

The background of the slide is a blue-tinted photograph of a port terminal. Several large gantry cranes are visible, extending over a dock area. In the distance, a city skyline with various buildings is visible under a clear sky. The overall scene is industrial and maritime.

Vision for Brooklyn Marine Terminal

Task Force Meeting #19 - Virtual
Vision Plan Updates

June 13, 2025

Agenda

- Engagement Updates
- BMT Advisory Task Force
- BMTDC Board Composition
- Vision Plan Updates
- UPS
- BMT Task Force Vote Procedure

Since we saw you last...

Engagement since June 2nd

June 2 nd	State Senator Gounardes/CB6 BMT Town Hall (90 participants)
June 4 th	Borough President Reynoso BMT Town Hall (Virtual/In-Person) (100 participants)
June 9 th	BMT Public Workshop #6 (Virtual/In-Person) (160 participants)
June 10 th	Information Session at RHAP (6 participants)
June 11 th	Information Session at Carroll Gardens Association (8 participants)
June 12 th	Information Session at RHAP (3 participants)
June 12 th	NYC City Council Committee on Economic Development Oversight Meeting on BMT

MTA Letter – Christopher Pangilinan, Acting SVP, NYCT Department of Buses / MTA Bus Company

Letters of Support

1. Housing Coalition
 - a. Citizens Housing and Planning Council, Howard Slatkin, Executive Director
 - b. Community Preservation Corporation, Rafael E. Cestero, CEO
 - c. New York Housing Conference, Rachel Fee, Executive Director
 - d. New York State Association for Affordable Housing, Jolie Milstein, President & CEO
 - e. Open New York, Annemarie Gray, Executive Director
2. Maritime Coalition
 - a. Frank Agosta, President, ILA Local 1814
 - b. John Nardi, President and CEO, Shipping Association of NY&NJ
 - c. Stephen Lyman, Executive Director, Maritime Association of NY&NJ
 - d. Mike Stamatis, President and CEO, Red Hook Container Terminal
 - e. Thomas Barattini, Vice President, Shipping Association of NY&NJ
3. Transportation Coalition
 - a. Tiffany-Ann Taylor, Vice President for Transportation, Regional Plan Association
 - b. Sara Lind, Co-Executive Director, Open Plans
 - c. Melinda Hanson, Founder and Principal, Brightside
 - d. Marianna Koval, Co-Founder, The E-Mobility Project (TEMP)
 - e. Louis Pappas, Founding Partner, Electric Avenue
 - f. Doug Gordon, Principal, Brooklyn Spoke Media
 - g. Ben Furnas, Executive Director, Transportation Alternatives
 - h. Kenneth J. Podziba, President/CEO, Bike New York
4. Karen Blondel, President, Red Hook West Resident Association
5. Frances Brown, President, Red Hook East Resident Association
6. Rich Maroko, President, Hotel and Gaming Trades Council
7. Gary LaBarbera, President, Building and Construction Trades Council of Greater New York
8. Regina Meyer, President, Downtown Brooklyn Partnership

BMT Advisory Task Force



Following the Task Force vote, the **BMT Advisory Task Force (BMTATF)** will be formed with the purpose of advising and guiding the Site Plan prior to GPP approval. The role of the BMTATF is to uphold the Vision Plan and move the GPP forward. The BMTATF will shape the GPP Design Guidelines and public touchpoints.

