



NOTICE OF REGULAR MEETING OF THE EXECUTIVE COMMITTEE
OF NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
May 6, 2020

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") will be held telephonically at approximately 8:45 a.m. on Wednesday, May 6, 2020. The agenda for the meeting is as follows:

I. Approval of Minutes of Meetings of the Executive Committee

- Approval of Minutes of the March 18, 2020 Regular Meeting
- Approval of Minutes of the March 24, 2020 Continuation of the March 18th Meeting
- Approval of Minutes of the March 31, 2020 Continuation of the March 18th Meeting
- Approval of Minutes of the April 7, 2020 Continuation of the March 18th Meeting
- Approval of Minutes of the April 14, 2020 Continuation of the March 18th Meeting
- Approval of Minutes of the April 21, 2020 Continuation of the March 18th Meeting

II. Contracts and Other Matters

- Fashion Manufacturing Initiative
- Funding Agreement
- Modifications to Previous Authorizations
 - Elevator Inspection Services
 - Orchard Beach Pavilion
 - Advertising on the Staten Island Ferries and at Staten Island Ferry Terminals
 - New Public Health Laboratory

III. Such other business as may properly come before the meeting

Brooklyn, New York
Dated: May 1, 2020

Mark Silversmith
Assistant Secretary

When you call in to the meeting, the call-in number is 866-868-1282 and the participant code is 6045129.



MEETING OF
THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
May 6, 2020

TABLE OF CONTENTS

TAB

I.	Definitions	1
II.	Minutes of Meetings of the Executive Committee	
	• Minutes of the March 18, 2020 Executive Committee Meeting	2
	• Minutes of the March 24, 2020 Executive Committee Continuation Meeting.....	3
	• Minutes of the March 31, 2020 Executive Committee Continuation Meeting.....	4
	• Minutes of the April 7, 2020 Executive Committee Continuation Meeting	5
	• Minutes of the April 14, 2020 Executive Committee Continuation Meeting	6
	• Minutes of the April 21, 2020 Executive Committee Continuation Meeting	7
III.	Contracts and Other Matters	
	• Fashion Manufacturing Initiative	8
	• Consent Chart	9
	• Funding Agreement.....	10
	• Modifications to Previous Authorizations	11
	o Elevator Inspection Services	
	o Orchard Beach Pavilion	
	o Advertising on the Staten Island Ferries and at Staten Island Ferry Terminals	
	o New Public Health Laboratory	

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack
MOU	A memorandum of understanding

NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 18, 2020

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held electronically, pursuant to notice by an Assistant Secretary, on Wednesday, March 18, 2020.

The following members of the Executive Committee were present by conference telephone:

Wilton Cedeno
William Floyd
Pedram Mahdavi (as alternate for Vicki Been)
James McSpirtt
James Patchett
Michael Schlein
Timothy Wilkins
Betty Woo

Other Directors of NYCEDC and members of NYCEDC staff also were present.

The meeting was called to order at 9:34 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the February 5, 2020 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the February 5, 2020 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

2. Contracts and Other Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

(a) On-Call Maritime Engineering Consultant Services

Prince Flanigan, an Assistant Vice President of NYCEDC, presented a proposal for (i) a consultant contract with each of BTMI Engineering, PC, Jacobs Civil Consultants Inc., Marine Infrastructure Engineering Solutions P.C., M.G. McLaren Engineering and Land Surveying, P.C., Pennmax Consulting Engineers, P.C. and Maser Consulting P.A. d/b/a Maser Consulting Engineers and Land Surveyors, P.A., Professional Corporation to provide for maritime engineering consultant services at various sites, and (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) for this project, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Cedeno, Mr. Flanigan stated that NYCEDC reviewed costs and quality of proposals and held interviews to evaluate different contractors.

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and unanimously approved.

(b) Homeport Resiliency Projects

Alanna Rios, a Senior Project Manager of NYCEDC, presented a proposal for (i) a construction management (“CM”) contract (a “CM Contract”) with AECOM USA, Inc. for CM and related services for rehabilitating and improving the resiliency of the Homeport pier in Staten Island and for other improvements thereat, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit B hereto.

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit B hereto. Such motion was seconded and unanimously approved.

(c) Tompkinsville Esplanade and Pier

Sam Hersh, a Project Director of NYCEDC, presented a proposal for (i) a CM Contract with Skanska USA Building Inc. for CM and related services (including pre-construction, construction and post-construction services) related to the design and construction of the Tompkinsville Esplanade and Pier project in Staten Island, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit C hereto.

A motion was made to approve the matters set forth for approval in the Proposed Resolution section of Exhibit C hereto. Such motion was seconded and unanimously approved.

(d) Coney Island West 20th Street

Matthew Furlong, a Vice President of NYCEDC, presented a proposal for (i) an amendment to the contract (the “Contract of Sale”) that NYCEDC entered into in 2015 with an affiliate of iStar Financial, Inc. (the “Seller”) to acquire an approximately 10,312 square foot narrow strip of vacant land adjacent to property (site C) currently being developed for affordable housing pursuant to a Development and Option Agreement that NYCEDC entered into with the Seller in 2015 (the “Site”), and (ii) an assignment to the City of New York (the “City”) of the right to purchase the Site under the Contract of Sale, to provide for the construction of a portion of West 20th Street, from Surf Avenue to future Ocean Way, in order to facilitate faster delivery of affordable housing, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpiritt, Mr. Furlong stated that the Seller agreed to effectively waive most of the purchase price to compensate for the incremental cost that NYCEDC may incur due to the phased construction of West 20th Street.

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit D hereto. Such motion was seconded and unanimously approved.

(e) Emergency Preparedness and Response

James Katz, an Executive Vice President of NYCEDC, presented a proposal for agreements and expenditures to prepare for and/or respond to COVID-19 matters and any needed Funding Source Agreements for such matters, on substantially the terms set forth in Exhibit E hereto.

Mr. Katz explained that this item was effectively to ensure that NYCEDC, if called upon, could act quickly to support the City’s efforts without calling a Committee meeting for each item. He added that currently the proposed item would permit two programs that NYCEDC anticipated it might do: a small business grant fund and a loan fund for working capital for small businesses.

In answer to a question from Mr. Wilkins, a discussion ensued regarding whether some dollar limit could be provided for this item, what degree of flexibility was needed under the circumstances, and what other options might allow for the Committee to convene on short notice. Mr. McSpiritt and other members of the Committee suggested tabling the item and scheduling a continuation of this meeting to convene within a few days when more details could be provided. Mr. Patchett agreed, and he confirmed that NYCEDC would set up a continuation meeting.

This item was tabled until it could be revisited at a continuation of the Committee meeting.

3. Other Contracts and Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for authorization after a brief summary of those matters by Mr. Katz.

(a) Fuel Hedging Advisory Services

A proposed consulting contract with Linwood Capital LLC for fuel hedging advisory services related to NYC Ferry, on substantially the terms set forth in Exhibit F hereto.

(b) Maintenance, Repair and Emergency Services for Gates and Doors Citywide

A proposed contract with United Steel Products, Inc. for maintenance, repair and emergency services for gates and doors at various sites managed by NYCEDC, on substantially the terms set forth in Exhibit G hereto.

(c) Hamilton Avenue Asphalt Plant Rehabilitation

One or more proposed amendments to NYCEDC's 2017 facilities management/construction management contract with Hunter Roberts Construction Group, L.L.C. to provide for CM and related services associated with the rehabilitation of the Hamilton Avenue Asphalt Plant, an approximately 3.8 acre facility that spans approximately from Hamilton Place to 14th Street along Hamilton Avenue in the Greenwood Heights section of Brooklyn, that is operated by the New York City Department of Transportation, on substantially the terms set forth in Exhibit H hereto.

(d) Richmond County Bank Ballpark

A proposed contract with Populous Architects, P.C. for design, engineering and related services for the conversion of the playing field from natural to synthetic turf and replacement of the seating at Richmond County Bank Ballpark, home of the Staten Island Yankees, on substantially the terms set forth in Exhibit I hereto.

(e) NYC Ferry Homeport 2

(i) One or more proposed amendments to NYCEDC's contract with M.G. McLaren Engineering and Land Surveying, P.C. (formerly named M.G. McLaren, P.C.) for marine design and engineering and related services during construction for a new homeport facility for NYC Ferry vessels, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit J hereto.

Mr. Wilkins left the meeting at this time.

(f) Funding Agreements

(i) Proposed funding agreements with (1) Queens Development Group, LLC, and (2) the Eden II School for Autistic Children, Inc., or affiliates, and (ii) any agreements necessary to obtain funds for said agreements, on substantially the terms set forth in Exhibit K hereto.

Approval of Section 3 Contracts and Matters

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits F – K hereto. Such motion was seconded and unanimously approved.

