NEW YORK STATE OF OPPORTUNITY. Empire State Development

NEW YORK STATE OF OPPORTUNITY. Atlantic Yards Community Development Corporation

AYCDC Board of Directors Meeting

Project Updates

September 14, 2026

Agenda

CORPORATE ACTION

1. Approval of the Minutes of the June 29, 2026 Directors' Meeting

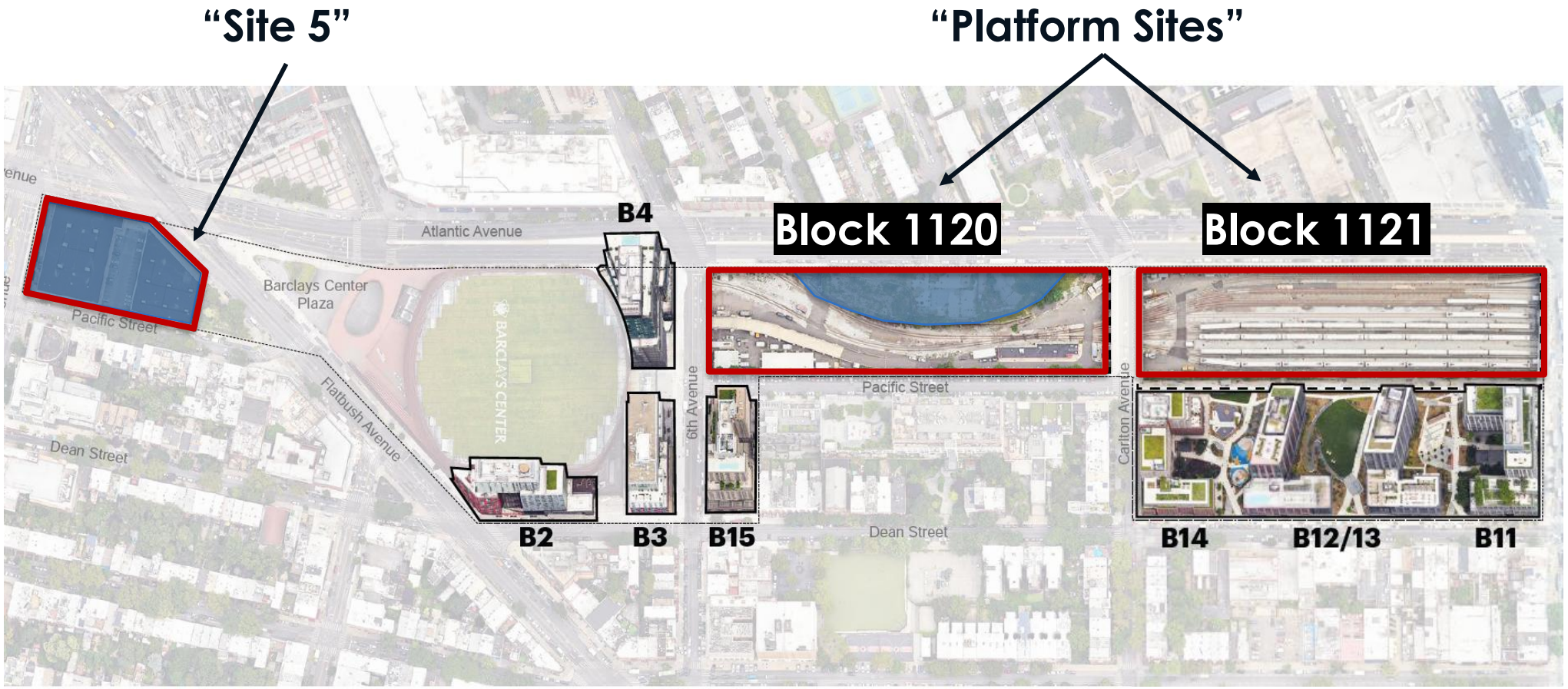
FOR INFORMATION

2. Updates and Follow-Ups (Oral Reports)
    a. Executed Memorandum of Understanding (MOU) between ESD and Cirrus-LCOR (Development Team)
    b. Overview of SEQRA Process and Draft Scope of Work (DSOW)
    c. Upcoming Engagement

3. Public Comments

NEW YORK STATE OF OPPORTUNITY. Empire State Development

Project Map – Phase I & II



Phase I Sites (Completed) Phase II Sites Denotes Solid Ground

Executed Memorandum of Understanding (MOU)

NEW YORK STATE OF OPPORTUNITY. | Empire State Development

What is the MOU?

