

Brooklyn Community Board Seven Economic Development and Waterfront Meeting February 8th, 2023

Minutes taken by John V. Santore

Video of meeting: <https://www.youtube.com/watch?v=I5KNQA0o7hc>

Committee meetings do not require a quorum.

Committee Roll Call

- | | |
|-------------------------|-----------------------------|
| 1. Dan Murphy - P | 9. Diana Gonzalez - A |
| 2. David Estrada - P | 10. L Lopez - A |
| 3. Amel Afzal - A | 11. Antoinette Martinez - P |
| 4. Sandra Alfonzo - P | 12. M Melman - A |
| 5. Joan Botti - P | 13. Morales - A |
| 6. Justin Collins - A | 14. Karen Rolnick - P |
| 7. Cynthia Gonzalez - P | 15. D Santiago - A |
| 8. Hector Gonzalez - P | 16. John Santore - P |

Dan Murphy - Introduces a presentation by Equinor, based on a presentation previously given in a run up to their meeting to the Public Design Committee

- EDC and Equinor made changes after the last meeting and our letter to the PDC

Christine Paglialunga

- Discussion of the Task Force
- Why it was created and discussion of the Equinor leases
- This use, project and tenant is a really big win for Sunset Park - good, green industrial jobs, a catalyst for further manufacturing; delivers on priorities of the community, including green manufacturing, industrial manufacturing, job density
- Equinor should be called on to deliver the best version of that project
- There are more conversations to be had on this topic
- Thank the board for the feedback
- Equinor should respond to the salient concerns
- I will be here throughout to discuss other topics or concerns people have

[Harrison Feuer](#) from Equinor - leads the engagement efforts across NY

- We can listen to the community and progress the project in a way that makes us proud
- This group is here to pick up on that conversation that we left off in November
- 2023 - Empire Wind and SBMT will see considerable progress
- We have technical experts from our team to discuss feedback from November
- Follow up with empirewind@equinor.com
- We prioritize responsivity, and we want to answer all of your questions
- Topics: Access to the waterfront; safety and security; discuss the building look and field and the lighting
- We are hosting a community event on Feb 28
- We are committed to listening to you and we have a leading team of technical experts that are committed to implementing your feedback

[Harriet Green](#) - Equinor



- Discussion of the wind projects in motion - will power 2 million homes
- Want to bring value to the region and to the community
- Discussion of the overall lease - 147 turbines - the cable from offshore to land comes in at SBMT
- Equinor wants to invest in local communities - we want to be sourcing in NY
- We want this to be a dialogue, an open engagement, and we want to be transparent regarding our activities
- Discussion of Community Engagement



Community Engagement

- Offshore Wind Learning Center
- Offshore Wind Ecosystem Fund
- Offshore Wind Innovation Hub
- SBMT MWBE Procurement
 - Equinor committed to a 30% MWBE procurement goal for SBMT activities
- Supporting NYCEDC's NYC OSW Waterfront Pathways Training & Capacity Building Program



- Discussion of the Learning Center - K-12 students from NYC public schools; also open to anyone interested in entering the industry; will feature videos about Offshore Wind as a technology; Interactive exhibits on Port Activities; Workforce Development Awareness

Calvin O'Brien

- Discussion of the staging port and O&M Base

South Brooklyn Marine Terminal: Planned Transformation

Artist Impression
Not Final Design

- Discussion of the current view from Sunset Park
- Discussion of the SIMS wind turbine and what is visible from the park today
- O&M Based design facts are discussed - 70 personnel; and control room to control offshore wind farms and onshore wind stations
- They want to make the building sustainable and partner with the community