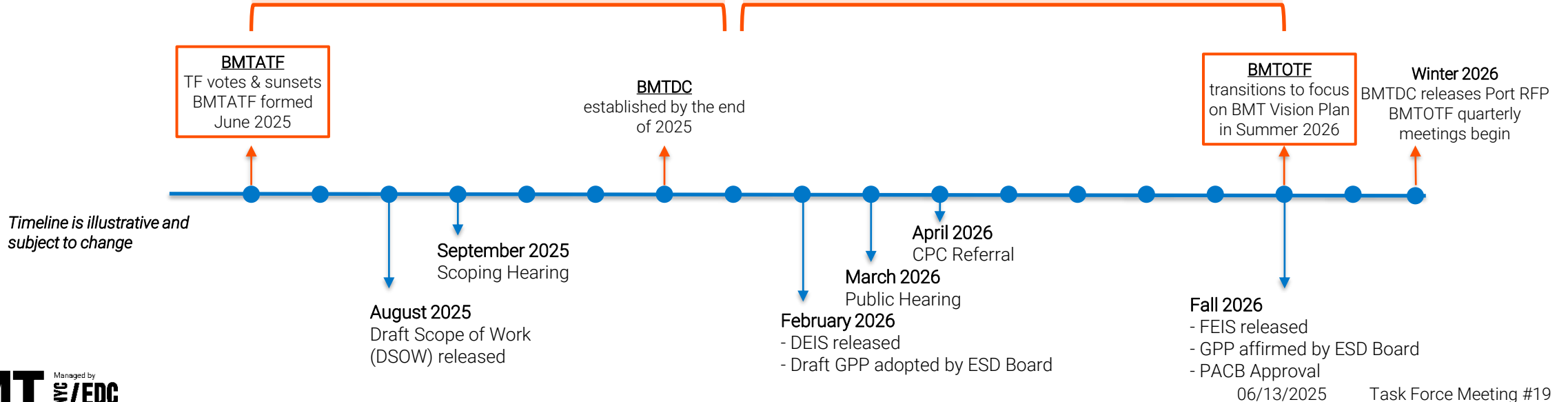
The BMTATF will continue to be **chaired by BMT Task Force Leadership**.

BMTATF Membership will be open to the following organizations:

- Invite all existing **28 Task Force Members**, or their designee
- Invite **Advisory Group Chairs who are not currently on the Task Force** (Red Hook Initiative & Waterfront Alliance)
 - * (except the chair of the **BMT Tenants AG**), or their designee
- A representative of the Columbia Street Waterfront District

BMTATF will meet monthly (or as needed) with the consultant team EDC and ESD to refine the Site Plan and guide continued public engagement. Areas of refinement will include: Urban design/massing for each subdistrict with selection of a preferred massing from a set of alternatives, parking requirements/locations, preferred street circulation plans, programmatic priorities for open space

BMTATF will meet monthly (or as needed) with BMTDC and ESD to discuss project updates.



BMTDC: Proposed Board Composition

Potential BMTDC Board

Board seats (23):

- Mayoral Appointees (12)
 - Ex-Officio (5) (OMB, FDM, EDC, HPD, DOT)
 - Mayoral (7, including Chairperson)
- Gubernatorial Appointees (5)
- Local Representatives (6)
 - BK Borough President (1)
 - City Council Speaker (1)
 - State Assembly Speaker (1)
 - State Senate Majority Leader (1)
 - Congressperson (1)
 - CB 6 Representative (1)

- Board Members: Mayoral appointees to the BMTDC Board will be selected based on their relevant experience with mixed-use development, port operations, industrial development, and open space management, as well as their commitment to the Corporation's mission. There will also be a focus on appointing members from the adjacent neighborhoods.
 - In addition to the ex-officio appointees listed, the Mayor will have seven at large appointees and the Governor will have five appointees which will include:
 - At least one of the mayoral appointees will represent the maritime industry,
 - At least three mayoral appointees need to either live or have a business within Community Board 6 including one resident from the NYCHA Red Hook East or West Houses.
 - At least two of the five gubernatorial appointees will need to either live or have a business within Community Board 6 including one resident from the NYCHA Red Hook East or West Houses.
- Vetting: Appointees to the Board must go through full vetting, including DOI, as they will take on a significant fiduciary role in the development of the project. Mayoral appointees will be selected based on their experience with similar projects and commitment to the mission of the Corporation. Electeds can either appoint themselves or select community appointees, all of whom would also be subject to vetting and compliances with PAAA requirements for disclosure and training.
- Open Meetings: As per Public Authorities Accountability Act (PAAA), meetings of the BMTDC will be subject Open Meetings Law and other reporting requirements.
- BMTDC will have a mandate to be ensure that revenues from the development sites are used to fund port and site infrastructure investments.

Vision Plan Updates

Updated Affordability Housing Commitments in Vision Plan

Commitments

- Making a minimum of 40 percent of all housing units at BMT permanently affordable. To fund this commitment, it is anticipated that BMTDC will utilize a combination of project revenues as well as additional grants and/or subsidy capital to be secured by BMTDC. The permanently affordable housing will be rented at or below an average AMI of 60 percent to match Option 1 of the City's Mandatory Inclusionary Housing Program, with 10 percent at 40 percent of AMI and no units above 100 percent of AMI. The newly created affordable housing at BMT will adhere to NYC's MIH requirements, including around unit distribution and marketing. (Phase 1 through 3)
- A \$50 million fund to support off-site affordable housing preservation and/or creation within Community Board 6 (CB6) that would preserve approximately 450 units when combined with other potential capital sources. (Phase 1)
- \$200 million in funding for NYCHA Red Hook Houses East and Red Hook Houses West that would preserve approximately 575 units when combined with other potential capital sources, and 200 affordable units reserved at BMT for NYCHA Red Hook Houses East and Red Hook Houses West residents. BMTDC will coordinate with NYCHA and the leadership of the NYCHA Red Hook Houses East and Red Hook Houses West tenant associations on the disbursement timing and scope of work for the \$200 million investment. (Phase 1)

