New York City Economic Development Corporation

MADE Bush Terminal Café Building

COMMUNITY IMPACT REPORT PURSUANT TO
NEW YORK CITY ADMINISTRATIVE CODE §22-830

NYC EDC | New York City Economic Development Corporation

This Community Impact Report ("Report") is prepared pursuant to Section 22-830 of the New York City Administrative Code for covered economic development projects receiving an economic development benefit from or administered by a contracted entity. The purpose of this Report is to provide publicly available information regarding the anticipated economic, housing, employment, and displacement-related impacts associated with the proposed project prior to execution of the applicable agreement or conveyance.

Pursuant to Administrative Code §22-830, contracted entities are required to submit this Report to the Mayor and the Speaker of the Council and post the Report on the website of the applicable contracted entity no less than fifteen (15) days prior to:

1. The execution of an agreement providing an economic development benefit; or
2. The conveyance of title for such project, whichever occurs later.

This Report contains projections, estimates, and assessments based on information reasonably available at the time of preparation. Actual project outcomes may differ due to market conditions, regulatory approvals, project modifications, financing conditions, construction sequencing, tenanting, and other factors.

Definitions

For purposes of this Report, the following definitions shall apply consistent with Administrative Code §22-830:

Economic Development Benefit

The sale or lease of City-owned land at below-market rates, or the provision or administration of financial assistance by a contracted entity, for the purpose of job creation or retention.

Economic Development Project

A project undertaken by a person or entity receiving an economic development benefit, excluding certain affordable housing projects specified in Administrative Code §22-830.

Financial Assistance

Discretionary assistance with a value of no less than $4,000,000 (adjusted for inflation), including but not limited to cash payments or grants, bond financing, tax abatements or exemptions, tax increment financing, filing fee waivers, environmental remediation assistance, write-downs, or capital improvements. As-of-right assistance is excluded.

Highly Distressed Area

Shall have the meaning set forth in Section 854(18) of the New York State General Municipal Law.

Contracted Entity

A contracted entity includes NYCEDC, or any successor entity responsible for providing or administration of the applicable economic development benefit. NYCLDC, NYCIDA, and BuildNYC projects are administered by NYCEDC and so are considered to be covered by the statute.

Section I: Covered Economic Development Project Overview

Project Name	MADE Bush Terminal Café Building
Economic Development Benefit Recipient	Talea Beer Inc.
Contracted/Project Entity	☒ NYCEDC ☐ NYCLDC ☐ NYCIDA ☐ BuildNYC
Transaction / Assistance Type	☐ Ground Lease ☐ Land Sale ☒ Financial Assistance ☐ Other ________
Total Project Amount	$11.5M
Project Location	24 43rd St, Brooklyn NY 11232
Borough	Brooklyn
Council District	38
Community District	7
BBL	Borough 3, Block 725, Lot 1
Anticipated Execution / Closing Date	October 2026
Anticipated Construction Start	October 2027
Anticipated Construction Completion	Q1 2029
Anticipated Operational Date	Q1 2029

Section II: Project Description

NYCEDC is redeveloping the 20-acre Bush Terminal campus in Sunset Park, Brooklyn into MADE—a 2 million-square-foot hub for manufacturing, media, and creative industries. The site will feature modern light industrial space, 10 acres of waterfront open space, and key infrastructure to support long-term operations. NYCEDC plans to revitalize the Café Building on 43rd St off 1st Ave into a vibrant food and beverage venue, led by a tenant responsible for its design and construction.

At approximately 7,500 square feet, the Café Building, constructed in 1906 by Bush Terminal Associates, was built explicitly to serve the industrial workers of the Terminal and it remains a key historic structure within Bush Terminal, representing its industrial past and the workers who sustained it. Today, it is poised to function as a vital node in the emerging MADE Bush Terminal Campus. Because there are limited food or drink options available within a 15-minute walking distance from site, the building's food concession will serve the Campus's future employment base (estimated at over 1,000 employees) along with steady foot traffic of visitors from surrounding neighborhoods accessing the waterfront for recreational purposes and events.

NYCEDC intends to award a lease to the Brooklyn-based, women-owned Talea Beer Inc. as tenant ("Tenant") imminently. Upon lease execution, Talea's team will begin design and construction, which together are expected to last roughly 2.5 years, enabling business operations in early 2029.

Section III: Economic Development Benefit

Applicability Criteria

Criteria	Applicable
Sale or lease of City-owned land at below market rates	☐ Yes ☒ No
Provision or administration of discretionary financial assistance ≥ $4M	☒ Yes ☐ No

Description of Economic Development Benefit

Sale / Lease of City-Owned Land

If applicable, provide:

- Description of the conveyance structure
- Market value (if applicable)
- Purchase price or lease terms
- Description of below-market consideration

Financial Assistance

Methodological Note: For the purposes of this report, "financial assistance" does not include as-of-right assistance, including non-discretionary tax abatements or benefits or non-discretionary abatements or benefits mimicked in PILOT.