O&M Base: Design Facts

- High efficiency building maximizing natural light and utilizing electric heating system
- Docking facilities utilize **shore power** for Hybrid Vessel to prevent idling at port
- Office Space and **Operations Control Room** with capacity for future wind projects
- Facilities to support offshore maintenance
- Warehouse for operational spares utilizing electric **forklifts**
- Green Roof on O&M Building
 - Exploring **Community Led Solar** Panels
- **Electric vehicle charging** onsite
- Designed for future sea level rise and flood protection
- LEED Certified Building & WEDG Certified Port Site
- Access/Easements - Evaluating several options



Discussion of changes to the design

- **Access to the site** - we are still working on it - we have spent a lot of time over the last few weeks on it; we don't have a solution yet, but when we do come back, later in March, we will have a full answer; at the moment it is not a drawing that we can show
- **Change to exterior aesthetics** - to the color of the buildings;



O&M Building: Exterior Aesthetics



1 BUILDING ELEVATION - EAST

*Langue: tutte le immagini sono a render-ing

- Reviewing fence options - they have to comply with code regulations; happy to hear opinions on them - there are different options out there - this is a work in progress



- We heard that the first fence presented was not preferred - trying to make that work with the guidelines we have to comply with
- Discuss discussion of light pole arrangements - have redacted the lights below the horizon, down to 40 feet on the O&M Campus

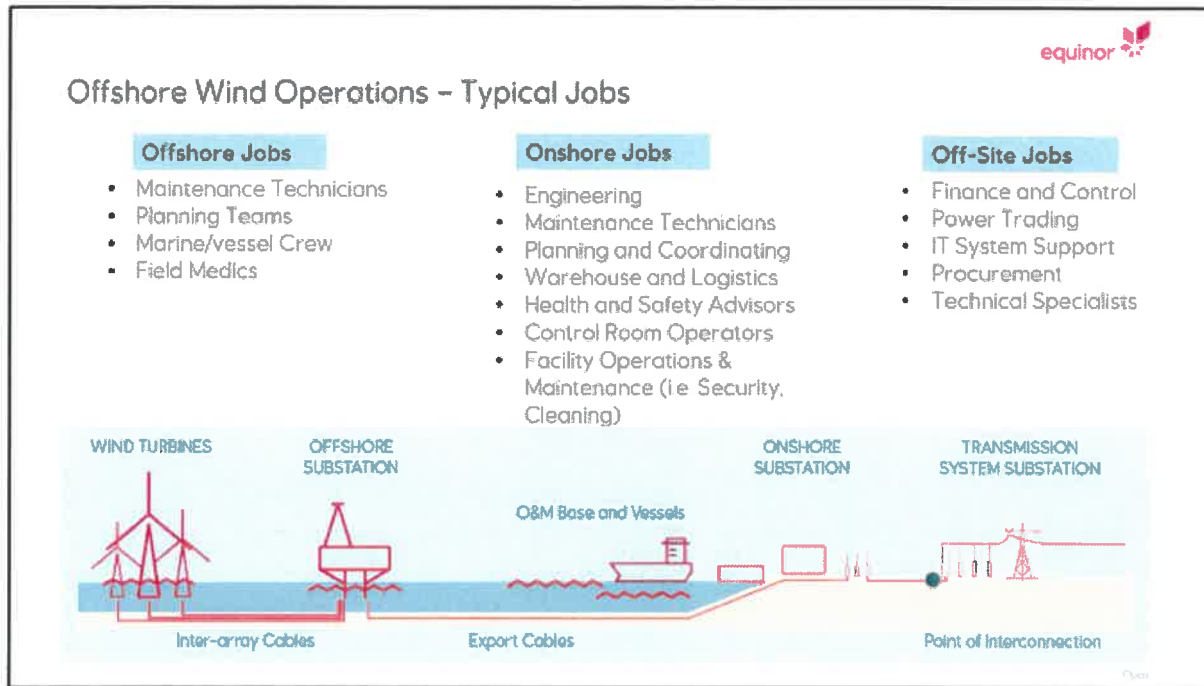
Bryan Tuner

- Traffic was a concern
- When we did our analysis for the port, we followed a city and state traffic assessment that was completed; the conclusions based on the modeling is that the traffic would have no significant adverse impact on the transportation of the site; vehicle trips were below their threshold
- We are planning on building bike racks and access for the workers to arrive by foot to minimize commute and traffic and to assist with the site;