4. Approvals

With respect to the items set forth in Sections 2(a) – (d) and 3(a) – (f) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

5. Continuation of Meeting

At 10:14 a.m., it was moved that the Executive Committee meeting be adjourned until, and continue at, 9:00 a.m. on Tuesday, March 24, 2020. Such motion was seconded and unanimously approved

Assistant Secretary

Dated: _____
New York, New York

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A

ON CALL MARITIME ENGINEERING CONSULTANT SERVICES
Executive Committee Meeting
March 18, 2020

Project: Maritime engineering consultant services at various sites

Consultants:

- BTMI Engineering, PC
- Jacobs Civil Consultants Inc.
- Marine Infrastructure Engineering Solutions P.C.
- M.G. McLaren Engineering and Land Surveying, P.C.
- Pennmax Consulting Engineers, P.C.
- Maser Consulting P.A. d/b/a Maser Consulting Engineers and Land Surveyors, P.A., Professional Corporation

Agreements to be Approved:

- A consultant contract with each of the Consultants for Project services (together, the “Consultant Contracts”)
- Any needed Funding Source Agreements

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$60,000,000 in the aggregate for all the Consultant Contracts

Source of Funds to NYCEDC: Will vary based on the particular task. Sources may include, without limitation, NYCEDC’s programmatic budget, City Tax Levy funds, City Capital Budget funds and other sources

Scope: On-call maritime engineering consultant services, that include, without limitation, engineering investigation, inspection, analysis, design and project management services, including environmental and related studies, at or with regard to various waterfront properties located throughout the City. The properties are generally owned, managed and/or leased by the City or by NYCEDC.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Consultant Contracts and any needed Funding Source Agreements substantially as described herein

The On-Call Maritime Engineering Consultant Services Project was last presented to the Executive Committee on December 18, 2019

NYCEDC Project Code: 7993

Staff: Prince Flanigan, Assistant Vice President, Asset Management
Jhaelen Hernandez-Eli, Senior Vice President, Asset Management
Gregory Dixon, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

EXHIBIT B

HOMEPORT RESILIENCY PROJECTS
Executive Committee Meeting
March 18, 2020

Project: CM and related services for rehabilitating and improving the resiliency of the Homeport pier in Staten Island and for other improvements thereat

Contractor: AECOM USA, Inc. (“AECOM”)

Agreements to be Approved:

- A CM contract with AECOM (the “AECOM Contract”) for Project services
- Any needed Funding Source Agreements

Procurement Method: Publicly advertised RFP, using the competitive sealed proposals method of procurement

Amount to be Approved: Up to \$14,470,261

Source of Funds to NYCEDC: FEMA-428 funds and possibly City Capital Budget funds.

Scope: AECOM will make improvements to the Pier’s bulkhead and underdeck and other sections of damaged concrete, as well as rehabilitate existing and install new mechanical and electrical systems. AECOM will also install two new elevated electrical substations that will service FDNY’s Marine 9 facility on the Pier and the remainder of the Pier. Lastly, AECOM will flood proof and make utility upgrades to the fire pump station which is located at the end of the Pier.

Proposed Resolution: To authorize the President and any empowered officer to enter into the AECOM Contract and any needed Funding Source Agreements, substantially as described herein

The Homeport Resiliency Project was last presented to the Executive Committee on June 15, 2016.

NYCEDC Project Code: 6252

Staff: Jennifer Cass, Senior Vice President, Capital Program
Julia Melzer, Vice President, Capital Program
Alanna Rios, Senior Project Manager, Capital Program
Michael Barone, Senior Counsel, Legal

EXHIBIT C

**TOMPKINSVILLE ESPLANADE AND PIER
Executive Committee Meeting
March 18, 2020**

Project: The design and construction of two sub-projects that comprise the Tompkinsville Esplanade and Pier project in Staten Island. Sub-project one includes shoreline hardening and infrastructure improvements for an approximately 2,700 linear foot esplanade in Staten Island connecting Bay Street Landing to New Stapleton Waterfront (the “Esplanade”). Sub-project two includes the construction of a new pier and pier building structure for City DOT’s Staten Island Ferry Division Dock Builders group (the “Pier”).

Contractor: Skanska

Agreements to be Approved:

- A CM Contract with Skanska for CM and related services (including pre-construction, construction and post-construction services) related to the Project (the “Skanska Contract”)
- Any needed Funding Source Agreements

Procurement Method: Publicly advertised RFP, using the competitive sealed proposals procurement method

Amount to be Approved: Up to \$143,654,664

Source of Funds to NYCEDC: FEMA 428 funds and City Capital Budget funds

Scope: NYCEDC proposes to enter into the Skanska Contract for Skanska and its subcontractors to provide construction management and related services, including pre-construction, construction and post-construction services, associated with the Project. The Esplanade sub-project includes: infrastructure improvements including roadway layout and street re-alignment, environmental remediation, new utility lines, paving, and sidewalk and curbs; shoreline repair including demolition and removal of certain degraded pier and platform structures, rip rap replacement, bulkhead/shoreline hardening and reconstruction, piles and pier structural work, concrete retaining wall, and railing; and waterfront open space, including pedestrian paths and landscaping. The Pier sub-project includes: piles and pier structural work, utility work, in-water mitigation work, bulkhead work, lighting, railing, fendering, and a pier building structure. The pier will measure approximately 68,000 square feet and will provide a permanent facility for the Dock Builders group, which is temporarily located on the Homeport site just south of the proposed Project site.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Skanska Contract substantially as described herein

The Tompkinsville Esplanade and Pier project was last presented to the Executive Committee on August 8, 2018, when a contract for engineering, design and related services for the Project was approved.

NYCEDC Project Code: 1577

Staff: Sam Hersh, Project Director, Capital Program
Julia Melzer, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

EXHIBIT D

CONEY ISLAND WEST 20TH STREET
Executive Committee Meeting
March 18, 2020

Overview: Pursuant to the City’s 2009 Coney Island Comprehensive Rezoning Plan, the City is to construct West 20th Street, including related infrastructure. In 2015 NYCEDC entered into a contract with an affiliate of iStar Financial, Inc. (the “Seller”) to acquire the Site (described below) at a purchase price of \$1,959,280, for the purpose of constructing West 20th Street (the “Contract of Sale”). NYCEDC intends to assign its right to purchase the Site to the City.

The Site is an approximately 10,312 square feet narrow strip of vacant land adjacent to property (site C) currently being developed for affordable housing pursuant to a Development and Option Agreement that NYCEDC entered into with the Seller in 2015 (the “Site”). Pursuant to the agreement, the Seller may satisfy its development obligation by apportioning site C into four separate development parcels and closing on the acquisition and construction financing for three of them. It is a condition to the Seller’s development obligation that the City have in place the infrastructure on West 20th Street needed for the Seller to obtain building permits to facilitate development on parcel C3.

Since the full construction of West 20th Street will not be completed until a later date, NYCEDC will commence construction of a portion of West 20th Street, from Surf Avenue to future Ocean Way (“West 20th Street Phase 1”), in order to facilitate faster delivery of affordable housing. Accordingly, NYCEDC proposes that the Contract of Sale for the Site be amended (1) to reduce the purchase price for the Site to no more than \$50,000 to approximately compensate NYCEDC for the estimated incremental cost associated with a phased development of West 20th Street; (2) to obligate NYCEDC to complete construction of West 20th Street Phase 1 within 24 months following completion of all of Seller’s closing obligations under the contract of sale for the Site; and (3) to obligate NYCEDC to pay \$164,000 per month for up to 12 months following the end of the 24 month period if NYCEDC is delayed in completing West 20th Street Phase 1, but in no case more than \$2,000,000 in the aggregate. The obligations described in clauses 2 and 3 would be personal to NYCEDC and would not extend to any successor or assign, including the City.

Site: Block 7072, p/o Lot 5, Brooklyn (approximately 10,312 square feet of land)

Agreements to be Approved:

- Amendment to the Contract of Sale, and
- Assignment to the City of the right to purchase the Site under the Contract of Sale,

substantially as described above.

Procurement Method: Sole source

Amount to be Approved:

- Up to \$50,000 for the purchase of the Site
- Up to \$2,000,000 for damage payments (if any)

Source of Funds:

- City Capital Budget funds or City Tax Levy funds for the purchase of the Site
- NYCEDC programmatic budget funds for damage payments (if any)

Previously Authorized Work: The construction of West 20th Street will be undertaken pursuant to previous authorizations by the Executive Committee for roadway and infrastructure work for the development of Coney North and Coney West, as a part of the Coney Island Infrastructure project.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Amendment and the Assignment and to make payments, substantially as described herein

NYCEDC Project Code: 5300

Staff: Hester Muis, Executive Vice President, Real Estate Transaction Services
Gbenga Dawodu, Senior Vice President, Real Estate Transaction Services
Lauren Wolf, Senior Vice President, Real Estate Transaction Services
Matthew Furlong, Vice President, Real Estate Transaction Services
Karen Lapidus, Senior Counsel, Legal

EXHIBIT A:

SITE PLAN

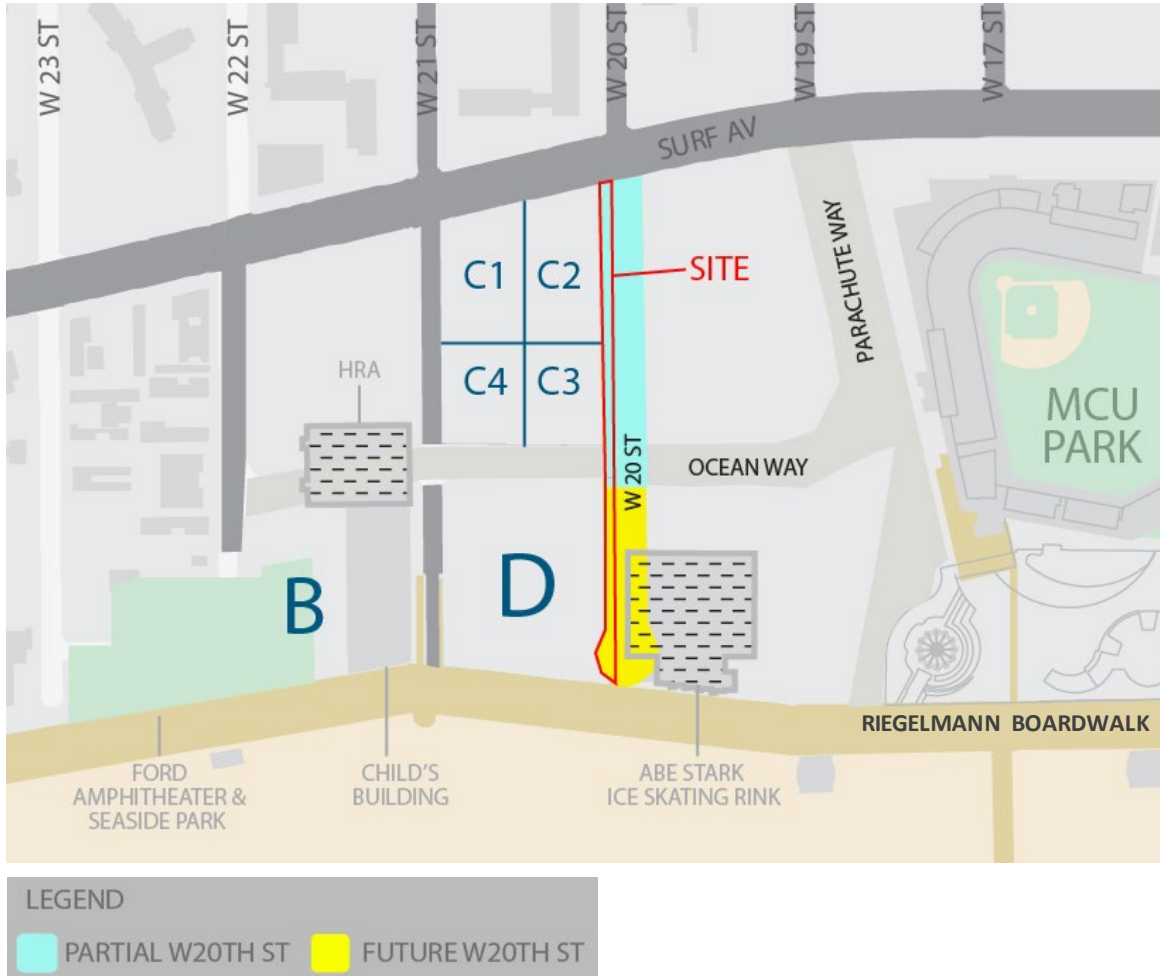


EXHIBIT E

EMERGENCY PREPAREDNESS AND RESPONSE
Executive Committee Meeting
March 18, 2020

Project: Agreements and expenditures related to preparedness and response of NYCEDC and the City to COVID-19 matters

Contractors: To be determined

Agreements to be Approved:

- Any agreements that have been approved by the President of NYCEDC or his designee to be entered into by NYCEDC to prepare and/or respond to COVID-19 matters and to assist the City to prepare and/or respond to these matters (the “COVID-19 Related Agreements”)
- Any needed Funding Source Agreements

Procurement Method: Any procurement method allowed by NYCEDC’s annual contracts with the City may be used, including, without limitation, the sole source and emergency procurement methods

Source of Funds: Any funds available to NYCEDC, including, without limitation, NYCEDC programmatic budget funds

Scope: In connection with dealing with COVID-19 related matters, NYCEDC may make any expenditures and enter into any agreements needed in connection with NYCEDC’s operations and projects or to assist the City to be prepared and to respond to such matters. Such agreements and expenditures may include, without limitation, consultant and construction contracts, grants, loans and other expenditures needed to preserve the health, welfare or safety of persons in the City and of any aspect of the economy.

Proposed Resolution: To authorize the President and any empowered officer to enter into the COVID-19 Agreements and any needed Funding Source Agreements and to make any expenditures in furtherance of a Project matter initiated during the duration of the City’s state of emergency with regard to COVID-19, as determined by the President of NYCEDC or his designee, substantially as described herein

EXHIBIT F

FUEL HEDGING ADVISORY SERVICES
Executive Committee Meeting
March 18, 2020

Project: In order to achieve budget certainty while operating NYC Ferry in a volatile fuel market, NYCEDC established the NYCEDC Energy Price Risk Management Program (the “Program”) which allows NYCEDC to undertake various fuel hedging strategies to mitigate fuel price volatility. To comply with federal regulations, NYCEDC has been engaging a fuel advisor responsible for the day to day execution of the Program and proposes to enter into a new contract to continue to do so.

Consultant: Linwood Capital LLC (the “Consultant”)

Agreement to be Approved: A consulting contract (the “Linwood Contract”) with Linwood for fuel hedging advisory services related to NYC Ferry

Procurement Method: Sole Source– Linwood Capital LLC is one of the few fuel advisory firms in the country and its government client list is extensive. It has been NYCEDC’s fuel advisor from the inception of the Program pursuant to a previous contract and has performed well and is very familiar with NYC Ferry fuel needs.

Amount to be Approved: Up to \$250,000

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: The Consultant shall provide general consulting advice relative to purchasing fuel and fuel hedging on an as needed basis, with the Consultant’s primary activities being:

- Continue to develop and recommend a fuel hedging policy and strategy to accomplish NYCEDC's fuel hedging and risk management goals.
- Provide periodic program status reporting and month-end transaction/balance reporting and presentations as requested.
- Evaluate, recommend and execute hedging transactions.
- Serve as NYCEDC's advisor or designated evaluation agent pursuant to applicable laws, rules and regulations relating to the transactions to be evaluated and entered into. The applicable laws, rules and regulations, include, without limitation, the Dodd-Frank Wall Street Reform and Consumer Protection Act and the rules and regulations promulgated thereunder.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Linwood Contract substantially as described herein

NYCEDC Project Code: 6731

Staff: Amy Chan, Deputy Controller
Fred D’Ascoli, Controller
Spencer Hobson, Executive Vice President, Finance
James Wong, Executive Director, NYC Ferry
Lauren Brady, Senior Counsel, Legal

EXHIBIT G

**MAINTENANCE, REPAIR AND EMERGENCY SERVICES
FOR GATES AND DOORS CITYWIDE
Executive Committee Meeting
March 18, 2020**

Project: Maintenance, repair and emergency services for gates and doors at various sites managed by NYCEDC

Contractor: United Steel Products, Inc. (“United Steel”)

Agreement to be Approved: A contract (the “Door Maintenance Contract”) with United Steel for Project services

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$1,000,000

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: NYCEDC requires a contractor to provide gate and door maintenance, repair and emergency services at various sites managed by NYCEDC on an on-call basis or pre-described basis. The services will include, without limitation, maintenance, repair, replacement, removal, installation, inspection, and, if required, testing of: sectional doors, rolling doors, high speed doors, impact doors, sliding gates, rolling grilles, accordion grilles, fire doors, personnel doors, exit devices, and flex strip curtains. United Steel will provide all miscellaneous parts and materials associated with such work and will respond to emergency service requests.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Door Maintenance Contract with United Steel substantially as described herein

NYCEDC Project Code: 8035

Staff: Hubert Tran, Project Manager, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Henry Yi, Counsel, Legal

EXHIBIT H

HAMILTON AVENUE ASPHALT PLANT REHABILITATION
Executive Committee Meeting
March 18, 2020

Project: CM and related services associated with the rehabilitation of the Hamilton Avenue Asphalt Plant (“HAP”), an approximately 3.8 acre facility that spans approximately from Hamilton Place to 14th Street along Hamilton Avenue in the Greenwood Heights section of Brooklyn, that is operated by City DOT. It produces asphalt for pavement repairs throughout the City’s road system and includes a high-level and low-level platform that are in need of rehabilitation.

Contractor: Hunter Roberts

Agreement to be Approved: Amendments (the “Hunter Roberts Amendments”) to NYCEDC’s 2017 FM/CM Contract with Hunter Roberts (the “Hunter Roberts Contract”) to provide for CM and related services for the Project

Procurement Method: Sole source amendments to a contract that was competitively procured. Hunter Roberts is acting as a CM and procuring subcontractors for the Project work in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC’s contracts with the City. Subcontractors retained by Hunter Roberts may, in turn, subcontract certain work.

Amount to be Approved: Up to \$5,100,000, anticipated to be spent approximately as follows:

- Up to \$1,227,000, for pre-construction services
- The balance for construction and post-construction services

Source of Funds to NYCEDC: City Capital Budget funds

Scope: At this time, Hunter Roberts shall act as a CM and procure subcontractors primarily for pre-construction services associated with the rehabilitation of HAP, which will consist primarily of the demolition and replacement of the high-level platform and rehabilitation of the low-level platform. At a later time, it is anticipated that Hunter Roberts and its subcontractors shall provide CM and other services for construction and post-construction services for the Project. The Hunter Roberts Amendments will cover all of this work, as funds become available.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Hunter Roberts Amendments, substantially as described herein

NYCEDC Project Code: 9333

Staff: Gregory Dixon Senior Project Manager, Asset Management
Prince Flanigan Assistant Vice President, Asset Management
Jhaelen Hernandez- Eli, Senior Vice President, Asset Management
Raymond A. Klein, Counsel, Legal

EXHIBIT I

RICHMOND COUNTY BANK BALLPARK
Executive Committee Meeting
March 18, 2020

Project: Design, engineering and related services for the conversion of the playing field from natural to synthetic turf and replacement of the seating at Richmond County Bank Ballpark, home of the Staten Island Yankees (the “Services”)

Contractor: Populous Architects, P.C. (“Populous”)

Agreement to be Approved: A contract with Populous for the Services (the “Design Contract”)

Procurement Method: Contractor recommended by a CM using the CM method procurement in NYCEDC's contracts with the City

Amount to be Approved: Up to \$297,350

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: Populous will produce design documents for the conversion of the playing field from natural to synthetic turf and replacement of the seating at Richmond County Bank Ballpark. Populous will also conduct a field survey of the existing conditions, prepare all applicable federal, state, and City permit applications, and perform construction administration services.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Design Contract substantially as described herein

NYCEDC Project Code: 8132

Staff: Jhaelen Hernandez-Eli, Senior Vice President, Asset Management
Dave Aneiro, Vice President, Asset Management
Orion Hinkley, Senior Associate, Asset Management
Henry Yi, Counsel, Legal

EXHIBIT J

**NYC FERRY HOMEPORT 2
Executive Committee Meeting
March 18, 2020**

Project: Marine design and engineering and related services during construction for a new homeport facility for NYC Ferry vessels

Contractor: M.G. McLaren Engineering and Land Surveying, P.C. (“McLaren”) (formerly named M.G. McLaren, P.C.)