** Subject to an affirmative vote by the Task Force for a financially viable BMT Vision Plan, as well as an approved GPP and final approval by the Public Authority Control Board (PACB)*

Updated Affordability Housing Commitments in Vision Plan

Commitments

- Together with the commitment of a minimum of 40 percent permanently affordable housing units on the BMT site (or 3,080 units), the \$200 million NYCHA Red Hook investment and \$50 million CB6 fund will preserve or create approximately 4,105 affordable units, or approximately 53 percent of the 7,700 units at BMT.
- Reserving a minimum of 25 percent of all housing units at BMT for family-sized units (e.g., 2-bedroom or 3-bedroom units). At the time of each RFP, BMTDC will determine the number of units allocated to family-sized units based on housing needs and market conditions. (Phase 1 through Phase 3)
- Exploring, in coordination with HPD, the feasibility of using the community land trust or other limited and shared equity models for projects supported by the \$50 million CB6 affordable housing fund. (Phase 1)

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Phasing of Commitments*

Included phases to each of the commitments and when they would be implemented

Illustrative Phasing Plan

	Phase 1 GPP Approval to 2030	Phase 2 2031 to 2034	Phase 3 2035 to 2038
Port Investments	<ul style="list-style-type: none"> Port & cruise operator procurement Port entrance reconfiguration Wharf design, permitting & construction Pier 10 and Pier 12 repairs Cruise terminal redevelopment 	<i>Port operational</i>	<i>Port operational</i>
Resiliency Investments	<ul style="list-style-type: none"> First phase (at BMT North) of combined flood defense wall and roadway/greenway 	<ul style="list-style-type: none"> Second phase of combined flood defense wall and roadway/greenway 	<ul style="list-style-type: none"> Final phase of combined flood defense wall and roadway/greenway
Mixed-Use Investments	<ul style="list-style-type: none"> Infrastructure – BMT North build-out Housing¹ – construction start on ~800 units per year beginning in 2029; offsite affordability funding NYCHA – capital plan tenant engagement; funding for campus repairs Industrial – City-wide Blue Highway roll-out; 170k sf Pier 11 building; BMT North light-industrial delivered with housing Workforce – maritime jobs programming Hotel – construction start on Atl. Basin site Civic – port welcome/workforce center Open space – Degraw St. and Pier 12 Transportation – shuttle service starts when first housing units come online 	<ul style="list-style-type: none"> Infrastructure – Atlantic Basin and BMT South build-out Housing¹ – construction start on ~800 units per year; offsite affordability funding NYCHA – funding for campus repairs Industrial – ground floor light-industrial delivered with housing; offsite POA funding Workforce – maritime jobs programming Civic – new school and community space Open space – commence Pier 7 	<ul style="list-style-type: none"> Housing¹ – construction start on ~800 units per year; offsite affordability funding NYCHA – funding for campus repairs Industrial – remaining industrial spaces delivered with housing; offsite POA funding Workforce – maritime jobs programming Civic – BMT South cultural anchor; remaining community space Open space – remaining plan components
Financing Sources	<ul style="list-style-type: none"> Grants Upfront financing Land proceeds (<i>first-mover sites</i>) 	<ul style="list-style-type: none"> Land proceeds (<i>all districts</i>) 	<ul style="list-style-type: none"> Land proceeds (<i>all districts</i>)

Updated Other Commitments

Blue Highway

- Updated: the study of a Blue Highways/Barge incentives program will be broader, including other financial incentives, in addition to tax credits, to encourage activation and use of the Blue Highways for freight deliveries. (Phase 1)

Commercial, Community and Cultural Space

- Added commitment for future development RFPs to encourage community-serving retail, including a grocery store. (Phase 1 through Phase 3)

