NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 25-UD-2191

APPROVING A SPECIFIED PROJECT OF THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION, D/B/A/ EMPIRE STATE DEVELOPMENT - CREEDMOOR MIXED-USE PROJECT
(a Land Use Improvement Project)

WHEREAS, the New York State Public Authorities Control Board ("PACB"), created pursuant to Chapter 38, Laws of 1976, as amended, has been empowered by section 51 of the Public Authorities Law to receive applications from designated public benefit corporations, including the New York State Urban Development Corporation d/b/a Empire State Development ("UDC") and its subsidiaries, for approval of the acquisition, construction, or financing of any project by any such public benefit corporation; and

WHEREAS, UDC has made an application to PACB to enable UDC to acquire and reconvey title to real property in order to implement the Creedmoor Mixed-Use Project (the "Project"), a mixed use development project located in the Bellerose neighborhood of eastern Queens, New York that UDC is advancing in accordance with a General Project Plan ("GPP") that UDC's Directors have adopted and affirmed in accordance with the New York State Urban Development Corporation Act ("UDC Act"); and

WHEREAS, the Project will be constructed on approximately 46.5 acres (the "Project Site") of vacant and underutilized property within the larger 125-acre Creedmoor campus, located at

79-25 Winchester Boulevard, Queens, New York 11203 (Queens Block 7880, part of Lot 1); and

WHEREAS, the Creedmoor campus is primarily operated by the New York State Office of Mental Health ("OMH") in accordance with the New York State Mental Hygiene Law and the property on which the campus is located, inclusive of the Project Site, is owned by the People of the State of New York ("State") acting by and through the Dormitory Authority of the State of New York ("DASNY"), as the successor to the Facilities Development Corporation (pursuant to Public Authorities Law § 1699-f); and

WHEREAS, two other State agencies, the New York State Office for People with Developmental Disabilities ("OPWDD") and the New York State Office of Addiction Services and Supports ("OASAS"), also operate on the campus, and the New York City Department of Sanitation ("DSNY") operates on a small portion of the campus; and

WHEREAS, the Project Site currently contains 14 substandard and underutilized buildings constructed in the 1920s and 1930s that are no longer needed by OMH, 12 of which are currently vacant; and

WHEREAS, of the two non-vacant buildings on the Project Site, one OMH building is partially vacant, with a portion of the building currently operated by Services Now for Adult Persons, Inc. ("SNAP"), and the other non-vacant building is currently used by OPWDD for storage; independent of the Project, SNAP has

identified a location outside of the Creedmoor campus to relocate its facility, and the relocation of OPWDD's stored materials elsewhere will not affect OPWDD's delivery of services; and

WHEREAS, it is anticipated that the remaining approximately 78.5 acres of the Creedmoor campus outside of the Project Site will continue to be owned by DASNY and actively used and maintained by OMH, OPWDD, OASAS, and DSNY; and

WHEREAS, to address the substandard and underutilized conditions on the Project Site and redevelop surplus State-owned property for productive uses that will further the housing and economic development interests of the State, the City of New York and the local community, UDC is proposing to acquire the Project Site from DASNY in stages and reconvey title to private developers that UDC shall select through a competitive request for proposals for each of the six anticipated Project phases (the "Developers"); and

WHEREAS, when all six phases of the Project are completed, the Project will provide:

- Up to approximately 1.97 million gross square feet ("gsf") of residential facilities, for a total of up to 2,022 residential units, including affordable rental units and a mix of affordable and market-rate homeownership units;
- Up to approximately 67,467 gsf of neighborhood retail space;

- Approximately 144,496 gsf of community facility space, including 16,403 gsf for older adult centers, a 8,093-gsf early childhood education center, and a 120,000-gsf public school (subject to NYC School Construction Authority funding and school capacity needs);
- Approximately 2,482 parking spaces distributed amongst garages, lots, driveways, and street parking;
- Approximately 10.3 acres of open space, of which approximately 4.4 acres will be publicly accessible; and

