MONTHLY PROGRESS REPORT NO. 144
126th Street/Willets Point Blvd., Queens County, New York
Brownfield Cleanup Program (BCP) Site No. C241146H
Reporting Period: September 2026

1. Introduction

In accordance with Article XI of Appendix A of the December 16, 2013 Brownfield Site Cleanup Agreement (BCA), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report on behalf of Queens Development Group, LLC (QDG); QDG Hotel Partners, LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; and QDG Retail Partners, LLC (collectively the "Volunteers"). This report summarizes the work performed at the Willets Point Development L-Parcel (BCP Site No. C241146H) during September 2026.

The site is located in a former industrial zone in the Borough of Queens. Subsequent to the Willets Points Rezoning, the site is zoned commercial (C4-4) and located within the Special Willets Point District. The former Willets Point Development BCP Site was comprised of approximately 22.868 acres, inclusive of 56 individual tax lots within 8 City blocks and demapped areas of roadways (36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, and Willets Point Boulevard). Adjacent properties include recreational, industrial, and commercial buildings. The former Willets Point Development BCP Site was remediated under two operable units (OU-1 and OU-2), in accordance with the BCA and two New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP).

An amendment to the BCA, effective October 31, 2023, and seven new BCAs of the same date, effective as of December 16, 2013, divided the 22.868-acre Willets Point Development BCP Site into eight separate BCP sites (BCP Site Nos. C241146 and C241146B through C241146H) and removed future roadways and sliver lot parcels (Block 1833, Lots 111, 112, 141, 151 and 155) from the BCP. Certificate of completion (COC) closure status is summarized in the following table:

Site No.	Site Name	COC Date
C241146	Willets Point Development Phase 1 Housing Building 1 and 2	December 28, 2023
C241146B	Willets Point Development Phase 1 Senior Housing	July 18, 2024
C241146C	Willets Point Development Stadium	May 1, 2024
C241146D	Willets Point Development SCA School	February 13, 2025
C241146E	Willets Point Development Triangle Parcel	September 10, 2024
C241146F	Willets Point Development T-Parcel	December 2, 2024
C241146G	Willets Point Development Northern Parcel	October 31, 2024
C241146H	Willets Point Development L-Parcel	*Expected September 2027*

2. Remedial Actions Relative to the Site During this Reporting Period

Langan continued coordinating the supplemental groundwater treatment program described in the NYSDEC-approved Remedial Design Document.

3. Actions Anticipated for the Next Reporting Period

Langan will continue to coordinate the supplemental groundwater treatment program described in the Remedial Design Document. This work is anticipated to start in October 2026; at least 7 days of notice will be provided to NYSDEC before start.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing, and Other Relevant Data

None

6. Deliverables Submitted during This Reporting Period

None

7. Information Regarding Percentage of Completion

BCP remediation work within former OU-1 is 100% complete.

BCP remediation work within former OU-2 is 90% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Community Participation (CP) Plan Activities during This Reporting Period