Site Systems

Commitments

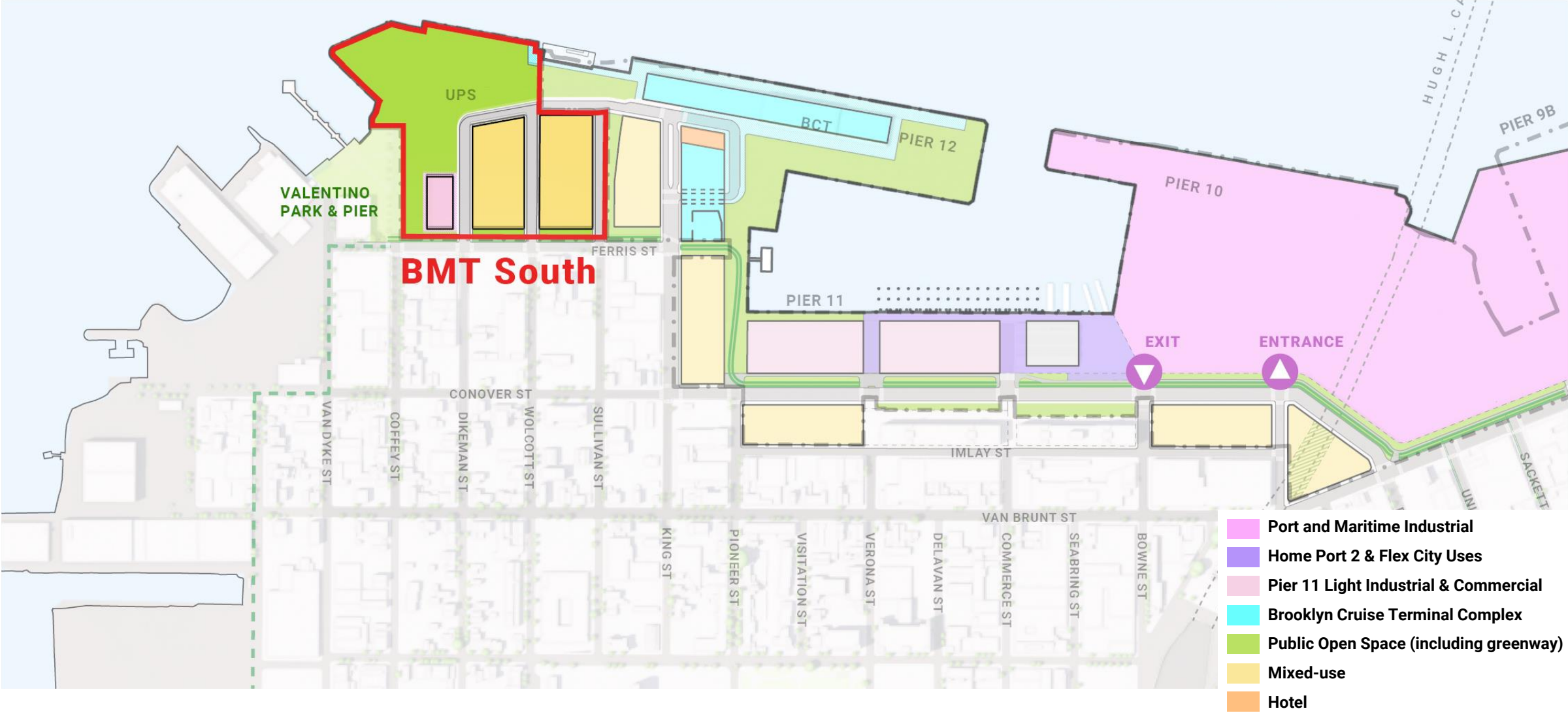
- Added commitments to minimize potential disruption of small businesses during construction and to establishing a Grant Program to assist displaced businesses.
 - BMTDC commits to working with local businesses, representative organizations and relevant City agencies to minimize potential disruption on adjacent small businesses and residents that may be caused by large-scale infrastructure investments. (Phase 1 through Phase 3)
 - BMTDC commits to working with City agencies, nonprofits, and developers to create a BMT Small Business Grant Program to assist businesses that are directly displaced or impacted by infrastructure and development construction. This plan will be developed by BMTDC in collaboration with local business organizations. (Phase 1 through Phase 3)