Agreements to be Approved

- One or more amendments (the “McLaren Amendment”) to NYCEDC’s contract with McLaren (the “McLaren Contract”) for Project services
- Any needed Funding Source Agreements

Procurement Method: A sole source amendment to the McLaren Contract that was procured through the CM method of procurement in NYCEDC’s contracts with the City

Amount to be Approved: Up to \$1,000,000, bringing the total authorized amount of the McLaren Contract to up to \$2,750,000

Source of Funds to NYCEDC: City Capital Budget funds

Scope: Due to the increased need for NYC Ferry vessels, the planned fleet will exceed the capacity of the homeport facility currently located at Pier C at the Brooklyn Navy Yard. The scope of the McLaren Contract is to provide marine design and engineering and related services during construction for a second homeport for NYC Ferry vessels located in Atlantic Basin in Red Hook, Brooklyn.

At this time, additional marine design and engineering services and related services are required to complete the Project, which include, without limitation, geotechnical and other site investigations and construction administration services.

Proposed Resolution: To authorize the President and any empowered officer to enter into the McLaren Amendment and any needed Funding Source Agreements, substantially as described herein

The NYC Ferry Homeport 2 project was last presented to the Executive Committee on November 8, 2018.

NYCEDC Project Code: 7626

Staff: Yvi McEvilly, Assistant Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Raymond A. Klein, Counsel, Legal

EXHIBIT K

FUNDING AGREEMENTS
Executive Committee Meeting
March 18, 2020

Proposed Resolution: To authorize the President and any empowered officer to enter into funding agreements that have been procured on a sole source basis, substantially as described herein, and any agreements necessary to obtain funds for said agreements

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address(es), Borough	Source of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
(1) Queens Development Group, LLC, a limited liability company – Funding Agreement	Willets Point Urban Renewal Area and Special Willets Point District, Queens	City Capital Budget funds	Up to \$107,480,150	To fund the design and construction of public infrastructure in a portion of 126 th St. and water main replacement in a portion of Willets Point Blvd. 126th St. Infrastructure will serve Willets Point Phase 1 (primarily approximately 1,100 units of affordable housing and a school) as well as future phases of development in the Willets Point District. Water main replacement will provide City DEP with upgraded steel main (instead of concrete) and allow Willets Point Phase 1 development to proceed.

<p>(2) Queens Development Group, LLC, a limited liability company – Funding Agreement</p>	<p>Willets Point Urban Renewal Area and Special Willets Point District, Queens</p>	<p>City Capital Budget funds</p>	<p>Up to \$75,637,800</p>	<p>To fund a portion of the cost of infrastructure work and environmental remediation at the site of Willets Point Phase 1 to facilitate,</p> <ul style="list-style-type: none"> • the construction primarily of approximately 1,100 units of affordable housing and. • the delivery of a development-ready construction site to NYC School Construction Authority for construction of a new school.
<p>(3) Eden II School for Autistic Children, Inc., a not-for-profit corporation – Funding Agreement</p>	<p>15 Beach Street, Staten Island</p>	<p>City Council</p>	<p>Up to \$975,610</p>	<p>To fund a portion of the the initial outfitting of a school for autistic children.</p>

NYCEDC Project Codes: (1) 7999; (2) 7688; (3) 5661

NYCEDC Staff: (1), (2) Alyssa Figueras, Assistant Vice President; (3) Salman Khalid, Project Manager

Description of Contractors

- (1), (2) **Queens Development Group, LLC** is a limited liability company and a 50/50 joint venture between Related Willets, LLC and Sterling Willets, LLC selected through a 2011 request for proposals for Phase 1 development and development of other portions within the Willets Point Urban Renewal Area and Special Willets Point District.

- (3) **Eden II School for Autistic Children, Inc.** operates out of eleven facilities and provides a wide range of services to individuals with autism spectrum disorders or with autistic-like communication and behavior disorders, as defined by the Autism Society of America.



MINUTES OF A CONTINUATION OF THE MARCH 18 MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 24, 2020

A continuation of the March 18, 2020 regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held telephonically on Tuesday, March 24, 2020.

The following members of the Executive Committee were present by conference telephone:

William Candelaria
Wilton Cedeno
William Floyd
Pedram Mahdavi (as alternate for Vicki Been)
James McSpirtt
James Patchett
Michael Schlein
Timothy Wilkins
Betty Woo

Jacqueline Mallon, First Deputy Commissioner of the New York City Department of Small Business Services ("SBS"), Andrew Schwartz, a Deputy Commissioner of SBS, and members of NYCEDC staff also were present.

The meeting was called to order at 9:03 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Internal COVID-19 Update

At this time, Mr. Patchett provided a brief internal update with respect to COVID-19.

2. Contracts and Other Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

(a) NYC Employee Retention Grant Program

Eric Clement, a Managing Director of NYCEDC, presented a proposal for (i) an agreement with Workforce Development Corporation (“WDC”) for workforce development services, to provide funds to WDC for the implementation and administration of an emergency grant program (the “Grant Program”) to aid small businesses that suffer sales declines associated with the COVID-19 pandemic to assist with the retention of employees, and (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) for this project, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Schlein, Ms. Mallon stated that SBS estimated the average grant size would be approximately \$6,600 but that the grants might go up to approximately \$27,000. In answer to a second question from Mr. Schlein, Ms. Mallon stated that the grants would be reimbursing the businesses for up to 40% of 2 months of their payroll. Mr. Clement added that the two programs being presented at this meeting of the Committee were intended to serve as bridges to larger federal funding that was expected to come. Mr. Patchett then noted that the Grant Program was announced 2-3 weeks ago and that NYCEDC wanted to quickly get money out to small businesses. In answer to a question from Mr. Schlein, Ms. Mallon explained that SBS expected a large response and therefore had set up technological infrastructure and a staff of approximately 50-60 people to process the grant applications. She added that SBS would be marketing the Grant Program through website postings, social media, press releases, and its network of government partners.

In answer to a question from Mr. Wilkins, Mr. Clement stated that the New York City Office of Management and Budget had already approved the funds for the Grant Program, but that there was a process for getting those funds to NYCEDC and therefore NYCEDC expected to essentially front up to \$5,000,000 from its balance sheet to get some funds flowing out until the funds from the City became available. In answer to a question from Mr. Schlein, James Katz, an Executive Vice President of NYCEDC, explained that authorization was being requested here for up to \$20,000,000 for the Grant Program, that the City planned to fund this through City Tax Levy funds, though the City had not allocated the full amount at this time, and that the utilized portion of the \$5,000,000 that NYCEDC was providing as a failsafe was expected to be reimbursed by the City. At this time, Mr. Patchett noted that NYCEDC built into the proposed approval twice the amount of currently allocated funds because it believed that there was an immediate need to at least double the Grant Program. He added that NYCEDC would come back to the Committee if the need became any larger.

(b) NYC Small Business Continuity Fund

Mr. Clement presented a proposal for (i) a joint credit facility (the “Facility”) among the New York Business Development Corporation and/or NYBDC Local Development Corporation (New York Business Development Corporation and NYBDC Local Development Corporation collectively, “NYBDC”), NYCEDC and Goldman Sachs Bank USA (“GS”), and any other participating lenders, and other ancillary agreements

related to the Facility, to provide funds to NYBDC for the implementation and administration of an emergency loan program (the "Loan Program") to aid small businesses that suffer sales declines associated with the COVID-19 pandemic, (ii) other necessary and appropriate related actions and agreements, and (iii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit B hereto.

At this time, Mr. Clement discussed how the Grant Program and Loan Program worked together. He stated that the Grant Program was for an immediate cash injection of relief funds to businesses to help prevent layoffs, that the zero-interest loans of the Loan Program were for operational capital to help keep businesses up and running, and that there would be an underwriting process for the Loan Program that would likely take a bit longer than the Grant Program process.

In answer to a question from Mr. Schlein, Mr. Clement stated that the loans were designed to take care of approximately 2-3 months of operational cashflow for the businesses. In answer to another question from Mr. Schlein, Mr. Patchett stated that the Loan Program was being run by SBS and that NYBDC would be doing the loan underwriting. Ms. Mallon additionally explained that the technological infrastructure and SBS staff mentioned earlier would be determining eligibility for both the Grant Program and the Loan Program, and that this group would then send eligible loan packages on to NYBDC. She further noted that NYBDC was an independent community development financial institution, and that WDC was a not-for-profit closely affiliated with SBS. In answer to a question from Mr. Floyd, Ms. Mallon stated that not-for-profits ("NFPs") were eligible for the grants and that it had not yet been determined whether they would be eligible for the Loan Program. Ms. Mallon stated that applicants for grants had to sign an affidavit that they would keep employees. In answer to another question from Mr. Schlein, Mr. Patchett stated that the details were still being worked out, but that the view was that federal funds would flow either through this Loan Program or some different vehicle. He also noted that presently NYCEDC was undertaking analysis on how the federal funds would flow and how to best coordinate that with the Loan Program.

Approval of Section 2 Contracts and Related Matters

A motion was then made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits A and B hereto. Such motion was seconded and unanimously approved.

At this time, Mr. Patchett provided a preview for the continuation of the Committee meeting proposed for March 31, 2020. He discussed how NYCEDC's focus over the last few days had been largely on emergency procurement of medical supplies, such as visors, plastic face shields and medical gowns. He then summarized the various work that NYCEDC had done on this front over the last several days and stated that he anticipated that an item related to this would be presented to the Committee at the continuation of this Committee meeting on March 31.

3. Approvals

With respect to the items set forth in Section 2(a) – (b) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

4. Adjournment

Pursuant to a motion made, seconded and unanimously approved it was moved to continue this meeting of the Committee at 9:00 a.m. on Tuesday, March 31, 2020.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A

NYC EMPLOYEE RETENTION GRANT PROGRAM
Executive Committee Meeting
March 24, 2020

Project: The implementation and administration of an emergency grant program (the “Program”) to aid small businesses that suffer sales declines associated with the COVID-19 pandemic to assist with the retention of employees.