- The Atlantic Yards Phase II Memorandum of Understanding (MOU), executed on July 28, 2026, is a non-binding agreement between ESD and the Development Team that establishes a framework for the public review and amendment of the MGPP for the Phase II project sites.

- The MOU outlines the proposed Phase II program, transaction structure, financing framework, sequencing requirements, milestones, key approvals, and community commitments.

- The proposed program in the MOU will be analyzed in the Second Supplemental Environmental Impact Statement (SSEIS).

- The advancement of the project and execution of binding transaction documents remain subject to all required public reviews and approvals.

How is the MOU structured?

- **Sections 1–5 (Legal/Administrative):** Covers the basic legal and administrative framework for the MOU, including its generally non-binding nature, confidentiality, and key developer, property manager, and construction manager requirements.

- **Sections 6–10 (Program):** Defines the project area, the previously approved plan and the proposed Phase II program, including housing, retail and community space, open space, and sustainability requirements.

- **Sections 11–14 (Implementation):** Describes how Phase II is proposed to move forward, including the proposed transaction structure, financing, public funding commitments for Block 1120, potential tax exemption structures, and key sequencing and accountability milestones.

- **Sections 15–19 (Approvals & Community Commitments):** Outlines required public approvals, including SEQRA, MGPP, and MTA coordination, community engagement commitments, and labor commitments including MWBE goals and a Project Labor Agreement.

Section 14: Project Schedule, Coordination, and Accountability Measures

Site	Completion Deadline	Key Sequencing Requirements	Extensions/Accountability
Block 1120 Platform	12/31/2032	• Subject to the completion of the funding agreement, commence the Block 1120 Platform prior to obtaining the initial TCO of residential condominium or hotel units on Site 5. • Obtain the initial TCO for income-restricted units on Site 5 prior to obtaining an initial TCO for Site 5 residential condominium units or a hotel. • Refrain from completion of any transfer of B5 or B7 until the Block 1120 Platform has been commenced.	• A one-year extension is available with a $500,000 contribution to the affordable housing trust fund and ESD; a second, one-year extension is available with a $1,000,000 contribution to the affordable housing trust fund; further extensions will be available based on the Development Team's diligent efforts to prosecute development completion, in ESD's reasonable discretion. • Failure to comply with this milestone may result in default for the platform and vertical portions of Block 1120 which have not commenced.
Site 5 & Block 1120 Buildings (B5, B6, B7)	12/31/2037	• Obtain the initial TCO for the B6 vertical development prior to obtaining an initial TCO for both the B5 vertical development and the B7 vertical development. • Complete all obligations of Site 5 and Block 1120 by 12/31/2037.	• Same extension structure as noted above. • Failure to comply with this milestone may result in default on the portion of Site 5 and/or Block 1120 causing such failure.

NEW YORK STATE OF OPPORTUNITY. Empire State Development

Section 14: Project Schedule, Coordination, and Accountability Measures

Site	Completion Deadline	Key Sequencing Requirements	Extensions/Accountability
Block 1121 Platform, Buildings, and Open Space (B8, B9, B10)	12/31/2040 (with executed funding agreement) 12/31/2042 (regardless)	• Prior to the execution of any development lease for the vertical construction on Block 1121, the Development Team shall have commenced all vertical portions of Site 5 and Block 1120 (and substantial completion of B6. • Refrain from completion of any transfer of B9 or B10 until the Block 1121 Platform has commenced, which shall include an identified capitalization of the B8 open space. • Complete the B8 open space prior to obtaining an initial TCO for the B9-vertical development.	• Failure to comply with this milestone may result in default on Block 1121. • Failure to comply with any Milestone concerning Block 1120 or Site 5 may result in a default or a pause on Block 1121. • Failure to comply with any of the Milestones above may result in ESD's requiring replacement of general contractors or other consultants.

Overview of SEQRA Process and Draft Scope of Work (DSOW)

NEW YORK STATE OF OPPORTUNITY. Empire State Development

OVERVIEW OF PUBLIC REVIEW PROCESS

WHAT IS A GENERAL PROJECT PLAN (GPP)?

- The GPP approval process is the mechanism by which ESD effectuates its projects.
- The GPP facilitates actions such as overriding local zoning and implementing design guidelines in their place, property acquisitions and dispositions, public funding assistance, and financial incentives (e.g., PILOTs).
- The GPP includes a narrative description of project parameters, goals, and financial terms that is the basis for the ESD action.

WHAT IS SEQRA?