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UPS

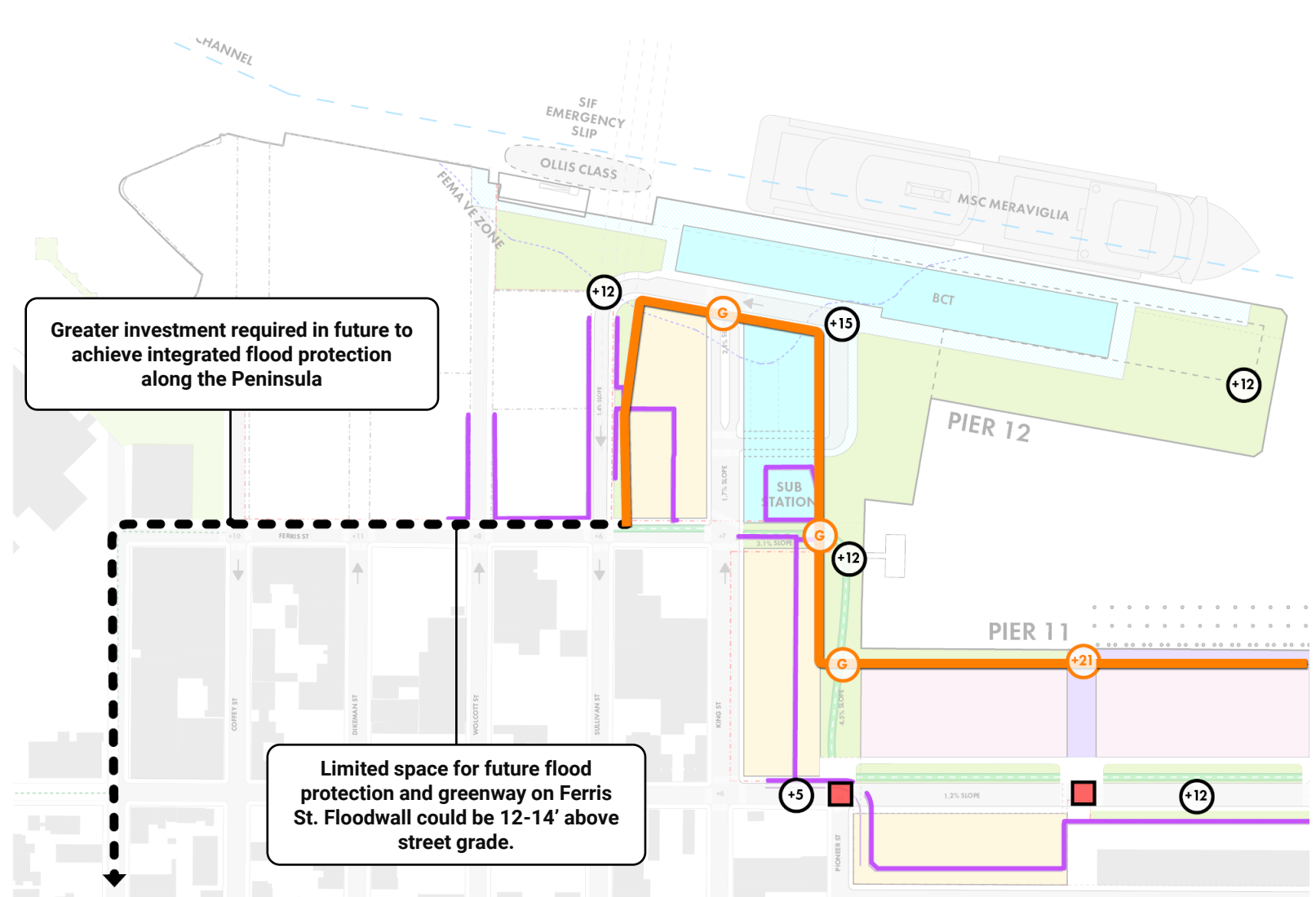
BMT South

Site Plan

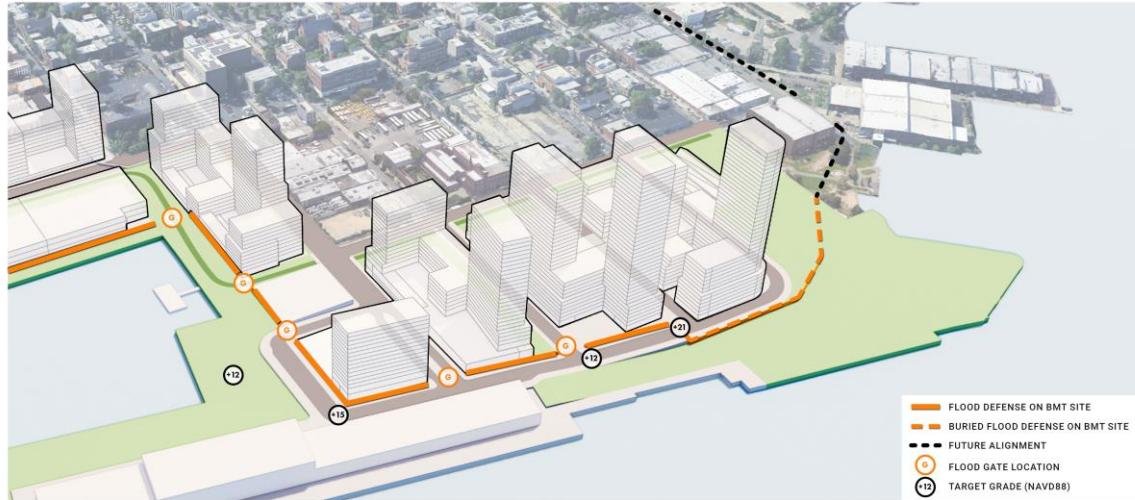


UPS Excluded

- BMT floodwall would be built on site, ending at Sullivan and Ferris
- Limited public space must be provided along the waterfront by private developer
- Limited space for bicycle greenway on existing Ferris Street ROW
- Future, long-term, flood defense would normally follow Ferris Street. This may not be possible given the width of the street.



UPS site, key takeaways



If UPS is INCLUDED

- Future land uses on UPS site can be dictated by the BMT process, ensuring public and neighborhood benefits
- 5-7 acres of public open space
- 627 LF vegetated greenway on Ferris Street
- 1,700 homes for New Yorkers (680 affordable)
- BMT flood defense is seamlessly integrated into a new waterfront park
- Future, long-term, flood defense can be integrated in open space rather than being a wall in the street



If UPS is EXCLUDED

- As-of-right private development could lead to truck dependent industrial uses
- Limited public space must be provided along the waterfront
- Limited space for bicycle greenway on existing Ferris Street ROW
- Zoning does not allow for housing
- Future, long-term, flood defense would normally follow Ferris Street. This may not be possible given the width of the street.

UPS included vs excluded

A plan without BMT South means a loss 1,700 units, 680 permanently affordable units, 7 acres of public open space, 50,000 sf stand-alone non-profit managed industrial building, 32,000 sf of commercial, and 30,000 sf of community space including a destination cultural facility.

BMT Vision Plan			
<u>BMT North</u>		<u>Atlantic Basin</u>	<u>BMT South</u>
<i>Pier 7 Uplands</i>	<i>Congress to Degraw</i>		