Harriet Green

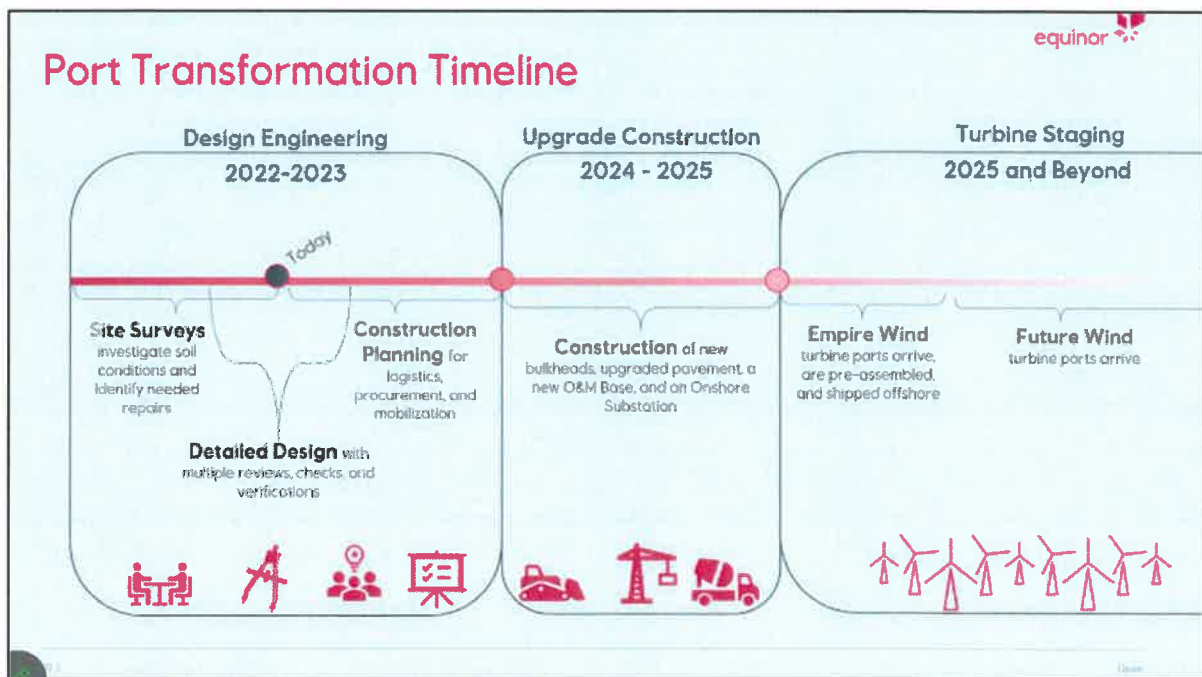
- This will be our O&M hub
- Storage and management of parts, tools & equipment
- Will have a wind farm control center - 24/7 operation
- Should be limited maintenance work at night
- Related vessel will come in on battery power - we will have a hybrid SOV - within NY State Waters it will be on battery power, and when in port, it will be running off shore power
- Offshore jobs, onshore jobs, off-site jobs discussed

- They will have medics - fairly self-sufficient because it's hard to bring in medical assistance



Calvin O'Brien

- Discussion of the timeline



- They are doing surveys on-site
- Checking existing conditions on the site

Harrison Feuer

- We heard your feedback
- This will not be the only opportunity to have this dialogue
- Feb. 28 public meeting on the SBMT site - Email us with thoughts and questions
- At that event we will have language interpreters - Chinese, Spanish, ASL - email us at that email address - presenting to CB7 - presenting in late March and to the PDC in Late April

Upcoming Engagements

- Design Engagement Feb 28th
 - **What:** Forum to interact with the design team
 - **Who:** All members of the community!
- CB7 Presentation - Late March
- PDC Presentation - Target 24th April

- Questions or Comments in the meantime?