- The New York State Environmental Quality Review Act (SEQRA) requires all state and local government agencies to incorporate consideration of environmental impacts when making discretionary decisions to fund, undertake or approve an action.
- When these decisions have the potential to have a significant adverse impact on the environment, the project sponsor or lead agency must prepare an Environmental Impact Statement (EIS).
- If GPP modifications require an EIS, a Draft EIS is prepared and a public hearing is held to consider comments before taking final action on the modified GPP.

Typical Contents of an EIS

Project Description
Details of the proposed project and its activities.

Baseline Environment
Info about the existing environment (air, noise, water & sewer, traffic, neighborhood character, socio-economic conditions, etc.).

Potential Impacts
Analysis of potential environmental impacts.

Mitigation Measures
Measures to avoid or minimize significant adverse impacts.

Public Comments
Engagement with stakeholders and consideration of their views.

OVERVIEW OF SEQRA PROCESS

SEQRA EIS Milestones

Draft Scope of Work (DSOW): Identifies all areas that will be studied in the DEIS and explains how those areas will be studied. The scoping process must include an opportunity for public participation. The public will be able to review and provide written comments, and provide public input at a public scoping meeting, if one is held.

Final Scope of Work (FSOW): Forms the basis for the DEIS. Includes feedback and comments from the scoping process.

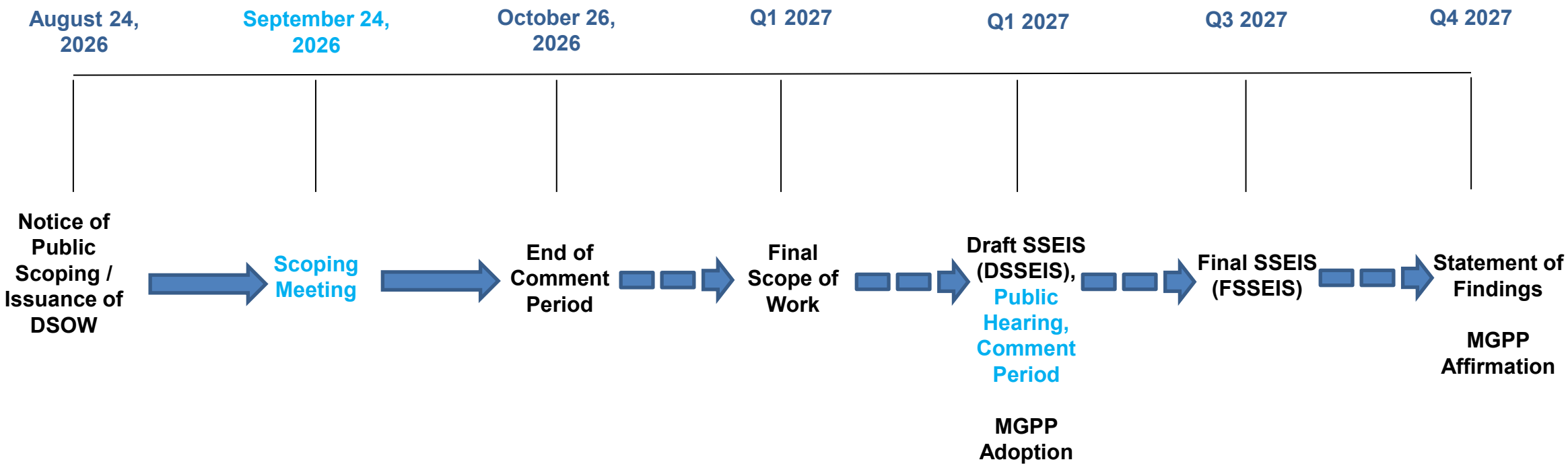
Draft EIS (DEIS): Assesses potential impacts, evaluates reasonable alternatives that may reduce or avoid potential impacts, and presents mitigation measures. When the lead agency determines that the DEIS is adequate for public review, it issues a notice of completion, including a notice of public hearing if one is to be held, which starts the public comment period, and files copies of the DEIS with the appropriate parties. The minimum public comment period on the DEIS is 30 days.

Final EIS (FEIS): This document includes the DEIS, any revisions or supplemental materials, a summary of the substantive comments received, and responses to all substantive comments.

SEQRA Findings: Written statement that all SEQRA requirements have been met. A positive findings statement means that, after consideration of the FEIS, the action or project can be approved, and the action chosen is one that minimizes or avoids environmental impacts to the maximum extent practicable by incorporating as conditions mitigation measures described in the FEIS and Findings Statement.