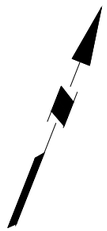
None

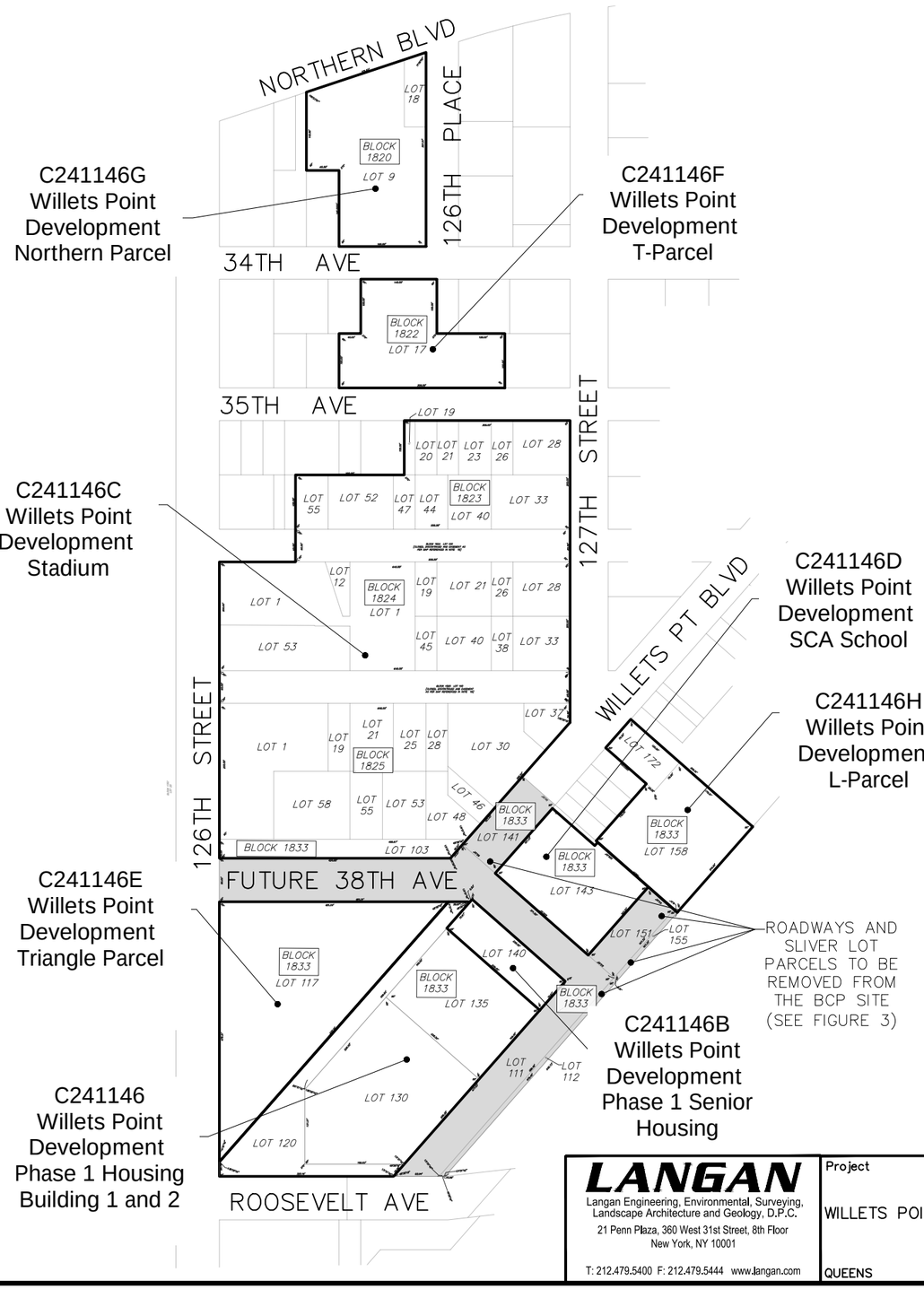
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

Monthly reporting will continue for BCP site C241146H until the FER is approved.





LEGEND:

- BCP SITE BOUNDARY
- AREA REMOVED FROM BCP SITE NO. C241146
- TAX LOT LINE

GENERAL NOTES:

1. BACKGROUND IS BASED ON DRAFT WILLETS POINT DEVELOPMENT BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY, DATED JULY 28, 2023, PREPARED BY LANGAN.

250 0 125 250

SCALE: 1 INCH = 125 FEET

WARNING: *IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.*

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Project	WILLETS POINT DEVELOPMENT
	QUEENS NEW YORK
Figure Title	SITE SPLIT OVERVIEW
Project No.	170197601
Date	08/23/2023
Drawn By	CG
Checked By	NP
Figure	1

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