EmpireWind@equinor.com

www.empirewind.com

Questions and Answers

Katherine Walsh

Katherine Walsh to Everyone 06:57 PM

KW

I know that Equinor earned an "F" to the (CDP) response for water (linked to climate action) HOw the company measures up on action on climate, water and environmental justice issues benchmarked to their peers matters. And especially given the location in our district, an environmental justice harmed community, when it gets to questions, would like to understand how the company is taking action on water- climate and how that will be reflected at this specific site

Bryan Tuner

- From an environmental standpoint - Equinor is taking the site through the Brownfields program - we will be remediating legacy contamination - removing asbestos and tanks; will be removing sediments in and around that have accumulated that contain contamination; we will have sediments exposed to the surface that are in better condition than when we started - cleaner for the water
- Climate action - proposing steps to minimize direct and indirect GHG emissions; shore power; hybrid vessel (no emissions); O&M will be fully electric, no emissions from power to building; stringent energy efficiency standards; looking to evaluate non-fossil fuel equipment, including biofuels; that will hopefully minimize and reduce emissions

[Sam Frank, Arch Street Communications](#)

- We have partnered with UPROSE
- They have been fighting against gentrification
- We see a great victory for all those who have advocated for having a just transition - bringing renewable energy into the area and into the neighborhood;

Karen Rolnick

- What is the lifespan of the components of the wind turbines, and what happens when they are spent? Are they stored on site?

Harriet Green

- There is a lot of work going on on materials - these are 30-35 year projects; we have a more detailed decommissioning plan; we expect technology to change in the next 30 years - we will be looking at ways to responsibly dispose of these;

Karen - question about parking lots - concern it will increase traffic

Harriet - we are encouraging other ways to travel so we will have safe access into the site allowing people to travel in by foot and bike racks for push bicycles; allowing people to cycle in

John Santore - question about employment and parking

- Bryan Tuner - a lot of construction that will occur, the number of employees will vary; mobilizing from the water rather than the site
- Demolition, it will depend on the scope; the employees and contractors could be tens to more than that per day;
- Operation - once the port is built and we are into staging and the O&M base - I believe it's 70 people long-term; some will be people passing through the site; in those cases we are expecting we will find other ways to get workers to the site; local workforce is desired;
- 70 parking spots will be produced

Harriet Green

- More jobs for a shorter time
- During O&M - talking with the construction, about 3-5 years worth of jobs; with the O&M, its 30-35 years; the 1,200 job claim from the governor's office relates to overall jobs attached to the site

Question about lighting

- Calvin - at the site today, there are 25 100 foot tall lights; the existing lights are 100 feet, they are low in that horizon site; so some of those might be moved around; but that is to relocate them; within the O&M base, we planned to relocate those polls; a challenge from the team - what can we do - we are going to shorten down to 40 feet; the SIMS turbine is 135 feet to that nacelle; that line is at that turbine level; the existing lights are below that horizon line, new lights lower than that; should be less lights on site, and they will be newer, more anti-glare

Dan Murphy question about the lighting

- We are looking on the site; we need to work around them - that is the main piece for lighting; we are reducing the number; shrinking those down is a challenge; within the O&M we will bring them down; we spent hours with our contractors

David Estrada brings up light shading to reduce light pollution; color tone temperature can matter; request to speak to hight, placement, and other modest, low-cost methods for mitigating unintended light cast; that would be helpful; we have done all we can, and then we can turn it around the community;

John Santore - question about the fencing;

- Calvin - SOV is governed by Transportation Security Act; control room is under an energy reliability law; there are barriers that are required; we need to have a fence around the site or some security; we are looking at what those regulations say; what they expect to have; and trying to find which fence to have; something around the perimeter of the campus is needed;