Contractor: Workforce Development Corporation (“WDC”).

Agreement to be Approved:

- An agreement with WDC for workforce development services (the “WDC Agreement”), to provide funds to WDC for the Project
- Any needed Funding Source Agreements

Procurement Method: Sole source. WDC is a not-for-profit corporation that has a workforce development mission and experience and a close relationship with SBS. WDC has demonstrated that it is capable of implementing programs responsive to the needs of businesses and job seekers and, as such, has unique capabilities relevant to the Project.

Amount to be Approved: Up to \$20,000,000

Sources of Funds: City Tax Levy funds, up to \$5,000,000 in NYCEDC programmatic budget funds (anticipated to be reimbursed from City Tax Levy funds), and/or Federal funds

Scope: WDC will use funds provided through NYCEDC to help it undertake Project activities. NYCEDC has contracted with WDC for workforce development-related services for NYCEDC for several years. The Project will involve providing WDC with funding to assist small businesses with much-needed aid in the form of grants, such grants to be provided directly by WDC. Under the Program, grant recipients will be required to demonstrate losses of revenues of at least 25% during the period of the COVID-19 pandemic. The Program will provide assistance to small businesses that are in danger of closing or laying off employees due to COVID-19 business interruption.

Proposed Resolution: To authorize the President and any empowered officer to enter into the WDC Agreement, and any needed Funding Source Agreements, substantially as described herein.

Staff: Eric Clement, Managing Director, Strategic Investments Group
Adam Lewis, Senior Counsel, Legal

EXHIBIT B

NYC SMALL BUSINESS CONTINUITY FUND
Executive Committee Meeting
March 24, 2020

Project: The implementation and administration of an emergency loan program to aid small businesses that suffer sales declines associated with the COVID-19 pandemic.

Borrower/Contractor: New York Business Development Corporation and/or NYBDC Local Development Corporation (New York Business Development Corporation and NYBDC Local Development Corporation collectively, "NYBDC")

Agreements to be Approved:

- A joint credit facility (the "Facility") among NYBDC, NYCEDC and Goldman Sachs Bank USA ("GS"), and any other participating lenders ("Other Lenders"), and other ancillary agreements related to the Facility (together, the "Credit Documents"), to provide funds to NYBDC for the Project
- Any needed Funding Source Agreement(s)

Procurement Method: Sole source. NYBDC is a corporation created under the Banking Law of the State of New York, the purposes of which include providing financial assistance in the form of loans to small businesses unable to obtain financing from other private sources and retaining existing businesses in New York State and, as such, has unique capabilities relevant to the Project. NYBDC and GS partnered with NYCEDC in 2012 to implement and administer an emergency loan program to assist businesses affected by Hurricane Sandy.

Amount to be Approved: Up to \$30,000,000

Source of Funds to NYCEDC: City Tax Levy funds, up to \$5,000,000 in NYCEDC programmatic budget funds (anticipated to be reimbursed from City Tax Levy funds), Federal Funds, PILOT funds and/or private funds.

Scope: The Project will involve providing financing through the Facility to enable NYBDC to make zero-interest loans in amounts of up to \$75,000 (or such greater amount as may be approved by the President of NYCEDC or another empowered officer), with terms not longer than five years (or such longer term as may be approved by the President of NYCEDC or another empowered officer), to businesses with 99 or fewer employees that can demonstrate losses of revenues of at least 25% during the period of the COVID-19 pandemic. NYCEDC, GS and potentially Other Lenders will make loans through the Facility to NYBDC and NYBDC will use the loan proceeds to undertake Project activities. It is proposed that NYCEDC will make an interest-free loan up to \$30 million, with NYCEDC's commitment to be funded based on a ratio of up to 1:3 to the aggregate Facility loan commitments made by GS and Other Lenders. The NYCEDC loan will be subordinate in priority of payment and other rights to GS and Other Lenders. Certain transactional expenses will be paid from the Facility. At the present time there are no Other Lenders that have joined the Facility.

Proposed Resolution: To authorize the President and any empowered officer to:

- Enter into the Credit Documents and any needed Funding Source Agreement(s)
- Take all necessary or appropriate actions in connection with Credit Documents, and other necessary or appropriate agreements related to implementing the Credit Documents, all substantially as described herein

Staff: Eric Clement, Managing Director, Strategic Investments Group
Adam Lewis, Senior Counsel, Legal



MINUTES OF A CONTINUATION OF THE MARCH 18, 2020 MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 31, 2020

A continuation of the March 18, 2020 regular meeting of the Executive Committee (the “Committee”) of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held telephonically on Tuesday, March 31, 2020.

The following members of the Committee were present by conference telephone:

Jodi Callender (as alternate for Vicki Been)
William Candelaria
Wilton Cedeno
William Floyd
James McSpirtt
James Patchett
Michael Schlein
Timothy Wilkins
Betty Woo

Members of NYCEDC staff, a member of the public and Matthew Washington, a Director of NYCEDC, also were present telephonically.

The meeting was called to order at 9:02 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. NYCEDC COVID-19 Update

At this time, Mr. Patchett provided an update regarding NYCEDC’s personnel, operations and recent activities with respect to COVID-19. He also noted that medical supplies was a major area of focus for NYCEDC over the last 10 days.

2. Contracts and Other Matters

The following contracts, authorizations, expenditures and matters were then presented to the Committee for approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibit attached hereto.)

(a) COVID-19 Medical Equipment, Supplies and Devices

Mr. Patchett and Lindsay Clinton, an Executive Vice President of NYCEDC, then presented a proposal for the ratification or approval of purchase orders (“POs”) and other agreements to obtain and distribute necessary medical equipment, supplies and devices, including but not limited to face shields, breathing assistance machines (“BAMs”), isolation gowns, and supplies for manufacturing the above, (ii) any needed ancillary agreements, and (iii) any agreements necessary to obtain funds (“Funding Source Agreements”), all to encourage the development and purchasing of various emergency medical equipment, supplies and devices to support the City’s COVID-19 response effort as an authorized entity delegated to perform such services for the City, on substantially the terms set forth in Exhibit A hereto.

Mr. Patchett explained that NYCEDC had set up a sourcing webpage approximately one week ago and that NYCEDC’s team had been vetting offers. He added that this was a supplemental effort to what City agencies were doing in order to expand procurement through additional channels. Mr. Patchett then stated that the 3 main areas that NYCEDC had been focusing on to date, at the direction of the Department of Health, included plastic face shields, isolation gowns, and BAMs.

At this time, Ms. Clinton discussed the 3 main focus areas in greater detail, noting that the Department of Health had guided NYCEDC to initially focus primarily on the face shields and gowns in order to help protect the medical professionals responding to COVID-19. Ms. Clinton discussed that NYCEDC had been assessing offers to begin local production of face shields and was vetting leads based on various criteria, and described those criteria. Next, Ms. Clinton discussed how NYCEDC was working with manufacturers to produce isolation gowns, and that it was tapping into the capabilities of the City’s fashion industry to produce gowns and fabrics. She further explained that to support the manufacturing NYCEDC had also identified sources for material, which was a critical link for the production of gowns. Lastly, Ms. Clinton explained how NYCEDC had also been exploring the production of BAMs. Mr. Patchett explained that the City had allocated \$50 million to pay for these items, and that certain of the items might be paid for from funds provided by private hospitals that received some of these items.

At this time, Mr. Patchett noted a slight amendment to the item that had been distributed to the Executive Committee, which was that the proposed agreements and POs might be entered into directly by NYCEDC or by an affiliated entity of NYCEDC using funds contributed by NYCEDC. Exhibit A hereto includes the current terms as so amended.

In answer to a question from Mr. Wilkins, Mr. Patchett stated that the manufacturers were taking various precautions to help ensure safety while bringing on many employees. In answer to a question from Mr. Cedeno, Mr. Patchett stated that NYCEDC was not working on the production of surgical masks at this time. In answer to a question from Mr. Washington, Mr. Patchett stated that the number of units being produced was based entirely on each producer’s capacity at this time.

In answer to a question from Ms. Callender, Mr. Patchett explained that material supply had been more of an issue for the gowns, but that there had not been issues with the foam and plastic sheeting needed for the face shields. He further stated that for additional items, NYCEDC was trying to expand its approach in areas where NYCEDC had value to add. Mr. Patchett noted that NYCEDC was helping to vet potential manufacturing sources. In answer to a question from Mr. Schlein, a discussion ensued regarding the channels through which to pass along potential sourcing offers to NYCEDC.

A motion was then made to ratify and approve the matters set forth for ratification and approval in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and unanimously approved.

3. Approval

With respect to the matters set forth in Section 2(a) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

4. COVID-19 Discussion

At this time, in answer to a question from Mr. Cedeno, James Katz, an Executive Vice President of NYCEDC, explained where the applications for the COVID-19 related grant and loan programs could be accessed online. Then, in answer to a question from Mr. Wilkins, Mr. Katz discussed the federal government's impending stimulus package, how it allocated a significant amount to small business assistance and waived many historical barriers to accessing such assistance, and how there were still some unknowns about how and when those funds would flow. Lastly, in answer to another question from Mr. Wilkins, Mr. Katz discussed the status of the grant and loan programs presented at the previous continuation of the meeting of the Committee, as well as the administration of and application process for those programs.