Having been vacant for years, the Café Building is currently in derelict condition and discourages visitors to and users of the repositioning MADE Bush Terminal campus. To address this issue and reactivate the building's historic food & beverage use, NYCEDC intends to allocate $11.5M in City Capital funding to its restoration. In order to accomplish timeline and cost efficiencies, NYCEDC conducted a competitive public Request for Proposals for a tenant (the "Tenant") who would oversee the building's design, build, operations, and maintenance. As such, the awarded Tenant will utilize such $11.5M for the design and renovation of the building to bring it to occupiable condition. These funds are only eligible to be used to acquire a Certificate of Occupancy for the building; any subsequent fit-outs unique to the Tenant's bespoke use must come from alternative sources, including the Tenant's own private funding.

Assistance Type	Estimated Value
Cash Payments or Grants	$0
Bond Financing	$0
Tax Abatements or Exemptions	$0
Tax Increment Financing	$0
Filing Fee Waivers	$0
Payments for Environmental Remediation	$0
Write-Downs in the Market Value of a Building, Land or Leases	$0
Cost of Capital Improvements Undertaken for the Benefit of the Project	$11,500,000

Section IV: Environmental Review & Racial Equity Report Documentation

Applicability Criteria

Criteria	Applicability
Was a Final Environmental Impact Statement ("FEIS") required pursuant to Chapter 5 of Title 62 of the Rules of the City of New York?	☐ Yes ☒ No
Was a Racial Equity Report required pursuant to Administrative Code §25-118?	☐ Yes ☒ No

Section V: Highly Distressed Area Analysis

Applicability Criteria

Criteria	Applicability
Is the project located within a Highly Distressed Area as defined by General Municipal Law §854(18)?	☒ Yes ☐ No

Analysis

1. Job creation and training opportunities
    a. Estimated construction jobs: 50 over time of construction (34 direct / 16 indirect and induced)
    b. Estimated operations jobs: 16-18
        i. Estimated 55%-45% split between full-time and part-time work
2. Total local wage impacts: $587,800 - $661,200 annual payroll depending on job creation (1b)
    a. Estimated annual wage: $36,700 (median wage for Brooklyn food service sector)
3. Investment in employment and housing opportunities
    a. Per NYCEDC's Community Hiring Permanent Program, should Talea's business operation have 10 or more employees, they will be subject to the following requirements:
        i. Hiring Goal. Fifty percent (50%) of all new jobs created in connection with the project will be filled by certified Community Hires for a period beginning, for each Covered Employer, at commencement of business operations and continuing through a period of no less than eight (8) years (the "Hiring Goal").
        ii. Retention Goal. Forty percent (40%) of all employees whose hiring satisfied the Hiring Goal will be retained for at least nine (9) months from date of hire.
        iii. Advancement Goal. Thirty percent (30%) of all employees whose hiring satisfied the Hiring Goal will be promoted to a higher paid position within one (1) year of date of hire.

Section VI: Displacement Analysis

Methodological Note: The estimates below reflect projected direct displacement associated with the proposed project based on currently available project information. Estimates do not include indirect or secondary displacement impacts.

Residential Displacement

Metric	Estimate
Estimated number of residential units directly displaced	0
Estimated number of residents directly displaced	0

Narrative Assessment

The building was first constructed in 1906 and as such the current project will not replace any housing.

Business And Employment Displacement

Metric	Estimate
Estimated number of businesses directly displaced	0
Estimated number of total employees of directly displaced businesses	0

Narrative Assessment

The building has been vacant for years and as such no businesses would be replaced as a result of the current project.

Section VII: Job Impact Projections

Metric	Estimate
Estimated number of full-time jobs created by the project	16-18
Estimated number of full-time jobs retained by the project	0
Estimated number of construction jobs supported by the project	50 over time of construction (34 direct / 16 indirect and induced)

Narrative Assessment

As part of NYCEDC's responsibility determination process prior to lease execution, all prospective tenants are required to complete an employment questionnaire identifying the anticipated number of full- and part-time positions at their site. The operational job estimate is derived from these responses, while the construction job estimate is based on comparable construction projects in New York City.

Section VIII: Housing Impact Projections

Metric	Estimate
Estimated number dwelling units created	N/A
Estimated range of rents for created units ($)	N/A
Estimated number of dwelling units renovated	N/A
Estimated range of rents for renovated units ($)	

Narrative Assessment

Not applicable.