John Santore asks what happened with PDC in December

- We presented to PDC in December - they saw the letter - they echoed similar feedback; they formally asked to have us back; we're not formally there yet with a response; we are still working on it; we are here to create dialogue; hope to come back in March to ask for an updated letter; going to ask for support for a formal re-submit; PDC did ask us to re-submit

Sam Frank

- Learning Center is still being developed by Equinor and EDC
- It will not necessarily be within the O&M building but will be very close in the neighborhood
- Dan Murphy - it would be really like to have it there on the SBMT site - it's a big space; it reminded me of the SIMS facility, those images of the learning center; your site is easier to get to than SIMS; it's right there
- Sam says we agree - we will have more information at our community meeting on the 28th of this month; we are working hard to get to this point;

Questions from the public

- Mari Lipponen does not have a mic - her question: Do any of the new jobs align with the skills of the local workforce? Will the existing CitiBike docks along 2nd Ave be maintained during and after construction? How and where will power run through the neighborhood?
- Eduardo Jimenez - question regarding community engagement; how is this project welcoming people from the community to engage with this project? What kind of outreach is being done? Relying on non-profits to disseminate information and welcome them to panels? Or is Equinor doing this on their own?
 - Response from Sam Frank to discuss existing outreach, Innovation Hub, and other related matters; says there are many outreach efforts that Equinor is doing
 - Harrison says that we are very early in the project and a lot of engagement will be built as the team is being built out
- Eduardo - this is a multicultural community and multilingual; community is communicated to at-large; not just limited to the CB and the CB participants; is there a way that one can connect with Equinor to create a good Question and Answer relationship - independent third-party can inform people?
 - Sam - the website and the email address; I would love to say, those are great thoughts on what to do; all the people we might be missing in the community; who are we potentially missing? Who could come to a session like on Feb. 28 who could give productive feedback, could give us their thoughts? We are trying to build up the connections and the ways people are communicating with each other; in-person meeting on Feb. 28 - starting at 6pm; meeting with everyone you see here and probably others

Harriet Green, E... to Everyone 07:40 PM

HG

Responding to the question on alignment of jobs with the skills of the local workforce - we have a strong belief in transferrable skills and see that many of the activities are common to existing industries within New York City, therefore should be well suited to existing skills within the local area

Galdys Bruno - will the site be constructed by Union workers?

- (answer not recorded in minutes)

Question about connection to the grid (the electrical grid)

- (answer not recorded in minutes)

Antoinette Martinez

- CB7 has a community engagement position on the Executive Committee; Could be good to connect Equinor with Caesar to ensure community engagement;
- Thank you for mentioning the community grant - it is a \$5 mil grant; is that a one-time grant or is there a plan to renew that moving forward?
- Equinor made \$75 billion in profit last year - could the size of the grant be increased?

Harrison

- I don't know that the group assembled here can address these questions - email the email address, empire wind at Equinor.com

Santore - comment re: MiNY Campus lack of engagement

- Dan Murphy - we have a lot of EDC properties and they are all being developed or re-developed at the same time
- Christine Paglialunga - we are happy to come and present and discuss any of our projects on the waterfront
- Dan Murphy - we will be in touch regarding MiNY

Dan Murphy

- We have an upland community too that we would like to address - maybe in April

End of Equinor presentation

Move into New/Old Business

New Business

David Estrada

- In the last Fiscal Year, there was an Avenue NYC grant offered offered to three organizations; they did surveys; there is now published a commercial district needs assessment report; taking into accounts 5th and 3rd Avenues; it is a format report established by the Department of SBS;

John Santore brings up agenda setting going forward, asks for a meeting to be held to set 2023 priorities.

- Dan Murphy directs committee members to add ideas and comments to this shared document:
https://docs.google.com/document/d/1FMwT7ZBwpsamBrb6k3X3-y2ly5oR_xAdtS91caCMOmo/edit?usp=sharing