Maximum of 3,800 housing units		Maximum 2,200 housing units	Maximum 1,700 housing units
Minimum 1,000 housing units	Maximum 2,800 housing units		
1,520 permanently affordable units (40% of BMT North housing)		880 permanently affordable units (40% of Atlantic Basin housing)	680 permanently affordable units (40% of BMT South housing)
A minimum of 1,925 units (25% of BMT housing units) will be 2- or 3- bedroom family sized units.			
3,080 permanently affordable units (40% of BMT housing units) will be delivered across the site with an average AMI at or below 60 percent overall, with 10 percent at 40 percent of AMI, and no units above 100 percent of AMI.			
Maximum height: 425 ft	Maximum height: 325 ft	Maximum height: 325 ft	Maximum height: 385 ft
17 acres of public open space		11 acres of public open space	7 acres of public open space
55,000 sf of light industrial at discounted rents		170,000 sf of light industrial at discounted rents	50,000 sf of light industrial at discounted rents
75,000 sf of commercial		200,000 sf of commercial	32,000 sf of commercial
130,000 sf of community		120,000 sf of community	30,000 sf of community
		Up to 400-key hotel	

BMT Task Force Vote Procedure

Task Force Vote Procedure

- **Vote will be facilitated by the Task Force Chair, Congressman Goldman, and will not be anonymous**
 - Vote will be **Hands UP or DOWN** on the BMT Vision Plan
 - After the vote count:
 - Task Force Leadership will have an optional 2-minute explanation of their vote
 - Task Force Members, by alphabetical order, will have an optional 2-minute explanation of their vote
 - Vote will advance based on 2/3 quorum, both in-person and virtual, and 2/3 majority vote
- **Vote material includes BMT Vision Plan**
 - Final Written Document
 - Preferred Site Plan Deck