WHEREAS, at this time, it is anticipated that no UDC funds or financing will be provided for the Project; and

WHEREAS, for each Project phase, the Developer will use its best efforts to diligently apply for financing from both private and public sources in such amounts and types as are necessary to develop and construct each such phase; it is anticipated that HCR and other public entities will assist with facilitating public financing to support the Project; and

WHEREAS, on December 19, 2024, UDC's Directors adopted the GPP for the Project as a Land Use Improvement Project under the UDC Act, authorized the holding of a public hearing on the GPP and Draft Environmental Impact Statement ("DEIS") for the Project under the State Environmental Quality Review Act ("SEQRA"), and authorized such other actions as may be necessary or appropriate to allow the Project to proceed; and

WHEREAS, UDC held a public hearing on the GPP and DEIS for the Project on January 30, 2025 which was continued on March 19, 2025, and received oral and written comments during the public hearing and through the public comment period that ended on April 18, 2025; and

WHEREAS, on September 18, 2025, UDC posted the Final Environmental Impact Statement ("FEIS") for the Project on its Project website after UDC's Directors, on the same day, approved resolutions accepting the FEIS as complete with respect to scope, content, and adequacy; that it adequately assesses the potential significant adverse environmental impacts of the Project and otherwise meets the requirements under SEQRA; and that it was in proper form for publication, filing, and circulation to the public; and on the same date, UDC issued and circulated a Notice of Completion of the FEIS; and

WHEREAS, on October 23, 2025, UDC's Directors, upon consideration of the FEIS, other materials presented by UDC's staff, and consideration of public comments received, approved SEQRA findings for the Project and affirmed the GPP as modified as a result of UDC's engagement with elected officials, involved agencies, community organizations, and the public during the Project's public review.

NOW THEREFORE BE IT RESOLVED, that the PACB approves UDC's

participation in the Project in accordance with section 51 of the Public Authorities Law:

(Continued on next page)

PROJECT IDENTIFICATION

Project Description	Amount to be Financed by UDC
79-25 Winchester Boulevard Borough of Queens City of New York County of Queens (Block 7880, part of Lot 1) Creedmoor Mixed-Use Project	UDC will acquire portions of the Project Site from DASNY over time and reconvey title to each such portion to the Developer for each Project phase. UDC will convey to DASNY the purchase price for each portion of the Project Site, which shall be equal to the fair value of the property as determined pursuant to the Facilities Development Corporation Act (Unconsolidated Laws Section 4405[13][a]), less UDC costs and fees, and the balance will be used to retire any outstanding bonds related to the conveyed property. Any remaining proceeds will be deposited into the Mental Health Reinvestment Fund. At this time, it is anticipated that no UDC funds or financing will be provided for the Project.

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This resolution shall take effect immediately.

Blake G. Washington, Chair
Public Authorities Control Board

for
Steven Otis, Member of the Board

for
Leroy Comrie, Member of the Board

25-UD-2191
Date: November 19, 2025

CERTIFICATION

STATE OF NEW YORK
COUNTY OF ALBANY ss.

I, Elyse Young, Secretary of the New York State Public Authorities Control Board, do hereby certify that at a meeting of such Board, held on November 19, 2025, the attached resolution was duly adopted by the unanimous vote of the Members of the Board. The resolution attached is a true copy of the resolution and the certification of the determination made by such resolution and of the signatures thereto of each of the Members of the Board or their duly appointed representatives, the original of which is on file in my office. As of the date of this certification, such resolution has not been modified, superseded, amended or repealed and remains in full force and effect.

In witness thereof I have hereunto set my hand this 19th day of November 2025.

Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 19th day of November 2025, before me personally came Elyse Young to me known, who, being by me duly sworn, did depose and say that she is the Secretary of the New York State Public Authorities Control Board, that she executed the foregoing certification and that the contents thereof are true.

Brittany N. Glenn
Notary Public, State of New York
No. 01GL6253075
Qualified in Rensselaer County
Commission Expires: 12/19/2027