5. Adjournment/Continuation

There being no further business to come before the meeting at this time, a motion was made to continue the Executive Committee meeting telephonically at 9:00 a.m. on Tuesday, April 7, 2020, which motion was seconded and unanimously approved.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A



**COVID-19 MEDICAL EQUIPMENT, SUPPLIES AND DEVICES
Executive Committee Meeting
March 31, 2020**

- Project Description:** To support New York City’s COVID-19 response effort, NYCEDC is encouraging the development of and purchasing various emergency medical equipment, supplies and devices at the direction of the City’s Deputy Mayor for Housing and Economic Development as an authorized entity delegated to perform such services for the City
- Boroughs:** All boroughs
- Type of Contracts:** Purchase Orders (“POs”), Other Agreements to Purchase and Dispose, Ancillary Agreements, and Funding Source Agreements
- Amount to be Approved:** Up to \$50,000,000
- Type of Funds:** NYCEDC programmatic budget funds, anticipated to be reimbursed by the City from City Tax Levy funds and/or FEMA funds, and by the proceeds of resales to private hospitals
- Procurement Method:** Sole source (Emergency Procurements)
- Agreements to be Approved:**
- Ratification or approval of POs or other agreements with entities listed in Exhibit A and any other contractors approved by the President of NYCEDC or his designee to purchase necessary medical equipment, supplies and devices, including but not limited to face shields, breathing assistance machines (“BAMs”), isolation gowns, and supplies for manufacturing the above, or others deemed essential by the City’s Health and Hospitals Corporation or the NYC Department of Mental Hygiene
 - Ratification or approval of POs or other agreements allowing for NYCEDC (or an affiliated entity) to dispose of such medical equipment, supplies and devices
 - Any needed ancillary agreements, including but not limited to any related funding agreements
 - Any needed Funding Source Agreements

Scope of Work:

- Certain POs are expected to provide for the production and delivery of (1) at least 780,000 full coverage face shields for a cost of up to approximately \$5,269,000; (2) at least 3,000 BAMs for a cost of up to approximately \$10,000,000; (3) at least 327,000 isolation gowns for a cost of up to approximately \$5,946,000; (4) supplies to support the manufacture of isolation gowns costing approximately \$3,780,000.
- It is anticipated that the portion of the \$50,000,000 approved but not expended substantially as described above will be used to fund additional POs or other agreements (including ancillary agreements) for the production and delivery of additional necessary medical equipment, supplies and devices, including additional face shields, BAMs isolation gowns, and supplies for manufacturing the above, or others deemed essential by the City's Health and Hospitals Corporation or the NYC Department of Mental Hygiene. Most of the POs detailed in Exhibit A provide NYCEDC with the right to purchase additional goods beyond the initial unit quantities indicated.
- Some of the equipment, supplies or devices may be sold through POs to private hospitals in the City at a price equal to the cost paid by NYCEDC or an affiliated entity, which will allow NYCEDC to recoup some of the amounts spent. Other equipment, supplies and devices will be provided directly to the City's Health and Hospitals Corporation without charge, with the cost anticipated to be reimbursed by the City.
- The POs and other agreements (including ancillary agreements) may be entered into by an entity affiliated with NYCEDC, using funds contributed by NYCEDC

Proposed Resolution: To ratify and approve the POs, any other agreements (including ancillary agreements) and any needed Funding Source Agreements entered and to be entered into by NYCEDC (and/or an affiliated entity) related to NYCEDC's (and/or an affiliated entity's) acquisition and disposition of medical equipment, supplies and devices substantially as described herein, and authorize the President and any other empowered officer to enter into such POs, agreements (including ancillary agreements) and Funding Source Agreements, substantially as described herein.

Project Code: 9415

Relevant Staff: Lindsay Greene, Chief Strategy Officer
Lindsay Clinton, Executive Vice President, Initiatives
Carlo Yuvienco, Vice President, Initiatives
Kristin Bell, Assistant Vice President, Initiatives
Sonia Park, Assistant Vice President, Initiatives
Mae Stover, Senior Project Manager, Initiatives
Connor Corcoran, Project Manger, Initiatives
Anne Sherman, Senior Counsel, Legal
Leon Willis, Senior Counsel, Legal

Exhibit A

Medical Supplies	Counterparty	Number of Units	Total Cost
Faceshield	New Lab, LLC	120,000	\$1,320,000.00
Faceshield	Bednark Studios Inc	400,000	\$1,320,000.00
Faceshield	Staten Island Makerspace, Inc.	5,000	\$55,000.00
Faceshield	Adafruit Industries LLC	2,000	\$4,000.00
Faceshield	Madison Polymeric Engineering, Inc.	100,000	\$190,000.00
Faceshield	Thomas McMillan dba New Objects Designs	20,000	\$220,000.00
Faceshield	New York University	132,200	\$2,160,000.00
Isolation Gowns	Course of Trade Inc.	129,300	\$1,912,500.00
Isolation Gowns	Crye Precision LLC	65,940	\$1,090,300.00
Isolation Gowns	BCI 2, LLC dba JBS Dresses, LLC	99,000	\$1,905,750.00
Isolation Gowns	Open Jar Studios LLC	30,800	\$985,600.00
Isolation Gowns	H.C. Contracting, Inc. dba Ferrara Manufacturing	2,600	\$52,000.00
BAMs	Spiro Devices, LLC	3,000	\$10,000,000.00



MINUTES OF A CONTINUATION OF THE MARCH 18 MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
April 7, 2020

A continuation of the March 18, 2020 regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held telephonically on Tuesday, April 7, 2020.

The following members of the Executive Committee were present by conference telephone:

William Candelaria
William Floyd
Pedram Mahdavi (as alternate for Vicki Been)
James McSpiritt
James Patchett
Michael Schlein
Timothy Wilkins
Betty Woo

Matthew Washington, a Director of NYCEDC, and members of NYCEDC staff also were present.

The meeting was called to order at 9:02 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Verbal Update on COVID-19

At this time, Mr. Patchett provided an update on some of NYCEDC’s activities with respect to COVID-19. Mr. Patchett first noted that NYCEDC may be asked to be involved with construction activity that may need to be approved next week and suggested that a continuation of this meeting be scheduled for April 14, 2020 in case an approval of that or any other COVID-19 matter is needed. He then summarized the status of some key COVID-19-related activities, including the production of face shields and isolation gowns, and the grants program (the “Grants Program”) for the City of New York’s small businesses. He indicated that almost the entire \$20,000,000 approved by the Executive Committee for the Grants Program had been spoken for.

In answer to a question from Mr. Wilkins, Mr. Patchett explained that NYCEDC had worked with three local companies on the initial production of face shields, and that

it was currently working on two additional purchase orders that would expand that production significantly. He added that these efforts currently involved nearly 1,000 local workers. In answer to a second question from Mr. Wilkins, Mr. Patchett stated that applications for the Grants Program had closed, that the application process had gone smoothly, and that to date the New York City Department of Small Business Services had approved close to \$20,000,000 in total with an average grant size of less than \$10,000. In answer to a question from Mr. Washington, Mr. Patchett stated that NYCEDC anticipated delivery of isolation gowns in the tens of thousands this week and many more in the following weeks. James Katz, an Executive Vice President of NYCEDC, noted that the current week's production of gowns was coming chiefly from Brooklyn. In answer to a second question from Mr. Washington, Mr. Patchett stated that NYCEDC was seeking to secure breathing assistance machines, and that this was an ongoing process.

2. Adjournment

Pursuant to a motion made, seconded and unanimously approved it was moved to continue this meeting of the Committee at 9:00 a.m. on Tuesday, April 14, 2020.

Assistant Secretary

Dated: _____
New York, New York



MINUTES OF A CONTINUATION OF THE MARCH 18, 2020 MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
April 14, 2020

A continuation of the March 18, 2020 regular meeting of the Executive Committee (the “Committee”) of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held telephonically on Tuesday, April 14, 2020.

The following members of the Committee were present by conference telephone:

William Candelaria
Wilton Cedeno
Pedram Mahdavi (as alternate for Vicki Been)
James McSpirtt
Timothy Wilkins
Betty Woo

Jacqueline Mallon, First Deputy Commissioner of the New York City Department of Small Business Services (“SBS”), Andrew Schwartz, a Deputy Commissioner of SBS, Matthew Washington, a Director of NYCEDC, and members of NYCEDC staff and of the public also were present telephonically.

The meeting was called to order at 9:04 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. NYCEDC COVID-19 Update

James Katz, an Executive Vice President of NYCEDC, provided an update regarding NYCEDC’s personnel, operations and recent activities with respect to COVID-19. He noted that nearly all of NYCEDC’s current work was related to supporting the City of New York’s COVID-19 response and relief efforts and that such work was focused on three main areas, which included sourcing supplies, helping to prepare and make available NYCEDC sites, and financial support for City businesses, particularly small businesses. Mr. Katz stated that NYCEDC’s work on sourcing was chiefly focused on procuring face shields and gowns, that it was likely that NYCEDC would soon be called upon to procure swabs and testing kits, and that 4 sites that NYCEDC had recently made available for relief efforts were the Brooklyn Cruise Terminal, the Kingsbridge Armory in the Bronx, Pier 36 in lower Manhattan, and the South Brooklyn Marine Terminal. He then discussed how the four sites were being used as well as staff

operations and activities during the COVID-19 crisis. He also said that NYCEDC would likely play an important role in the City's planning to restart the economy at the appropriate time.

In answer to a question from Mr. Cedeno, Rachel Loeb, an Executive Vice President of NYCEDC, stated that a few NYCEDC employees had tested positive for the virus and had recovered and that a few others had symptoms. In answer to a question from Mr. Wilkins, Mr. Katz explained that the City had a multi-pronged food response that focused on the supply chain and the availability of meals to consumers, and that NYCEDC's sites were playing roles in various aspects of those response efforts. Ms. Loeb additionally discussed how NYCEDC's staff was supporting the food-related efforts, including supporting the accessibility of the City's markets and the Hunts Point distribution center, getting food to some of the City's needy and most vulnerable, and helping with issues involving how to safely get food supplies into the City. She stated that NYCEDC was using its knowledge and skills in a new way.