NEW YORK STATE OF OPPORTUNITY. Empire State Development

OVERVIEW OF SEQRA SCHEDULE



- **DSOW** = Draft Scope of Work
- **SSEIS** = Second Supplemental Environmental Impact Statement
- **MGPP** = Modified General Project Plan

NEW YORK STATE OF OPPORTUNITY. Empire State Development

OVERVIEW OF DRAFT SCOPE OF WORK (DSOW)

Contents of DSOW

- **Background**: Description of previous project SEQRA documentation and current project status
- **Proposed Project Description**: Description of proposed development program and project schedule
- **Purpose and Need**: Statement of the purpose and need for the project, including public policy goals and objectives relating to the project area
- **Required Approvals and Review Procedures**: Description of anticipated public discretionary actions needed and procedures to be followed to facilitate the proposed project
- **Analysis Framework for Environmental Review**: Identification of analysis year and future with (the With Action condition) and without (the No Action condition) the proposed project. The incremental difference between the With Action condition and the No Action condition will serve as the basis for the impact analysis in the SSEIS.
- **Proposed Scope of Work for the Draft SSEIS**: Description of technical areas to be included in the SSEIS, as well as their respective tasks and methodologies.

OVERVIEW OF DRAFT SCOPE OF WORK (DSOW)

Draft SSEIS Areas of Analysis

The DSOW describes the tasks and methodologies for each technical area to be studied in the SSEIS.

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions and Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
- Effects on Disadvantaged Communities
- Alternatives
- Mitigation

DRAFT SCOPE OF WORK (DSOW) PUBLIC COMMENT

- Comments on the Draft Scope of Work (DSOW) can be presented during the virtual public scoping meeting on September 24, 2026, at 6:00 pm, and/or submitted in writing to AtlanticYardsEIS@esd.ny.gov through the public comment period.

- Attendees can join the Scoping Meeting using a computer, a smartphone app, or by dialing in via phone.

- The public comment period will remain open for 30 days following the close of the meeting, with written comments accepted until 5:00 pm on Monday, October 26, 2026.

- Detailed instructions for participating in the Scoping Meeting and submitting written comments may be found on the ESD website: esd.ny.gov/atlanticyards

Upcoming Engagement

NEW YORK STATE OF OPPORTUNITY. Empire State Development

COMMUNITY ENGAGEMENT

ESD & the Development Team have continued engagement by reaching out to community members and stakeholders on the proposed Phase II program & next steps in the review and approvals process.

Meetings to Date:

- Community Board 2 Land Use Committee
- Community Board 3 Housing & Land Use Committee
- Community Board 8 Full Board

Upcoming Meetings:

- BrooklynSpeaks

Additional Outreach:

- Community Board 6
- Local Elected Officials
- NYCHA Tenant Associations
- Advocacy Groups
- Business Development Organizations
- Civic Groups
- Housing Organizations
- Religious Organizations
- Youth & Senior Services Organizations

CB2 Land Use Meeting

CB8 Full Board Meeting

NEW YORK STATE OF OPPORTUNITY. | Empire State Development

ADDITIONAL OUTREACH

Information about Phase II and the commencement of environmental review has been shared widely by ESD with the community.

Email Updates to 800+ Community Members:

