet access and participation information below)

PROJECT LOCATION: Located at 1024 Fulton Street in the neighborhood of Clinton Hill, Brooklyn, NY 11205, an approximately 12,861 square foot site along Fulton Street (the "Project Site" or "Site"). The Project Site is bounded by Fulton Street to the north, Crispus Attucks Playground to the east, and St. John's Church of God to the west. Directly south of the Site are rowhomes with frontage on Lefferts Place. The Project Site is in the southeast corner of Clinton Hill, abutting Bedford-Stuyvesant to the east and Crown Heights to the south.

PLEASE TAKE NOTICE *that the New York State Urban Development Corporation d/b/a Empire State Development ("ESD") will hold a public hearing on October 22, 2026, from 6:00 PM to 8:00 PM Eastern Standard Time, pursuant to Sections 6 and 16 of the New York State Urban Development Corporation Act, Chapter 174, Section 1, Laws of 1968, as amended (the "UDC Act"). The hearing is for the purpose of informing the public about the proposed 1024 Fulton Redevelopment Project (the "Project") and to consider and receive public comment on ESD's General Project Plan ("GPP") for the Project and the terms of ESD's proposed disposition of real property.*

The public hearing will be conducted as a virtual hearing *utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed on the Public Hearing's public notice webpage at https://esd.ny.gov/esd-media-center/public-notices. Participation in the Public Hearing is an acknowledgement that the hearing is being recorded, broadcast and transcribed, and that participants are granting permission to ESD to post a written transcript of the hearing, including oral and written testimony, on ESD's website and other publicly accessible repositories. A transcript of the hearing will be made available on ESD's website at https://esd.ny.gov/1024-fulton following the close of the hearing. Copies of the transcript may be requested by email to 1024fulton@esd.ny.gov or by mail to Owen Hoffsten, Empire State Development, 655 Third Avenue, 4th Floor, New York, NY 10017, or by calling (212) 803-2343.*

Project Description. *The Project is described in detail in the GPP (available to the public as set forth below).*

The Project involves conveyance of the Project Site, currently owned by the People of the State of New York, acting by and through the New York State Office of Children and Family Services, to a private developer. The existing building on the Project Site will be demolished by the New York State Office of General Services prior to conveyance to the developer. The developer would construct a 17-story building including approximately 126 units of housing, 100% of which would be income-restricted up to approximately 80% area median income, and approximately 30,000 square feet of community facility space. The Project aims to address substandard conditions, the affordable housing crisis, and community-identified needs for both housing and community facility uses in the Project area.

As described in the GPP, ESD would exercise its authority to override local zoning requirements and adopt design controls (the "Design Guidelines") that will specify the parameters for permitted development of the Project. Subject to such overrides and the Design Guidelines, the New York City Building Code will apply to all construction on the Project Site. In addition, ESD would coordinate with the City of New York pursuant to the UDC Act to lift a deed restriction that currently restricts the Site's use to community facilities.

On March 20, 2025, ESD issued a Request for Proposals (the "RFP") for the purchase and redevelopment of the Project Site. Pursuant to the RFP, ESD selected and conditionally designated a 100% non-profit owned development team composed of Fifth Avenue Committee, Bedford-Stuyvesant Restoration Corp., and One Brooklyn Health (collectively, the "Development Team") to develop the Site in accordance with the GPP. As explained in the GPP, ESD would convey the Project Site to the Development Team for nominal consideration. The financing of the Project is anticipated to be provided from both private sources and public sources, with public financing anticipated to include financing from New York State Homes and Community Renewal ("HCR"). The developer's Project commitments will be implemented and enforced by ESD through various mechanisms, including a purchase and sale agreement, a restrictive declaration recorded against the Project Site, the GPP, and the Design Guidelines, and by HCR through a regulatory agreement associated with the provision of Project financing.

GPP Approval Process. *After the public hearing is held, ESD, in accordance with the UDC Act, will decide whether the GPP shall become effective or, if negative public comment is received, whether the GPP shall be affirmed, modified or withdrawn.*

Availability of the GPP. *The GPP is available at the ESD website at https://esd.ny.gov/1024-fulton and is on file at the office of ESD, 655 Third Avenue, New York, New York 10017 and available for inspection by the general public between the hours of 9:30 AM to 5:00 PM, Monday through Friday, public holidays excluded. Hard copies of the*

GPP are available, without charge, to any person requesting such copies. To inspect and/or obtain copies of the GPP, please call (212) 803-2343 or email 1024Fulton@esd.ny.gov. Pursuant to Section 16(2) and Section 16(3) of the UDC Act, ESD is also filing copies of the GPP and the findings required pursuant to Section 10 of the UDC Act in the offices of the Clerk of the City of New York and the Kings County Clerk, and is providing copies thereof to the Mayor of the City of New York, the Borough President of the Borough of Brooklyn, the Chair of the City Planning Commission, and the Chair of Brooklyn Community Board No. 2.

Comments. *Comments on the GPP may be made orally at the virtual public hearing on October 22, 2026 from 6:00 PM to 8:00 PM; delivered in writing to ESD, 655 Third Avenue, 4th Floor, New York, New York 10017 (Attention: Owen Hoffsten), on or before 8:00 PM on November 23, 2026; or sent by e-mail to 1024Fulton@esd.ny.gov on or before 8:00 PM on, November 23, 2026. Written or e-mailed comments received after 8:00 PM on November 23, 2026, will not be considered.*

Dated: September 22, 2026
New York, New York

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT

By: Debbie Royce
Corporate Secretary