2. Modification to Previous Authorization-NYC Employee Retention Grant Program

Eric Clement, a Managing Director of NYCEDC, presented a proposal for (i) an amendment to NYCEDC's agreement (the "WDC Agreement") with Workforce Development Corporation ("WDC") for workforce development services to provide additional funds to WDC for the implementation and administration of the NYC Employee Retention Grant Program (the "Grant Program"), an emergency grant program approved by the Executive Committee on March 24, 2020, to aid small businesses that suffer sales declines associated with the COVID-19 pandemic to assist with the retention of employees, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for this additional funding for the Grant Program, on substantially the terms set forth in Exhibit A hereto.

At this time, Mr. Katz noted that there had been tremendous initial interest in the Grant Program and as a result the City was adding more funding to the program, which additional funds were anticipated to be Federal funds. In answer to a question from Mr. Wilkins, Mr. Katz explained that the City was likely to receive Federal funds for the Grant program as soon as this week, that it was anticipated that the proposed amendment would not materially affect NYCEDC cash flows, and that the same had been true of all of the program's funding to date.

Mr. Katz noted that the cash flow needs of the City's small businesses were significant, and that it was unlikely that City resources would ever be sufficient to meet those needs entirely.

A motion was then made to approve the matters set forth for approval in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and unanimously approved.

3. Approval

With respect to the matters set forth in Section 2 above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

4. Adjournment/Continuation

There being no further business to come before the meeting at this time, a motion was made to continue the Executive Committee meeting telephonically at 9:00 a.m. on Tuesday, April 21, 2020, which motion was seconded and unanimously approved.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A

MODIFICATION TO PREVIOUS AUTHORIZATION
Executive Committee Meeting
April 14, 2020

Proposed Resolution: To modify a previous authorization of the Executive Committee substantially as described herein and to authorize the President and any empowered officer to enter into any necessary agreements related thereto.

The proposed modification is being undertaken on a sole source basis to the extent any procurement is being undertaken.

Contractor	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Project Code	Last Exec. Comm. Approval
Workforce Development Corporation (“WDC”)	Citywide	Up to an additional \$19,000,000 in City Tax Levy funds and/or Federal funds, bringing the total amount of funding for the contract with WDC to up to \$39,000,000	NYC Employee Retention Grant Program	Amendment of the WDC contract to provide additional funding thereunder and any needed Funding Source Agreements for the additional funding	9414	March 24, 2020

Relevant Staff: Eric Clement, Managing Director, Strategic Investments Group
Adam Lewis, Senior Counsel, Legal



MINUTES OF A CONTINUATION OF THE MARCH 18, 2020 MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
April 21, 2020

A continuation of the March 18, 2020 regular meeting of the Executive Committee (the “Committee”) of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held telephonically on Tuesday, April 21, 2020.

The following members of the Committee were present by conference telephone:

William Candelaria
William Floyd
Pedram Mahdavi (as alternate for Vicki Been)
James McSpiritt
Michael Schlein
Timothy Wilkins
Betty Woo

Matthew Washington, a Director of NYCEDC, and members of the public also were present telephonically.

The meeting was chaired by Michael Schlein, Chairperson of NYCEDC, and called to order at 9:05 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. NYCEDC COVID-19 Update

At this time, Mr. Schlein and Rachel Loeb, an Executive Vice President of NYCEDC, highlighted an article that appeared on the front page of the April 21, 2020 edition of The New York Times, which discussed the great work and activities of NYCEDC, among others, to design and produce a bridge ventilator device to support The City of New York’s (the “City’s”) response efforts to COVID-19. Ms. Loeb then provided an update on NYCEDC’s other recent work with respect to COVID-19, which included outreach efforts to its tenants to ensure that they were informed about the grants and loans programs for small businesses, responding to inquiries for emergency space for hospital beds, food distribution, warehousing, parking, testing sites and other needs, finding space in hotels and other private institutions to provide for transitional housing and post-care for the City’s COVID-19 populations, and more recently supporting testing efforts and sites throughout the City.

In answer to a question from Mr. Wilkins, Ms. Loeb stated that NYCEDC had coordinated with The United States Army Corps of Engineers, the Federal Emergency Management Agency and The United States Navy for their use of NYCEDC assets for medical facilities, to provide additional bed space. Lindsay Clinton, an Executive Vice President of NYCEDC, additionally noted that the City and NYCEDC had also worked with other federal departments and offices concerning medical procurement, including with the U.S. Department of Commerce for help with the vetting of supply sources, and with the Office of Trade and Manufacturing Policy regarding the procurement of raw materials for the production of hospital gowns. In answer to a question from Mr. Schlein, Ms. Loeb explained that the small business grants and loans programs had gone well, that they were either entirely or almost entirely spoken for at this point, and that NYCEDC was considering possible new programs to help support businesses in the City.

2. Contracts and Other Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibit attached hereto.)

(a) Modification to Previous Authorization – COVID-19 Medical Equipment, Supplies and Devices

Ms. Clinton presented a proposal, to modify the previous authorization of the Executive Committee on March 31, 2020 for (i) the acquisition and disposition of various emergency medical equipment, supplies and devices, (ii) any needed ancillary agreements, and (iii) any agreements necessary to obtain funds, to provide for additional funding to support project work, which was now expected to include funding for purchases of complete testing kits and individual testing kit components and support for the development of local manufacturing capacity for such supplies, as well as quality control and other related services, to support the City's COVID-19 response effort as an authorized entity delegated to perform such services for the City, on substantially the terms set forth in Exhibit A hereto.

Ms. Clinton explained that NYCEDC was attempting to use local manufacturers to the extent possible. She then explained that NYCEDC would have future involvement in test kits as well as continuing to provide other types of supplies, equipment and devices. She gave a summary of the amount of supplies, equipment and devices obtained to date and the sources of such items. She stated that the FDA on the previous Friday had approved the bridge ventilator device developed for NYCEDC. She said that approximately \$32.7 million had been spent on purchase orders to date. In answer to a question from Mr. Wilkins, Ms. Jones explained that an LLC newly-created by NYCEDC to undertake much of the project provided a measure of protection to NYCEDC, but that NYCEDC was also relying on the immunity that came out of the Public Readiness and Emergency Preparedness Act for distributors and manufacturers

of devices approved by the FDA. In answer to a second question from Mr. Wilkins, Ms. Clinton stated that the new LLC did not necessarily help NYCEDC work faster, and that NYCEDC still had to put together legal agreements for each purchase order that it signed. Ms. Jones added that all such purchase orders and agreements were being handled primarily by NYCEDC's Legal Department staff, with some assistance by the City's Law Department. Ms. Loeb then discussed how many of NYCEDC's staff were working in new ways, and performing tasks that were major departures from the norm for them, to support the City in its response to COVID-19.

A motion was then made to modify a previous authorization of the Executive Committee substantially as described in Exhibit A and to authorize the President and any empowered officers entering into any necessary agreements related thereto, substantially as described in Exhibit A hereto. Such motion was seconded and unanimously approved.

At this time, in answer to a question from Mr. Wilkins, Ms. Loeb explained that there were two parts to bringing the City's economy back from COVID-19, the restart part and the recovery part, and that currently NYCEDC's primary focus was on moving toward restarting the economy.

3. Approval

With respect to the matters set forth in Section 2 above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

4. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the meeting of the Executive Committee was adjourned at 9:39 a.m.

Assistant Secretary

Dated: _____
New York, New York

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A

MODIFICATION TO PREVIOUS AUTHORIZATION
Executive Committee Meeting
April 21, 2020

Proposed Resolution: To modify a previous authorization of the Executive Committee substantially as described herein and to authorize the President and any empowered officer entering into any necessary agreements related thereto.

The proposed modifications are being undertaken on a sole source (emergency procurement) basis to the extent any procurement is being undertaken.

Type of Contracts	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Project Code	Last Exec. Comm. Approval
Purchase orders (“POs”), other agreements to purchase and dispose, ancillary agreements, and Funding Source Agreements	All boroughs	Up to an additional \$50,000,000, to be paid through NYCEDC programmatic budget funds, anticipated to be reimbursed by the City from City Tax Levy funds and/or FEMA or other Federal funds, and by the proceeds of resales to private hospitals, bringing the total amount of funding for this project to up to \$100,000,000, all of which may be paid in the same manner and from the same sources as the additional	To support New York City’s COVID-19 response effort, NYCEDC is encouraging the development of and purchasing and disposing of various emergency medical equipment, supplies and devices at the direction of the City’s Deputy Mayor for Housing and Economic Development as an authorized entity delegated to perform such services for the City. POs, any other agreements (including ancillary agreements) and any needed Funding Source	<p>Provision of additional funding to support the project work, which is now expected to include funding for purchases of complete testing kits and individual testing kit components and support for the development of local manufacturing capacity for such supplies, as well as quality control and other related services.</p> <p>All project work may continue to be obtained, disposed of and undertaken by and through NYCEDC and/or an entity affiliated with NYCEDC.</p> <p>Clarification that the amounts listed in Exhibit A</p>	9415	March 31, 2020

		\$50,000,000 portion of the \$100,000,000.	Agreements may be entered into by NYCEDC (and/or an affiliated entity) related to NYCEDC's (and/or an affiliated entity's) acquisition and disposition of medical equipment, supplies and devices. An affiliated entity would use funds contributed by NYCEDC, and it is anticipated that NYCEDC would be reimbursed from the sources substantially as described herein.	to the item approved by the Executive Committee on March 31, 2020 were estimates at the time of the March 31 meeting of the amounts to be paid to each contractor for an estimated amount of product, and that the Executive Committee was authorizing an overall amount for the project work, not a designated amount for each contractor for a set amount of product. The amount indicated in Exhibit A for Bedmark Studios, Inc. incorrectly stated the estimated cost for a smaller amount of supplies than was listed.		
--	--	--	--	---	--	--