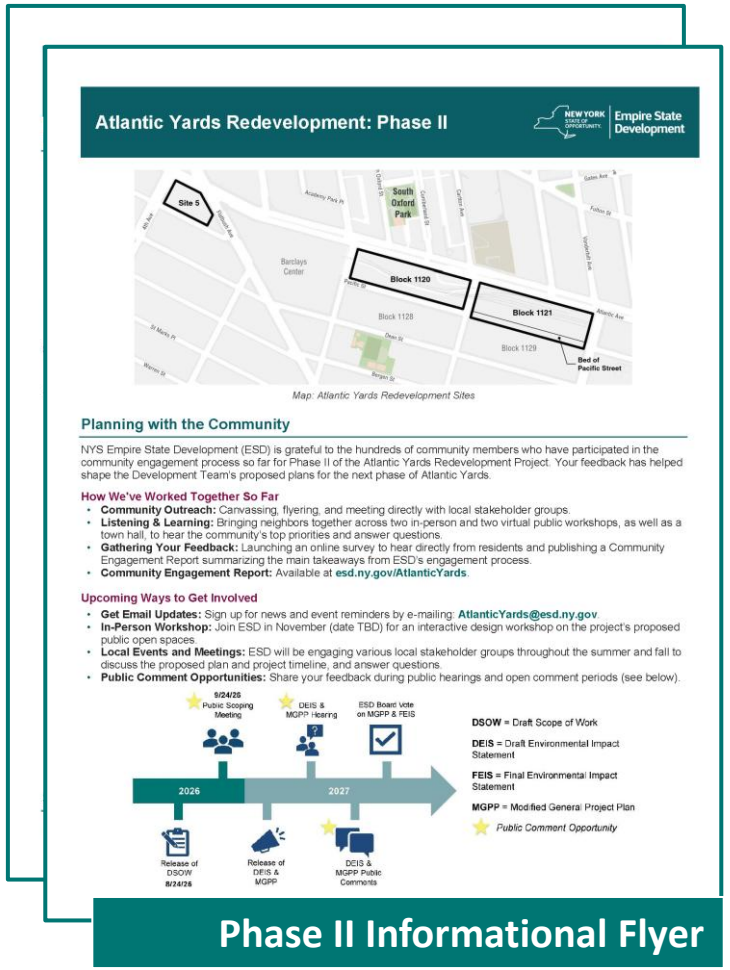
- AY Project Updates Email Sign-Up List
- Past Public Workshop & Town Hall Participants
- Survey Respondents
- Elected Officials & Staff
- Local Organizations

Public Notices on the DSOW in Newspapers:

- Brooklyn Eagle
- Daily News

Atlantic Yards Project Website Updates:

- Additional resources added including new “Environmental Review” and “Phase II Documents” tabs.
- New 2-page informational flyer with highlights on the proposed Phase II program, and the public approvals process.
- Visit esd.ny.gov/AtlanticYards.


Atlantic Yards Redevelopment: Phase II

NEW YORK STATE OF OPPORTUNITY. Empire State Development

Site 5

South Oxford Park

Barclays Center

Block 1120

Block 1121

Block 1128

Block 1129

Bed of Pacific Street

Map: Atlantic Yards Redevelopment Sites

Planning with the Community

NYS Empire State Development (ESD) is grateful to the hundreds of community members who have participated in the community engagement process so far for Phase II of the Atlantic Yards Redevelopment Project. Your feedback has helped shape the Development Team's proposed plans for the next phase of Atlantic Yards.

How We've Worked Together So Far

- **Community Outreach:** Canvassing, flyering, and meeting directly with local stakeholder groups.
- **Listening & Learning:** Bringing neighbors together across two in-person and two virtual public workshops, as well as a town hall, to hear the community's top priorities and answer questions.
- **Gathering Your Feedback:** Launching an online survey to hear directly from residents and publishing a Community Engagement Report summarizing the main takeaways from ESD's engagement process.
- **Community Engagement Report:** Available at esd.ny.gov/AtlanticYards.

Upcoming Ways to Get Involved

- **Get Email Updates:** Sign up for news and event reminders by e-mailing: AtlanticYards@esd.ny.gov.
- **In-Person Workshop:** Join ESD in November (date TBD) for an interactive design workshop on the project's proposed public open spaces.
- **Local Events and Meetings:** ESD will be engaging various local stakeholder groups throughout the summer and fall to discuss the proposed plan and project timeline, and answer questions.
- **Public Comment Opportunities:** Share your feedback during public hearings and open comment periods (see below).

9/24/25 Public Scoping Meeting

DEIS & MGPP Hearing

ESD Board Vote on MGPP & FEIS

2026

2027

Release of DSOW 8/24/26

Release of DEIS & MGPP

DEIS & MGPP Public Comments

DSOW = Draft Scope of Work

DEIS = Draft Environmental Impact Statement

FEIS = Final Environmental Impact Statement

MGPP = Modified General Project Plan

Public Comment Opportunity

Phase II Informational Flyer

NEW YORK STATE OF OPPORTUNITY. Empire State Development

FALL OPEN SPACE WORKSHOP

- Timing: November 2026, ~ 6pm – 8pm
- Format: In-person, interactive stations
- Partners: ESD, Cirrus, LCOR, MVVA Landscape Architects

Workshop Goals:

- Build on community open space priorities heard in outreach to date.
- Seek community feedback on priorities that will directly inform the final open space Design Guidelines.

Workshop Topics:

- Existing Conditions
- Programming and Activity Zones
- Amenities and Infrastructure

Example of Interactive Station Workshop (Aqueduct Redevelopment)

NEW YORK STATE OF OPPORTUNITY. Empire State Development