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To: esd.sm.AYCDCBdMtg
Subject: questions AYCDC meeting

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- Is the developers' plan to seek 1.6 million square feet of new development rights (for a total of 9,000 apartments) just a 20% increase in overall development rights? Or might it be better framed as a 46% increase in development rights at the Vanderbilt Yard sites?
- Do the developers expect to get those additional development rights for free? What's the value to them, and what's the reciprocal value to the public?
- If the developers already had to bid for 3.6 million square feet development rights (as assessed by an appraiser), why shouldn't they have to pay for more?

- Is the addition of one acre of open space, however well-designed, a net increase in open space per capita, if the project gains 2,570 apartments, for a total of 9,000 units? Or is it a decrease?
- How much, if any, affordable housing for low-income tenants, below 80% of Area Median Income, do they plan? How can they justify not delivering such housing if recent city rezonings in the area have required deeper affordability?
 - - Are the variables of Atlantic Yards as simple as presented, or add complexity?
 - To attract the public to the community workshops, two in person and then two online, how much outreach have they done the old-fashioned way, such as posters mounted in public, in businesses' windows, and on apartment bulletin boards?
 - Does "community engagement" aim to consider local input or to ratify the preferences that the developer has already discussed with ESD? If the former, why didn't ESD release more information about the developers' plans *before* the Nov. 18 meeting, so attendees could have time to digest it?

- Who really owns the project? How many joint ventures are there? How would Cirrus and LCOR make decisions together?
- Does original developer Greenland USA have stakes in both the railyard parcels and B1/Site 5? If so, how much? (Same questions for the U.S. Immigration Fund (USIF) and Fortress Investment Group.)
- What does it mean to say USIF has a stake? What's the name of the entity? How much of it is owned by the EB-5 investors and how much by others?