Relevant Staff: Lindsay Greene, Chief Strategy Officer
Lindsay Clinton, Executive Vice President, Initiatives
Carlo Yuvienco, Vice President, Initiatives
Kristin Bell, Assistant Vice President, Initiatives
Sonia Park, Assistant Vice President, Initiatives
Mae Stover, Senior Project Manager, Initiatives
Connor Corcoran, Project Manager, Initiatives
Anne Sherman, Senior Counsel, Legal
Leon Willis, Senior Counsel, Legal
Caroline Nguyen, Senior Counsel, Legal

FASHION MANUFACTURING INITIATIVE Executive Committee Meeting May 6, 2020

- Project Description:** The Fashion Manufacturing Initiative is a program to support investment in and growth of City-based fashion manufacturing through funding of capital upgrades and relocations, as well as programming, to support fashion manufacturing businesses and to foster innovation within the City’s fashion manufacturing sector, and is now being expanded to include grants (“Business Disruption Grants”) to support fashion manufacturers impacted by the COVID-19 virus.
- Borough:** Citywide
- Type of Contracts:** A contract for Project related services and any needed Funding Source Agreements
- Amount to be Approved:** The amount approved for the Project contract is unchanged. It is anticipated that up to \$1.2 million of those funds will be used for Business Disruption Grants.
- Type of Funds:** NYCEDC programmatic budget funds and/or FEMA or other Federal funds for Business Disruption Grants
- Procurement Method:** Sole source
- Last Exec. Comm. Approval:** August 8, 2018
- Agreements to be Approved:**
- An amendment (the “CFDA Amendment”) to the existing agreement with CFDA Foundation, Inc. (“CFDA”) that was entered into on December 17, 2019 (the “CFDA Contract”) for the Project, to permit up to \$1.2 million of the funds previously authorized for the Project to be used for Business Disruption Grants .
 - Any needed Funding Source Agreements
- Scope of Work:** The CFDA Amendment will enable the use of up to \$1.2 million available under the CFDA Contract to be used for Business Disruption Grants to support manufacturers impacted by COVID-19 to ensure they can remain stable enough to stay in business and retain their workers. A portion of the \$1.2 million may be used to pay for program costs for such Grants. Funds not so used would continue to be able to be used for the currently existing scope of the Project.
- Proposed Resolution:** To authorize the President and any empowered officer to enter into the CFDA Amendment substantially as described herein.

Relevant Staff: Karen Bhatia, Senior Vice President, Initiatives
Sonia Park, Assistant Vice President, Initiatives
Janita Sawh, Senior Project Manager, Initiatives
Busayo Olupona, Counsel, Legal

Project Code: 7005

CONSENT ITEMS

Project Name	Contracts to be Amended or Entered into and Matters to be Approved	Amounts to be Approved	Tab
Funding Agreement	A funding agreement with Richmond Medical Center, or an affiliate, to provide funds for the expansion of current emergency room facilities and construction of a new cogeneration plant.	Up to \$34,424,000	10
Modification to Previous Authorization – Elevator Inspection Services	An amendment to the contract with J. Martin Associates, Inc. (the “J. Martin Contract”) for elevator inspection and related services at various sites managed by NYCEDC, to extend the authorized term of the J. Martin Contract by 12 months.	N/A – The authorized amount of the J. Martin Contract is unchanged.	11
Modifications to Previous Authorization – Orchard Beach Pavilion	<ul style="list-style-type: none"> • To provide that City Tax Levy funds may be a source of funds for a contract with Marvel Architects PLLC (the “Marvel Contract”) for architectural and engineering and related services, related to the reconstruction of the Orchard Beach Pavilion (the “Pavilion”) in the Bronx and the addition of an ADA compliant beach passageway to reopen the Pavilion for public access, in addition to the previously authorized sources of funds • Any needed Funding Source Agreements 	N/A – The authorized amount of the Marvel Contract is unchanged.	11

<p>Modifications to Previous Authorization – Advertising on the Staten Island Ferries and at Staten Island Ferry Terminals</p>	<p>Amendments to the Whitehall Ferry Terminal (“Whitehall”), St. George Ferry Terminal (“St. George”) and Staten Island Ferryboats advertising agreements with Island Adworx Advertising, Inc. d/b/a Communication Associates (“FerryAds”) for advertising at Whitehall and St. George and on the Staten Island Ferryboats, to extend the expiration date of the advertising agreements with FerryAds from May 31, 2020 to May 31, 2021, and to eliminate the minimum guaranteed payments by FerryAds.</p>	<p>N/A – NYCEDC does not pay FerryAds, rather it receives 25% of FerryAds advertising revenue from the boats and terminals.</p>	<p>11</p>
<p>Modifications to Previous Authorizations – New Public Health Laboratory</p>	<p>With regard to a contract with Skidmore, Owings & Merrill LLP for architectural design and related services for the new Public Health Laboratory facility (the “PHL”) to be located in Manhattan on West 137th Street between Lenox Avenue and 5th Avenue and a CM Contract with Skanska for CM and related service for the PHL, to provide that City Tax Levy funds may be a source of funds in addition to the previously authorized Capital Budget funds.</p>	<p>N/A – The authorized amounts of the PHL contracts are unchanged.</p>	<p>11</p>

FUNDING AGREEMENT
Executive Committee Meeting
May 6, 2020

Proposed Resolution: To authorize the President and any empowered officer to enter into a funding agreement that has been procured on a sole source basis, substantially as described herein, and any needed Funding Source Agreements.

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address, Borough	Source or Type of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
(1) Richmond Medical Center, a not-for-profit corporation – Funding Agreement	355 Bard Avenue, Staten Island	City Council and Staten Island Borough President	Up to \$34,424,000	<p>To provide funds for the expansion of the current emergency room facilities and construction of a new cogeneration plant. Upon completion, it is anticipated that the emergency room will span more than 30,000 square feet and include more than 40 private treatment rooms, four trauma bays, and improved ambulance access. The completed cogeneration plant will provide back up power in case of emergency.</p> <p>The Executive Committee previously approved a Funding Agreement for up to \$13,248,780 for improvements to the emergency room facilities. Since then, the project has received additional funding and the cogeneration plant has been added to the project. The previously approved Funding Agreement was not entered into.</p>

NYCEDC Project Code: (1) 6666

Relevant Staff: (1) Priya Ananthanathan, Assistant Vice President

Description of Contractor

- (1) **Richmond Medical Center** is a not-for-profit health care provider serving the ethnically diverse community of Staten Island. The hospital provides patient care through a full spectrum of health and educational services.

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
May 6, 2020

Proposed Resolution: To modify previous authorizations of the Executive Committee substantially as described herein and to authorize the President and any empowered officer to enter into any necessary agreements related thereto.

The proposed modifications are being undertaken on a sole source basis to the extent any procurement is being undertaken.

Contractor(s)	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Project Code	Last Exec. Comm. Approval
(1) J. Martin Associates, Inc. ("J. Martin")	Sites citywide managed by NYCEDC	Authorized amount of contract is unchanged.	Elevator inspection and related services.	To extend the authorized term of the contract by 12 months-current end date is 5/31/20.	6078	6/17/2015
(2) Marvel Architects PLLC	Orchard Beach Pavilion in the Bronx	Authorized amount of contract is unchanged.	Architectural and engineering and related services, related to the reconstruction of the Orchard Beach Pavilion and the addition of an ADA compliant beach passageway to reopen the Pavilion for public access	To provide that City Tax Levy funds may be a source of funds for the contract in addition to the previously authorized sources of funds, and to authorize any needed Funding Source Agreements for funding for this contract.	7139	2/5/2020

<p>(3) Island Adworx Advertising, Inc. d/b/a Communication Associates and referred to as "FerryAds"</p>	<p>Staten Island Ferry boats and the St. George Ferry Terminal in Staten Island and Whitehall Ferry Terminal in Manhattan</p>	<p>NYCEDC does not pay FerryAds - rather it receives 25% of FerryAds advertising revenue from the boats and Terminals.</p>	<p>Advertising on the Staten Island Ferry boats and at the St. George Ferry Terminal and Whitehall Ferry Terminal</p>	<p>Extend the expiration date of the advertising agreements with FerryAds from May 31, 2020 to May 31, 2021, and eliminate the minimum guaranteed payments by FerryAds.</p>	<p>3238</p>	<p>2/6/2018</p>
<p>(4) Skidmore, Owings & Merrill LLP ("Skidmore") and Skanska</p>	<p>New public health laboratory facility on W. 137th Street between Fifth Avenue and Lenox Avenue, Manhattan</p>	<p>Authorized amounts of contracts are unchanged.</p>	<p>Skidmore is performing architectural design and related services for the new public health laboratory facility. Skanska is undertaking CM and related services for such project, using funds currently available primarily for pre-construction, demolition and a portion of construction services.</p>	<p>To provide that City Tax Levy funds may be a source of funds for the contracts in addition to the previously authorized Capital Budget funds</p>	<p>6991</p>	<p>9/28/2018 (Skidmore) 12/19/2018 (Skanska)</p>

- Relevant Staff:** (1) Joseph Palazzola, Assistant Vice President, Asset Management
Hubert Tran, Project Manager, Asset Management
Raymond Klein, Counsel, Legal
- (2) Elizabeth Arnaiz, Executive Vice President, Capital Program,
Odit Oliner, Vice President, Capital Program
Nikita Sharma, Project Director, Capital Program
Michael Barone, Senior Counsel, Legal
- (3) Winthrop Hoyt, Senior Vice President, Asset Management
Orion Hinkley, Senior Associate, Asset Management
Scott Shostak, Senior Counsel, Legal
- (4) Elizabeth Arnaiz, Executive Vice President, Capital Program,
Dan Colangione, Vice President, Capital Program
Zachary Aders, Assistant Vice President, Capital Program
Nikita Sharma, Project Director, Capital Program
Raymond Klein, Counsel, Legal